

पावनी

393/17805

Friday, October 04, 2024

12:12 PM

Original/Duplicate

दस्तावेज क्र. 393

Regn. 39M

पावनी क्र.: 18698

दिनांक 04/10/2024

मावनेचे नाव: विंग

दस्तावेजाचा अनुक्रमांक: टनन 10-17805-2024

दस्तावेजाचा प्रकार: करारनामा

मादर करणान्याचे नाव: अभिषेक अशोकभाई धोंगरजिया . .

नोंदणी फी

दरम हाताळणी फी

पृष्ठांची संख्या: 124

₹. 30000.00

₹. 2480.00

एकूण:

₹. 32480.00

आपणाम मूळ दस्त, धंबनेल प्रिंट, सूची-२ अंदाजे
12:29 PM ह्या वेळेस मिळेल.

Joint Registrar Thane 10

बाजार मूल्य: ₹. 11171900 /-

भांबदला ₹. 11155500/-

भरनेले मुद्रांक शुल्क: ₹. 782100/-

सह दुय्यम निबंधक वर्ग २ ठाणे - १०

1) देयकाचा प्रकार: DHC रकम: ₹. 480/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1024041303543 दिनांक: 04/10/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: ₹. 2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1024046303446 दिनांक: 04/10/2024

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: ₹. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009206733202425R दिनांक: 04/10/2024

बँकेचे नाव व पत्ता: Panjab National Bank

G. Phoraja

पृथी क्र. 2

पुस्तक क्रमांक : पृ. 10

पुस्तक क्रमांक : 17805/2024

शहराची

Region 85th

पुस्तक क्रमांक : पृथी

8111000

11100000

11171900

3) मालिकेचे नाव मि. अशोक रामदास उदार बरेकर ... पुस्तक क्रमांक: 17805/2024 या पुस्तकात नोंदविलेले पृथी क्रमांक 401107 वृत्ता नं. 156, प्लॉट नं. 27, विंग नं. 3, वृत्ता नं. 3, प्लॉट नं. 156, प्लॉट नं. 27, विंग नं. 4 अक्षांश: 98 70 पी.पी. एम. कागद ((Survey Number: 27, विंग नं. 4))

1) 98.70 पी.पी.एम.

1) मालिकेचे नाव मि. अशोक रामदास उदार बरेकर ... पुस्तक क्रमांक: 17805/2024 या पुस्तकात नोंदविलेले पृथी क्रमांक 401107 वृत्ता नं. 156, प्लॉट नं. 27, विंग नं. 3, वृत्ता नं. 3, प्लॉट नं. 156, प्लॉट नं. 27, विंग नं. 4 अक्षांश: 98 70 पी.पी. एम. कागद ((Survey Number: 27, विंग नं. 4))

- 1) मालिकेचे नाव मि. अशोक रामदास उदार बरेकर ... पुस्तक क्रमांक: 17805/2024 या पुस्तकात नोंदविलेले पृथी क्रमांक 401107 वृत्ता नं. 156, प्लॉट नं. 27, विंग नं. 3, वृत्ता नं. 3, प्लॉट नं. 156, प्लॉट नं. 27, विंग नं. 4 अक्षांश: 98 70 पी.पी. एम. कागद ((Survey Number: 27, विंग नं. 4))
- 2) मालिकेचे नाव मि. अशोक रामदास उदार बरेकर ... पुस्तक क्रमांक: 17805/2024 या पुस्तकात नोंदविलेले पृथी क्रमांक 401107 वृत्ता नं. 156, प्लॉट नं. 27, विंग नं. 3, वृत्ता नं. 3, प्लॉट नं. 156, प्लॉट नं. 27, विंग नं. 4 अक्षांश: 98 70 पी.पी. एम. कागद ((Survey Number: 27, विंग नं. 4))
- 3) मालिकेचे नाव मि. अशोक रामदास उदार बरेकर ... पुस्तक क्रमांक: 17805/2024 या पुस्तकात नोंदविलेले पृथी क्रमांक 401107 वृत्ता नं. 156, प्लॉट नं. 27, विंग नं. 3, वृत्ता नं. 3, प्लॉट नं. 156, प्लॉट नं. 27, विंग नं. 4 अक्षांश: 98 70 पी.पी. एम. कागद ((Survey Number: 27, विंग नं. 4))

