

324/4851

पावती

Original/Duplicate

Wednesday, March 30, 2022

नोंदणी क्र. :39म

1:59 PM

Regn.:39M

पावती क्र.: 5353 दिनांक: 30/03/2022

गावाचे नाव: मालाड

दस्तऐवजाचा अनुक्रमांक: बरल-१ -4851-2022

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: रोहिणी रवींद्र सावंत

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

2:18 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु.49094868.66 /-

मोबदला रु.63622000/-

भरलेले मुद्रांक शुल्क : रु. 1000/-

दु.निबंधक बोरीवली 1

सह. दुय्यम निबंधक, बोरीवली क्र.-१,
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: DHC रक्कम: रु.200/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 3003202210048 दिनांक: 30/03/2022

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: 3003202209956 दिनांक: 30/03/2022

बँकेचे नाव व पत्ता:

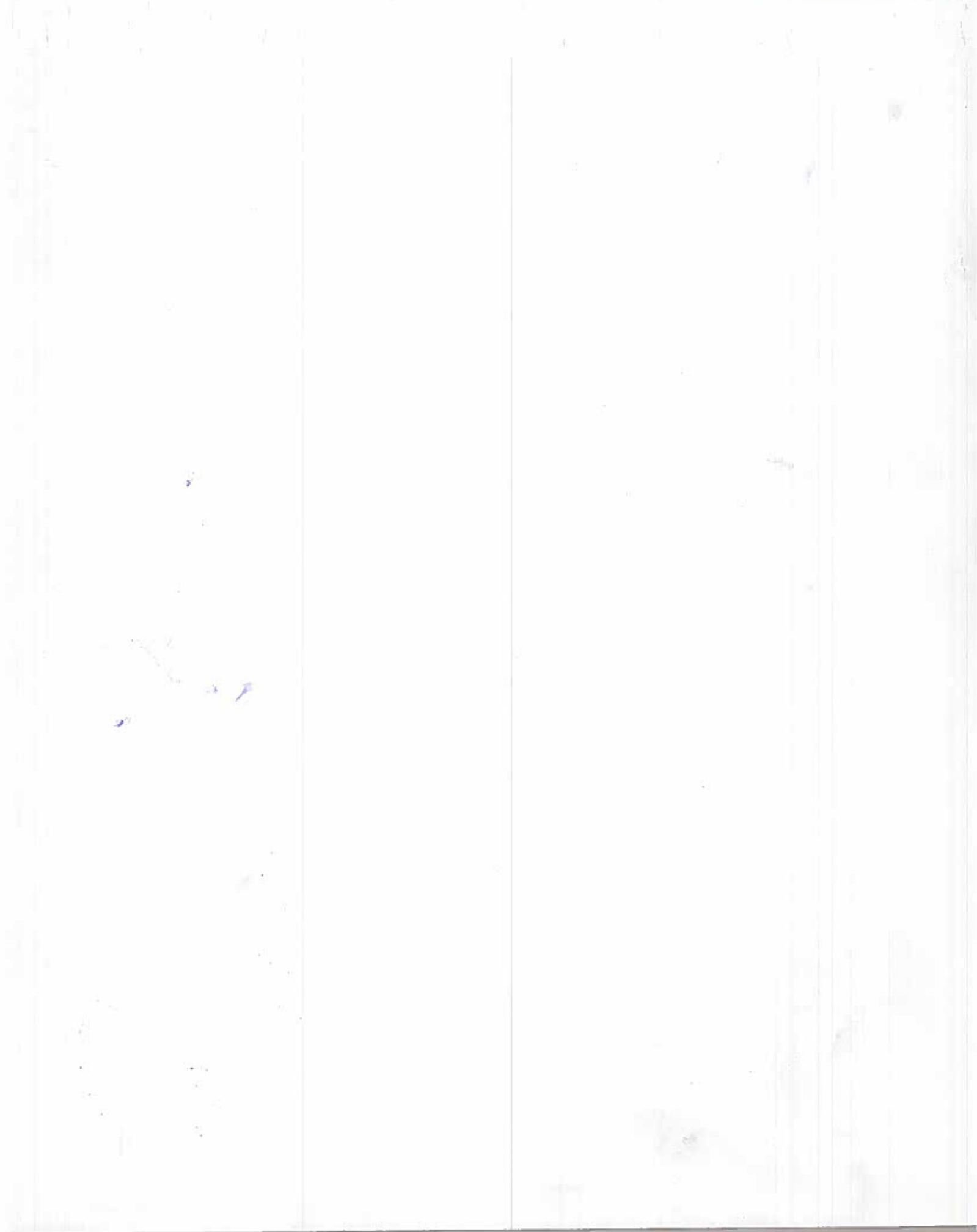
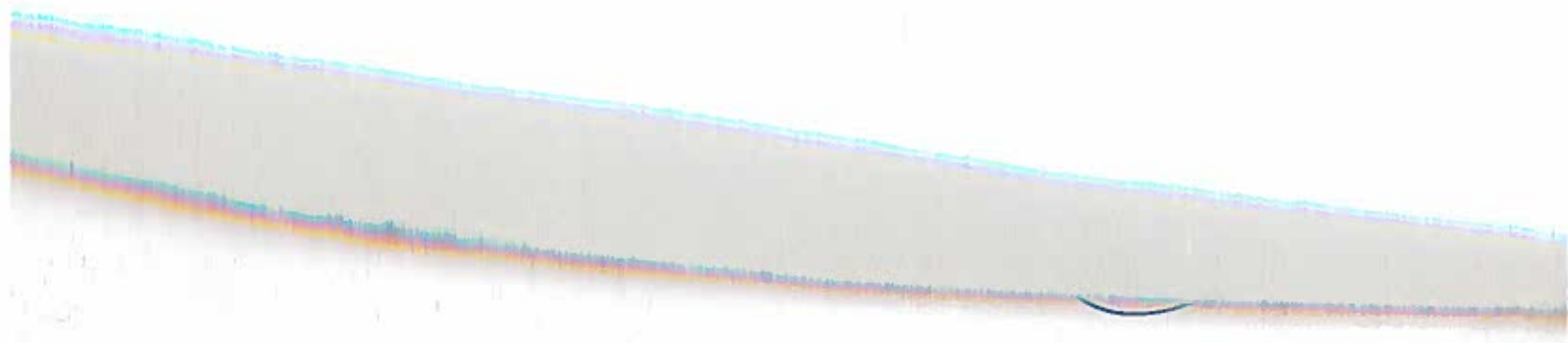
3) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH015679819202122P दिनांक: 30/03/2022

बँकेचे नाव व पत्ता:

मुळ दस्त प्राप्त झाला.

REGISTERD ORIGINAL DOCUMENT
DELIVERED ON 30/03/2022





30/03/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 1

दस्त क्रमांक : 4851/2022

नोंदणी :

Regn 63m

गावाचे नाव : मालाड

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	63622000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	49094868.66
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन : , इतर माहिती: सदनिका क्र. 4801,48 वा मजला,डी - विंग अल्टा मॉन्टे टॉवर डी कोकणी पाडा कुरार,मालाड पूर्व मुंबई 400097,सदनिकेचे क्षेत्रफळ 192.49 चौ मी कारपेट सोबत 4 कारपार्किंग व्हिलेज मालाड पूर्व दस्त क्र बरल/1/4838/2022 दिनांक 30/03/2022 या करारनामा दस्तामध्ये बाजार मूल्य रु 4,90,94,869/- व मोबदला रु 6,36,22,000/- असून त्यावर रु 31,81,100/- एवढे मुद्रांक शुल्क भरले असून सदर दस्तास मुंबई मुद्रांक अधिनियम 1958 चे अनुच्छेद 5 जी(ए) (2)अन्वये मुद्रांक शुल्क रु 31,80,100/- एवढी समायोजित केली असून उर्वरित रकम रु 1,000/- एवढे मुद्रांक शुल्क वसूल केले आहे व्हिलेज मालाड पूर्व व इतर माहिती व मिळकतीचे वर्णन दस्तात नमूद केल्याप्रमाणे ((C.T.S. Number : 812(pt),813,821(pt),844 ;))
(5) क्षेत्रफळ	1) 211.74 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-किरण इन्फ्रा डेव्हलपर्स एल एल पी चे भागीदार मितेश वर्मा - वय:-23; पत्ता:-प्लॉट नं: युनित नं 24,, माळा नं: 24 वा मजला , इमारतीचे नाव: सनशार्डन टॉवर , ब्लॉक नं: दादर पश्चिम मुंबई, रोड नं: सेनापती बापट मार्ग, महाराष्ट्र, मुम्बई. पिन कोड:-400028 पॅन नं:-AASF9377J 2): नाव:-इरा रियल्टर्स प्रा लि चे ऑथोसिप्रेट्री केशरी प्रसाद पाठक आणि अशोक कुमार सरावगी तर्फे मुखत्यार सचिन चांदलेकर - वय:-31; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ओमकार हाऊस, ब्लॉक नं: सायन चुनाभट्टी सिंगल समोर सायन पूर्व, रोड नं: ऑफ इस्टर्न एक्सप्रेस हायवे,, महाराष्ट्र, मुम्बई. पिन कोड:-400022 पॅन नं:-AABCE9746R
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रोहिणी रवींद्र सावंत वय:-56; पत्ता:-प्लॉट नं: 8 सी, माळा नं: 8 वा मजला बी विंग, इमारतीचे नाव: व्हाईट स्ट्रिंग , ब्लॉक नं: रिवली पार्क वेस्टर्न एक्सप्रेस हायवे मागाठाणे, रोड नं: मेट्रो मॉल बोरीवली पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400066 पॅन नं:-AADPS4454M 2): नाव:-रवींद्र शंकर सावंत वय:-62; पत्ता:-प्लॉट नं: 8 सी, माळा नं: 8 वा मजला बी विंग, इमारतीचे नाव: व्हाईट स्ट्रिंग , ब्लॉक नं: रिवली पार्क वेस्टर्न एक्सप्रेस हायवे मागाठाणे, रोड नं: मेट्रो मॉल बोरीवली पूर्व मुंबई,, महाराष्ट्र, मुम्बई. पिन कोड:-400066 पॅन नं:-AMNPS4817Q 3): नाव:-राहुल रवींद्र सावंत वय:-26; पत्ता:-प्लॉट नं: 8 सी, माळा नं: 8 वा मजला बी विंग, इमारतीचे नाव: व्हाईट स्ट्रिंग, ब्लॉक नं: रिवली पार्क वेस्टर्न एक्सप्रेस हायवे मागाठाणे, रोड नं: मेट्रो मॉल बोरीवली पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400066 पॅन नं:-FSDPS0359J
(9) दस्तऐवज करून दिल्याचा दिनांक	30/03/2022
(10) दस्त नोंदणी केल्याचा दिनांक	30/03/2022
(11) अनुक्रमांक, खंड व पृष्ठ	4851/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

दस्ता सोबतची इंडेक्स नक्कल

30/03/2022

सह दुय्यम निबंधक, बोरीवली क्र. १
मुंबई उपनगर जिल्हा.

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MRS ROHINI RAVINDRA SAWANT AND OTHERS	eChallan	10000502022032806986	MH015600656202122P	1000.00	SD	0007510028202122	30/03/2022
2		DHC		3003202210048	200	RF	3003202210048D	30/03/2022
3		DHC		3003202209956	2000	RF	3003202209956D	30/03/2022
4		eChallan		MH015679819202122P	30000	RF	0007510035202122	30/03/2022

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

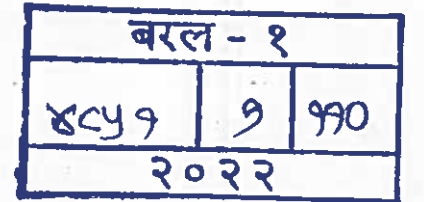
मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202203306633	30 March 2022,01:48:27 PM			
मूल्यांकनाचे वर्ष	2021				
जिल्हा	मुंबई(उपनगर)				
मूल्य विभाग	62-मालाड (पुर्व) (बोरीवली)				
उप मूल्य विभाग	62/292Bभुभाग: मंत्री सिरिन, ओमकार अल्टामाऊंट टॉवर, न्यू दिडोशी निसर्ग रेसिडेंन्सी, रहेजा हाईटस या संकुलातील मिळकती				
सर्व्हे नंबर /न. भू. क्रमांक :	इतर #				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
72130	167310	184030	201190	167310	चौरस मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	211.74चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर -	Rs.167310/-
उद्भवान सुविधा-	आहे	मजला -	31st floor And Above		
प्रकल्पाचे क्षेत्र-	10 hector and above	रस्ता सन्मुख -			
Sale Type - Resale	First Sale Date - 30/03/2022				
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
(सूत्र) प्रकल्पाचे क्षेत्रानुसार दर		= ((घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर) * 110 %)			
प्रकल्पाचे क्षेत्रानुसार		निवासी सदनिका करीता प्रती चौ. मीटर दर = Rs.184041/-			
मजला निहाय घट/वाढ		= 120% apply to rate= Rs 220849/-			
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)			
		= (((220849-72130) * (100 / 100))+72130)			
		= Rs.220849/-			
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 220849 * 211.74				
	= Rs.46762567.26/-				
E) बंदिस्त वाहन तळाचे क्षेत्र	55.76चौरस मीटर				
बंदिस्त वाहन तळाचे मूल्य	= 55.76 * (220849 * 25 / 100)				
	= Rs.2332301.4/-				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य - बंदिस्त बात्कनी + मकानाचे मूल्य				
	= A + B + C + D + E + F + G + H + I + J				
	= 46762567.26 + 0 + 0 + 0 + 2332301.4 + 0 + 0 + 0 + 0 + 0				
	=Rs.49094868.66/-				



Home

Print

सह. दुय्यम निबंधक, बोरीवली क्र.-१,
मुंबई उपनगर जिल्हा.



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CHALLAN
MTR Form Number-6



GRN	MH015600656202122P	BARCODE	Date		28/03/2022-20:00:36	Form ID	25.2
Department			Inspector General Of Registration				
Type of Payment			Stamp Duty				
Office Name			BRL2_JT SUB REGISTRAR BORIVALI 2				
Location			MUMBAI				
Year			2021-2022 One Time				
Account Head Details			Amount In Rs.		Premises/Building		
0030045501 Sale of NonJudicial Stamp			1000.00		Flat no 4801 48th floor D wing ALTA MONTE		
					Road/Street		
					CTS NO 812 813 821 part village malad malad east		
					Area/Locality		
					Mumbai		
					Town/City/District		
					PIN		
					4 0 0 0 3 0		
			Remarks (If Any)				
			PAN2=AASF9377J-SecondPartyName=KIRAN INFRA DEVELOPERS LLP-				
			Amount In		One Thousand Rupees Only		
Total			1,000.00		Words		
Payment Details			STATE BANK OF INDIA				
Cheque-DD Details			FOR USE IN RECEIVING BANK				
			Bank CIN	Ref. No.	10000502022032806986	1215202299228	
Cheque/DD No.			Bank Date	RBI Date	28/03/2022-20:01:35	Not Verified with RBI	
Name of Bank			Bank-Branch		STATE BANK OF INDIA		
Name of Branch			Scroll No. , Date		Not Verified with Scroll		



Department ID : Mobile No. : 9867316037
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

बरल - १		
४८५९	२	९९०
२०२२		

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Handwritten notes in the left column, including a vertical line and some illegible characters.

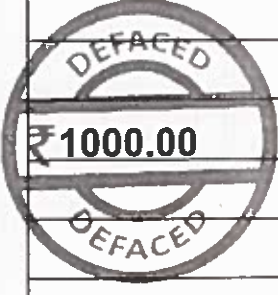
Handwritten notes in the right column, including a vertical line and some illegible characters.



CHALLAN
MTR Form Number-6



GRN	MH015600656202122P	BARCODE	01 3100 9 11 1000000 1000 1111 11 11110000000000000000 1 11 001		Date	28/03/2022-20:00:36	Form ID	25.2			
Department	Inspector General Of Registration				Payer Details						
Type of Payment	Stamp Duty				TAX ID / TAN (If Any)						
Office Name	BRL2_JT SUB REGISTRAR BORIVALI 2				PAN No.(If Applicable)	AADPS4454M					
Location	MUMBAI				Full Name	MRS ROHINI RAVINDRA SAWANT AND OTHERS					
Year	2021-2022 One Time				Flat/Block No.	Flat no 4801 48th floor D wing ALTA MONTE					
Account Head Details				Amount In Rs.	Premises/Building						
0030045501	Sale of NonJudicial Stamp			1000.00	Road/Street	CTS NO 812 813 821 part village malad malad east					
					Area/Locality	Mumbai					
					Town/City/District						
					PIN	4	0	0	0	3	0
					Remarks (If Any)	PAN2=AASF9377J-SecondPartyName=KIRAN INFRA DEVELOPERS LLP~					
					Amount In	One Thousand Rupees Only					
					Words						
Total				1,000.00							
Payment Details	STATE BANK OF INDIA				FOR USE IN RECEIVING BANK						
Cheque-DD Details					Bank CIN	Ref. No.	100005028 2830069881 1215202299228				
Cheque/DD No.					Bank Date	RBI Date	28/03/2022-20:01:35	Not Verified with RBI			
Name of Bank					Bank-Branch	STATE BANK OF INDIA					
Name of Branch					Scroll No. , Date	Not Verified with Scroll					



Department ID : Mobile No. : 9867316037
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालान केवल दुरायम निबंधक कार्यालयात नोंदणी करायत्याच्या दस्त्यासाठी लागू आहे. नोंदणी न करताच दस्त्यासाठी चालान वापरू नये.

बरल - १
४८५९ ३ ११०
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Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(iS)-324-4851	0007510028202122	30/03/2022-13:59:35	IGR190	1000.00

GRN : MH015600656202122P Amount : 1,000.00

Bank : STATE BANK OF INDIA

Date : 28/03/2022-20:00:36

Total Defacement Amount	1,000.00
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CHALLAN
MTR Form Number-6



GRN	MH015679819202122P	BARCODE	[Barcode]		Date	29/03/2022-16:03:34	Form ID	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Registration Fee Ordinary Collections IGR			TAX ID / TAN (If Any)				
Office Name	BRL2_JT SUB REGISTRAR BORIVALI 2			PAN No.(If Applicable)	AADPS4454M			
Location	MUMBAI			Full Name	MRS ROHINI RAJENDRA SAWANT AND OTHERS			
Year	2021-2022 One Time			Flat/Block No.	FLAT NO 4801 48TH FLOOR D WING ALTA MONTE			
Account Head Details		Amount In Rs.		Remarks (If Any)				
0030063301 Amount of Tax		30000.00		Road/Street	CTS 812 813 821 PART VILLAGE MALAD EAST			
				Area/Locality	MUMBAI			
				Town/City/District				
				PIN	4 0 0 0 9 7			
				PAN2=AASF9377J-SecondPartyName-KIRAN INFRA DEVELOPERS LLP-				
				Amount In Words	Thirty Thousand Rupees Only			
Total		30,000.00						
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	10000502022032904506		7002247882122
Cheque/DD No.				Bank Date	RBI Date	29/03/2022-16:05:40		Not Verified with RBI
Name of Bank				Bank-Branch		STATE BANK OF INDIA		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		



Department ID : Mobile No. : 9867316037
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करवयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करवयाच्या दस्त्यासाठी सदर चलन लागू नाही.

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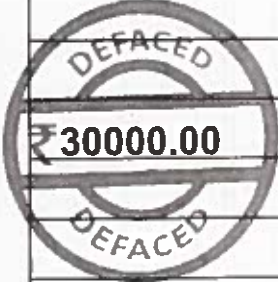
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CHALLAN
MTR Form Number-6



GRN	MH015679819202122P	BARCODE	[Barcode]		Date	29/03/2022-16:03:34	Form ID	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Registration Fee Ordinary Collections IGR			TAX ID / TAN (If Any)				
Office Name	BRL2_JT SUB REGISTRAR BORIVALI 2			PAN No.(If Applicable)	AADPS4454M			
Location	MUMBAI			Full Name	MRS ROHINI RAJENDRA SAWANT AND OTHERS			
Year	2021-2022 One Time			Flat/Block No.	FLAT NO 4801 48TH FLOOR D WING ALTA MONTE			
Account Head Details		Amount In Rs.		Road/Street	CTS 812 813 821 PART VILLAGE MALAD EAST			
0030063301 Amount of Tax		30000.00		Area/Locality	MUMBAI			
				Town/City/District				
				PIN	4 0 0 0 9 7			
				Remarks (If Any)	PAN2=AASFk9377J~SecondPartyName=KIRAN INFRA DEVELOPERS LLP-			
				Amount In	Thirty Thousand Rupees Only			
Total		30,000.00		Words				
Payment Details			STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN	Ref. No.	10000502022032564566 7002247882122			
Cheque/DD No.			Bank Date	RBI Date	29/03/2022-16:05:40		Not Verified with RBI	
Name of Bank			Bank-Branch		STATE BANK OF INDIA			
Name of Branch			Scroll No. , Date		Not Verified with Scroll			



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

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Challan Defaced Details

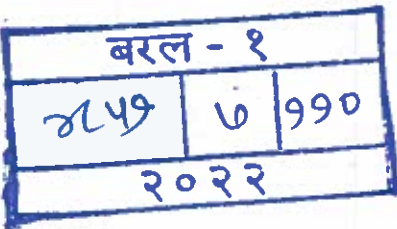
Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
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GRN : MH015679819202122P Amount : 30,000.00

Bank : STATE BANK OF INDIA

Date : 29/03/2022-16:03:34

1	(IS)-324-4851	0007510035202122	30/03/2022-13:59:40	IGR190	30000.00
Total Defacement Amount					30,000.00





Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 3003202209956

Receipt Date 30/03/2022

Received from MRS. ROHINI RAVINDRA SAWANT, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 4851 dated 30/03/2022 at the Sub Registrar office Joint S.R. Borivali 1 of the District Mumbai Sub-urban District

DEFACED

₹ 2000

DEFACED

Payment Details

Bank Name sbiepay

Payment Date 30/03/2022

Bank CIN 10004152022033009023

REF No. 202208986611524

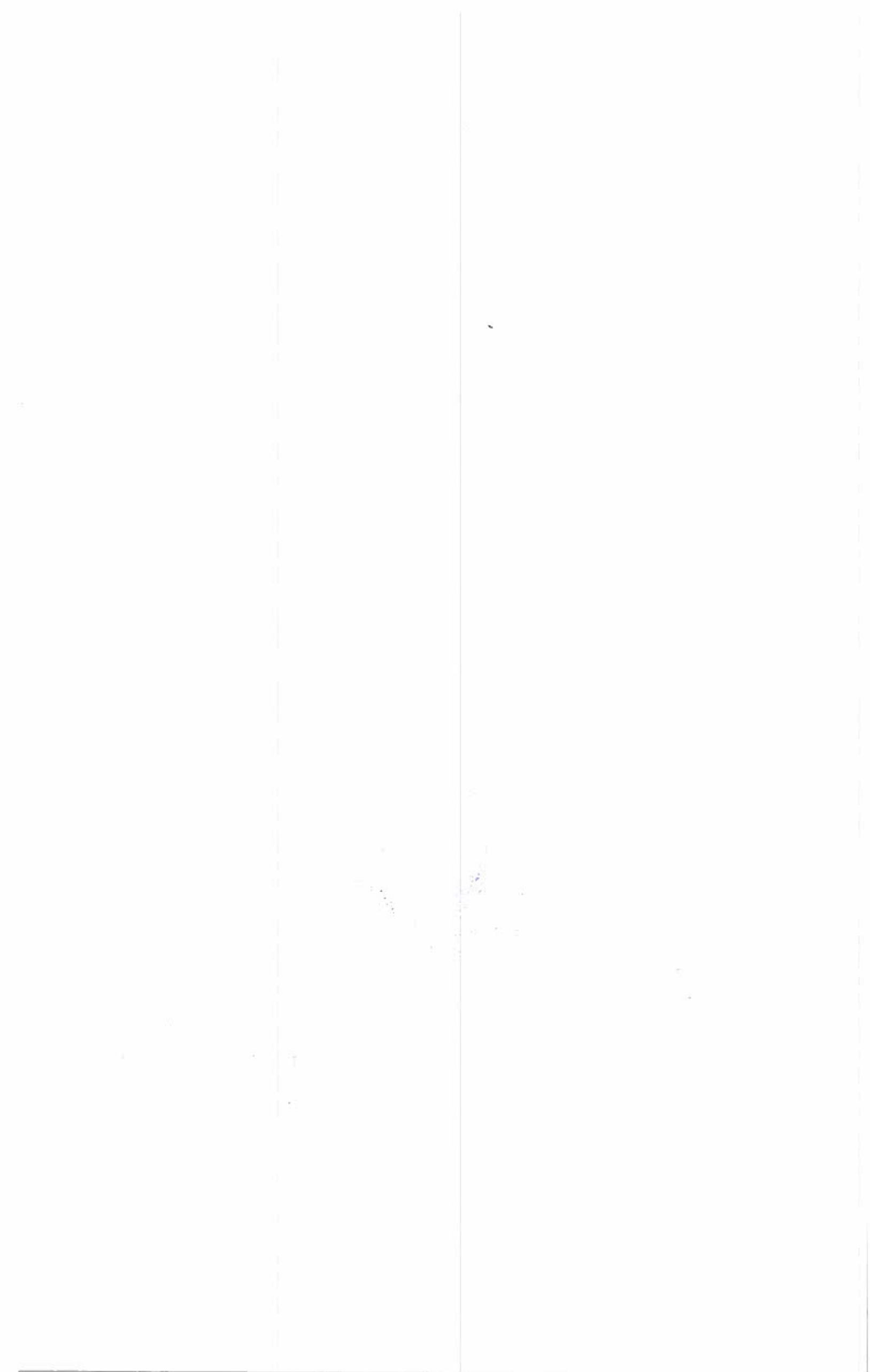
Deface No 3003202209956D

Deface Date 30/03/2022

This is computer generated receipt, hence no signature is required.