04/10/2024
 04/10/2024
 17805/2024
 782100
 30000



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

[Signature]
 सह मुख्य निबंधक वर्ग २ ठाणे - १०

Payment Details

Sr	Particulars	Type	Verification No Vendor	GRN/Licence	Amount	Used At	Debit Name
1	KBHHEW KBHCHBHU DHORAJA	Contract	00001502024100402126	MH009228854202423P	1100.00	SD	0000000000000000
2	KBHCHDK KBHCHBHU DHORAJA	KBSTR/Single Receipt	00006172024100190308	MH009206733202425R	781000.00	SD	0000000000000000
3		DHC		1024041303543	480	RF	0000000000000000
4		DHC		1024046303446	2000	RF	1024041303543
5	KBHCHBY KBHCHBHU DHORAJA	KBSTR/Single/Receipt		MH009206733202425R	30000	RF	1024046303446

SD-Stamp Duty/ RF-Registration Fee/ DHC-Document Handling Charges



2021

2024/0042417

पंजीकृत कर (रजिस्ट्री शुल्क - वार्षिक)

04 October 2024, 11:40:22 AM

2024
Mira Bhanda Municipal Corporation

प्लॉट नंबर 10 वी, इलाका : प्लॉट नंबर 1127

विवरण	कारोबार	कुल मूल्य	मीटरांश	वास्तविक मूल्य
100.37% क्षेत्र	111980	122100	111980	Rs. 26620/-
1-अव मी मी	विद्युतकीय वायु - विद्युतकीय वायु - वायु -	विद्युती मर्यादा 0 TO 20 11th to 20th Floor	विद्युत मीटर प्रकार - वास्तविक मीटर - कारोड अंश -	96.7% मीटर

Property constructed after circular dt.02.01.2018

= 107.5 / 100 Apply to Rate = Rs.105028/-

$$= ((\text{वार्षिक शुल्क} - \text{सूचना अधिनियम दर}) * \text{वास्तविक मूल्य} + \text{वास्तविक मूल्य} * \text{सूचना अधिनियम दर})$$

$$= ((105028 - 28700) * (100 / 100)) + 28700$$

$$= \text{Rs.} 105028/-$$

= वस्तु प्रमाण मूल्य दर * विद्युतकीय क्षेत्र

= 105028 * 106.37

= Rs. 11171828.36/-

= 3, 9, 18, 19

= वार्षिक विद्युतकीय मूल्य + नगरपालिका मूल्य + मेरिटमैट्रिक्स मर्यादा क्षेत्र मूल्य + इमारतच्या पत्रांचे मूल्य (सूचना अधिनियम)

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

$$= 11171828.36 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0$$

= Rs. 11171828/-

= ₹ एक कोटी अकरा लाख एकशान्तर हजार आठ शें अठ्ठावीस /-



प्र. सह दुय्यम विभागाक बर्ग र ठाणे - १०८

Home Print

ट न न - १०	
१०८०५ / २०२४	
१	१२४

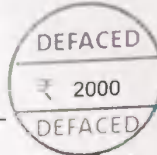


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1024046303446 Receipt Date 04/10/2024

Received from THANE. Mobile number 9821116353, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 17805 dated 04/10/2024 at the Sub Registrar office Joint S.R.Thane 10 of the District Thane.



Payment Details

Bank Name SBIN	Payment Date 04/10/2024
Bank CIN 10004152024100403236	REF No. 427852335363
Deface No 1024046303446D	Deface Date 04/10/2024

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



टनन - १०
१७७७५ / २०२४
२ १२४

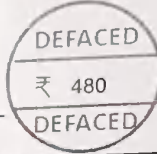


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

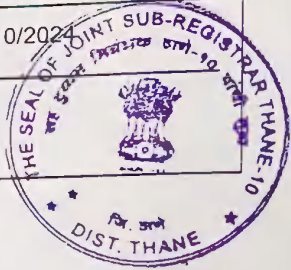
PRN	1024041303543	Receipt Date	04/10/2024
-----	---------------	--------------	------------

Received from THANE, Mobile number 9821116353, an amount of Rs.480/-, towards Document Handling Charges for the Document to be registered on Document No. 17805 dated 04/10/2024 at the Sub Registrar office Joint S.R.Thane 10 of the District Thane.



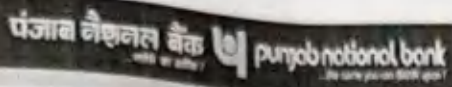
Payment Details

Bank Name	SBIN	Payment Date	04/10/2024
Bank CIN	10004152024100403322	REF No.	427852351348
Deface No	1024041303543D	Deface Date	04/10/2024



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

टनन - १०	
१०७०५ / २०२४	
३	१२४



e-Stamp [Simple Receipt] Offline Payment Receipt

Account No.	40000000000000000000	DRAS DRN	40000000000000000000
Branch Name	40000000000000000000	Bank Txn ID	40000000000000000000
Branch Code	40000000000000000000	Office Name	40000000000000000000
Branch City	40000000000000000000		
Branch State	40000000000000000000		
Branch Pincode	40000000000000000000		
Branch Type	40000000000000000000		

Total Amount : 811000.00

Duty Payer Name	ANVITRICKA ANVITRICKA	Duty Payer ID	PAN-BITP05848R
Duty Payer Sub No	40000000000000000000		
Article Code	40000000000000000000		
Immovable	40000000000000000000	Consideration Amount	1155500.00
Plot Descr	40000000000000000000		
Property Area	40000000000000000000		
Other Party Name	40000000000000000000	Other Party ID	

Print Receipt



Handwritten signature and date: 3/10/24

ट न न - १०
१०१०५ / २०२४
४ १२४

Handwritten signature: G. Dhorajis

Handwritten text: २५१०३.०१. ६११२१ ०१५१. 04/10/2024

Data of Bank Receipt for GRN MH009206733202425R
 Bank - PUNJAB NATIONAL BANK

Bank Branch: 031024M492101
 Print ID: 03/10/2024 12:40:12
 Print DiTime: 03006172024100150368
 ChallanIdNo: 1201 / THANE
 District: IGR122 / THAN10_THANE NO 10 JOINT SUB REGISTR
 Office Name: Simple Receipt
 Print DiTime: GRAS GRN: MH009206733202425R
 GRN Date: 03/10/2024 18:14:15

Stamp Duty Schm: 0030046401-75 / Stamp Duty(Bank Portal)
 Amt: Rs 7,81,000.00/- (Rs Seven Lakh Eighty One Thousand Rupees Only)

Stamp Duty Schm: 0030063301-70 / Registration Fee
 Amt: Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

Only for verification and to be printed and used

Article: B25
 Prop Mvblty: Immovable
 Prop Descr: FLAT NO. 1202, 12TH FLOOR, A-WING, RIDDHI SIDDHI, MIRA ROAD EAST, THANE, Maharashtra 401107
 Consideration: 1,11,55,500.00/-
 Party: PAN-BITPD5848R ABHISHEK ASHOKBHAI DHORAJIA
 Other Party: PAN-AAMFH0360C MS HETAL INFRA REALTORS LLP



Bank Scroll No: 1
 Bank Scroll Date: 04/10/2024
 BI Credit Date: -
 Mobile Number: 9833306886

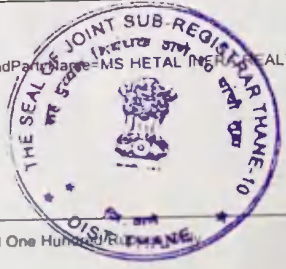
No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	IS-393-17805	0005085614202425	04/10/2024-12:09:28	IGR122	30000.00
2	IS-393-17805	0005085614202425	04/10/2024-12:09:28	IGR122	781000.00
Total Defacement Amount					8,11,000.00