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Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 3003202210048

Receipt Date 30/03/2022

Received from MRS. ROHINI RAVINDRA SAWANT, Mobile number 0000000000, an amount of Rs.200/-, towards Document Handling Charges for the Document to be registered on Document No. 4851 dated 30/03/2022 at the Sub Registrar office Joint S.R. Borivali 1 of the District Mumbai Sub-urban District

DEFACED

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DEFACED

Payment Details

Bank Name sbiepay

Payment Date 30/03/2022

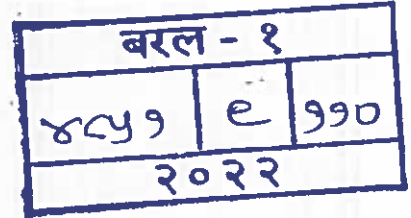
Bank CIN 10004152022033009107

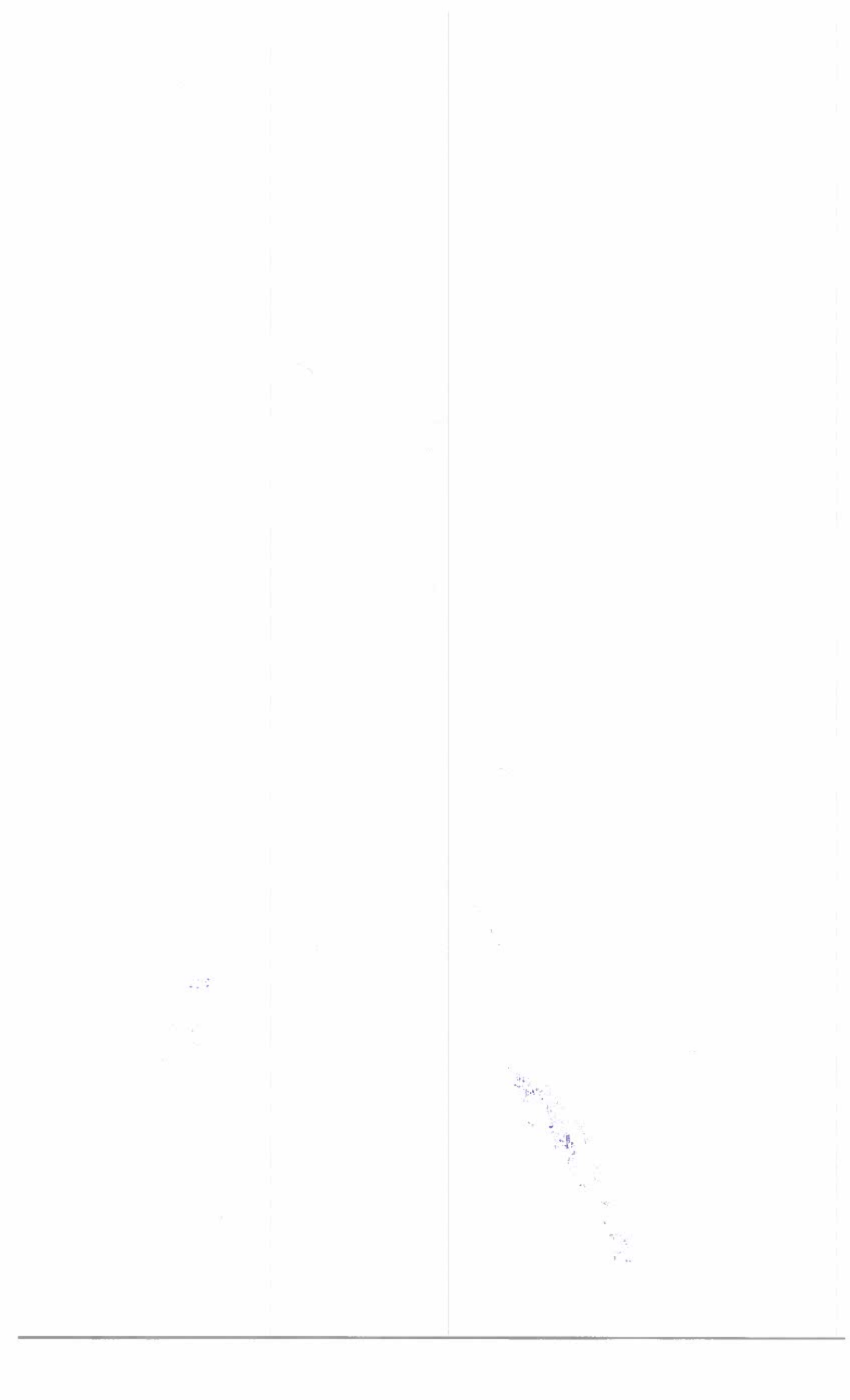
REF No. 202208913456788

Deface No 3003202210048D

Deface Date 30/03/2022

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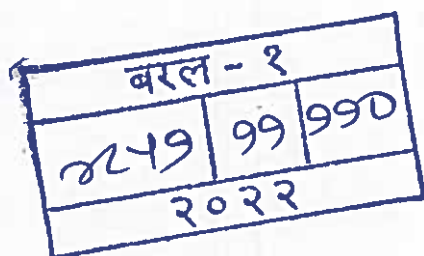
Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	3003202210048	Date	30/03/2022
Received from MRS. ROHINI RAVINDRA SAWANT, Mobile number 0000000000, an amount of Rs.200/-, towards Document Handling Charges for the Document to be registered in the Sub Registrar office Joint S.R. Borivali 1 of the District Mumbai Sub-urban District.			
Payment Details			
Bank Name	sbiipay	Date	30/03/2022
Bank CIN	10004152022033009107	REF No.	202208913458788
This is computer generated receipt, hence no signature is required.			



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Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	3003202209956	Date	30/03/2022
Received from MRS. ROHINI RAVINDRA SAWANT, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered in the Sub Registrar office Joint S.R. Borivali 1 of the District Mumbai Sub-urban District.			
Payment Details			
Bank Name	sbiipay	Date	30/03/2022
Bank CIN	10004152022033009023	REF No.	202208988811624
This is computer generated receipt, hence no signature is required.			





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D-4801
RESALE



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AGREEMENT FOR SALE

THIS Agreement for Sale is made and entered into at Mumbai on this 30th day of March in the year 2022;

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BETWEEN

[Handwritten initials]

KIRAN INFRA DEVELOPERS LLP, a Limited Liability Partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, bearing **PAN: AASF9377J** and having its registered office at Office No.24, 24th Floor, Sunshine Tower, Senapati Bapat Marg, Prabhadevi (Parel) West, Mumbai 400028; , hereinafter referred to as "the **VENDOR**" (which expression shall unless it be repugnant to the context and meaning thereof be deemed to mean and include its successors and assigns) of the One Part,

AND

1. **MRS. ROHINI RAVINDRA SAWANT** BEARING **PAN: AADPS4454M**, 2. **MR. RAVINDRA SHANKAR SAWANT** BEARING **PAN: AMNPS4817Q** & 3. **MR. RAHUL RAVINDRA SAWANT** bearing **PAN: FSDPS0359J**; all adults, Indian Inhabitants, presently residing at 8th Floor, 8 C & B WING, CTS NO.165 & 163 A White Spring, Rivali Park, Western Express Highway, Magathane, Borivali East, Metro Mall, Mumbai – 400 066, hereinafter collectively referred to as the "**PURCHASER**" (which expression shall unless it be repugnant to the context and meaning

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thereof be deemed to mean and include its successors and assigns) of Other part.

AND

ERA REALTORS PRIVATE LIMITED, a company registered under the Companies Act, 1956 and existing under the provisions of Companies Act, 2013, having its registered office at Omkar House, Eastern Express Highway, Opp. Sion Chunabhatti Signal, Sion (East), Mumbai-400 022 hereinafter referred to as "**the said Promoter/ Confirming Party**" (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the **Third Part;**



WHEREAS:

- (a) By an Agreement for Sale dated 30/03/2022, ("**said Agreement**") duly registered with the Sub Registrar of Assurances Mumbai Suburban District on 30/03/2022 vide no. BRL 1/4838/2022 executed by and between Era Realtors Private Limited therein and hereinafter described as "**the Promoter**" and Omkar Realtors & Developers Private Limited therein described as "the Confirming Party" and Kiran Infra Developers LLP as "the Purchaser" therein and "the Vendor" herein, the Promoter has agreed to sell to the Vendor and the Vendor has agreed to purchase from the Promoter on, ownership basis, a residential Unit No. **4801** admeasuring **171.59 sq. meter.** alongwith exclusive use and occupation of an area admeasuring **20.90 sq. meter.** area of Appurtenant/ Exclusive Area for use of Allottee as per RERA on the **48th** floor of the Tower "**D**" in the Sale Residential Building "**Alta Monte**" (hereinafter referred to as "**said Apartment/Unit**") for the total consideration of **Rs.6,36,22,000/- (Rupees Six Crores Thirty-Six Lakhs Twenty Two Thousand Only)** with the right to use **4 (Four)** number of car parking space/s ("**said car parking/s**") and on the terms and conditions set out therein.

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- (b) The said Agreement is valid, subsisting and binding and the entire consideration has been adjusted / appropriated by the Promoter as stated therein and in the premises aforesaid and accordingly the Vendor herein have become absolutely seized and otherwise well

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and sufficiently entitled to the said Apartment/Unit and the said car parking/s as Owners thereof together with all improvements, beneficial interest, advantages, members privileges, easement, profits and all other rights, title and interest whatsoever both at law and equity including all credits, sums, receivables, and other funds already accrued and that may be accrued hereinafter (hereinafter collectively referred to as 'the Benefits');

- (c) The Vendor has not paid maintenance deposit and other charges in terms of the said Agreement and the same is due and payable by the Vendor to the Promoter.
- (d) The Promoter of the aforesaid building in which the said Apartment/Unit is located have not yet formed any Society, Association or Condominium of all the Flat Holders. Vide the said Agreement the Promoter has undertaken to handover the possession of the said Apartment/Unit to the Vendor herein on or before 31.03.2022 subject to a grace period of 9 (Nine) months ("Possession Date") and in accordance with the terms and conditions more particularly mentioned in the said Agreement.;



The Vendor has agreed to sell, transfer and assign all its rights, title and interest in the said Apartment/Unit and the Purchaser has agreed to purchase and acquire the said Apartment/Unit together with the right to use enjoy occupy the same and all amenities relating thereto for a consideration of Rs.6,36,22,000/- (Rupees Six Crores Thirty-Six Lakhs Twenty-Two Thousand Only) ("Consideration Amount")

- (f) The Purchaser has made part payment of Rs. 3,12,50,000/- (Rupees Three Crores Twelve Lakhs Fifty Thousand Only) towards the Consideration Amount and has agreed to make the balance payment in the manner as stipulated herein below and in view thereof the Purchaser has requested the Vendor to execute this Agreement for Sale in respect of the said Apartment/Unit in their favor.

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NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows:

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1. The parties herein agree and declare that the recitals as incorporated hereinabove shall form the integral part of operative part of this agreement.
2. In pursuance of these presents and in consideration of sum of **Rs.6,36,22,000/- (Rupees Six Crores Thirty-Six Lakhs Twenty Two Thousand Only)** ("**Consideration Amount**") being the entire amount of the Consideration Amount payable by the Purchaser to the Vendor in the manner as stipulated in the clause (3) herein below to the Promoter, the Vendor do hereby agrees to sell, transfer, convey, assign and grant unto and to the Purchaser all its ownership as well as beneficial rights, title and interest in the said Apartment/Unit No. **D-4801** approximately admeasuring **171.59 sq. meter.** alongwith exclusive use and occupation of an area admeasuring **20.90 sq. meter area** of Appurtenant/ Exclusive Area for use of Allottee as per RERA on the **48th** floor in **Wing 'D'** of the building known as "**Alta Monte**" (hereinbefore and hereinafter referred to as "**said Apartment/Unit**") together with right to use **4 (Four)** Car Parking Space/s in the Podium/any other arrangement of the aforesaid building (hereinbefore and hereinafter referred to as "**said car parking/s**") which is constructed on Land bearing C.T. Nos. 812, 813, 821(Part), 811 A/7(Part), 814, and 844 of village Malad, Taluka Borivali situate at Malad (East), Mumbai- 400 097 within the sub Registration District of Mumbai and as more particularly set out in the Schedule hereunder written together with the right to use and enjoy common amenities and facilities thereto and together with all the rights, benefits, powers and privileges under the said Agreement including right to become members of entity that may be formed of the purchasers of all the flats in the said building/tower.



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3. The Purchaser has agreed to pay to the Vendor the total Consideration Amount of **Rs.6,36,22,000/- (Rupees Six Crores Thirty-Six Lakhs Twenty Two Thousand Only)** ("**Consideration Amount**") in the following manner:-

- a) **Rs. 3, 12,50,000/- (Rupees Three Crores Twelve Lakhs Fifty Thousand Only)** have been paid by the Purchaser to the Vendor on or before execution of these presents (the payment and receipt whereof the Vendor doth hereby admits and

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acknowledges and of and from the same and every part thereof forever acquit, release and discharge the Purchaser in respect of the same).

- b) **Rs. 2,79,07,714/- (Rupees Two Crores Seventy Nine Lakhs Seven Thousand Seven Hundred & Fourteen Only)** are to be paid by the Purchaser to the Vendor within 30 (Thirty) days from the date of execution of these presents.
- c) **Rs. 44,64,286/- (Rupees Forty-Four Lakhs Sixty Four Thousand Two Hundred and Eighty Six Only)** are to be paid by the Purchaser to the Vendor on receiving the bareshell Occupation Certificate (O.C) of the said Apartment/Unit.

4. The Vendor hereby covenants with the Purchaser that notwithstanding any act, deed, matter or things whatsoever by the Vendor or any person or persons lawfully or equitably claiming by, from, through, under or in trust for the Vendor made, done, committed, omitted or knowingly suffered to the contrary, the Vendor have in them good rights, full powers and absolute authority to sell, convey, assign and transfer the said Apartment/Unit in favour of the Purchaser with the right to use the said car parking/s and that its ownership rights thereof is valid and subsisting in law for all purposes and in all respect and that the Vendor has not done, committed or omitted any act, deed, matter or thing whereby the ownership of the said Apartment/Unit may be rendered void or voidable for any reasons or any count.

5. The Vendor hereby unconditionally declares, represents and assures the Purchaser as follows :-

- a. That the Vendor is absolutely and exclusively seized and/or otherwise well and sufficiently entitled to the said Apartment/Unit together with the said car parking/s in the manner hereinbefore recited and that save and except the Vendor no other person or persons have any rights, title, interest, property, claim or demand of any nature whatsoever into or upon the said Apartment/Unit and the said car parking/s either by way of sale, charge, lien, gift, trust, inheritance, lease, mortgage easement or otherwise whatsoever or howsoever.



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- b. The Vendor has not created any mortgages, alienated, granted any lease or licenses, or dealt with the said Apartment/Unit and that the Vendor's all rights and benefits in respect of the said Apartment/Unit and the said car parking/s shall hereafter belong to the Purchaser.
- c. That the Vendor has not created any third-party rights of any nature whatsoever in respect of the said Apartment/Unit nor have they entered into any agreement or arrangement to do so of any nature whatsoever with anyone.
- d. The Vendor has not done, committed or omitted to do any act, deed, thing and matter whereby or by any reason whereof the Vendor is prevented or prohibited from dealing with, selling, disposing of or transferring its rights, title and interest in respect of the said Apartment/Unit and the said Car parking/s to the Purchaser.
- e. The Vendor shall at the request of the Purchaser whenever require, do and execute or cause to be done and executed all such acts, deeds, things and documents for more perfectly assuring the sale of the said Apartment/Unit and all the benefits together thereto in favour of the Purchaser.
- f. The said Apartment/Unit is not attached either before or after the judgment or at the instance of any Taxation Authorities and the Vendor has not given any undertaking to the Taxation Authorities so as not to deal with or dispose of its rights in the said Apartment/Unit and the Vendor is fully competent and entitled to transfer, assign and sell the said Apartment/Unit to the Purchaser.
- g. There are no insolvency proceedings pending or contemplated against the Vendor.
- h. The Vendor's title to the said Apartment/Unit is absolute, clear, marketable and free from all encumbrances.



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- i. The said Apartment/Unit is not subject matter of any litigation, legal proceedings or disputes nor is it affected by any notice or order of requisition, acquisition or injunction or attachment either before or after judgment and are not subject to any lis pendens and attachment either before or after judgment.
- j. The Vendor now have in themselves good right, full power and absolute authority to grant, sell, convey, transfer and assure the said Apartment/Unit hereby transferred and conveyed and granted and assured or intended so to be unto and to the use of the Purchaser.
- k. The declarations and representations made in the recitals hereto are true and correct and have been incorporated herein by reference.
- l. The Purchaser shall upon payment of the entire Consideration Amount and maintenance deposit and other charges shall be entitled to quietly and peacefully possess, occupy and enjoy the said Apartment/Unit without any hindrance, denial, interruption or eviction or claim by the Vendor and/or through under or in trust for them. Upon payment of the entire Consideration Amount including maintenance deposit and other charges the Vendor shall have no right, title, claim or interest of whatsoever nature in the said Apartment/Unit and the said car parking/s as the same is conveyed/transferred to the Purchaser.
- m. That all the obligations of the Vendor including obligation of payment of society charges/taxes and other amounts as mentioned in the said Agreement by the Vendor to the Promoter under the said Agreement shall hereby stand transferred in favour of the Purchaser and the Purchaser has paid/shall pay the same to the Promoter as and when demanded by the Promoter. The Purchaser shall be entitled to become member of the proposed society which shall be formed by the Purchasers of flats in the said building in place of the Vendor.



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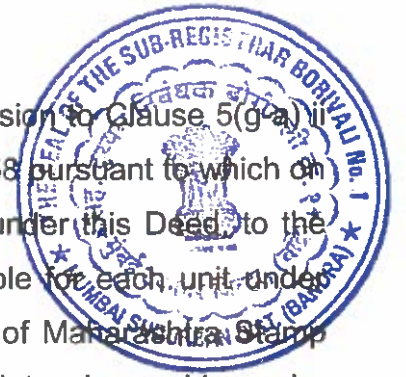
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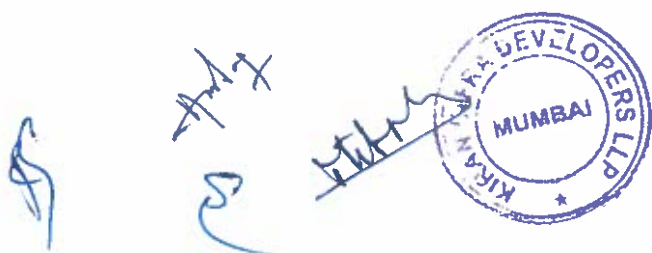


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- n. Relying upon the aforesaid declarations and representations of the Vendor and believing the same to be true and correct, the Purchaser has agreed to purchase, acquire or get transferred in his favor, the said Apartment/Unit from the Vendor.
6. Upon payment of entire Consideration amount, it shall be lawful for the Purchaser to enjoy the said Apartment/Unit hereby transferred and granted and assured for his own use and benefit without any suit, lawful eviction, interruption, claim, objection and/or demand whatsoever from or by the Vendor or its successors and assigns or any of them or from any person, lawfully or equitably claiming or to claim by, from, under or in trust from them or any of them.
7. The Parties wish to take benefit of the provision to Clause 5(g-a) ii of Schedule I of Maharashtra Stamp Act, 1958 pursuant to which on conveyance of property by the Transferor, under this Deed to the subsequent Transferee/s, the duty chargeable for each unit under the said Sub-Clause 5(g-a) ii of Schedule I of Maharashtra Stamp Act, 1958 shall be adjusted against the duty chargeable under Article 25 (Conveyance) since such transfer is being made within a period of 1 (One) Year from the date of the said Agreement.
8. The Vendor agree to hand over to the Purchaser all the original documents in respect of the said Apartment/Unit that are in possession of the Vendor in respect of the said Apartment/Unit simultaneously at the time of registration.
9. It is expressly agreed that if any amount is standing to the credit of the Vendor by way of refundable or non-refundable deposit or any other amount with the Promoter or any person or authority or electricity company shall stand transferred to the credit of the Purchaser and the Vendor shall not claim any refund or compensation for the same. The Vendor shall execute necessary documents, writings etc. for effectual transfer of the said deposits in the name of the Purchaser as mentioned above.
10. The Purchaser hereby covenants with the Vendor as follow: -



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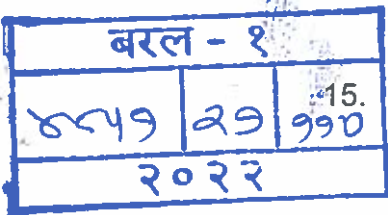
- i. that the Purchaser shall be liable to pay the proportionate contribution of the municipal taxes, water, electricity and maintenance and other charges and outgoings payable in respect of the said Apartment/Unit from the date of possession of the said Apartment/Unit.
- ii. That the Purchaser shall observe and perform and abide by all the rules and regulations and the bye-laws of the Proposed Condominium/Society/Association that may be formed.

11. The Vendor has procured all necessary consent and/or no objections of all the persons, authorities necessary for completion of this sale transaction and to effect sale and/or transfer of the said Apartment/Unit and the said car parking/s to the Purchaser.
12. The Vendor has obtained the consent and no objection of the Promoter to sell and/or transfer all of the Vendor's rights, title and interest in the said Apartment/Unit to the Purchaser.



13. It is agreed and understood between the parties hereto that the other charges being Rs.1,00,600/- (Rupees One Lakh Six Hundred Only) in respect of this transaction to effect sale of the said Apartment/Unit to the Purchaser, shall be borne and paid by the Purchaser.

14. The Vendor shall attend the office of the Sub-Registrar of Assurances at Mumbai for the purpose of admitting the execution of this document and for registering this document.



15. The stamp Duty payable in respect of this document shall be borne by the vendor.

IN WITNESS WHEREOF, the parties hereto have hereunto set and subscribed their respective hands the day and year first hereinabove written.

SCHEDULE

THE SCHEDULE REFERRED TO ABOVE :-

Handwritten signature

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Apartment/Unit no.4801 admeasuring 171.59 sq. meter. alongwith exclusive use and occupation of an area admeasuring 20. 90 sq. meter. area of Appurtenant/ Exclusive Area for use of Allottee as per RERA on the 48th floor in Tower D in the Sale building "Alta Monte" situate lying and being on the property bearing C.T.S. Nos. 812, 813, 821(Part), 811 A/7(Part), 814, and 844 of Village Malad, Taluka Borivali situate at Malad (East), Mumbai- 400 097 with the right to use 4 (Four) Car Parking/s as an amenity to the said Apartment/Unit.

SIGNED AND DELIVERED by the
Within named Vendor
KIRAN INFRA DEVELOPERS LLP
Through its authorized signatory
Mr. Mitesh Chama



In the presence of

-
-



For KIRAN INFRA DEVELOPERS LLP

Partner / Authorised Signatory

SIGNED AND DELIVERED
by the within named
Purchaser

1. MRS. ROHINI RAVINDRA SAWANT



2. MR. RAVINDRA SHANKAR SAWANT



3. MR. RAHUL RAVINDRA SAWANT

In the presence of

-
-



SIGNED AND DELIVERED
by the within named
Promoter

बरल - १		
४८५१	२२	११०
२०२२		

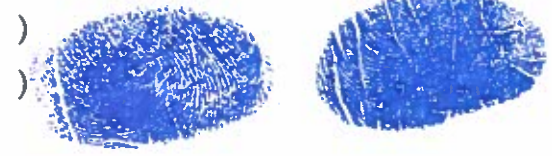
ERA REALTORS PRIVATE LIMITED

In the presence of.....

- 1. 
- 2. 

) For Era Realtors Private Ltd.

) 
) Director/Authorised Signatory



बरल - १		
४८५७	२३	११०
२०२३		



RECEIPT

RECEIVED the day and year first hereinabove written, of and from the within named Purchaser, a sum of Rs. 3,12,50,000/- (Rupees Three Crores Twelve Lakhs Fifty Thousand Only) is paid towards the Consideration Amount in the following manner:

WITNESSES:

1) 

2) 

We SAY RECEIVED:

For KIRAN INFRA DEVELOPERS LLP



Partner / Authonsed Signatory
(Vendor)

WITNESSES:

1) 

2) 

We SAY RECEIVED:

For KIRAN INFRA DEVELOPERS LLP



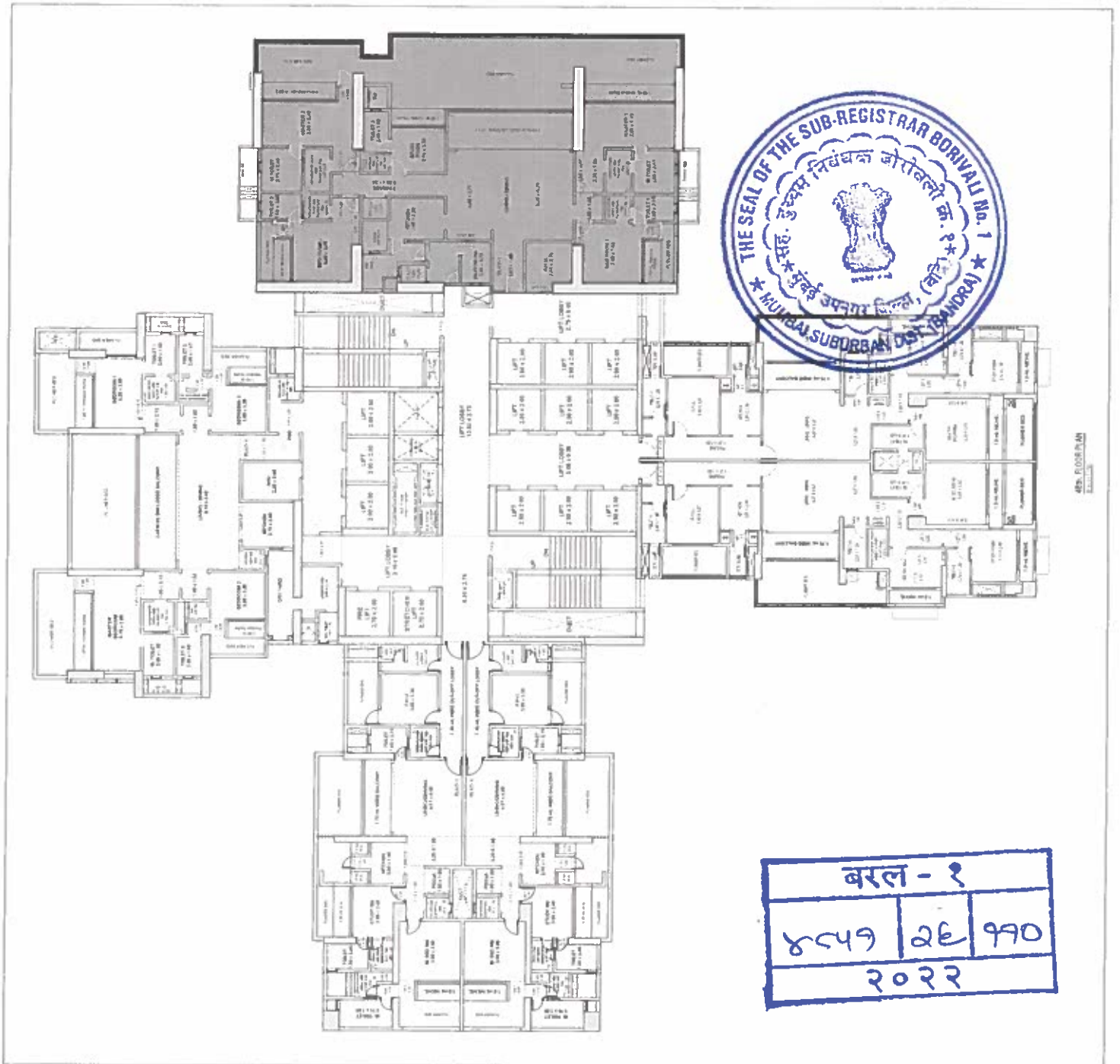
Partner / Authonsed Signatory
(Vendor)



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२०२२		

बरेल - १		
४८५७	२५	११०
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For Era Realtors Private Ltd.

K.P. Pathak
Director/Authorised Signatory

Badame.

For KIRAN INFRA DEVELOPERS LLP

Kiran
Partner / Authorised Signatory

R.R. Sawant

Rahul Sawant

बरल - १		
४८५१	२७	११०
२०२२		



Tower D - SPECIFICATIONS

Structure

1. A formidable structure of more than 62 floors with 7 levels of podium parking and 54 habitable floors
2. An earthquake resistant RCC construction with flat slab structure
3. A beautiful external façade by world renowned design consultants Callison (USA)
4. A grand double-height reception with cross-ventilation system
5. Synchronised automatic elevators running efficient algorithms and providing effective service
6. Polished Italian marble / granite stone cladding on all lift lobbies
7. A floor-to-floor height of 3.75 metres (more than 12 feet)

Special services

1. Power backup for all common areas
2. Split air-conditioners in all rooms
3. Provision to keep outdoor air-conditioning units for split A.C. systems
4. Provision for Internet and Wi-Fi connectivity
5. Ready-to-serve home automation
6. Automated parking card reader with proximity sensor for security and exclusive access

Painting & Plastering

1. All internal walls and ceilings smoothly plastered with Gypsum finish
2. Textured paint for all external walls
3. Acrylic paint for all internal walls and ceilings
4. Enamel paint for internal M.S. doors and railings

Flooring

1. Premium wooden flooring for the two bedrooms including the master bedroom
2. Italian marble flooring for all other rooms
3. Flamed granite flooring for deck areas
4. Imitation marble and granite flooring for servant's room and utility areas

Plumbing & Sanitary

1. Sanitary wares and fittings of Duravit, or equivalent for 4 & 5 BHK
2. Sanitary wares and fittings of Kohler for 3BHK
3. CP fittings of Jaquar/Ariza or equivalent for 4 & 5 BHK
4. CP fittings of Kohler or equivalent for 3BHK

Door shutters

1. Thick flush door with a veneer finish and melamine polish on both sides to welcome you to your home
2. Digital lock and handle to enhance the security for the entrance
3. Thick flush doors with designer laminate on both sides for the entire apartment
4. Thick flush door with designer laminate on both sides for servant's room
5. Fire-resistant paint/laminate on both sides for the staircase door
6. Windows with aluminium powder coating, anodised with reflective clear glass

Door frames

1. Teak wood frame with a melamine polish for the entrance door
2. Teak wood frame with a melamine polish for all doors inside the apartment
3. Teak wood frame with a fire-resistant paint finish for the staircase door

Kitchen

1. Modular Kitchen
 - 5 BHK - Metrika or equivalent
 - 4 BHK - Europlak or equivalent
 - 3 BHK - Meine Küche, Magpie, Sleek International, Sapcewood or equivalent
2. Corian or granite slab for kitchen platform
3. Electrical provision for washing machine, dryer, dish washer, ironing in the utility area
4. Provision for piped gas and electrical point for aqua guard in the kitchen
5. Electrical provision for washing machine, dryer, hob/ chimney in the utility area

Electrical

1. Fire-resistant electric wires from Primecab, Polycab or equivalent
2. Elegant designer switches from Legrand-Acteor series, Anchor or equivalent
3. One Earth Leakage Circuit Breaker (ELCB) per apartment
4. Wired-line telephone point in the living room, all bedrooms and kitchen
5. Fire-resistant EMT/ONT connecting to data / telephone points/ video door phone

CALLING CARD POINT THROUGH TATA SKY.
 PROVISION TO LAMINATE LOBBY DOOR FOR FLAT ENTRANCE.

बरल - १		
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बरल - १		
४८५७	२६	११०
२०२२		



No Objection Certificate

Date: ³⁰29.03.2022

To,
M/s. Kiran Infra Developers LLP
Unit no 24, 24th Floor, Sunshine Tower,
Senapati Bapat Marg, Dadar West,
Mumbai, Maharashtra - 400028



Sub - Transfer of Flat No. D-4801 on 48th floor, Alta Monte (Malad).

Dear Sir/Madam,

Reference to your booking in respect of Flat No. 4801 in Tower D on 48th Floor, Omkar Alta Monte in Malad, and subsequent Agreement for Sale dated 30/03/2022 registered with the Office of Sub Registrar under BRL1/4838/2022 on 30/03/2022.

We hereby confirm that we do not have any objection if you transfer / sale said flat to Mrs. Rohini Ravindra Sawant, Mr. Ravindra Shankar Sawant and Mr. Rahul Ravindra Sawant having address at 8th Floor, 8, C & B wing, CTS No.165 & 163, A White Spring, Rivali Park, Western Express Highway, Magathane, Borivali East, Metro Mall, Mumbai - 400 066. This NOC for transfer/sale is subject to clearance of dues along with other charges, Building Protection Deposit and terms and conditions as mentioned in Agreement for Sale dated 30/03/2022.

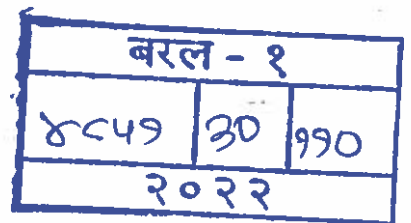
Please note that the said new buyer i.e. Mrs. Rohini Ravindra Sawant, Mr. Ravindra Shankar Sawant and Mr. Rahul Ravindra Sawant shall be liable for payment of all the property taxes due, if any, or shall be due in the future towards the unit from the date of OC and shall also be liable to pay the maintenance dues/ arrears of maintenance dues, if any and Building Protection Deposit, against the unit or any bills that are raised towards the unit that may accrue in future.

Thanking You,

Yours Faithfully,

For Era Realtors Pvt. Ltd.


Authorised Signatory



बरल - १		
४८५७	३७	९९०
२०२२		





30/03/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 1

दस्त क्रमांक : 4838/2022

नोंदणी :

Regn:63m

गावाचे नाव : मालाड

(1) विलेखाचा प्रकार करारनामा
 (2) मोबदला 63622000
 (3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) 49094868.66

(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : सवनीका नं: 4801, मळा नं: 48 वा मजला, डी - विंग, इमारतीचे नाव: अल्टा माॅन्टे जॉवर, डी, ब्लॉक नं: कोकणी पाडा, कुरार, रोड : मालाड - पूर्व, मुंबई - 400097, इतर माहिती: सवनीकेचे क्षेत्रफळ 192.49 चौ मी कारपेट सोबत 4 कारपार्किंग व्हिजेज मालाड पूर्व व इतर माहिती व मिळकतीचे वर्णन दस्तात नमूद केल्याप्रमाणे. ((C.T.S. Number : 812(pl), 813, 821(pl), 844 ;))

(5) क्षेत्रफळ

1) 211.74 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:- इरा रियल्टर्स प्रा लि चे ऑथोसिग्रेट्री केशरी प्रसाद पाठक आणि अशोक कुमार सरावगी तर्फे मुखत्यार सचिन चांदलेकर - वय:-31; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ओमकार हाऊस, ब्लॉक नं: सायन चुनाभट्टी सिग्नल समोर सायन पूर्व, रोड नं: ऑफ इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुंबई. पिन कोड:-400022 पॅन नं:-AABCE9746R
 2): नाव:-मान्यता देणार ओमकार रियल्टर्स अॅन्ड डेव्हलपर्स प्रा लि चे ऑथोसिग्रेट्री केशरी प्रसाद पाठक आणि अशोक कुमार सरावगी तर्फे मुखत्यार सचिन चांदलेकर - वय:-31; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ओमकार हाऊस, ब्लॉक नं: सायन चुनाभट्टी सिग्नल समोर सायन पूर्व, रोड नं: ऑफ इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुंबई. पिन कोड:-400022 पॅन नं:-AAACO7919F

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:-किरण इन्फ्रा डेव्हलपर्स एल एल पी चे भागीदार मितेश वर्मा - वय:-23; पत्ता:- प्लॉट नं: युनिट नं 24,, माळा नं: 24 वा मजला, इमारतीचे नाव: सनशाईन टॉवर, ब्लॉक नं: दादर पश्चिम मुंबई, रोड नं: सेनापती बापट मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400028 पॅन नं:-AASF9377J

(9) दस्तऐवज करून दिल्याचा दिनांक 30/03/2022

(10) दस्त नोंदणी केल्याचा दिनांक 30/03/2022

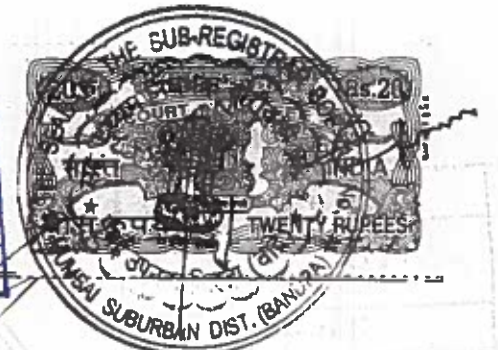
(11) अनुक्रमांक, खंड व पृष्ठ 4838/2022

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 3181100

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000

(14) शेरा

बरल - १
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मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

दस्ता सोबतची इंडेक्स नक्कल

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण
 दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
 या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
 आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

30 MAR 2022

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email (dated 30/03/2022) to Municipal Corporation of

सह दुय्यम निबंधक, बोरीवली क्र. १

मुंबई उपनगर जिल्हा

http://10.10.246.39/MarathiReports/HTMLreports/HTMLReportSuchiKramank2.aspx

3/30/2022



बरल - १		
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२०२२		



324/4838

पावती

Original/Duplicate

Wednesday, March 30, 2022

11:44 AM

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 5335 दिनांक: 30/03/2022

गावाचे नाव: मालाड

दस्तऐवजाचा अनुक्रमांक: बरल-१ -4838-2022

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: किरण इन्फ्रा डेव्हलपर्स एल एल पी चे भागीदार मितेश वर्मा -

नोंदणी फी

दस्त हाताळणी फी

पृष्ठांची संख्या: 200

एकूण:



आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

12:03 PM ह्या वेळेस मिळेल.

दु.निबंधक बोरीवली 1

बाजार मूल्य: रु.49094868.66 /-

मोबदला रु.63622000/-

भरलेले मुद्रांक शुल्क : रु. 3181100/-

दु.निबंधक, बोरीवली क्र. १
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: DHC रकम: रु.2000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 3003202205184 दिनांक: 30/03/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु.2000/-

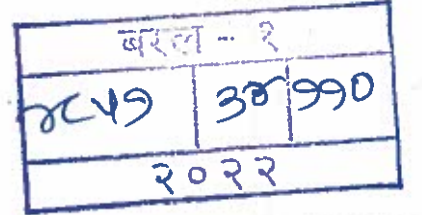
डीडी/घनादेश/पे ऑर्डर क्रमांक: 3003202205094 दिनांक: 30/03/2022

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH015462701202122E दिनांक: 30/03/2022

बँकेचे नाव व पत्ता:



मुळ दस्त प्राप्त झाला.

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON

30 MAR 2022

3/30/2022

TVeTOsRdZc




बरल - १		
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CHALLAN
MTR Form Number-6



GRN	MH015462701202122E	BARCODE	Date		26/03/2022-21:16:05	Form ID	25.2
Department				Inspector General Of Registration			
Type of Payment				Registration Fee			
Office Name				BRL1_JT SUB REGISTRAR BORIVALI 1			
Location				MUMBAI			
Year				2021-2022 One Time			
Payer Details				TAX ID / TAN (If Any)			
PAN No.(If Applicable)				AASFK9377J			
Full Name				KIRAN INFRA DEVELOPERS LLP			
Flat/Block No.				FLAT NO.4801, 48TH FLOOR, D WING, ALTA			
Premises/Building				MONTE			
Account Head Details		Amount In Rs.		Road/Street		CTS NO 812 PART AND OTHERS VILLAGE MALAD E	
0030045501 Stamp Duty		3181100.00		Area/Locality		KOKANI PADA KURBA MALAD E MUMBAI	
0030063301 Registration Fee		30000.00		Town/City/District			
				PIN			
<p>सदर चलन क्र. ४८३४ मालीक अन्त कर्तव्याचा दस्त्याचा मुल्य रु ३९९२००/- माली क्र. ३९९२००/- सदर मुल्यक दस्त्या माली क्र. ४८३४/२०२२ वर BSA का कलम 5(ग-अ) (i) अन्वये प्रमाणित केले आहे.</p>				Remarks (if Any)		 PAN2=AABCE9746R-Second Party Name: ERA 'REALTORS' PRIVATE LIMITED-	
<p>सदर दस्त्या निबंधक (अर्ज-१) बोरिवली क्र १</p>				Amount in		Thirty Two Lakh Eight Thousand Hundred Rupee	
Total		32,11,100.00		Words		Only	
Payment Details				BANK OF MAHARASHTRA			
FOR USE IN RECEIVING BANK				Bank CIN			
Cheque-DD Details				Ref. No.			
Bank Date				RBI Date			
Cheque/DD No.				26/03/2022-21:18:33			
Name of Bank				BANK OF MAHARASHTRA			
Name of Branch				Scroll No. , Date			
				Not Verified with Scroll			

Department ID : Mobile No. : G000000000
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.

बरल - १
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 २०२२

बरल - १
 ४८३४ २ २००
 २०२२

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बरल - १		
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२०२२		

[Handwritten signature]

This Agreement for Sale of Flat is made and entered into at
Mumbai on this 30th day of March in the year Two Thousand
Twenty Two;

[Handwritten signature]

Between

[Handwritten signature]



Era Realtors Private Limited a company incorporated under the Companies Act, 1956 having its registered office at Omkar House, Express Highway, Opp. Sion Chunabhatti Signal, Sion (East), Mumbai-400022 hereinafter referred to as "the Promoter" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an individual his/her/their heirs, executors, administrators and permitted assigns and in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors and administrators of the last survivor and in case of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the co-parcenership and survivor/s of them and the heirs, executors, administrators and assigns of the last survivor/s of them and in case of a trust the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and in case of a body corporate/company its successors and permitted assigns) of the First Part;

बरल - १		
४८३९	30	990
२०२२		

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1. $\frac{1}{x^2} = x^{-2}$
 $\frac{d}{dx} x^{-2} = -2x^{-3} = -\frac{2}{x^3}$



2. $\frac{d}{dx} \frac{1}{x^2} = -\frac{2}{x^3}$

And

Omkar Realtors & Developers Private Limited a Company incorporated under the provisions of Companies Act, 1956 and having its registered office at Omkar House, Opp. Sion-Chunabhatti Signal, Off Eastern Express Highway, Sion (East), Mumbai-400022 hereinafter referred to as "**the Confirming Party**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the **Second Part**;

And

Kiran Infra Developers LLP having office/residing at Unit no 24, 24th Floor, Sunshine Tower, Senapati Bapat Marg, Dadar West, Mumbai, Maharashtra - 400028 hereinafter referred to as "**the Purchaser(s)/Allottee(s)**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs, executors, administrators and partners and assigns and in case of partnership firm is the purchaser then partner at any time to time of the said firm, the heirs, executors, administrators and surviving partner) of the **Third Part**;

Whereas:-

- (a) The Confirming Party is the absolute owner of the property more particularly described Firstly, Secondly, Thirdly, Fourthly, Fifthly, Sixthly and Seventhly in the First Schedule hereunder written.
- (b) The property bearing CTS No. 821(part) admeasuring 5987.60 square meters and more particularly described in the Second Schedule hereunder written is owned by and belongs to the Municipal Corporation of Greater Mumbai (hereinafter referred to as "**the MCGM**"). The same is included in the scheme of **बरेल - १** Redevelopment to carry out redevelopment of the property more particularly described in the First Schedule hereunder written,
- | | | |
|----------|----|-----|
| बरेल - १ | | |
| २८२८ | १० | २०० |
| २०२२ | | |
- (c) The property bearing CTS No. 825(part) admeasuring 6,980.8 square meters and more particularly described in the Third Schedule hereunder written is owned by and belongs to the Maharashtra Government. The same is also included in the scheme of **बरेल - १** Redevelopment to carry redevelopment of the property more particularly described in the First Schedule hereunder written;
- | | | |
|----------|----|-----|
| बरेल - १ | | |
| २८२९ | ३८ | ९९० |
| २२ | | |
- (d) The Confirming Party has prepared composite scheme for redevelopment of the said properties which are more particularly



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[Handwritten signature]

2000

1000

500

200

100

50

25

10

5

2

1



K.P. Pathak
Authorized Signatory

Signed And Delivered)
by the withinnamed the Promoter)
Era Realtors Private Limited)
through its Authorized Signatory)

Mr. Keshari Prasad Pathak &)
Mr. Ashok Kumar Sardogi)
in the presence of)

- 1)
- 2)



Signed And Delivered)
by the withinnamed the Confirming Party)
Omkar Realtors & Developers Pvt. Ltd.)
through its Authorized Signatory)

Mr. Keshari Prasad Pathak)
Mr. Ashok Kumar Sardogi)
in the presence of)

- 1) *K.P. Pathak*
- 2) *Sardogi*

For OMKAR REALTORS & DEVELOPERS PVT. LTD.

K.P. Pathak
Authorized Signatory



Signed And Delivered)
by the withinnamed Purchaser(s)/Allottee(s))
(including joint buyers)
(1) Kiran Infra Developers LLP

in the presence of

Witnesses:

1. Name Nitin Tirohian
Signature *Nitin Tirohian*

2. Name Shekhar Nylawade
Signature *Shekhar Nylawade*



For KIRAN INFRA DEVELOPERS LLP

Mitran
Partner / Authorized Signatory

बरल - १		
२५१	३६	११०
२०२२		

बरल - १		
४६३६	१०२	२००
२०२२		



324/4838

बुधवार, 30 मार्च 2022 11:45 म.पू.