टनन - १०
 १०/१०/२०२४
 ५ / १२४

CHALLAN
MTR Form Number-6



CHALLAN No. MH008228854202425P		BARCODE		Date	04/10/2024-11:48:26	Form ID	25.2
Department: Inspector General Of Registration				Payer Details			
Type of Payment: Stamp Duty, Registration Fee				TAX ID / TAN (If Any)			
Office Name: THN10_THANE NO 10 JOINT SUB REGISTR				PAN No. (If Applicable)	BITPD5848R		
Location: THANE				Full Name	ABHISHEK ASHOKBHAI DHORAJIA		
Year: 2024-2025 One Time				Flat/Block No.	FLAT NO.1202.12TH FLOOR,A-WING,RIDDHI		
				Premises/Building	SIDDDHI		
Account Head Details		Amount In Rs.		Road/Street: NITYANAND NAGAR,			
0000046401 Stamp Duty		1100.00		Area/Locality: MIRA ROAD EAST,THANE			
				Town/City/District			
				PIN: 4 0 1 1 0 7			
				Remarks (If Any): PAN2=AAMFH0360C-Second Party Name=MS HETAL INF REALTORS LLP-			
1100.00				Amount In Words: One Thousand One Hundred			
Total		1,100.00					
Payment Details: STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN	Ref No.	1090068024110402126 087976601715	
Cheque/DD No.				Bank Date	RBI Date	04/10/2024 12:07:12 Not Verified with RBI	
Name of Bank				Bank-Branch: STATE BANK OF INDIA			
Name of Branch				Scroll No. , Date: Not Verified with Scroll			



24/10/24 CA. 2107/11

Jhaveri

Dhorajia

No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-393-17805	0005085626202425	04/10/2024-12:09:42	IGR122	1100.00

GRN: MH009228854202425P Amount: 1,100.00

Bank: STATE BANK OF INDIA

Date: 04/10/2024

Total Defacement Amount



टनन - १०	
१०८०५/२०२४	
७	१२४



AGREEMENT

THIS AGREEMENT made and entered into at Bhayandar on this 04th day of October 2024, BETWEEN : **M/s. HETAL INFRA REALTORS LLF**, a partnership firm registered under the Indian Partnership Act having its office at 601, 6th Floor, Hari Om I.T. Park, Mahajanwadi, Near MIDC Tank, Mira Road (East), Thane - 401 107, through its one of the partners **SHRI UMESH SHASHIKANT KOTHARI**, hereinafter referred to as **PROMOTER** (which expression unless it be repugnant to the context or meaning thereof shall deem to mean and include the said firm and its partner or partners from time to time and their respective heirs, executors, administrators and assigns) of the ONE PART

ट न न - 90
27/10/2024
27/10/24

24.10.24. 601-812107/1

Dhorajia

Shewani

AND

SHRI/ SMT./ M/s. ABHISHEK ASHOKBHAI DHORAJIA, SUVAGIYA, KANSARIBAHEN ARVINDBHAI, ASHOK BHAGAYAN BHAI DHORAJIA, having address at FLAT NO 603, Bldg No. 6, Shantigarden, Miss Road DIST THANE - 401107

hereinafter referred to as "ALLOTTEE/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs, executors, administrators, successors and assigns) of the OTHER PART

WHEREAS:

1) Smt. Asha Jayraj Kapadia, Shri Vipul Jayraj Kapadia, Shri Mahendra Devidas Alias Mahendra Devidas Kapadia, Shri Chhatrabhuj Dwarkadas Khatau Alias Chatrabhuj Dwarkadas Kapadia, Shri Hemant Ranjit, Alias Hemant Ranjit Khatau, Shri Dilip Padamshi Khatau Alias Dilip Padamshi Kapadia, Shri Rahul Harish Kapadia, Smt. Kusum Kishore Khatau, 9) Shri Yogesh Krishnakumar Alias Yogesh Krishnakumar Khatau, Shri Bharat Dharamshi Alias Bharat Dharamshi Khatau, Shri Dhiren Dharamshi Alias Dhiren Dharamshi Khatau, Shri Vinay Dharamshi Alias Vinay Dharamshi Khatau, Smt. Chanda Dharamshi Khatau, Shri Janak Hansraj, Alias Janak Hansraj Khatau, Smt. Krishna Hansraj, Alias Krishna Hansraj Khatau, Shri Jayant Kumar Tulsidas, Shri Ashwin Kumar Tulsidas, Shri Rajendra Khatau (HUF), Shri Dipen Khatau (HUF) (for short hereinafter referred to as the "First Owners") are the owners of land bearing Old Survey No. 156, New Survey



त न न	No. 27, Hissa No.3, admeasuring 1340 sq. meters, situate at
१०८०५	Village Mira, Taluka and District Thane, in the Registration
१	District and Sub-District of Thane and now within the limits
	of the Mira Bhayandar Municipal Corporation, more

particularly described in the Schedule hereunder written (hereinafter referred to as the "First Property").

Abhishek
Shree

Abhishek

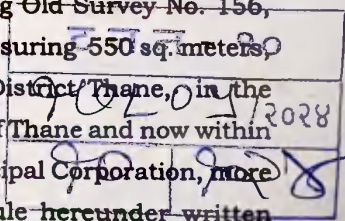
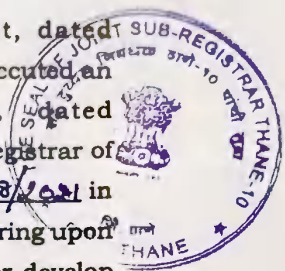
Shree

2. The first owners had agreed to grant and assign the development rights of the first property to M/s. Hetal Infra Realtors-LLP, being the Promoter herein and has agreed to acquire the development rights of the first property from the first owners and accordingly, the parties hereto have agreed to execute these presents as hereinafter appearing.

3. By a Development Agreement, dated 09/04/21 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4-6367/2021, the first owners had agreed to sell the first property to the Promoter herein at the price and on the terms and conditions stipulated therein.

4. In pursuance of an Development Agreement, dated 9/4/2021, the first owners had executed an Irrevocable General Power of Attorney, dated 9/4/2021 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4-6368/2021 in favour of the partners of the Promoter herein conferring upon them several powers inter-alia power to sell and/or develop the first property by constructing buildings thereon.

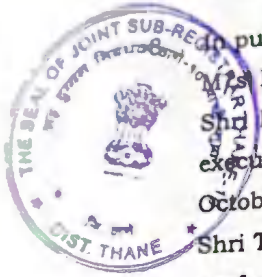
5. Shri Anandrao Hiraji Bhoir, Shri Sanjay Kesarinath Bhoir, Smt. Chandravati alias Chandradevi Kesarinath Bhoir, Smt. Yashoda Anandrao Bhoir, Shri Avinash Anandrao Bhoir, Shri Suryakant Anandrao Bhoir, Shri Prakash Anandrao Bhoir, Shri Subhash Anandrao Bhoir, Smt. Meera Dayanand Kasar alias Meera Anant Bhoir, Smt. Kusum Pandurang Tandel alias Kusum Anant Bhoir, Smt. Shakuntala Bhimraj Bhoir alias Shakuntala Anant Bhoir and Smt. Dwarkabai Baburao Tombare (for short hereinafter referred to as the "Second Owners") had owned the land bearing Old Survey No. 156, New Survey No. 27, Hissa No. 4, admeasuring 550 sq. meters, situate at Village Mira, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation, more particularly described in the Schedule hereunder written (hereinafter referred to as the "Second Property").