दस्त गोपवारा भाग-1

वरल-१

दस्त क्रमांक: 4838/2022

दस्त क्रमांक: वरल-१ /4838/2022

बाजार मूल्य: रु. 4,90,94,869/-

मोवदला: रु. 6,36,22,000/-

भगलेले मुद्रांक शुल्क: रु.31,81,100/-

दु. नि. सह. दु. नि. वरल-१ यांचे कार्यालयात

पावती:5335

पावती दिनांक: 30/03/2022

अ. क्र. 4838 वर दि.30-03-2022

मादरकरणाराचे नाव: किरण इन्फ्रा डेव्हलपर्स एल एल पी चे
भागीदार मिलेश वर्मा

गेजी 11:42 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 4000.00

पुष्टांची संख्या: 206

रु. 34000.00



दस्त हजर करणाऱ्याची मही:

सह. दुय्यम निबंधक, बोरीवली क्र.-१,
मुंबई उपनगर जिल्हा.

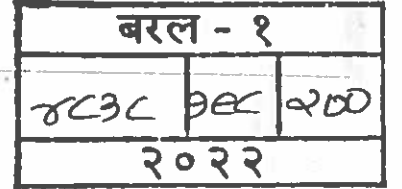
दस्ताचा प्रकार: करारनामा

सह. दुय्यम निबंधक, बोरीवली क्र.-१,
मुंबई उपनगर जिल्हा.

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

शिक्रा क्र. 1 30 / 03 / 2022 11 : 42 : 16 AM ची वेळ: (मादरीकरण)

शिक्रा क्र. 2 30 / 03 / 2022 11 : 43 : 42 AM ची वेळ: (फी)

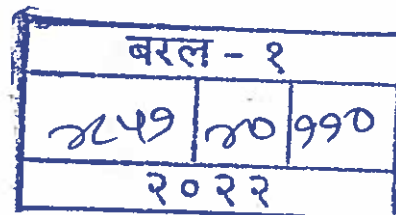


प्रतिज्ञापत्र

* सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस बाबिल वेगलेला आहे. * दस्तातील संपूर्ण मजदूर, मिश्रणादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता राखणारी आहे. * दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी वस्तु मिश्रणादक व कडुलीधारक यांनी पूर्णपणे जबाबदार राहतील.

लिहून घेणारे :

लिहून घेणारे :







30/03/2022 11:49:35 AM

दस्ता गोपवारा भाग-2

बरल-१

दस्ता क्रमांक:4838/2022

दस्ता क्रमांक :बरल-१ /4833/2022

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मान्यता देणार ओमकार गिब्युटर्म अँड डेव्हलपर्स प्रा लि चे ऑथोमिग्रेट्री केशरी प्रसाद पाठक आणि अशोक कुमार मरावगी तर्फे मुख्यांग मचिन चांदलेकर - पत्ता:प्लॉट नं: - , माळा नं: - , इमारतीचे नाव: ओमकार हाऊस, ब्लॉक नं: मायन चुनाभट्टी मिंगल ममोर मायन पूर्व, रोड नं: ऑफ इस्टर्न एक्स्प्रेस हायवे, महाराष्ट्र, मुंबई. पिन नंबर:AAACO7919F	मान्यता देणार वय :-31 स्वाक्षरी:- <i>Shanale</i>		
2	नाव:इरा गिब्युटर्म प्रा लि चे ऑथोमिग्रेट्री केशरी प्रसाद पाठक आणि अशोक कुमार मरावगी तर्फे मुख्यांग मचिन चांदलेकर - पत्ता:प्लॉट नं: - , माळा नं: - , इमारतीचे नाव: ओमकार हाऊस, ब्लॉक नं: मायन चुनाभट्टी मिंगल ममोर मायन पूर्व, रोड नं: ऑफ इस्टर्न एक्स्प्रेस हायवे, महाराष्ट्र, मुंबई. पिन नंबर:AABCE9746R	लिहून देणार वय :-31 स्वाक्षरी:- <i>Shanale</i>		
3	नाव:किरण इन्फ्रा डेव्हलपर्स एल एन पी चे भार्गीदार मितेश वर्मा - पत्ता:प्लॉट नं: युनिट नं 24,, माळा नं: 24 वा मजला , इमारतीचे नाव: मनशाईन टॉवर , ब्लॉक नं: दादर पश्चिम मुंबई, रोड नं: मेनापती वापट मार्ग, महाराष्ट्र, मुंबई. पिन नंबर:AASF9377J	लिहून देणार वय :-23 स्वाक्षरी:- <i>Hill</i>		

वरील दस्तागवज करून देणार नयाकधीन करारनामा चा दस्ता गेवज करून दिल्याचे कवुल करतात.
गिब्युटर्म क्र.3 ची वेळ:30 / 03 / 2022 11 : 47 : 12 AM

ओळख:-

खानील इमम असे निवेदीन करतात की ते दस्तागवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

- नाव:नितीन विलोटकर - -
वय:39
पत्ता:306 कानोडी पाडा पार्सप लाईन भटवाडी खार पश्चिम मुंबई
पिन कोड:400084
- नाव:शेखर नन्नावडे - -
वय:24
पत्ता:101, 1 वा मजला राम भुवन रेसिडेन्सी प्रो व्ही एम आगाशे पथ दादर पश्चिम
मुंबई
पिन कोड:400028

छायाचित्र

अंगठ्याचा ठसा



स्वाक्षरी

स्वाक्षरी

बरल - १

४८३८ १९९ २००

२०२२

शिक्का क्र.4 ची वेळ:30 / 03 / 2022 11 : 48 : 37 AM

सह: दुय्यम निबंधक, बोरीवली क्र.-१,
मुंबई, महाराष्ट्र, भारत.



sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used	Number	Deface Date
1	KIRAN INFRA DEVELOPERS LLP	eChallan	023000420220326882	MH015462701202122E	3181100.00	SD	0007499496202122	30/03/2022
2		DHC		3003202205184	2000	RF	3003202205184D	30/03/2022
3		DHC		3003202205094	2000	RF	3003202205094D	30/03/2022
4	KIRAN INFRA DEVELOPERS LLP	eChallan		MH015462701202122E	30000	RF	0007499496202122	30/03/2022

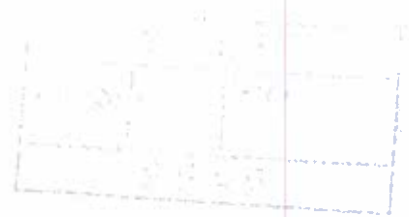
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

Know Your Rights as Registrants

4838 /2022

<https://10.10.246.39/MarathiReports/HTMLreports/HtmReportSummary2.aspx?cross=01J9IN10gam>

1/2



विभागाधीन व. मालाड (इ)

पत्र क्र. १५४
पत्रक्रमांक पत्र. २०००. ३.

दिनांक

दिनांक

दिनांक

निलया

मुंबई उपनगर जिल्हा

पत्रक्रमांक पत्र. २०००. ३. १५४
पत्रक्रमांक पत्र. २०००. ३. १५४

दिनांक

पत्रक्रमांक

वर्ग (अ)
पत्र (ब) किंवा पत्र (ग)

साक्षात्करण

२६/०२/२००१

पा.अ.अ.पत्र क्र. १५४/२००० दि. २६/०२/२००१
न.अ.अ.पत्र क्र. १५४/२००० दि. २६/०२/२००१
पत्रक्रमांक पत्र. २०००. ३. १५४

०५/०२/२००१

पा.अ.अ.पत्र क्र. १५४/२००० दि. ०५/०२/२००१
न.अ.अ.पत्र क्र. १५४/२००० दि. ०५/०२/२००१
पत्रक्रमांक पत्र. २०००. ३. १५४

०५/०२/२००२

पा.अ.अ.पत्र क्र. १५४/२००० दि. ०५/०२/२००२
न.अ.अ.पत्र क्र. १५४/२००० दि. ०५/०२/२००२
पत्रक्रमांक पत्र. २०००. ३. १५४

२७/०२/२००२

पा.अ.अ.पत्र क्र. १५४/२००० दि. २७/०२/२००२
न.अ.अ.पत्र क्र. १५४/२००० दि. २७/०२/२००२
पत्रक्रमांक पत्र. २०००. ३. १५४

३०/०२/२००२

पा.अ.अ.पत्र क्र. १५४/२००० दि. ३०/०२/२००२
न.अ.अ.पत्र क्र. १५४/२००० दि. ३०/०२/२००२
पत्रक्रमांक पत्र. २०००. ३. १५४



पा.अ.अ.पत्र क्र. १५४/२००० दि. ३०/०२/२००२
न.अ.अ.पत्र क्र. १५४/२००० दि. ३०/०२/२००२
पत्रक्रमांक पत्र. २०००. ३. १५४

बसल - १
४८५९ १०३ ११०
२०२२



व.पू.अ.मालाड
मुंबई उपनगर जिल्हा

स.न. मतिनाथी
मुंबई उपनगर जिल्हा
मालाड

आलमन्ता पत्रक

18

क्रमांक/दिनांक -- तालिका (२) तालिका/क.पु.क.सं. -- नं. १५/३१
 दिनांक १९६६

८२१
 ११७०.१
 १.४.७०.०० दि. १८/७१ मासत.
 १६.७.७५ दि. १८/७१ मासत.
 १४४.१०.५५.५० दि. १८/७१ मासत.
 ४५५.७० दि. १८/७१ मासत.

प्रतिपादित
 प्लॉट नं. ११६६
 दिनांक
 नर पत्र
 नर नं.

दिनांक	विवरण	एक एकरी	एक एकरी (पु)	सहित
२९/०२/१९८२	म.अ.उ.नि.पुनर् उग.अन्वये आदेश क्र. A.DC/LND-D/८२२१ दि. २०/०८/८१ अन्वये ८००.०० चौ.फु.संगव विनयेत ता.संगव नॉ. दि.सो.सा.ग.पु. १०.००			मो. वि.दि.पु.अ.तपा.पु.म. अ.म.क.५
२३/०८/१९८२	म.अ.उ.नि.पुनर् उग.अन्वये संपर्कित विनयेत आदेश क्रमांक ए.डी.सी./एल.एन.डी.सी./८२२१ दि. १५/१२/८१ अन्वये १.४.७०.०० क्षेत्र १५.५.० चौ.फु. दि.१-८-७१ मासत गुणवत्ता विनयेत सात नॉ.पेसली.			वि.दि.पु.अ.तपा.पु.म. अ.म.क.५
२३/०२/१९८२	म.अ.उ.नि.पुनर् उग.अन्वये संपर्कित विनयेत आदेश क्रमांक ए.डी.सी./एल.एन.डी.सी./१५२७ दि. १५/१२/८१ अन्वये १.४.७०.०० क्षेत्र १५.५.० चौ.फु. दि.१-८-७१ मासत गुणवत्ता विनयेत सात नॉ.पेसली.			वि.दि.पु.अ.तपा.पु.म. अ.म.क.५
२३/०२/१९८२	म.अ.उ.नि.पुनर् उग.अन्वये संपर्कित विनयेत आदेश क्रमांक ए.डी.सी./एल.एन.डी.सी./३१२१ दि. १५/१२/८१ अन्वये १.४.७०.०० क्षेत्र १५.५.० चौ.फु. दि.१-८-७१ मासत गुणवत्ता विनयेत सात नॉ.पेसली.			वि.दि.पु.अ.तपा.पु.म. अ.म.क.५



तपासणी करणाम - एतरी नसकत -

२३/०२/१९८२
 पुनर् उगवत विनयेत

बरल - १
 ४५५९ ४४ ११०
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पान नं.

मूल मूल्य ₹०५
 मूल मूल्य करीब २०/११
 मूल मूल्य करीब २०/११
 मूल मूल्य करीब ७७ SEP २०११
 मूल मूल्य करीब ६.००
 मूल मूल्य करीब ६.००



सत्य प्रतिनिधी

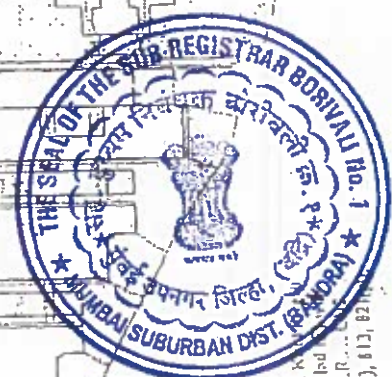
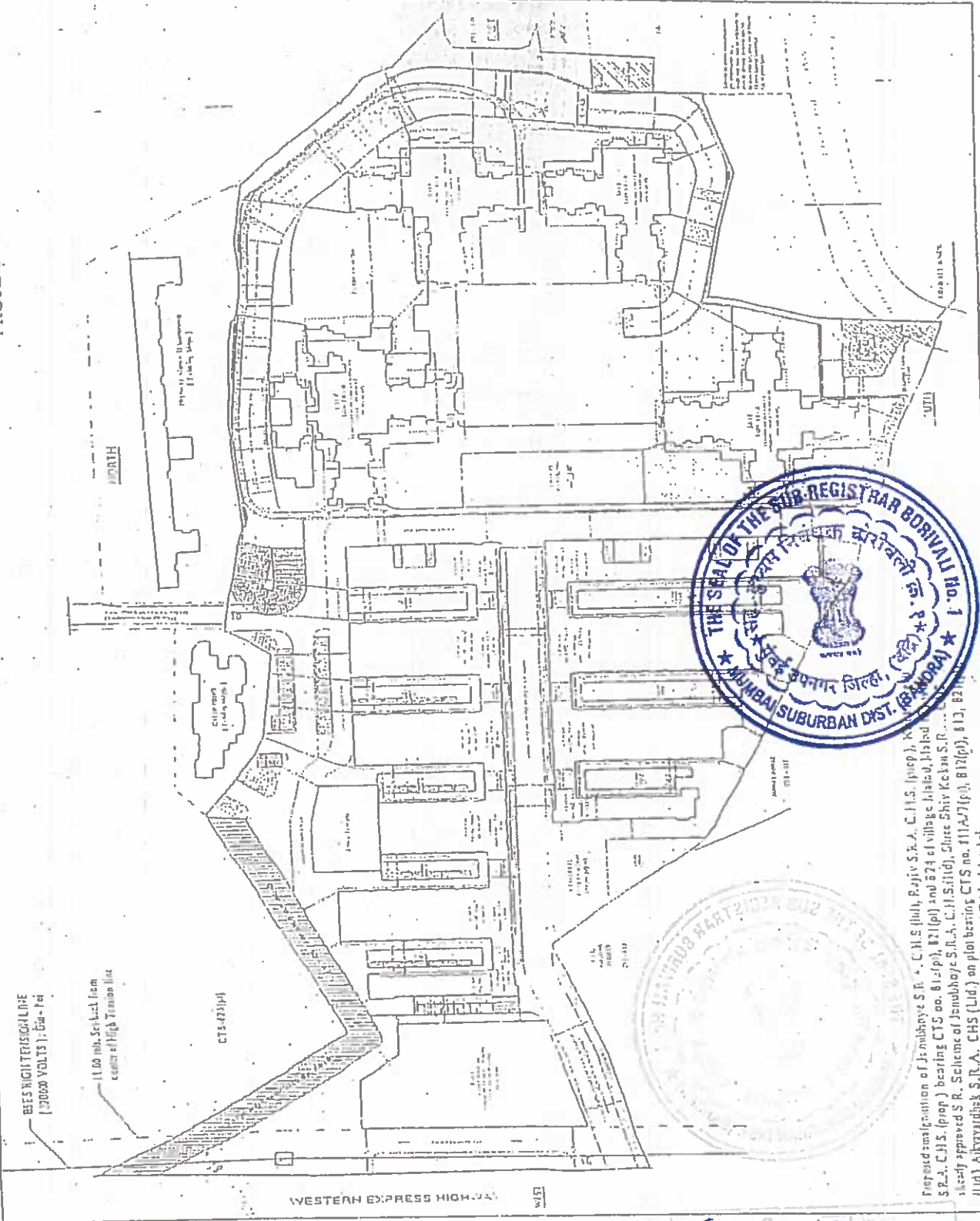
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महानगरपालिका अधिकारी



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४८५९	०५	११०
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PROJECT - JANUBHOYE (MALAD)



Representation of Janubhoys S.R. & C.H.S. (Hd), Rajiv S.R.A. C.H.S. (prop), R.S.R.A. C.H.S. (prop) bearing CTS no. 812(p), 821(p) and 824 of village Malad, Malad S.R. & C.H.S. (prop) Scheme of Janubhoys S.R.A. C.H.S. (Hd), Chre Shiv Kesh S.R. (Hd), Akayadish S.R.A. C.H.S. (Lid) on plot bearing CTS no. 111A/7(p), 812(p), 813, 821(p) & 824 of village Malad, Malad (E), P/W ward of M.C.C.M., Mumbai

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 २८५७ ४६ ९९०
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मालमत्ता पत्र

पत्रांक/मौजे -- मालाड (ग)

तालुका/न.पू.अ.पा. -- न.पू.अ.पालाड

जिल्हा -- मुंबई उपनगर जिल्हा

पत्र क्रमांक
पत्रांक/मौजे/न.

पत्र क्रमांक
पत्रांक/मौजे/न.

मालमत्ता पत्रांक/मौजे/न.पू.अ.पा.पालाड
जिल्हा आणि त्याच्या गैर तपसस्योबे विहित नसे

८२४

पत्रांक/मौजे

पत्रांक/मौजे

न.पू.अ.पालाड

मुंबई उपनगर जिल्हा

असे तपसस्योबे १०५
असे तपसस्योबे २०१८११
असे तपसस्योबे २०१८११
असे तपसस्योबे २०१८११
असे तपसस्योबे २०१८११
असे तपसस्योबे २०१८११



प्रतिलिपी

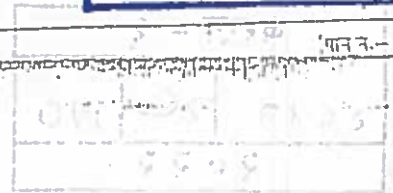
नाम प्रमाणन अधिकारी

पालाड



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४८५१	४८	११०
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पत्र नं. - २



19

दिनांक (5)

क्र.सं.	दिनांक	विवरण	प्रति	कुल
1	12/11/22

विशेष - ...
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₹. 12.50 12/11/22 पास
 ₹. 07.50
 ₹. 12.50 12/11/22 पास

मुद्रांक/पंजीयन

मुद्रांक/पंजीयन

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श्री. अमर उपनिवेशिकातो गुण्य संवेदनार्थक व.
 ADC/LND/D - 1116 त. 12/11/22 अन्वये
 विनियमनस्य सं. 1116 त. 12/11/22 अन्वये
 अन्वये त. 12/11/22 पासुन कर्तव्यता बतवता

श्री. अमर उपनिवेशिकातो गुण्य (अमर) संवेदनार्थक व.
 ADC/LND/D - 1116 त. 12/11/22 अन्वये
 विनियमनस्य सं. 1116 त. 12/11/22 अन्वये
 अन्वये त. 12/11/22 पासुन कर्तव्यता बतवता

श्री. अमर उपनिवेशिकातो गुण्य (अमर) संवेदनार्थक व.
 ADC/LND/D - 1116 त. 12/11/22 अन्वये
 विनियमनस्य सं. 1116 त. 12/11/22 अन्वये
 अन्वये त. 12/11/22 पासुन कर्तव्यता बतवता



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क्र.सं. (1116) त. 12/11/22
 दिनांक (12/11/22)

क्र.सं.	दिनांक	विवरण	प्रति	कुल
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18	12/11/22
19	12/11/22
20	12/11/22

...

SLUM REHABILITATION AUTHORITY
5th floor, Griha.Nirman Bhavan, Bandra (E) Mumbai - 400 051.

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

No. SRA/ENG/2143/PN/PL/AP

10.0 AUG 2011

COMMENCEMENT CERTIFICATE

SALE BUILDING

To,
M/s. Omkar Realtors & Developers Pvt. Ltd.
Omkar Esquare, Off. Eastern Express Highway,
Opp. Sion Chunabhatti Signal, Sion (E),
Mumbai-400 022.

Sir,
With reference to your application No. 1022 dated 29/07/2011 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town Planning Act, 1966 to carry out, development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. _____ C.T.S. No. 811A/7 * of village Malad T.P.S. No. _____ ward P/N situated at Malad (E) Mumbai.

* 812(pt.), 813, 821(pt.) & 844

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned In LOI U/R No. SRA/ENG/1759/PN/PL/LOI dt. 15/06/2011 IOA U/R No. SRA/ENG/2143/PN/PL/AP dt. 05/08/2011 and on following conditions.

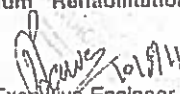
1. The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management plan.
5. If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the C.E.O. (SRA) if :-
 - (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plan.
 - (b) Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
 - (c) The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but also his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The C.E.O. (SRA) has appointed SHRI DEEPAK V. PAWAR

Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is granted for work up to plinth i.e. upto 7th level of podium top for RCC frame structure only.

For and on behalf of Local Authority
The Slum Rehabilitation Authority


Executive Engineer (SRA) II
FOR

CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

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२०२२		

SRA/ENG/2143/PN/PL/AP. 10 FEB 2011

This C.C is re-extended up to plinth level i.e upto 5th level podium top as per approved amended plans.

U/No. SRA/ENG/2143/PN/PL/AP. Dt: 27/12/2011.

[Signature]
Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/2143/PN/PL/AP. 11 SEP 2012

This C.C is further extended upto 10th upper floors [i.e from stilt with amenity floor + 10th upper floors] of Sale Residential Tower 'A' as per approved amended plan under No. SRA/ENG/2143/PN/PL/AP. Dt: 27/12/2011.

[Signature]
Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/2143/PN/PL/AP. 15 JAN 2013

This C.C. is further extended for full height (i.e upto 39th upper floors) including L.M.R., S.T.R. & O.H.T. to Sale Residential Building Tower 'A' as per approved amended Plan u/No. SRA/ENG/2143/PN/PL/AP. dtd. 27/12/2011.

[Signature]
Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/2143/PN/PL/AP. - 5 AUG 2013

C.C. is further extended for full height upto 55th upper floors) including L.M.R., S.T.R. & O.H.T. to Sale Residential Building Tower 'C' as per approved amended plan u/No. SRA/ENG/2143/PN/PL/AP. dtd. 27/12/2011.

[Signature]
Executive Engineer
Slum Rehabilitation Authority



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THIS C.C. is re-endorsed upto plinth level (i.e. top of the 5th podium slab) to all Tower A to D & full c.c. (including L.M.R. & O.H.T.) to Tower A i.e. upto 45th upper floors & full c.c. (including L.M.R. & O.H.T.) to Tower C i.e. upto 55th upper floors as per approved ammended plan to sale Residential Building U/no SRA/ENG/2143/PN/PL&STGL/AP dated 28/08/2014

[Signature]
 Executive Engineer
 Slum Rehabilitation Authority

SRA/ENG/2143/PN/PL&STGL/AP 2 DEC 2014

This c.c. is further extended for full height (i.e. upto 54th upper floors) including L.M.R., S.T.R. & O.H.T. to sale Residential Tower 'D' as per approved ammended plan under no. SRA/ENG/2143/PN/PL&STGL/AP dated 25/08/2014.

[Signature]
 Executive Engineer
 Slum Rehabilitation Authority

SRA/ENG/2143/PN/PL&STGL/AP - 2 JAN 2017

This c.c. is re-endorsed upto the plinth level (i.e. top of the 5th podium slab) to sale Tower 'D' as per approved ammended plan to sale Residential Building Under No. SRA/ENG/2143/PN/PL&STGL/AP dated 19/12/2016.



[Signature]
 Executive Engineer
 Slum Rehabilitation Authority

This c.c. is regularised upto the top slab of 4th habitable floor of Sale Tower 'B' & further extended upto the top slab of 9th habitable floors for Sale tower 'B' as per the last ammended plan approved u/no SRA/ENG/2143/PN/PL&STGL/AP dtd 19.12.2016

[Signature]
 Executive Engineer
 Slum Rehabilitation Authority

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२०२२		

SRA/ENG/2143/PN/PL & STGL/AP 16 MAY 2017

This C.C. is re-endorsed upto the plinth level (i.e. top of the 5th podium slab) to all towers 'A' to 'D'. Further re-endorsed for full height upto 45th upper floors (including L.M.R. & O.H.T.) to tower 'A' & upto 5th upper floors for tower 'B' and full C.C. upto 55th upper floors (including L.M.R. & O.H.T.) to tower 'C' and full C.C. upto 5th upper floors (including L.M.R. & O.H.T.) to tower 'D' as per approved amended plans under No. SRA/ENG/2143/PN/PL & STGL/AP dated 16/05/2017.

[Signature]

Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/2143/PN/PL & STGL/AP 26 DEC 2017

This C.C. is further extended upto 25th upper floors to tower 'B' of sale Residential Building No. 1 as per last approved amended plan under No. SRA/ENG/2143/PN/PL & STGL/AP dt. 16/05/2017.

[Signature]

Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/2143/PN/PL & STGL/AP 17 MAY 2018

C.C. is further extended upto 24th to 49th floors to tower 'D' of Building No. 1 as per approval of Ex. Eng - W.S. dt. 7-5-18. for amended plan dated 16-5-17.

[Signature]

Executive Engineer
Slum Rehabilitation Authority

SHA/ENG/2143/PN/PL & STGL/AP 26 DEC 2018

This C.C. is further re-endorsed upto 25th upper floor for sale tower 'B' and 46th upper floor for sale tower 'D' of sale building no. 1 as per approved amended plan issued by SHA/ENG/2143/PN/PL & STGL/AP dt. 17/12/18.

[Signature]

Executive Engineer
Slum Rehabilitation Authority



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23 JUN 2020

SRA/ENG/2143/PN/PL & STGL/AP (Sale Building No.1)

This C.C is further extended from 26th to 29th upper floor for Tower B and North wing 49th to 52nd upper floors, south wing 49th to 50th upper floors and west wing 49th to 51st upper floors for tower 'D' by way of regularization for sale building No.1 as per the approved amended plans under no SRA/ENG/2143/PN/PL& STGL/AP dtd 17/12/2018.

Pawar 23/06/2020
Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/2143/PN/PL & STGL/AP (Sale Building No.01)

This C.C is further extended for brick work for full height comprising of 49th to 53rd Upper floor (including L.M.R & O.H.T) to sale Tower D of Sale Building No.1 as per the last approved amended plans u/no SRA/ENG/2143/PN & STGL/AP dtd. 17/12/2018.

Pawar 20.08.2020
Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/2143/PN/PL & STGL/AP 19 6 SEP 2020

This C.C is further extended for brick work to north wing of 29th, 29th upper floor & 30th full floor & 31st east, west & north south part wing upper floor and RCC frame work C.C which upper floor & 32nd to 49th part upper floor (including tower 'B' of sale building no.1 plan submitted by Archt & 9617 as per the last approved amended plan u/no SRA/ENG/2143/PN/PL& STGL/AP dtd 17/12/2018 for the building underre reference.



Pawar 15.09.2020
Executive Engineer
Slum Rehabilitation Authority

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Maharashtra Real Estate Regulatory Authority

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

This registration is granted under section 5 of the Act to the following project under project registration number :
P51800010463

Project: *Alta Monte And Signot Plot Bearing / CTS / Survey / Final Plot No.:811 A/7pt 812 813 814 A/1 to A/4 821pt 824pt 825pt 844pt at Borivali, Borivali, Mumbai Suburban, 400097;*

1. Era Realtors Private Limited having its registered office / principal place of business at Tehsil: 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 (I) 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 27/08/2017 and ending on 27/08/2023 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act and 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. Vasanti remanand Prabhu
(Secretary, MahaRERA)
Date:27-08-2017 18:39:21

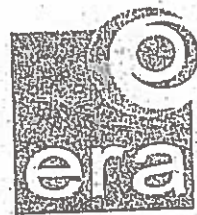
Dated: 27/08/2017
Place: Mumbai

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

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CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING NO. 06/2018-19 OF THE BOARD OF DIRECTORS OF ERA REALTORS PRIVATE LIMITED HELD ON WEDNESDAY, NOVEMBER 14, 2018 AT THE REGISTERED OFFICE OF THE COMPANY AT OMKAR HOUSE, OFF EASTERN EXPRESS HIGHWAY, OPP SION CHUNNABHATTI SIGNAL, SION (EAST), MUMBAI - 400 022 COMMENCED AT 10.00 A.M. AND CONCLUDED AT 10.30 A.M.

ITEM NO. 04: AUTHORITY TO SIGN AGREEMENT FOR SALE & OTHER ANCILLARY DOCUMENTS RELATED THERETO IN RESPECT OF PROJECT SITUATED AT MALAD, MUMBAI.

The Chairman informed the Board that the Company has undertaken a project at situated at All that pieces and parcels of land or ground bearing C.T.S. No. 811A/7 (pt.), 812, 813, 814A/1, 814A/2, 814A/3, 814A/4, 821, 824, 825(pt.) & 844 of village Malad (E) in P/North ward, Mumbai. ('said Project') and has started construction of Building/Tower for sale of Flat/Unit(s) in the said project it is necessary to enter into and execute Agreement For Sale with the Purchaser(s)/Buyer(s)/Customer(s) as per the draft placed before the table and authorized the Authorised Representative(s) of the Company to sign the said Agreement For Sale for and on behalf of the Company.

The Board after discussion considered the same and passed the following resolutions:

"RESOLVED THAT Mr. Kamal Kishore Gupta and/or Mr. Gaurav Gupta and/or Mr. Vikas Gupta and/or Mr. Tarachand Varma and/or Mr. Gaurav Varma, Authorised persons of the Company be and are hereby severally authorized for and on behalf of the Company to sign and issue letter of allotment to Purchaser(s)/Buyer(s)/customer(s) of Flat(s)/Unit(s) in said project.

RESOLVED FURTHER THAT upon issue of said letter of allotment, any one from Group A and any one from Group B as mentioned below be and are hereby jointly authorized and on behalf of the Company to sign, execute and deliver Agreement For Sale with the Purchaser(s)/Buyer(s)/Customer(s) of Flat(s)/Unit(s) in the said project on the terms and conditions as mentioned in the said Agreement For Sale draft on which placed before the meeting be and is hereby approved.



GROUP A	GROUP B
Mr. Keshari P Pathak	Mr. Ashok Kumar
Mr. Kirit H Mehta	Mr. Pilla Adi Venkata Naga Shrinivas
Mr. Vrindesh R Agarwal	Mr. Bimal A Shroff

RESOLVED FURTHER THAT the said Authorised Signatories be and are hereby jointly authorized for and on behalf of the Company to sign other ancillary documents, fit-out letters, possession letters, cancellation letters, demand letters, annexures covering amenities and such other agreements, deeds, documents in relation thereto and to do all such acts, deeds, matters and things which may deem necessary, incidental or desirable in this respect.

RESOLVED FURTHER THAT the said Authorised Signatories be and are hereby jointly authorised for and on behalf of the Company to admit, appear, register and represent before the Office of Registrar and

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Sub-Registrar of Assurances, Mumbai or any other concerned statutory or regulatory authority for the purpose of registration of the said Agreement For Sale and such other documents related thereto and further authorized to delegate power of said admission and registration of Agreement for Sale and other related documents to any of their constituted attorney(s) appointed through Power of Attorney.

RESOLVED FURTHER THAT the Common Seal of the Company if require, be affix on the said Agreement For Sale and other related documents in terms of the Articles of Association of the Company.

RESOLVED FURTHER THAT a certified true copy of this resolution issued under signature of any of the Directors of the Company be submitted to whomsoever it may concern."

CERTIFIED TRUE COPY
FOR ERA REALTORS PRIVATE LIMITED


DIRECTOR



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ERA REALTORS PRIVATE LIMITED

Omkar House, Off Eastern Express Highway, Opp. Sion-Ghanshyam Road, Sion (E), Mumbai - 400 022, India
T +91 22 66254100 F +91 22 24034066 E contact@omkar.com CIN U11200MH2008PTC181897

जायकर विभाग
INCOME TAX DEPARTMENT
ERA REALTORS PRIVATE LIMITED
05/05/2008
Permanent Account Number
ABCE9761

भारत सरकार
GOVT OF INDIA



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KIRAN INFRA DEVELOPERS

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE PARTNERS OF KIRAN INFRA DEVELOPERS LLP HELD AT THE REGISTERED OFFICE OF THE FIRM AT 401 PUSHPANJLI BUILDING, TARUN BHARAT SOCIETY, CHAKALA, ANDHERI (E) MUMBAI-400099 ON 10TH February 2021 AT 11.00 AM

"RESOLVED THAT" the Consent of the Board be and is hereby accorded for the execution and signing of the Agreement to be entered into between the FIRM and other Third party with which the agreement entered, which is placed for the purpose of identification

"RESOLVED FURTHER THAT Mr. Mitesh Babulal Varma and Mr Umesh Dwarka Prasad Morwal be Designated Partner of the Firm be and are severally hereby authorized to negotiate, finalize and execute the agreements and documents on behalf of the Firm and do all such acts, matters, deeds and things and to take all steps and do all things and give such directions as may be required, necessary, expedient or desirable for giving effect to the said Agreement".

"RESOLVED FURTHER THAT the aforesaid power entrusted to the said Partner shall be and be effective unless revoked earlier by the Firm or shall be exercisable by him so long as he is in the concerned to the Firm."

"RESOLVED FURTHER THAT a certified copy of the resolution be given to anyone concerned or interested in the matter."

Certified True Copy,

For KIRAN INFRA DEVELOPERS LLP

उमेश कोरवाम

Designated Partner



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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AASF K9377J



नाम / Name
KIRAN INFRA DEVELOPERS LLP

निगमन / गठन की तारीख
Date of Incorporation / Formation
13/10/2017

For KIRAN INFRA DEVELOPERS LLP


Partner / Authorised Signatory



बरल - १		
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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MITESHKUMAR BABULAL VARMA
BABULAL NANUBHAI VARMA

06/05/1998
Permanent Account Number
BAKPV1363G

Signature



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ભારત સરકાર
Government of India

મિતેશકુમાર બાબુલાલ વર્મા
Miteshkumar Babulal Varma
જન્મ તારીખ / DOB : 06/05/1998
પુરુષ / Male

5617 4162 6467

આધાર - સામાન્ય માણસનો અધિકાર

Hilary

આધાર
Unique Identification Authority of India

સરનામું:
9, શાસ્ત્રી નગર સોસાયટી, તાલુકા
પંચાયત પાછળ, બારડોલી, ગુજરાત,
બારડોલી જિલ્લો, 394601

Address:
9, Shastri Nagar Society, Behind
Taluka Panchayat, Bardoli, Surat,
Bardoli, Gujarat, 394601

5617 4162 6467

1927
1800 300 4947

help@uidai.gov.in

www.uidai.gov.in



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घोषणापत्र

मी सचिन चांदलेकर याद्वारे घोषित करतो कि, दुय्यम निबंधक बोरिवली 1 यांचे कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. इरा रियल्टर्स प्रा लि आणि ओमकार रियल्टर्स अँड डेव्हलपर्स प्रा लि चे ऑथो सिग्रेटरी केशरी प्रसाद पाठक आणि अशोक कुमार सरावगी व इतर यांनी दि. 28/11/2018 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी सदर दस्त नोंदणीस सादर केला आहे / निष्पादित करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेली नाही किंवा अन्य कोणत्याही कारणांमुळे कुलमुखत्यारपत्र रद्दबाबत ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृत करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलाम ८२ अन्वये शिक्षेस मी पात्र राहिन याची जाणीव आहे.

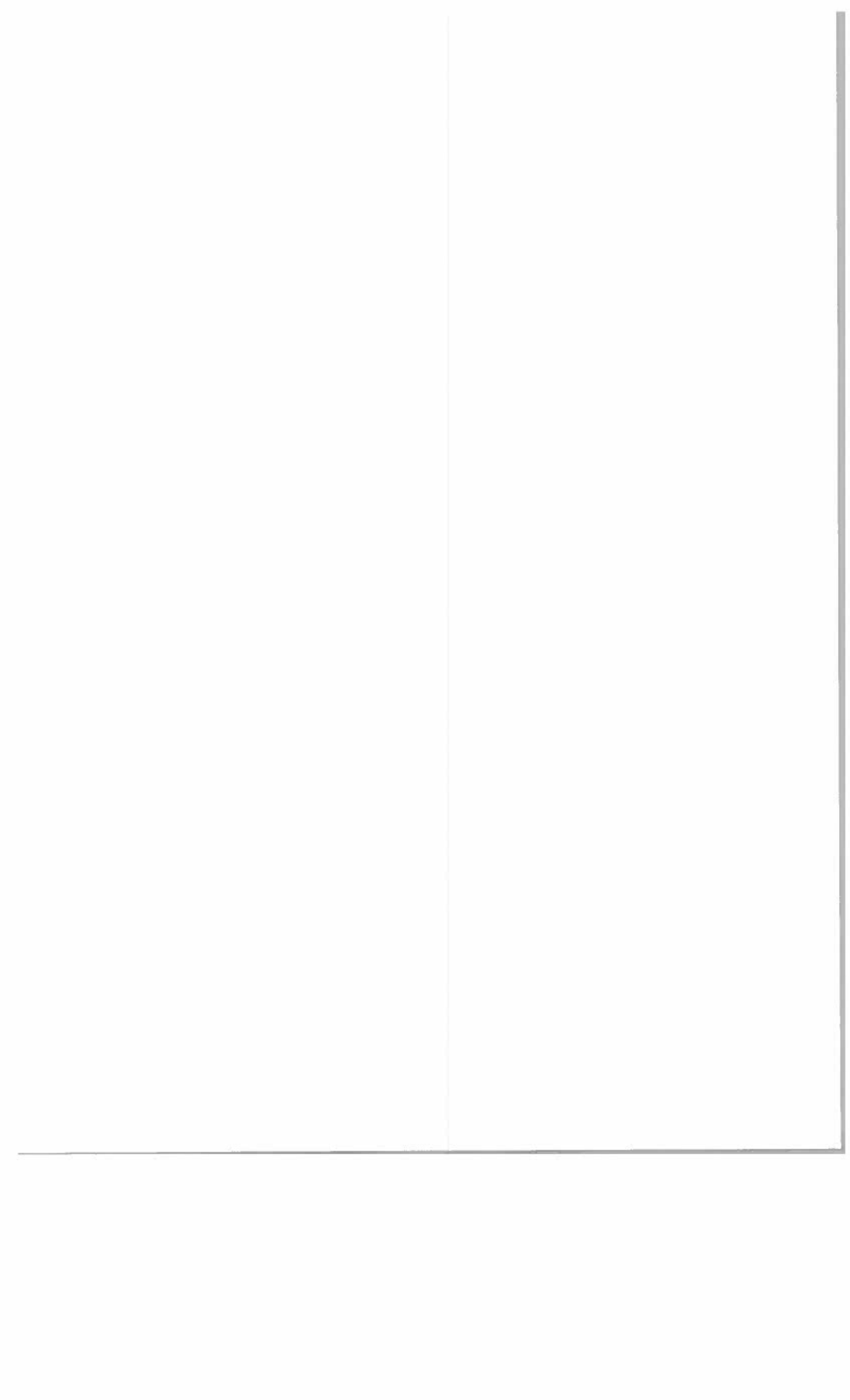
Shonela

कुलमुखत्यारपत्रधारकाचे नाव व पत्ती

दिनांक 30/8/2022



बरल - १		
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Malad -

450/9315

पावती

Original/Duplicate

Thursday, November 29, 2018

नोंदणी क्र. :39म

3:55 PM

Regn.:39M

पावती क्र.: 10601 दिनांक: 29/11/2018

गावाचे नाव: सायन

दस्तऐवजाचा अनुक्रमांक: बबई3 -9315-2018

दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: ओमकार रियल्टर्स अँड डेव्हलपर्स प्रा. ली आणि इरा रियल्टर्स प्रा ली चे ऑथो. सिमेटरी किराट एच मेहता -

नोंदणी फी रु. 100.00

दस्त हाताळणी फी रु. 720.00

पृष्ठांची संख्या: 36

एकूण:

रु. 820.00

आपणास मूळ दस्त ,धंबनेल प्रिंट,सूची-२ अंदाजे

3:26 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, मुंबई-3

बाजार मुल्य: रु. 1/-

मोबदला रु.0/-

भारलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: By Cash रक्कम: रु 100/-

2) देयकाचा प्रकार: By Cash रक्कम: रु 720/-

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सह निबंधक
मुंबई-३

बरल - १		
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CHALLAN
MTR Form Number-6



GGN	MH008721369201818E	BARCODE	[Barcode]		Date	28/11/2018-12:13:25	Form ID	25.2
Department Inspector General Of Registration				Payer Details				
Type of Payment Stamp Duty				TAX ID (If Any)				
				PAN No.(If Applicable)				
Office Name BOM2_JT SUB REGISTRAR MUMBAI CITY 2				Full Name		Omkar Realtors amp Developers Pvt Ltd And		
Location MUMBAI						Other		
Year 2018-2019 One Time				Flat/Block No.		Omkar House, Off Eastern Express Highway,		
Account Head Details			Amount In Rs.		Premises/Building			
0030045501 Sale of NonJudicial Stamp			500.00		Road/Street		Opp Sion Chunabhatti Signal,	
				Area/Locality		Sion (East) Mumbai		
				Town/City/District				
				PIN		4 0 0 0 2 2		
				Remarks (if Any)				
				SecondPartyName=Ravi...				
				Amount In		Five Hundred Rupees		
Total				500.00		Words		
Payment Details BANK OF MAHARASHTRA				FOR USE IN RECEIPT BANK				
Cheque-DD Details				Bank CIN		Ref. No. 023000420181...		
Cheque/DD No.				Bank Date		RBI Date 28/11/2018-12:14:09		
Name of Bank				Bank-Branch		BANK OF MAHARASHTRA		
Name of Branch				Scroll No. , Dale		Not Verified with Scroll		



Department ID: [Blank] Mobile No. 9819978223
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर घलन केवल दुय्यम निबंधक कार्यालयत नोंदणी करवयाच्या दस्तासठी लागू आहे. नोंदणी न करवयाच्या दस्तासठी सदर घलन लागू नाही.

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CHALLAN
MTR Form Number-6



GRN	MH008721369201819E	BARCODE	[Barcode]		Date	28/11/2018-12:13:25	Form ID	25.2	
Department				Inspector General Of Registration					
Type of Payment				Stamp Duty					
Office Name				BOM2_JT SUB REGISTRA MUMBAI CITY 2		Full Name			Omkar Roators amp Developers Pvt Ltd And
Location				MUMBAI		Other			
Year				2018-2019 One Time		Flat/Block No.			Omkar House, Off Eastern Express Highway,
Account Head Details				Amount In Rs.		Premises/Building			
0030045501 Sale of NonJudicial Stamp				500.00		Road/Street			Opp. Sion Chunabhatti Signal,
						Area/Locality			Sion (East) Mumbai
						Town/City/District			
						PIN			2 2
						Remarks (If Any)			
						SecondPartyName=Run			
						Add Others			
						Amount In			Five Hundred Rupees Only
				500.00		Words			
Payment Details				BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.		02300042018112806959 627270426	
Cheque/DD No.				Bank Date		RBI Date		28/11/2018-12.14.02 Not Verified with RBI	
Name of Bank				Bank-Branch		BANK OF MAHARASHTRA			
Name of Branch				Scroll No. , Date		81129 , 29/11/2018			



Department ID: 9819978223
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only if it is registered in the office of the Sub Registrar.
 सदर चलन केवल दृश्य निबंधक कार्यालय में ही दर्ज किया जा सकता है। अन्यथा यह अमान्य माना जाएगा।

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Unit Id	Defacement Amount
1	(IS)-450-9315	00048	28-11-2018	1819	500.00
Total Defacement Amount					500.00

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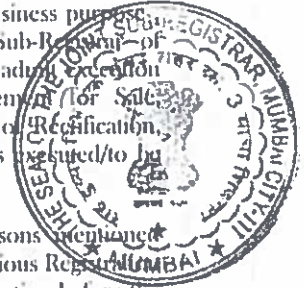
Malad

POWER OF ATTORNEY

To All To Whom These Present Shall Come We, (1) Kirit H. Mehta, (2) Keshari Prasad Pathak, (3) Vrindesh R. Agarwal, (4) Ashok Kumar Sarogi, (5) Pilla Adi Venkata Naga Shrinivas and (6) Bimal A. Shroff, adults, Indian inhabitants authorized signatories of (1) Omkar Realtors & Developers Pvt. Ltd. and (2) Era Realtors Pvt. Ltd. all having their respective offices having office address at Omkar House, Off Eastern Express Highway, Opp. Sion Chunabhatti Signal, Sion (East) Mumbai-100 022 do hereby Send Greetings:-

Whereas:-

- (a) We, have to execute/executed various Deeds, Documents, Agreements, Agreement for Sale, Declarations, Writings, Undertakings, Deed of Mortgage, Deed of Rectification, Deed of Re-Conveyance of Mortgage and any other Documents which are of registrable nature in respect of the property more particularly described in the Schedule of Property written hereunder (herein after referred to as "the said Property") or in respect of any part or portion thereof or any structure/s constructed on the said Property or any part thereof;
- (b) In view of our official pre-occupation and travelling abroad for business purposes we are unable to present ourselves before the concerned Sub-Registrar of Assurances and/or such other registering authorities to lodge and admit execution of all such aforesaid Deeds, Documents, Agreements, Agreement for Sale, Declarations, Writings, Undertakings, Deed of Mortgage, Deed of Rectification, Deed of Re- Conveyance of Mortgage and any other Documents executed by us;
- (c) We therefore, intend to appoint, nominate and constitute persons hereunder to be our true and lawful attorney/s to appear before various Registrar offices in Mumbai and Mumbai suburban to lodge and admit execution before the concerned registering authorities/ officials, all such Deeds, Documents, Agreements, Agreement for Sale, Declarations, Writings, Undertakings, Deed of Mortgage, Deed of Rectification, Deed of Re-Conveyance of Mortgage and any other Documents executed/to be executed by us with regard to the said Property or in respect of any part or portion thereof or any structure/s constructed on the said Property or any part thereof;



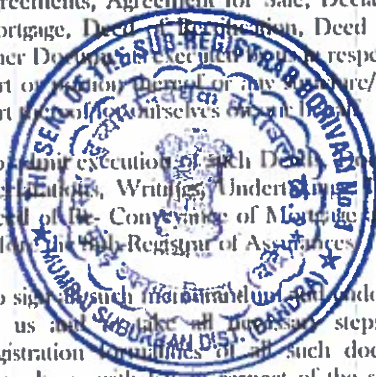
K.P. Pathak

Now Know Ye All And These Presents Witnesseth that We, (1) Kirit H. Mehta, (2) Keshari Prasad Pathak, (3) Vrindesh R. Agarwal, (4) Ashok Kumar Sarogi, (5) Pilla Adi Venkata Naga Shrinivas and (6) Bimal A. Shroff, hereby appoint, nominate and constitute (1) Ravi Dixit, (2) Vijay Kunder, (3) Sachin Ramesh Chandlekar, (4) Mohammad Shahid Raza and (5) Rahul Chhajed having their office address at Omkar House, Off Eastern Express Highway, Opp. Sion-Chunabhatti Signal, Sion (E), Mumbai-100 022 to be our true and lawful Attorneys to severally do the following acts, deeds, matters and things on our behalf in respect of the said Property more specifically set out in the Schedule written hereunder;

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- 1. To appear before the Sub-Registrar of Assurance or any other Competent Authority and to lodge for adjudication and/or registration, the Deeds, Documents, Agreements, Agreement for Sale, Declarations, Writings, Undertakings, Deed of Mortgage, Deed of Rectification, Deed of Re- Conveyance of Mortgage and any other Documents executed by us in respect of the said Property or in respect of any part or portion thereof or any structure/s constructed on the said Property or any part thereof or ourselves or our heirs;
- 2. To admit execution of such Deeds, Documents, Agreements, Agreement for Sale, Declarations, Writings, Undertakings, Deed of Mortgage, Deed of Rectification, Deed of Re- Conveyance of Mortgage and any other Documents executed by us before the Sub-Registrar of Assurances;
- 3. To sign such memoranda and endorsements on such documents so executed by us and take all necessary steps to properly register and complete all registration formalities of all such documents executed by us as aforesaid in accordance with law in respect of the said Property or in respect of any part or



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portion thereof or any structure/s constructed on the said Property or any part thereof.