242115.08121021

Ashwajit Sharma

6. By an Agreement, dated 18th June, 1989, the second owners had agreed to sell the second property to Shri Digamber M. Bagwe and Shri Jagdish P. Doshi, being the directors of M/s. Meera Developers Pvt. Ltd., at the price and on the terms and conditions stipulated therein.
7. By an Agreement, dated 20th October, 2005, the second owners with the consent and confirmation of M/s. Meera Developers Pvt. Ltd., through its directors had agreed to sell, transfer and assign the second property to M/s. Hiral Homes at the price and on the terms and conditions stipulated therein.



pursuance of the second agreement, the second owners, M/s. Meera Developers Pvt. Ltd., through its directors by name Shri Digamber M. Bagwe and Shri Jagdish P. Doshi had executed an Irrevocable General Power of Attorney, dated 20th October, 2005 in favour of Smt. Chaya Kamlesh Boriya and Shri Tarun P. Vyas, being the partners of M/s. Hiral Homes conferring upon them several powers inter-alia power to sell the second property to the person or persons of their choice including power to execute a deed of conveyance in favour of the ultimate transferee thereof and to lodge the same for registration in the office of Sub-Registrar of Assurance and to admit the execution thereof before the Sub-Registrar of Assurance.

9. During the subsistence of the first and second agreement including the first power of attorney as referred in the foregoing Recital Nos. 6,7 and 8 the original owners vide an Agreement, dated 24th October, 2007 had agreed to sell their undivided right, title, interest and share in the second property to Shri Kamlesh H. Boriya at the price and on the terms and conditions stipulated therein.

ट न न - १०
१०२०५/२०२४
११

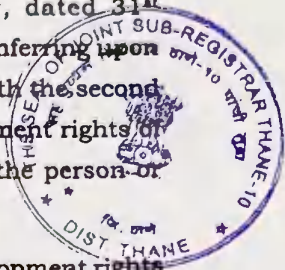
10. By a Deed of Conveyance, dated 31st December, 2010 registered in the office of the Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/00207/2011, dated 8th January, 2011, Shri Anandrao Hiraji Bhoir and 10 others through their

Shri...

Shri...

constitute attorney Shri Kamlesh Boriya had sold, transferred and conveyed the said property to M/s. Hiral Homes, being the nominee of Shri Kamlesh H. Boriya for the consideration mentioned therein.

11. Simultaneous to the execution of Deed of Conveyance, dated 31st December, 2010 registered in the office of the Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/00207/2011, dated 8th January, 2011, the second owners through their constitute attorney by name Shri Kamlesh H. Boriya had executed a General Power of Attorney, dated 31st December, 2010 of M/s. Hiral Homes herein conferring upon them several powers inter-alia power to deal with the second property including power to assign the development rights of the second property or any portion thereof to the person or persons of their choice.



12. M/s. Hiral Homes has agreed to assign the development rights of the second property to the Promoter and the Promoter has agreed to acquire the development rights of the second property from M/s. Hiral Homes at the price and on the terms and conditions mutually agreed upon by and between the parties hereto.

13. By a Development Agreement, dated 27/05/2021 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN- 7-7399/2021, M/s. Hiral Homes had agreed to sell assign the development rights of the second property to the Promoter herein at the price and on the terms and conditions stipulated therein.

वनन - 90
27/05/2021
92/928

14. In pursuance of a Development Agreement, dated 27/05/2021, M/s. Hiral Homes had executed an Irrevocable General Power of Attorney, dated 27/05/2021 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7-7400/2021 in favour of the partners of the Promoter herein conferring upon them several powers inter-alia power to sell and/or develop the second property by constructing buildings thereon.

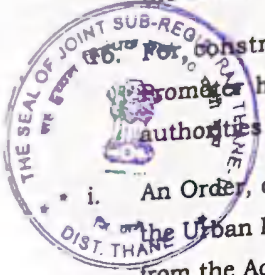
2

श्री. केशव. ए. शिंदे

Shri Kamlesh Boriya

श्री. केशव. ए. शिंदे
27/05/2021

15. In the premises aforesaid, the Promoter herein is absolutely entitled to construct the buildings on the first and second property viz. land bearing Old Survey No. 156, New Survey No. 27, Hissa No.3, admeasuring 1340 sq. meters and land bearing Old Survey No. 156, New Survey No. 27, Hissa No. 4, admeasuring 550 sq. meters, situate at Village Mira, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation, more particularly described in the Schedule hereunder written (hereinafter jointly and collectively referred to as the "Said Property") as the owner thereof.