4. To do all acts, deeds, matters and things for getting all such Deeds, Documents, Agreements, Agreement for Sale, Declarations, Writings, Undertakings, Deed of Mortgage, Deed of Rectification, Deed of Re-Conveyance of Mortgage and any other Documents duly registered with the Sub-Registrar of Assurances or any other Competent Authority as our Lawful Attorney deems fit and proper.
5. Receive back the said documents from the Sub-Registrar of Assurance and or any other Competent Authority and give effective and valid receipt and discharge thereof.
6. Apply for and obtain certified copies or true copies of such documents, when duly registered.

The powers conferred upon our Attorneys are to be construed as widely as possible.

We Do Hereby agree to ratify and confirm all and whatsoever our said Attorneys shall lawfully do or cause to be done in the premises aforesaid by virtue of these present.

Schedule of Property

All that pieces and parcels of land or ground bearing C.T.S. No. 811A/7 (pt.), 812, 814A/1, 814A/2, 814A/3, 814A/4, 821, 824, 825(pt.) & 844 of village Malad (E) in 1/North ward, Mumbai.

In Witness Whereof we have hereunto set our hands and seal at Mumbai on this 28th day of November, 2018.

Signed & Delivered by the within named)

(1) Kirit H. Mehta)

(2) Keshari Prasad Pathak)

(3) Vrindesh R. Agarwal)

(4) Ashok Kumar Sarogi)

(5) Pilla Adi Venkata Naga Shrinivas)

(6) Bimal A. Shroff)

Authorised Signatories of

(1) Omkar Realtors & Developers Pvt. Ltd.

(2) Era Realtors Pvt. Ltd.

in the presence of

1.

2.

बबई - ३५		
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बबई - १		
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२०२२		




We Accept:-


(1) Ravi Dixit


(2) Vijay Kunder


(3) Sachin Ramesh Chandekar


(4) Moharunad Shahid Raza


(5) Rahul Chhajed

Photographs of

Left Hand Thumb Impression of



(Kirit H. Mehta)



(Kirit H. Mehta)



(Keshari Prasad Pathak)



(Keshari Prasad Pathak)

रजिस्ट्रार - ३४		
८३५५	६	३६
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बरल - १		
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(Vrindesh R. Agarwal)



(Vrindesh R. Agarwal)

Photographs of

Left Hand Thumb Impression of



(Ashok Kumar Saraogi)

(Ashok Kumar Saraogi)



(Pilla Adi Venkata Naga Shrinivas)

(Pilla Adi Venkata Naga Shrinivas)



(Bimal A. Shroff)

(Bimal A. Shroff)



(Ravi Dixit)

(Ravi Dixit)



(Vijay Kunder)

(Vijay Kunder)



बरल - १		
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बबड		
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Photographs of

Left Hand Thumb Impression of



(Sachin Ramesh Chandekar)



(Sachin Ramesh Chandekar)



(Mohammad Shahid Raza)



(Mohammad Shahid Raza)



(Rahul Chhajed)



(Rahul Chhajed)



बरल - १		
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CERTIFIED TRUE COPY OF THE EXTRACT OF MINUTES OF MEETING NO. 24/2018-19 OF THE BOARD OF DIRECTORS OF OMKAR REALTORS & DEVELOPERS PRIVATE LIMITED HELD ON WEDNESDAY, NOVEMBER 14, 2018 AT THE REGISTERED OFFICE OF THE COMPANY AT OMKAR HOUSE, OFF EASTERN EXPRESS HIGHWAY, OPP. SION CHUNNABHATTI SIGNAL, SION (EAST), MUMBAI - 400 022 COMMENCED AT 10.00 A.M. AND CONCLUDED AT 10.30 A.M.

ITEM NO. 11:- AUTHORITY TO SIGN AGREEMENT FOR SALE & OTHER ANCILLARY DOCUMENTS RELATED THERETO IN RESPECT OF PROJECT SITUATED AT MALAD, MUMBAI.

The Chairman informed the Board that the Company has undertaken a project at situated at All that pieces and parcels of land or ground bearing C.T.S. No. 811A/7 (pt.), 812, 813, 814A/1, 814A/2, 814A/3, 814A/4, 821, 824, 825(pt.) & 844 of village Malad (E) in P/North ward (All the said Project) and has started construction of Building/Tower for sale of Flat/Unit(s) in the said project. It is necessary to enter into and execute Agreement For Sale with the Purchaser(s)/Buyer(s)/Customer(s) as per the draft placed before the table and authorized the Authorised Representative(s) of the Company to sign the said Agreement For Sale for and on behalf of the Company.

The Board after discussion considered the same and passed the following resolutions:

“RESOLVED THAT Mr. Kamal Kishore Gupta and/or Mr. Gaurav Gupta Director of the Company and/or Mr. Vikas Gupta and/or Mr. Tarachand Varma and/or Mr. Gaurav Varma, Authorised Signatory of the Company be and are hereby severally authorised for and on behalf of the Company to sign and issue letter of allotment to Purchaser(s)/Buyer(s)/customer(s) of Flat(s)/Unit(s) in said project.

RESOLVED FURTHER THAT upon issue of said letter of allotment, any one from group A and any one from Group B as mentioned below be and are hereby jointly authorized for and on behalf of the Company to sign, execute and deliver Agreement For Sale with the Purchaser(s)/Buyer(s)/Customer(s) of Flat(s)/Unit(s) in the said project on the terms and conditions as mentioned in the said Agreement For Sale draft of which placed before the meeting be and is hereby approved.

GROUP A	GROUP B	बसल - १	
Mr. Keshari P Pathak	Mr. Ashok Kumar Sarangi	849	03 990
Mr. Kirit H Mehta	Mr. Pilla Adi Venkata Naga Shrinivas		
Mr. Vrindesh R Agarwal	Mr. Bimal A Shroff		
२०२२			

RESOLVED FURTHER THAT the said Authorised Signatories be and are hereby jointly authorized for and on behalf of the Company to sign other ancillary documents, fit-out letters, possession letters, cancellation letters, demand letters, annexures covering amenities and such other agreements, deeds, documents in relation thereto and to do all such acts, deeds, matters and things which may deem necessary, incidental or desirable in this respect.

Sanchof

बसल - ३		
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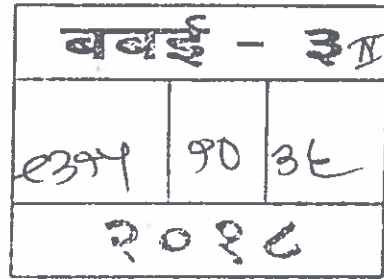
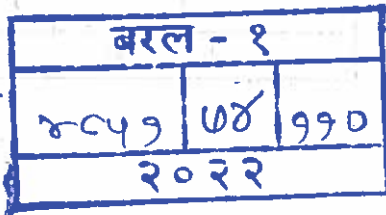
RESOLVED FURTHER THAT the said Authorised Signatories be and are hereby jointly authorised for and on behalf of the Company to admit, appear, register and represent before the Office of Registrar and Sub-Registrar of Assurances, Mumbai or any other concerned statutory or regulatory authority for the purpose of registration of the said Agreement For Sale and such other documents related thereto and further authorized to delegate power of said admission and registration of Agreement for Sale and other related documents to any of their constituted attorney(s) appointed through Power of Attorney.

RESOLVED FURTHER THAT the Common Seal of the Company if require, be affix on the said Agreement For Sale and other related documents in terms of the Articles of Association of the Company.

RESOLVED FURTHER THAT a certified true copy of this resolution issued under signature of any of the Directors of the Company be submitted to whomsoever it may concern."

CERTIFIED TRUE COPY
FOR OMKAR REALTORS & DEVELOPERS PRIVATE LIMITED


DIRECTOR/COMPANY SECRETARY





मास्टर, :वाई. आर.
Form I, R.
निगमन वर प्रमाण-पत्र

CERTIFICATE OF INCORPORATION

M. No. U 70100 MH 2005 PTC 157754 of Date

मैं एतद्वारा प्रमाणित करता हूँ कि आज

कम्पनी अधिनियम (1956 का. सं. 1) के अर्थात् निगमित की गई है और कम्पनी का नाम **OMKAR REALTORS & DEVELOPERS PRIVATE LIMITED** है।
I hereby certify that **OMKAR REALTORS & DEVELOPERS PRIVATE LIMITED** Company is limited.

Part IX of

is this day incorporated under the Companies Act, 1956 (No. 1 of 1956) Company is limited.

मेरे हस्ताक्षर से अर्थ में _____ को दिया गया।
Given under my hand at **MUMBAI** this **SECOND**
day of **DECEMBER** Two Thousand **FIVE**

(Signature)
M. JAYAKUMAR
Asstt. Registrar of Companies
Maharashtra, Mumbai



बरल - १
२८५९ ७५ ११०
२०२२

बबई - ३५
७३५ ९९ ३६
२०२८

जे. एम्. सी. J.S.C.-1
119/एम. एफ. एस्. सिविल/कॉर्पो/१२-२०-०००-३-४-०३-GIP/जनासुना
119/एम. एफ. एस्. सिविल/कॉर्पो/१२-२०-०००-३-४-०३-GIPG.

Mobile No. 9004496238

MINISTRY OF CORPORATE AFFAIRS
CHALLAN
G.A.R.7

Civil

Challan No. : A99135725

Challan Date : 26/11/2010

HDFC

Expiry Date : 03/12/2010

Challan money paid into.....(BANK)

Fort

.....(BRANCH)

By Whom tendered

Name : VIRAJ N PANCHAL
Address : OMKAR ESQUARE, OFF EASTERN EXPRESS HIGHWAY
OPP. SION CHUNNABHATTI SIGNAL,
SION (EAST)
MUMBAI, MAHARASHTRA, 400022

Entity on whose behalf money is paid

CIN : U70100MH2005PTC157754
Name : OMKAR REALTORS & DEVELOPERS PRIVATE LIMITED
Address : OMKAR ESQUARE, OFF EASTERN EXPRESS HIGHWAY,
OPP. SION CHUNNABHATTI SIGNAL, SION (EAST),
MUMBAI, MAHARASHTRA
INDIA - 400022



Full Particulars of Remittance

Service Type: eFiling

Service Description	Type of Fee	Amount (Rs)
Fee For Form 18	Normal	500.00
	Total	500.00

Head of Account : 1475001050000: Other general economic services, Regulation of Joint Stock Companies

Accounts Officer by whom adjustable : Pay & Accounts Officer, Ministry of Corporate Affairs, New Delhi

Rupees(In words): Five Hundred only

Mode of Payment: Cash Cheque Demand Draft

Cheque/Demand Draft details: No. : Dated :
Drawn on.....(Bank).....(Branch)

Date: 29/11/2010 Signature of the Remitter: [Signature]

Note: Cheque/Demand Draft should be locally payable and drawn in favour of "Pay & Accounts Officer, Ministry of Corporate Affairs, New Delhi"

(For Bank use only)

Received Payment Rupees(words) :

Date: Bank Officer: [Signature]

(For Office use only)

Received Payment Rupees(words) : २०९६

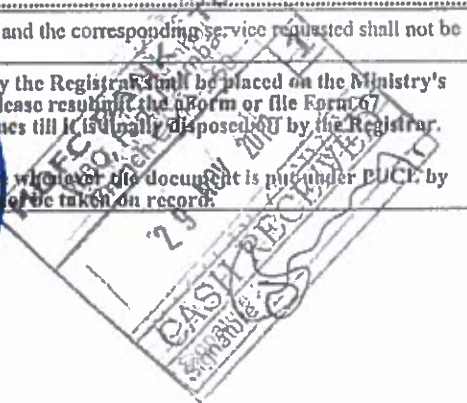
Date: Cashier: [Signature]

Disclaimer: Payment done at the bank after the challan is accepted will be rejected and the corresponding service requested shall not be accepted

Note : The defects or incompleteness in any application in this Form as noticed by the Registrar shall be placed on the Ministry's website (www.mca.gov.in). In case the challan is marked as IES or PIS, please resubmit the a form or file Form 67 (Addendum) respectively. Please track the status of your transaction at all times till it is finally disposed off by the Registrar. (Please refer Regulation 17 of the Companies Regulation, 1956)

It is compulsory to file Form 67 (Addendum) electronically within the specified time limit. If the document is put under PUCI by the ROC, failing which the system will treat the document as invalid and will not be taken on record.

804910E990
२०२२



FORM 18

Notice of situation or change of situation of registered office

[Pursuant to section 146 of the Companies Act, 1956]

Form Language English हिन्दी

Note - All fields marked in * are to be mandatorily filled.

1. * This form is for New company Existing company

2. (a) * Form 1A reference number (Service request number (SRN) of Form 1A) or corporate identity number (CIN) of company

U70100MH2005PTC157754

(b) Global location number (GLN) of company

Pre-Fill

3.(a) Name of the company

OMKAR REALTORS & DEVELOPERS PRIVATE LIMITED

(b) Address of the registered office of the company

OMKAR ESQUARE, OFF EASTERN EXPRESS HIGHWAY,
OPP. SION CHUNNABHATTI SIGNAL, SION (EAST),
MUMBAI
Maharashtra
INDIA
400022

(c) Name of office of existing Registrar of Companies(RoC)

Registrar of Companies, Mumbai

(d) Purpose of the form

- Change within local limits of city, town or village
 Change outside local limits of city, town or village
 Change in office of RoC within same state
 Change in state within office of same RoC
 Change in state outside office of existing RoC

4. Notice is hereby given that

(a) The address of the registered office of the company with effect from

25/11/2010 (DD/MM/YYYY) is

The date of incorporation of the company is

*Address Line I OMKAR HOUSE, OFF EASTERN EXPRESS HIGHWAY,

Line II OPP. SION CHUNNABHATTI SIGNAL, SION(EAST),

* City MUMBAI

* District Mumbai City

* State Maharashtra-MH

* Country INDIA

* Pin code 400022

* e-mail ID viraj.panchal@omkarcorp.com

(b) * Name of office of proposed RoC or new RoC

Registrar of Companies, Mumbai

(c) The full address of the police station under whose jurisdiction the registered office of the company is situated

* Name SION POLICE STATION

* Address Line I NEXT TO KING CIRCLE RAILWAY STATION

Line II DR. AMBEDKAR ROAD,

* City MUMBAI

* State Maharashtra-MH

* Pin code 400022

5.(a) SRN of Form23

(b) SRN of relevant form

(Mention the SRN of related Form 1AD, 21; if applicable)

6.(a) Date of order of company law board (CLB) or any other competent authority

(DD/MM/YYYY)

(b) Petition number

Attachments

List of attachments

1. Optional attachment(s) - if any

Attach

Remove Attachment



Verification

To the best of my knowledge and belief, the information given in this form and its attachments is correct and complete.

I have been authorised by the Board of directors/ resolution number

dated 25/11/2010

to sign and submit this form

(DD/MM/YYYY)

I am authorised to sign and submit this form.

To be digitally signed by

Director or director or manager or secretary of the company



Director

* Director identification number of the director or Managing Director; or income-tax permanent account number (income-tax PAN) of the manager; or Membership number, if applicable or income-tax PAN of the secretary (secretary of a company who is not a member of ICSI, may quote his/ her income-tax PAN)

01189690

Certificate

I hereby certify that I have verified the above particulars (including attachment(s)) from the records of

बबई MKAR REALTORS & DEVELOPERS PRIVATE LIMITED

and found them to be true and correct. I further certify that all required attachment(s) have been completely attached to this form.

e377

Chartered accountant (in whole-time practice) or Cost accountant (in whole-time practice) or

Company secretary (in whole-time practice)

Whether associate or fellow

Fellow

Membership number or certificate of practice number

48133

बरल १

Modify

For use only:

8049

1001990

eForm Service request number

Digital signature of the authorising officer

This e-Form is hereby registered

Date of signing



Scrutiny

Submit

File filing details

eForm filing date

(DD/MM/YYYY)

Confirm submission

(DD/MM/YYYY)



CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING NO. 06/2018-19 OF THE BOARD OF DIRECTORS OF ERA REALTORS PRIVATE LIMITED HELD ON WEDNESDAY, NOVEMBER 14, 2018 AT THE REGISTERED OFFICE OF THE COMPANY AT OMKAR HOUSE, OFF EASTERN EXPRESS HIGHWAY, OPP SION CHUNNABHATTI SIGNAL, SION (EAST), MUMBAI - 400 022 COMMENCED AT 10.00 A.M. AND CONCLUDED AT 10.30 A.M.

ITEM NO. 04:- AUTHORITY TO SIGN AGREEMENT FOR SALE & OTHER ANCILLARY DOCUMENTS RELATED THERETO IN RESPECT OF PROJECT SITUATED AT MALAD, MUMBAI.

The Chairman informed the Board that the Company has undertaken a project situated at all that pieces and parcels of land or ground bearing C.T.S. No. 811A/7 (pt.), 812, 813, 814A/1, 814A/2, 814A/3, 814A/4, 821, 824, 825(pt.) & 844 of village Malad (E) in P/North ward, Mumbai. (Said Project) has started construction of Building/Tower for sale of Flat/Unit(s) in the said project it is necessary to enter into and execute Agreement For Sale with the Purchaser(s)/Buyer(s)/Customer(s) as per the draft placed before the table and authorized the Authorised Representative of the Company to sign the said Agreement For Sale for and on behalf of the Company.



The Board after discussion considered the same and passed the following resolutions:

"RESOLVED THAT Mr. Kamal Kishore Gupta and/or Mr. Gaurav Gupta and/or Mr. Vikas Gupta and/or Mr. Tarachand Varma and/or Mr. Gaurav Varma, Authorised persons of the Company be and are hereby severally authorised for and on behalf of the Company to sign and issue letter of allotment to Purchaser(s)/Buyer(s)/customer(s) of Flat(s)/Unit(s) in said project.

Handwritten initials and numbers: CB99, 98, 3E, 2022

RESOLVED FURTHER THAT upon issue of said letter of allotment, any one from group A and any one from Group B as mentioned below be and are hereby jointly authorized for and on behalf of the Company to sign, execute and deliver Agreement For Sale with the Purchaser(s)/Buyer(s)/ Customer(s) of Flat(s)/Unit(s) in the said project on the terms and conditions as mentioned in the said Agreement For Sale draft of which placed before the meeting be and is hereby approved.

GROUP A	GROUP B	
Mr. Keshari P Pathak	Mr. Ashok Kumar Saraogi	बल - १
Mr. Kirit H Mehta	Mr. Pilla Adi Venkata Naga Shrinivas	
Mr. Vrindesh R Agarwal	Mr. Bimal A Shroff	२५९ we ९९०
		२०२२

RESOLVED FURTHER THAT the said Authorised Signatories be and are hereby jointly authorized for and on behalf of the Company to sign other ancillary documents, fit-out letters, possession letters, cancellation letters, demand letters, annexures covering amenities and such other agreements, deeds, documents in relation thereto and to do all such acts, deeds, matters and things which may deem necessary, incidental or desirable in this respect.

RESOLVED FURTHER THAT the said Authorised Signatories be and are hereby jointly authorised for and on behalf of the Company to admit, appear, register and represent before the Office of Registrar and

Handwritten signature



Sub-Registrar of Assurances, Mumbai or any other concerned statutory or regulatory authority for the purpose of registration of the said Agreement For Sale and such other documents related thereto and further authorized to delegate power of said admission and registration of Agreement for Sale and other related documents to any of their constituted attorney(s) appointed through Power of Attorney.

RESOLVED FURTHER THAT the Common Seal of the Company if require, be affix on the said Agreement For Sale and other related documents in terms of the Articles of Association of the Company.

RESOLVED FURTHER THAT a certified true copy of this resolution issued under signature of any of the Directors of the Company be submitted to whomsoever it may concern."

CERTIFIED TRUE COPY
FOR ERA REALTORS PRIVATE LIMITED


DIRECTOR



बबई - 3A		
8394	3E	3E
2022		

बबई - 1		
8249	CO	990
2022		





प्रारूप 1
पंजीकरण प्रमाण-पत्र

कॉर्पोरेट पहचान संख्या : U45200MH2008PTC181897

2008 - 2009

मैं एतद्वारा सत्यापित करता हूँ कि मैसर्स

Era Reallors Private Limited

का पंजीकरण, कम्पनी अधिनियम 1956 (1956 का 1) के अंतर्गत आज किया गया है और यह कम्पनी प्राइवेट लिमिटेड है।

यह निगमन-पत्र आज दिनांक पांच मई दो हजार आठ को मेरे हस्ताक्षरों में जारी किया जाता है।

Form 1
Certificate of Incorporation

Corporate Identity Number : U45200MH2008PTC181897

2008

I hereby certify that Era Reallors Private Limited is this day incorporated under the Companies Act, 1956 (No. 1 of 1956) and that the company is private limited.

Given under my hand at Mumbai this Fifth day of May Two Thousand and Eight.



सहायक कम्पनी रजिस्ट्रार / Assistant Registrar of Companies

महाराष्ट्र, मुंबई
Maharashtra, Mumbai

कम्पनी रजिस्ट्रार के कार्यालय अभिलेख में उपलब्ध पत्राचार का पता
Mailing Address as per record available in Registrar of Companies office
Era Reallors Private Limited
OM SHIV SAI CO OP HSG SOCIETY, CHUNABHATTI, JUNCTION, VASANT NAG NAIK MAHARG
SION,
MUMBAI - 400022,
Maharashtra, INDIA

बरल - १		
४८५	७	१०
२०२२		

बबई - ३५		
२५	१६	३६
२०२०		

FORM 18

[Pursuant to section 146 of the Companies Act, 1956]

Notice of situation or change of situation of registered office

Form Language English Hindi

Note - All fields marked In are to be mandatorily filled.

1 This form is for New company Existing company

2 (a) Form 1A reference number (Service request number (SRN) of Form 1A) or corporate identity number (CIN) of company

U45200MH2009PTC151097

(b) Global location number (GLN) of company

Pre-filled

3 (a) Name of the company Era Realtors Private Limited

(b) Address of the registered office of the company

OMKAR ESQUARE OFF EASTERN EXPRESS HIGHWAY
OPP SION CHUN NABHATTI SIGNAL, SION (EAST)
MUMBAI
Maharashtra
INDIA
400022



(c) Name of office of existing Registrar of Companies (RoC)

Registrar of Companies, Mumbai

(d) Purpose of the form

- Change within local limits of city, town or village
- Change outside local limits of city, town or village
- Change in office of RoC within same state
- Change in state within office of same RoC
- Change in state outside office of existing RoC

4 Notice is hereby given that

(a) The address of the registered office of the company with effect from

17/12/2010 DD/MY/Y, is

The date of incorporation of the company is

Address Line I OMKAR HOUSE OFF EASTERN EXPRESS HIGHWAY

Line II OPP SION CHUN NABHATTI SIGNAL, SION (EAST)

City MUMBAI

District Mumbai City

State Maharashtra-MH

Country INDIA

Pin code 400022

e-mail ID viraj.panchal@omkarcorp.com

(b) Name of office of proposed RoC or new RoC

Registrar of Companies, Mumbai

(c) The full address of the police station under whose jurisdiction the registered office of the company is situated

Name SION POLICE STATION

Address Line I NEXT TO KING CIRCLE RAILWAY STATION

Line II DR AMBEDKAR ROAD

MUMBAI

Maharashtra

400022



बरल - १		
8549	CA	0990
2022		

बरल - ४ II		
५६९	१६	२०
२०२६		

बरल - ३ II		
६३५५	१६	३६
२०२६		

5 (a) SRN of Form 23

(b) SRN of relevant form

(Mention the SRN of related Form 1AD, 21, if applicable)

6 (a) Date of order of company law board (CLB) or any other competent authority

(DD/MM/YYYY)

(b) Petition number

Attachments

List of attachments

1 Optional attachment(s) - (any)

Attach

Certified Board Resolution pdf

Remove attachment

Verification

To the best of my knowledge and belief, the information given in this form and its attachments is correct and complete.