The Promoter has obtained the following permissions from the authorities concerned

- i. An Order, dated 23th September, 1984 under Section 8(4) of the Urban Land Ceiling & Regulation Act, 1976 (since repealed) from the Addl. Collector Competent & Authority Thane.
- ii. N.A. Permission No. Revenue/K-1/T-2/Land/KV/ 9537/SR/ 158/2018, dated 17th July, 2018 and N.A. Permission No. Revenue/K-1/T-2/Land/KV/ 9538/ SR/159/2018, dated 17th July, 2018 from the Tahsildar of Thane.
- iii. NOC No. MNP/Fire/827/2018-19, dated 19th October, 2018 from the Chief Fire Officer of the Mira Bhayandar Municipal Corporation.
- iv. No -objection Letter No. EI/NOC/219/2010, dated 6th August, 2010 and No -objection Letter No. EI/NOC/218/2010, dated 6th August, 2010 from The Estate Investment Co.Pvt. Ltd., whose name was appearing in the 7/12 extract of the said property as the Grantee of the Government.
- v. Sanction Plan of the Building No. MB/MNP/NR/ 2811/2019-20, dated 3rd August, 2019 from the Mira Bhayandar Municipal Corporation.

टन न - 90
90/01/2018
72 v. 72/8

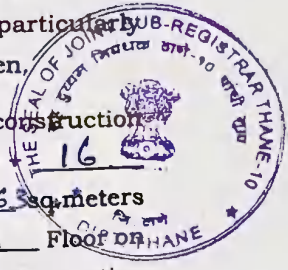
Pharjia
Sharma

vi. Commencement Certificate No. MB/MNP/NR/ 2811/2019-20, dated 14th August, 2019 from the Mira Bhayandar Municipal Corporation to proceed with the work of construction of the building.

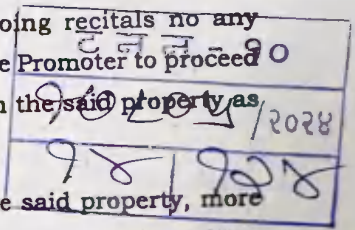
17. Title Clearance Certificate, dated 6/12/2018 issued by the Advocate of the Promoter certifying that title to the larger property is clear, marketable and free from all encumbrances. Hereto annexed and marked as Annexure -A is the photo copy of Title Clearance Certificate, dated 6/12/2018.

18. In the premises aforesaid, the Promoter herein is absolutely entitled to construct the said building, more particularly described in the First Schedule hereunder written.

19. The Promoter herein has undertaken the work of construction of the Building No. A consisting of Part Ground Upper Floors on an area admeasuring 4288.6 sq.meters and Building No.B consisting of Part Stilt+ 7. Floor an area admeasuring 491.67 sq.meters forming the portion of land bearing Old Survey No. 156, New Survey No. 27, Hissa No.3, admeasuring 1340 sq. meters and land bearing Old Survey No. 156, New Survey No. 27, Hissa No. 4, admeasuring 550 sq. meters, situate at Village Mira, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation, more particularly described in the First Schedule hereunder written (hereinafter referred to as the "Said Building" for the sake of brevity and convenience).



20. The Promoter hereby represent that save and except the permissions and sanctions granted by the authorities concerned as mentioned in the foregoing recitals no any permissions or sanctions required by the Promoter to proceed with the construction of the building on the said property as per the approved plan.



21. The Promoter hereby represent that the said property, more particularly described in the First Schedule hereunder written is in its exclusive physical possession as the owner thereof.