I have been authorised by the Board of directors' resolution number 4 dated 17/10/2013 to sign and submit this form.

dated 17/10/2013

(DD/MM/YYYY)

I am authorised to sign and submit this form

येच १९ २०

Designation of Director or Managing Director or manager or secretary of the company

Director identification number of the director or Managing Director, or income-tax permanent account number (income-tax PAN) of the manager, or membership number, if applicable or income-tax PAN of the secretary or secretary of a company who is not a member of ICSI, may quote his/her income-tax PAN)

0118



बल - ३
१३११ १९ ३९
२०२६

Certificate

I hereby certify that I have verified the above particulars (including attachments)

Era Realtors Private Limited

and found them to be true and correct. I further certify that all required attachment(s) are attached to this form.

Chartered accountant (in whole-time practice) or Cost accountant (in whole-time practice) or Company secretary (in whole-time practice)

Whether associate or fellow Associate Fellow

Membership number or certificate of practice number

48133

Check Form

For public use only

Form Service request number (SRN)

eForm filing date

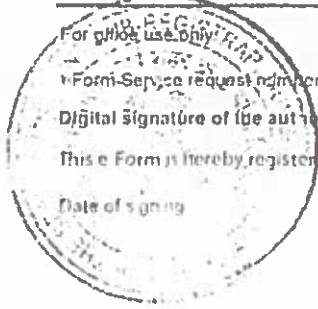
बल - १
४८५१ १९ ११०
२०२२

Digital signature of the authorising officer

This e Form is hereby registered

Date of signing

(DD/MM/YYYY)



आयकर विभाग
INCOME TAX DEPARTMENT
OMKAR REALTORS AND
DEVELOPERS PRIVATE LIMITED

भारत सरकार
GOVT. OF INDIA

02/12/2005
Permanent Account Number
AAAC07919F

आयकर विभाग
INCOME TAX DEPARTMENT
ERA REALTORS PRIVATE LIMITED

भारत सरकार
GOVT. OF INDIA

05/05/2008
Permanent Account Number
AABCE9746R

आयकर विभाग
INCOME TAX DEPARTMENT
KIRIT HIRALAL MEHTA

भारत सरकार
GOVT. OF INDIA

HIRALAL MEHTA

07/05/1958
Permanent Account Number
AOVPM1281Q



भारतीय विशिष्ट अंक अधिकार

भारत सरकार
Unique Identification Authority of India
Government of India

नं.द्विज्याचा क्रमांक / Enrollment Number: 980803090

To,
कोरिटर हिरालाल मेहता
Kirit Hiralal Mehta
S/O: Hiralal Mehta
B-4 / 13, Munghe
Govanpada
Mumbai
Mulund East
Maharashtra
9233115709



Ref: 153 / 213 / 24826 / 2013



5533 8275 7605



आपला आधार क्रमांक / Your Aadhaar No. :-

5533 8275 7605

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
Government of India



कीरित हिरालाल मेहता
Kirit Hiralal Mehta
जन्म तारीख / DOB: 07/09/1958
पुरुष / Male



5533 8275 7605

आधार - सामान्य माणसाचा अधिकार

वरल - १		
४८५९	८०	११०
२०२२		



वबई - ३१		
१३५५	२०	३६
२०१८		



भारत सरकार
GOVT. OF INDIA

KESHARI PRASAD PATHAK
MEWALAL TULSI PATHAK

05/12/1966

Permanent Account Number
AKLPP0412E

Signature

K. P. Pathak

बयान - १		
२३११	२१	३६
२०१८		



भारत सरकार



केशरी प्रसाद मेवालाल पाठक
Keshari Prasad Mewalal
Pathak
जन्म वर्ग/ YoB: 1966
पुरुष / MALE



7044 1869 1251

आधार-सामान्य माणसाचा अधिकार

K. P. Pathak



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
रूम नं. 404 त्रिकोणीय नं 6
न्यू रचनापरका को. होमिंग
होमिंग, मनोरमा नगर,
ठाणे, ठाणे, महाराष्ट्र -
400610

Address:
ROOM No 404 Bldg no 6
Newchana park co op hsg soc.
manorama nagar, Thane, Thane,
Maharashtra - 400610

बरल - १		
४८५१	८५	११०
२०२२		

Aadhaar-Aam Admi ka Adhikar




 वृंदेश राजेश अग्रवाल
Vrindesh Rajesh Agarwal
 जन्म तारीख / DOB: 09/10/1988
 पुरुष / MALE

6540 8327 3823

माझी आधार, माझी ओळख

(Handwritten mark)



पत्ता: S/O. Rajesh Agarwal, D3/23, Mahavir Nagar CHS, Manpada Road Opp Icon Hospital, Dombivli East, Kaviya, Thane, Maharashtra - 421201
 Address: S/O. Rajesh Agarwal, D3/23, Mahavir Nagar CHS, Manpada Road Opp Icon Hospital, Dombivli East, Kaviya, Thane, Maharashtra - 421201

6540 8327 3823

बबई - ३४		
८३१५	२२	३६
२०१८		

बरल - १		
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२०२२		

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT OF INDIA



स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card
AKTPA5525D
 NARWAI, VRINDESH
 पिता / Father's Name: SH. SADHURAM AGARWAL
 जन्म तारीख / Date of Birth: 09/10/1988
 01072017
 हस्ताक्षर / Signature

(Handwritten mark)



भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

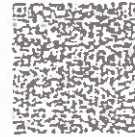
नोंदविण्याचा क्रमांक / Enrollment No 1057/11*09/00624

To
अशोक कुमार सराogi
Ashok Kumar Saragoi
Flat No -A701/704, Aspen Tower Adraj Garden
Plot no 32, Sector 5
Kharghar
Kharghar Parva Road
Maharashtra 410210
9820417259

Ref: 2243 / 13L / 60369C / 60-972 / P



UE#99265921IN



आपका आपा क्रमांक / Your Aadhaar No. :

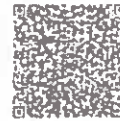
5214 9220 7645

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA

अशोक कुमार सराogi
Ashok Kumar Saragoi
जन्य वर्ष / Year of Birth 1960
पुंग / Mo B



5214 9220 7645

आधार - सामान्य माणसाचा अधिकार

बबई - ३५		
२३५५	२३	३६
२०१८		

बरल - १		
४८५९	८०	९९०
२०२२		

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SARAOGI ABHOKKUMAR

GHANSHYAMDAS NATHMAL SARAOGI

18/09/1960
Permanent Account Number
BSFP88944F

Signature

आयकर विभाग
भारत सरकार

५५



भारत सरकार
GOVERNMENT OF INDIA

पिल्ला अदि वेंकट नागा श्रीनिवास
Pilla Adi Venkata Naga Shrinivas

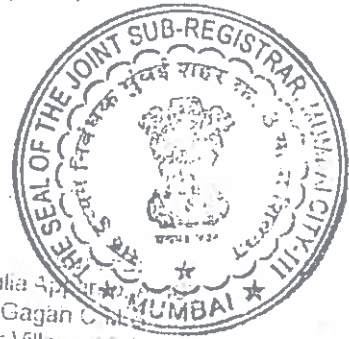
जन्म तिथि / DOB: 13/04/1963

पुरुष / MALE



7697 6156 9950

आधार, मेरी पहचान



S/O Pilla Appa
Gokul Gagan Ch...
Thakar Village, Vishn...
Shivam Mal, Bandra
Mumbai, Maharashtra
400101

पिल्ला अदि वेंकट नागा श्रीनिवास
जन्म तिथि / DOB: 13/04/1963
पुरुष / MALE

7697 6156 9950



बरत - १		
४६५९	CC	९९०
२०२२		



ACCOUNT NUMBER
AISPP2978C

SHRINIVAS ADI VENKATA NAGA PILLA

APPARAO ISHWARLU PILLA

13-04-1963

बरत - ३४		
२३९५	२४	३६
२०२६		



[Handwritten signature]



भारत सरकार
GOVERNMENT OF INDIA

बिमल अरविंद श्रोफ़
Bimal Arvind Shroff
जनम तारीख / DOB: 25/04/1974
पुरुष / MALE

5698 8406 1701

माझे आधार, माझी ओळख



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

BIMAL ARVIND SHROFF
ARVIND MANUBHAI SHROFF
25/04/1974
Permanent Account Number
AGTP62403C





DL No MH02 20070019339
Valid Till 24-04-2024 (HT) DOI 24-04-2007

DLD 21-03-2016
FORM 7
RULE 19 (2)

24 24-04-2007

Name BIMAL SHROFF
S/D/O of ARVIND SHROFF
Add 802-A WING, DHEERAJ PODJA CO-OP HSG. SOC.
CHINCHOLI BUNDER ROAD, MALAD (W),
MUMBAI
CIN-800081

बिबल श्रोफ़		
८३१५	२५	३६
२०२८		



बरल - १		
४८५१	८६	११०
२०२२		


भारत सरकार
Government of India
 रवि कुमार दिखित
 Ravi Kumar Dixit
 जन्म तारीख / DOB: 12/09/1970
 पुरुष / Male



6413 4085 0696
माझे आधार, माझी ओळख


आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA

RAVI KUMAR DIXIT
RANGMANNAR ANANTRAM DIXIT
12/09/1970
 Permanent Account Number
AGRPD9071H


 Signature




[Handwritten signature]


अनन्य विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता एक-3, 5/19 स्पेग्नम, धरुल
 कॉम्प्लेक्स सेक्टर-15, खारघर,
 वरानगर, रायगड, खारघर, महाराष्ट्र,
 410210

Address F-3, 5/19 Spagnam, Near to
 Ghankul Complex, Sector-15, Kharghar
 Kharghar, Raigam, Kharghar
 Maharashtra, 410210

6413 4085 0696

 1947

 WWW
 www.uidai.gov.in



In case this card is lost / found, kindly inform / return to :
 Income Tax PAN Services Unit, UTIISL
 Plot No. 3, Sector 11, CBD Belapur,
 Navi Mumbai - 400 614.
 गर कार्ड छाने जाने पर कृपया सूचित करें/सीटार :
 आयकर पैन सेवा यूटीआई, UTIISL
 प्लॉट नं: 3, सेक्टर 11, सी.बी.डी.बेलापुर,
 नवी मुंबई-400 614.


बल - १		
४०५९	२०	१९९०
२०२२		



बबई - ३५		
२३५५	२६	३६
२०२६		

आयकर विभाग
INCOME TAX DEPARTMENT
VIJAY KUNDER
HERIYA NAGA KUNDER

05/06/1969
 Permanent Account Number
BKQPK7907M


 Signature

भारत सरकार
GOVERNMENT OF INDIA


विजय हेरीया कुंदर
Vijay Heriya Kunder
जन्म तारीख / DOB: 05/06/1969
पुरुष / MALE

9009 6088 9949
माझे आधार, माझी ओळख



In case this card is lost / found, kindly inform / return to :
 Income Tax PAN Services Unit, UTITSI,
 Plot No. 3, Sector 11, CBD Belapur,
 Navi Mumbai - 400 613.
 इस कार्ड के खोने/पाने पर कृपया मुक्ति कार/सातातः
 आयकरा वीन सेवा युनिट, एटीआईएसयूएन
 प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलपुर,
 नवी मुंबई-४०० ६१३.

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
 Address:
 S/O Heriya Kunder, Near
 Aishwarya Building, Room No
 - 199, Ramgad Nagar, Sai
 Sadan Chawl, Goshala Road,
 Mulund West S O, Mumbai,
 Maharashtra - 400080

9009 6088 9949



1867
1800 333 3347

www.uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1847,
Bangalore 560 081

बबई - १		
८३११	२०	३६
२०१८		

बरल - १		
४८५१	०९	११०
२०२२		

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O रमेश चंदलेकर, तालुका-महड,
मंडळे, रायगड,
पिनकोड - 402305

Address:
S/O Ramesh Chandekar,
Taluka-Mahad, Mandle,
Raigarh, Maharashtra -
402305



FD Ser No. 1001
Bengaluru 562 001



भारत सरकार
GOVERNMENT OF INDIA



सचिन रमेश चंदलेकर
Sachin Ramesh Chandekar
जन्य तारीख / DOB: 05/07/1989
पुंलिंग / GENDER: MALE



9273 3292 7747

माझे आधार, माझी ओळख



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SACHIN RAMESH CHANDLEKAR
RAMESH DATTRAM CHANDLEKAR
05/07/1989

Formal Account Number

ANDPC8372R

Signature



बरल - १		
४०५९	९५	११०
२०२२		

बबई - ३ II		
१३५५	२५	३६
२०१८		

@chandlekar

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MOHAMMAD SHAHID RAZA
MOHAMMAD JABIR ALI
10/02/1984

Permanent Account Number

ALPPR1874F

Md. Shahid Raza

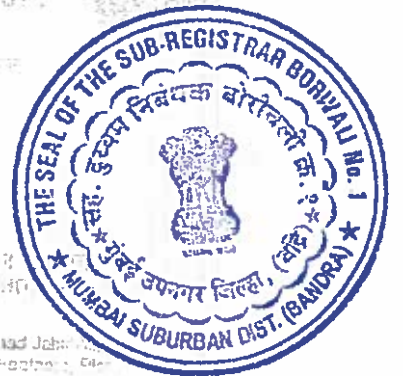
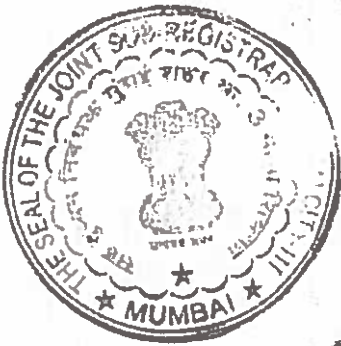
Signature



भारत सरकार
GOVERNMENT OF INDIA

मोहम्मद शाहीद रजा
Mohammad Shahid Raza
जन्म तारीख / DOB : 10/02/1984
लिंग / GENDER : MALE

9928 0322 9571



बाबरी - ३		
e374	29	3E
२०१८		

बरल - १		
8C49	e3	990
२०२२		





भारत सरकार
GOVERNMENT OF INDIA



राहुल जवाहरलाल छाजेड
Rahul Jawaharlal Chhajed
जन्म तारीख / DOB: 04/10/1978
पुरुष / MALE



9361 1953 0872

माझे आधार, माझी ओळख

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RAHUL J CHHAJED

JAWAHARLAL

04/10/1978

Permanent Account Number

AIYPC60441



31/07/2008



बल - ३०		
८३५५	३०	३६
२०२६		



मासिक विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
प-203, गार्डन प्लाजा, दीपक
हॉस्पिटल रोड, मिरा रोड ईस्ट, मिरा-
भयान्दर, ठाणे,
महाराष्ट्र - 401107

Address:
A-203, Garden Plaza, Deepak
Hospital Road, Near Ideal
Park, Mira Road East, Mira-
Bhayander, Thane,
Maharashtra - 401107

9361 1953 0872



1947 (200 200 1947) 1947 (200 200 1947) 1947 (200 200 1947) 1947 (200 200 1947)

बल - १		
४८५५	१४	११०
२०२२		




THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No. MH47 20180007242 DOI: 26-03-2018
 Valid Till: 25-03-2038 (NT)

26-03-2018
 AUTHORITY TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA

COV DOI
 LMV 26-03-2018
 MCWG 26-03-2018

FORM 7
 RULE 71 (2)



DOB: 19-07-1990 BG

Name: VAIBHAV V JEDHE
 S/D/W of: VASANT JEDHE
 Add: CHATRAPATI CHAWL COMMITTEE SALAGHA SAHATH SEVA
 SAMITI DHO BIGHAT TANAJI NAGAR MAIDAN MALAD EAST
 Mumbai, MH
 PIN: 400087

Signature & ID of Issuing Authority: MH47


THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No. MH05 20160026303 DOI: 23-08-2016
 Valid Till: 04-12-2032 (NT)

AUTHORITY TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA

COV DOI
 MCWG 23-08-2016

FORM 7
 RULE 16 (2)




DOB: 05-12-1982 BG

Name: AJAY BERDE
 S/D/W of: PANDURANG BERDE
 Add: 210 GANPATI NIWAS CHAWL MAHATMA PHULE RD.
 GANISACHA WADA DOOMBIVLI (W) DIST-THANE

PIN: 421202
 Signature & ID of Issuing Authority: MH05 2016149


Signature/Thumb Impression of Holder

भारत सरकार
 GOVERNMENT OF INDIA



सुरांत प्रकाश पाटेकर
 Sushant Prakash Patekar
 जन्म तारीख / DOB: 14/10/1996
 पुल्लिंगी / MALE

5412 3356 4057



अधार - सामान्य माणसाचा अधिकार

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

TIKA SANGRAM BOHRA
 SANGRAM BOHRA
 16/04/1990

Permanent Account Number
 CMPPB0841R

Signature

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

PRAVIN CIDHURI
 CHANDRAKANT LAXMAN DHURI

10/06/1986
 Permanent Account Number
 AJAPD5007D

Signature



MUMBAI - १		
४८५९	६५	११०

बंद - २०२२		
६३५५	३९	३६
२०११		



बबई -		
२३१५	३२	३६
२०१८		

बबल - १		
४८५७	९६	११०
२०२२		

Summary I (GoshwaraBhag-1)

450/9315
गुरुवार, 29 नोव्हेंबर 2018 3:55
म.नं.

दस्त गोश्वारा भाग-1

बवई 3 33/BE TE
दस्त क्रमांक: 9315/2018

दस्त क्रमांक: बवई 3 /9315/2018

बाजार मूल्य: ₹. 01/-

मोबइला: ₹. 00/-

भारतेसे घुटांक मूल्य: ₹. 500/-

दु. नि. म. नं. दु. नि. बवई 3 यांचे फरवसिवात

पावती: 10601

पावती दिनांक: 29/11/2018

अ. क्र. 9315 वर दि. 29-11-2018

सादरकार्याचाचे नाव: ओमकार रियल्टर्स अँड डेव्हलपर्स प्रा. ली आणि इतर रियल्टर्स प्रा ली चे ऑफो. सिमेंट्री क्विटीट एच मेइला -

वेळी 3:05 म.नं. वा. इतर वेला.

नोंदणी फी ₹. 100.00

दस्त हाताळणी फी ₹. 720.00

घुटांची संख्या: 36

दस्त हबल करणाऱ्याची सही:

एकूण: 820.00

[Signature]

सह दुय्यम निबंधक, घुटाई-3

[Signature]

सह दुय्यम निबंधक, घुटाई-3

दस्ताचा प्रकार: घुटानुसृत्यावर

घुटांक मूल्य: (48-अ) वेळा एकाच संव्यवहाराच्या संबंधात एका किंवा अधिक घसरेखेबांची नोंदणी करणाऱ्या एकमेव प्रचोवनासाठी किंवा असे एक किंवा अधिक घसरेखेबा निष्पादित केव्हाचे कर्तव्य करणाऱ्यासाठी केला असेल वेळा

तिरस्का क्र. 1 29 / 11 / 2018 03 : 05 : 59 PM ची वेळ: (समतीकरण)

तिरस्का क्र. 2 29 / 11 / 2018 03 : 06 : 32 PM ची वेळ: (बी)

प्रतिज्ञापत्र

सदर दस्ताऐवज हा नोंदणी कायदा 1906 अंतर्गत अन्वयेच्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. * दस्तद्वारे करणारा याद्वारे संपत्ती, सक्षीदार व मोदत जोडलेल्या कागदपत्रांची संपत्ती करणारा आहे * दस्ताची सत्यता, वैधता नोंदणी करणेसाठी दरत निष्पादक व घुटांकारांक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे:

लिहून देणारे:



बरल - १
४८५९ | EV 990
२०२२



29/11/2018 4 00:44 PM

दस्त गोपवारा भाग-2

बबई 3 38/36 R
दस्त क्रमांक: 9315/2018

दस्त क्रमांक : बबई 3 / 9315/2018

दस्ताचा प्रकार :- कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: ओमकार रियल्टर्स अॅन्ड डेव्हलपर्स प्रा. ली आणि इरा रियल्टर्स प्रा ली चे ऑथो. सिग्नेटरी किरीट एच मेहता - पत्ता: -, ओमकार हाउस, सायन चुनाभट्टी सिग्नल समोर सायन पुर्व मुंबई, ऑफ इस्टर्न एक्सप्रेस हायवे, राओळी काप, MAHARASHTRA, MUMBAI, Non-Government. पॅन नंबर:	कुलमुखत्यार देणार वय :- 60 स्वाक्षरी:-		
2	नाव: ओमकार रियल्टर्स अॅन्ड डेव्हलपर्स प्रा. ली आणि इरा रियल्टर्स प्रा ली चे ऑथो. सिग्नेटरी केशरी प्रसाद पाठक - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ओमकार हाउस, ब्लॉक नं: सायन चुनाभट्टी सिग्नल समोर सायन पुर्व मुंबई, रोड नं: ऑफ इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुंबई. पॅन नंबर:	कुलमुखत्यार देणार वय :- 52 स्वाक्षरी:-		
3	नाव: ओमकार रियल्टर्स अॅन्ड डेव्हलपर्स प्रा. ली आणि इरा रियल्टर्स प्रा ली चे ऑथो. सिग्नेटरी विदेश आर अगरवाल - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ओमकार हाउस, ब्लॉक नं: सायन चुनाभट्टी सिग्नल समोर सायन पुर्व मुंबई, रोड नं: ऑफ इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुंबई. पॅन नंबर:	कुलमुखत्यार देणार वय :- 30 स्वाक्षरी:-		
	नाव: ओमकार रियल्टर्स अॅन्ड डेव्हलपर्स प्रा. ली आणि इरा रियल्टर्स प्रा ली चे ऑथो. सिग्नेटरी प्रशोक कुमार, सरावगी - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ओमकार हाउस, ब्लॉक नं: सायन चुनाभट्टी सिग्नल समोर सायन पुर्व मुंबई, रोड नं: ऑफ इस्टर्न एक्सप्रेस हायवे, मुंबई, महाराष्ट्र, मुंबई. पॅन नंबर:	कुलमुखत्यार देणार वय :- 58 स्वाक्षरी:-		
	नाव: ओमकार रियल्टर्स अॅन्ड डेव्हलपर्स प्रा. ली आणि इरा रियल्टर्स प्रा ली चे ऑथो. सिग्नेटरी पित्ता दिदि वेंकट नागा श्रीनिवास - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ओमकार हाउस, ब्लॉक नं: सायन चुनाभट्टी सिग्नल समोर सायन पुर्व मुंबई, रोड नं: ऑफ इस्टर्न एक्सप्रेस हायवे, सायन पुर्व महाराष्ट्र, मुंबई. पॅन नंबर:	कुलमुखत्यार देणार वय :- 55 स्वाक्षरी:-		



बरल - १

8049 EC 990

२०२२



6 नाव:ओमकार रियल्टर्स अॅन्ड डेव्हलपर्स प्रा. ली आणि इरा रियल्टर्स प्रा ली चे ऑफो, सिग्नेटरी विमल ए श्रॉफ
कुलमुखत्यार देणार
वय :-44
स्वाक्षरी:-



7 नाव:रवी दिक्षित - -
पता:प्लॉट नं: -, माळा नं: -, इमारतीचे नांव: ओमकार हाउस, ब्लॉक नं: सायन चुनाभट्टी सिग्नल समोर सायन पुर्व मुंबई, रोड नं: ऑफ इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुम्बई.
पॅन नंबर:
पॉवर ऑफ अटॉर्नी होल्डर
वय :-48
स्वाक्षरी:-



8 नाव:विजय कुंदर - -
पता:प्लॉट नं: -, माळा नं: -, इमारतीचे नांव: ओमकार हाउस, ब्लॉक नं: सायन चुनाभट्टी सिग्नल समोर सायन पुर्व मुंबई, रोड नं: ऑफ इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुम्बई.
पॅन नंबर:
पॉवर ऑफ अटॉर्नी होल्डर
वय :-49
स्वाक्षरी:-



9 नाव:सचिन चांदलेकर - -
पता:प्लॉट नं: -, माळा नं: -, इमारतीचे नांव: ओमकार हाउस, ब्लॉक नं: सायन चुनाभट्टी सिग्नल समोर सायन पुर्व मुंबई, रोड नं: ऑफ इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुम्बई.
पॅन नंबर:
पॉवर ऑफ अटॉर्नी होल्डर
वय :-29
स्वाक्षरी:-



10 नाव:मोहम्मद रजा - -
पता:प्लॉट नं: -, माळा नं: -, इमारतीचे नांव: ओमकार हाउस, ब्लॉक नं: सायन चुनाभट्टी सिग्नल समोर सायन पुर्व मुंबई, रोड नं: ऑफ इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुम्बई.
पॅन नंबर:
पॉवर ऑफ अटॉर्नी होल्डर
वय :-34
स्वाक्षरी:-



11 नाव:राहुल छाजेड - -
पता:प्लॉट नं: -, माळा नं: -, इमारतीचे नांव: ओमकार हाउस, ब्लॉक नं: सायन चुनाभट्टी सिग्नल समोर सायन पुर्व मुंबई, रोड नं: ऑफ इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुम्बई.
पॅन नंबर:
पॉवर ऑफ अटॉर्नी होल्डर
वय :-40
स्वाक्षरी:-



शरल - १
२०१९/११/११०
२०२२

वरील दस्तऐवज करून देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्यांचे फोटो घेतलात.
शिक्का क्र.3 ची वेळ:29 / 11 / 2018 03 : 10 : 46 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते [Name] या व्यक्तीचा ओळखतात, व त्याची ओळख प्रतवितात

अनु क्र. पक्षकाराचे नाव व पता



२०१९ - ३१
२३५५ ३५३६
२०२६

छायाचित्र अगट्याचा ठसा

- 1 नाव:अजय वेडे - -
वय:35
पता:101 राम भुवन रेसिडेन्सी, प्रो व्ही एस आगोरो पथ, स्वाक्षरी
दादर प, मुंबई
पिन कोड:400028
- 2 नाव:कृष्णा माणगांवकर - -
वय:28
पता:सदर-
पिन कोड:400028



शिसा क्र.4 ची वेळ:29 / 11 / 2018 03 : 11 : 58-PM

सह दुय्यम निबंधक, मुंबई-3
सह दुय्यम निबंधक
EPayment Details.
मुंबई शहर क्र. ३

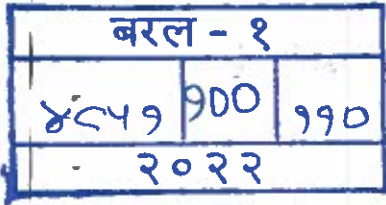
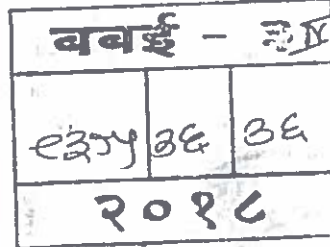
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9315 /2018

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प्रमाणित करणेत येते की दस्तावेज
सकूण.३६.पाने आहेत, पुस्तक
क्रमंक IV बबई-३/२३५३६/२०१८
नोंदला. 12.9 NOV 2018
दिनांक
सह दुय्यम निबंधक, मुंबई शहर-३.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card
AADPS4454M

नाम / Name
ROHNI RAVINDRA SAWANT

पिता का नाम / Father's Name
VISHNU VITHORHA PAI

जन्म की तारीख / Date of Birth
26/01/1966

P. Rsawant
 हस्ताक्षर / Signature



P. Rsawant



बरल - १		
४८५९	९०९	११०
२०२२		





भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1218/61023/28130

To,
रोहिणी रविंद्र सावंत
Rohini Ravindra Sawant
602, Eugenie, I C Colony
Holy Cross Road
Above HDFC Bank Borivli West
Mumbai
Mandapeshwar Mumbai Mumbai
Maharashtra 400103
7738604305

Ref: 191 / 07D / 302468 / 303088 / P



SH349060135DF

R. Sawant

आपला आधार क्रमांक / Your Aadhaar No. :

3835 4093 6758

आधार — सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



रोहिणी रविंद्र सावंत
Rohini Ravindra Sawant
जन्म वर्ष / Year of Birth : 1968
स्त्री / Female



3835 4093 6758

आधार — सामान्य माणसाचा अधिकार

बरेली - १
४८५१ १०२ ११०
२०२२



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAVINDRA SHANKAR SAWANT
SHANKAR SAWANT

02/06/1959
Permanent Account Number
AMNPS4817Q

Sawant
Signature

5096007

Sawant



बरल - १		
४८५९	९०३	९९०
२०२२		





भारत सरकार
Government of India

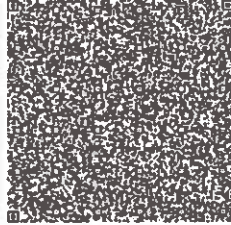
भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक:/ Enrolment No.: 0000/00626/48972

Download Date: 18/02/2020

To
रवींद्र शंकर सावंत
Ravindra Shankar Sawant
C/O RAVINDRA SHANKAR SAWANT
8TH FLOOR 8C B WING C T S NO 165 AND 163 A WHITE SPRING
RIVALI PARK WESTERN EXPRESS HIGHWAY MAGATHANE
BORIVALI EAST
NR METRO MALL
Mumbai
Borivali East
Mumbai Suburban Maharashtra - 400066
9820000112

Issue Date: 15/02/2020



आपला आधार क्रमांक / Your Aadhaar No. :

9943 9414 2143

VID : 9131 3950 5966 0414

माझे आधार, माझी ओळख



भारत सरकार
Government of India

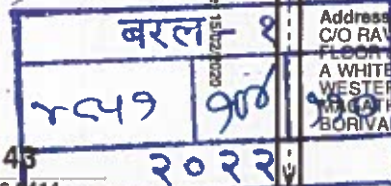


Download Date: 18/02/2020



रवींद्र शंकर सावंत
Ravindra Shankar Sawant
जन्म तारीख/DOB: 02/06/1959
पुरुष/ MALE

Issue Date: 15/02/2020



9943 9414 2143

VID : 9131 3950 5966 0414

माझे आधार, माझी ओळख



Government of India



AADHAAR

माहिती

- आधार ओळखीचा पुरावा आहे नागरिकत्वाचा नाही
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन प्रमाणीकरण वापरून ओळख सत्यापित करा.
- हे इलेक्ट्रॉनिक प्रक्रिये द्वारा तयार झालेले एक पत्र आहे.

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- आधार देशभरात वैध आहे
- आधार आपल्याला विविध सरकारी आणि नसकरी सेवा सुलभतेने घेण्यास मदत करते
- आपला मोबाइल नंबर आणि ईमेल अद्ययावत ठेवा
- आपल्या स्मार्ट फोनमध्ये आधार घ्या - mAadhaar App वापरा

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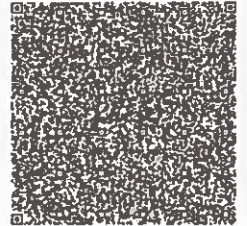


भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India



पत्ता:
रवींद्र शंकर सावंत, 8 फ्लोर 8सी बी विंग सी टी एस नो
165 आणि 163 ए व्हाइट स्प्रिंग, रिवली पार्क वेस्टर्न
एक्सप्रेस हायवे मागठाने, मेट्रो मॉल जवळ, बोरीवली ईस्ट,
मुंबई, मुंबई उपनगर,
महाराष्ट्र - 400066

Address
C/O RAVINDRA SHANKAR SAWANT, 8TH
FLOOR 8C B WING C T S NO 165 AND 163
A WHITE SPRING, RIVALI PARK
WESTERN EXPRESS HIGHWAY
MAGATHANE, NR METRO MALL,
BORIVALI EAST, Mumbai, Mumbai



9943 9414 2143

VID : 9131 3950 5966 0414

1047 | help@uidai.gov.in | www.uidai.gov.in

Ravindra



आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

RAHUL RAVINDRA SAWANT
 RAVINDRA SHANKAR SAWANT

22/02/1996
 Permanent Account Number
 FSDPS0359J

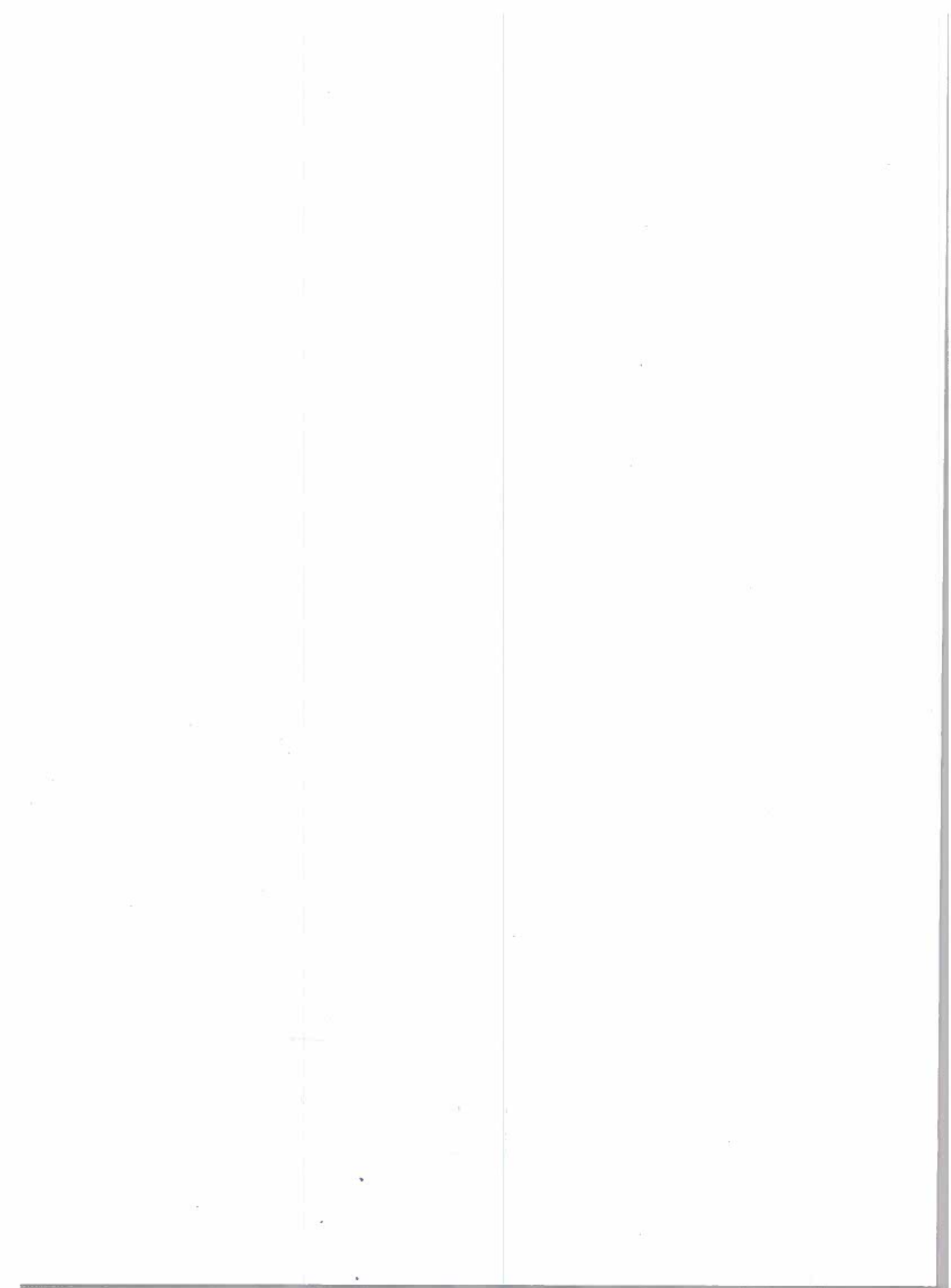
Signature

15082014





बेरल - १		
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भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

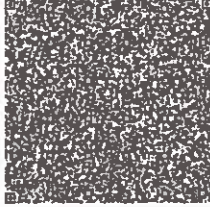
नोंदणी क्रमांक:/ Enrolment No.: 0000/00679/60570

Download Date: 31/10/2020

To
राहुल रविंद्र सावंत
Rahul Ravindra Sawant
Ravindra Shankar Sawant
8th Floor 8C B WING CTS NO 165 AND 163 A WHITE SPRING
RIVALI PARK
BORIVALI EAST
NR METRO MALL
Mumbai
Borivali East
Mumbai Suburban Maharashtra - 400066
9029978883

Issue Date: 29/10/2020

Signature Not Verified
Digitally signed by
Rahul Ravindra Sawant
DN: cn=Rahul Ravindra Sawant,
o=Unique Identification Authority of India,
c=IN



आपला आधार क्रमांक / Your Aadhaar No. :

2413 2115 8692

VID : 9191 6783 5083 4172

माझे आधार, माझी ओळख



भारत सरकार
Government of India



Download Date: 31/10/2020



राहुल रविंद्र सावंत
Rahul Ravindra Sawant
जन्म तारीख/DOB: 22/02/1996
पुरुष/ MALE

Issue Date: 29/10/2020

2413 2115 8692

VID : 9191 6783 5083 4172

माझे आधार, माझी ओळख



Government of India



AADHAAR

माहिती

- आधार ओळखीचा पुरावा आहे नागरिकत्वाचा नाही
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन प्रमाणीकरण वापरून ओळख सत्यापित करा
- हे इलेक्ट्रॉनिक प्रक्रिये द्वारे तयार झालेले एक पत्र आहे.

INFORMATION

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- आधार आपल्याला विविध सरकारी आणि खाजगी सेवा सुलभतेने घेण्यास मदत करते
- आपला मोबाइल नंबर आणि ईमेल आयडी आधारमध्ये अद्यावत ठेवा
- आपल्या स्मार्ट फोनमध्ये आधार घ्या - mAadhaar App वापरा

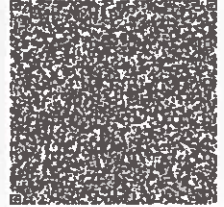
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भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता:
रवींद्र शंकर सावंत, 8 फ्लोर 8सी बी विंग कटस नो 165,
रिवाली पार्क, मेट्रो मॉल जवळ, बोरीवली ईस्ट, मुंबई, मुंबई
जिल्हा,
महाराष्ट्र - 400066

Address:
Ravindra Shankar Sawant, 8th Floor 8C B
WING CTS NO 165 AND 163 A WHITE
SPRING, RIVALI PARK, NR METRO MALL,
BORIVALI EAST, Mumbai, Mumbai
Suburban,
Maharashtra - 400066



2413 2115 8692

VID : 9191 6783 5083 4172

help@uidai.gov.in | www.uidai.gov.in

बरेल - ९
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[Handwritten signature]

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भारत सरकार

GOVERNMENT OF INDIA

Download Date: 23/08/2021



नितीन भगवान तिलोटकर
Nitin Bhagwan Tirlotkar
जन्म तारीख/DOB: 15/08/1983
पुरुष/ MALE
Mobile No: 9833473269

Issue Date: 06/07/2011

6911 8359 2398
VID : 9126 3238 9440 3316

माझे **आधार**, माझी ओळख



भारतीय विशिष्ट पहचान प्राधिकरण

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:

S/O भगवान तिलोटकर, ३०६, कातोडी पाडा पाईप
लाईन, बवे नगर, भटवाडी, घाटकोपर वेस्ट, मुंबई,
महाराष्ट्र - 400084

Address :

S/O Bhagwan Tirlotkar, 306, Katodi Pada
Pipe Line, Barve nagar, Bhatwadi, Ghatkopar
west, Mumbai,
Maharashtra - 400084



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VID : 9126 3238 9440 3316



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OF VEHICLES THROUGHOUT INDIA

COV DOI
LMV 15-11-2018
MCWG 15-11-2018

FORM 7

RULE 18 (2)



DOB 15-06-1998 BG

Name SHEKHAR NALAVADE
S/D/W of SHANTARAM NALAVADE
Add TA-KA-56 AZAD NAGAR ZOPADPATTI TAKANDAS
KATARIYA MARG MATUNGA
Mumbai, MH
PIN 400019
Signature & ID of Issuing Authority MH01

Signature/Thumb
Impression of Holder



बरल - १		
४८५९	१०६०	९९०
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A = B.S.	
A	B.S.
P.P.	

324/4851

बुधवार, 30 मार्च 2022 2:00 म.नं.

दस्त गोपवाग भाग-1

वरल-१

दस्त क्रमांक: 4851/2022

दस्त क्रमांक: वरल-१ /4851/2022

वाजार मूल्य: रु. 4,90,94,869/-

मोवदला: रु. 6,36,22,000/-

भरलेले मुद्रांक शुल्क: रु.1,000/-

दु. नि. मह. दु. नि. वरल-१ यांचे कार्यालयात

पावती:5353

पावती दिनांक: 30/03/2022

अ. क्र. 4851 वर दि.30-03-2022

सादरकरणाचा नाव: रोहिणी रवींद्र सावंत

गेजी 1:57 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2200.00

पुष्टांची संख्या: 110

एकूण: 32200.00

R. Rsawant

दस्त हजर करणाऱ्याची मही:

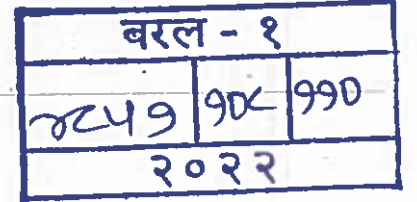
*R. Rsawant*सह. दुय्यम निबंधक, बोरीवली क्र.-१,
मुंबई उपनगर जिल्हा.सह. दुय्यम निबंधक, बोरीवली क्र.-१,
मुंबई उपनगर जिल्हा.

दस्ताचा प्रकार: करारनामा

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

शिक्रा क्र. 1 30 / 03 / 2022 01 : 57 : 07 PM ची वेळ: (सादरीकरण)

शिक्रा क्र. 2 30 / 03 / 2022 01 : 58 : 45 PM ची वेळ: (फी)



प्रतिज्ञापत्र

* सादर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस पात्र ठरलेला आहे. * दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. * दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निबंधक व कट्टीभालक हे संपूर्णपणे जबाबदार राहतील.

Milans
लिहून देणारे :*R. Rsawant*
लिहून घेणारे :*R. Rsawant**R. Rsawant*





30/03/2022 2 04:19 PM

दस्त गोपवाग भाग-2

वरल-१

दस्त क्रमांक:4851/2022

दस्त क्रमांक :वरल-१ /4851/2022

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	ध्यायाचित्र	अंगठ्याचा ठसा
1	नाव:विष्णू इन्फ्रा डेव्हलपमेंट एल एल पी चे भार्गोदार मितेश वर्मा - पत्ता:प्लॉट नं: युनिट नं 24,, माळा नं: 24 वा मजला , इमारतीचे नाव: मनशार्दन टॉवर , ब्लॉक नं: दादर पश्चिम मुंबई, रोड नं: मेनापती वाण्ट मार्ग, महाराष्ट्र, मुंबई. पिन नंबर:AASF9377J	लिहून देणार वय :-23 स्वाक्षरी:- 		
2	नाव:इग रियल्टर्स प्रा लि चे ऑथोमिसेट्री केशरी प्रयाद पाठक आणि अशोक कुमार मरावगी तर्फे मुखत्यार मचिन चांदलेकर - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ओमकार हाऊस, ब्लॉक नं: मायन चुनामट्टी मिस्रल समोर मायन पूर्व, रोड नं: ऑफ इस्टर्न एक्सप्रेस हायवे,, महाराष्ट्र, मुंबई. पिन नंबर:AABCE9746R	मान्यता देणार वय :-31 स्वाक्षरी:- 		
3	नाव:रेव्हिणी रवींद्र मावंत पत्ता:प्लॉट नं: 8 मी , माळा नं: 8 वा मजला वी विंग, इमारतीचे नाव: व्हाईट स्प्रिंग , ब्लॉक नं: रिवली पार्क वेस्टर्न एक्सप्रेस हायवे मागाटाणे, रोड नं: मेट्रो मॉल बोरिवली पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन नंबर:AADPS4454M	लिहून देणार वय :-56 स्वाक्षरी:- 		
4	नाव:रवींद्र शंकर मावंत पत्ता:प्लॉट नं: 8 मी , माळा नं: 8 वा मजला वी विंग, इमारतीचे नाव: व्हाईट स्प्रिंग , ब्लॉक नं: रिवली पार्क वेस्टर्न एक्सप्रेस हायवे मागाटाणे, रोड नं: मेट्रो मॉल बोरिवली पूर्व मुंबई,, महाराष्ट्र, मुंबई. पिन नंबर:AMNPS4817Q	लिहून देणार वय :-62 स्वाक्षरी:- 		
5	नाव:राहुल रवींद्र मावंत पत्ता:प्लॉट नं: 8 मी, माळा नं: 8 वा मजला वी विंग, इमारतीचे नाव: व्हाईट स्प्रिंग, ब्लॉक नं: रिवली पार्क वेस्टर्न एक्सप्रेस हायवे मागाटाणे, रोड नं: मेट्रो मॉल बोरिवली पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन नंबर:FSDPS0359J	लिहून देणार वय :-26 स्वाक्षरी:- 		

वरील दस्तगवज करून देणार तथाकथीत करारनामा चा दस्त गवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:30 / 03 / 2022 02 : 01 : 54 PM

ओळख:-

खालील इमम अमे निवेदीत करतात की ते दस्तगवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:शेखर ननावडे - -
वय:24
पत्ता:101, 1 वा मजला राम भुवन रेसिडेन्सी प्रो व्ही एम आगाथे पथ दादर
पश्चिम मुंबई
पिन कोड:400028

स्वाक्षरी

ध्यायाचित्र



2 नाव:नितीन भगवान तिर्नोटकर - -
वय:38
पत्ता:306 कातोडी पाडा पार्सप लाईन भटवाडी घाटकोपर पश्चिम मुंबई
पिन कोड:400084

स्वाक्षरी



शिक्का क्र.4 ची वेळ:30 / 03 / 2022 02 : 02 : 44 PM

सह. मुख्य निबंधक, बोरीवली क्र.-१,
मुंबई उपनगर जिल्हा.



वरल - १

४८५१ १०८ ११०

२०२२

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MRS ROHINI RAVINDRA SAWANT AND OTHERS	eChallan	10000502022032806986	MH015600656202122P	1000.00	SD	0007510028202122	30/03/2022
2		DHC		3003202210048	200	RF	3003202210048D	30/03/2022
3		DHC		3003202209956	2000	RF	3003202209956D	30/03/2022
4		eChallan		MH015679819202122P	30000	RF	0007510035202122	30/03/2022

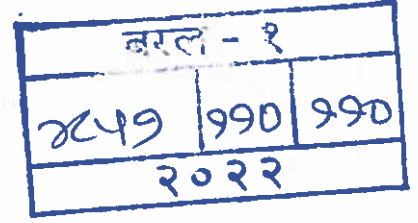
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

4851 /2022

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सह. दुय्यम निबंधक, बोरीवली क्र.-१ मुंबई उपनगर जिल्हा.



बरल-१/ ४५९ /२०२२
पुस्तक क्रमांक १, क्रमांक.....वर
नोंदला. ३०/३/२०२२
दिनांक:

सह. दुय्यम निबंधक, बोरीवली क्र. १
मुंबई उपनगर जिल्हा.