Shruti

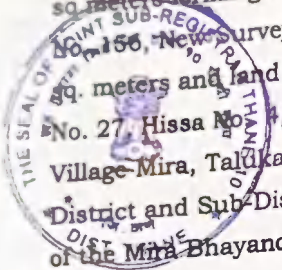
Dharwad

24/11/2019

Dharwad Shruti

22. The Promoter are entitled and enjoyed upon to construct the building on the said property as per the plan sanctioned and approved by the Mira Bhayandar Municipal Corporation.

23. Based upon the permissions and sanctions granted/to be granted by the authorities concerned as referred in the foregoing recitals, the Promoter has undertaken the work of construction of the said building Building No. A consisting of Part Ground + 16 Upper Floors on an area admeasuring 4288.63 sq.meters and Building No.B consisting of Part Stilt+ 7 Upper Floor on an area admeasuring 1491.69 sq.meters forming the portion of the land bearing Old Survey



Survey No. 27, Hissa No.3, admeasuring 1340 sq. meters and land bearing Old Survey No. 156, New Survey No. 27, Hissa No. 1, admeasuring 550 sq. meters, situate at Village Mira, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation.

Shree
Shree

24. The Allottee has offered a Flat/Shop/Office No. 1202, type 3BHK admeasuring 96.70 mt RERA carpet area on the 12 floor in Building No. —, Wing 'A', being constructed in the layout of the said property, more particularly described in the Second Schedule hereunder written (hereinafter referred to as the "Said Flat/Shop/Office" for the sake of brevity and convenience). Hereto annexed and marked as **Annexure-B** is the description of the Flat/Shop/Office along with boundaries in all four directions.

242115/01. 21/2/2024

25. The Promoter has entered into a standard agreement with an Architect registered with the Council of Architects and such agreement is as per the agreement prescribed by the Council of Architects.

ट न न	390
90604	1/2024
94	9/28

26. The Promoter has registered the project under the provisions of the Act with the Real Estate (Regulation and Development) Act, 2016 read with Maharashtra Rules, 2017 with the Real Estate Regulatory Authority at Thane under Registration No. P51700023670. Hereto annexed and marked as **Annexure-**

U

242115/01. 21/2/2024

Shree
Shree

C is the photo copy of the Registration Certificate of the said property.

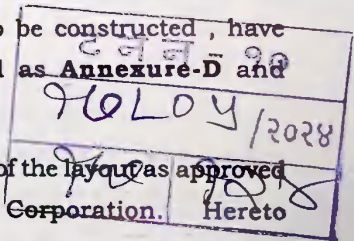
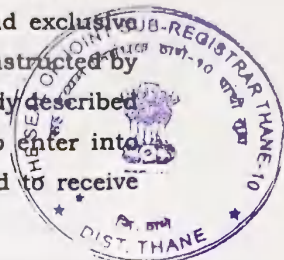
27. The Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the building and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building.

28. By virtue of the agreements executed by and between the parties thereto read with power of attorneys as mentioned in the foregoing recitals, the Promoter has sole and exclusive right to sell the flats in the said building to be constructed by the Promoter on the said property, more particularly described in the First Schedule hereunder written and to enter into agreement/s with the Allottee/s of the flats and to receive the sale consideration in respect thereof.

29. On demand from the Allottee/s, the Promoter has given inspection to the Allottee of all the documents of title relating to the said property and the plans, designs and specification prepared by the Promoter's Architects M/s. Tej's Consultants and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as the "Said Act") and the Rules and Regulations made thereunder.

30. The authenticated copies of Certificate of Title issued by the advocate of the Promoter, authenticated copies of Village Forms VI and VII and XII and other relevant revenue record showing the nature of the title of the Promoter to the said property on which the building is to be constructed, have been annexed hereto and marked as **Annexure-D** and **Annexure-E** respectively.

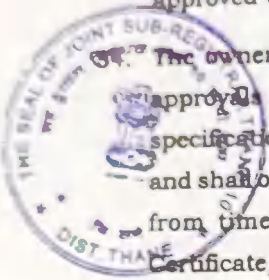
31. The authenticated copies of the plans of the layout as approved by the Mira Bhayandar Municipal Corporation. Hereto annexed and marked as **Annexure-F** is the copy of the layout plan as approved by the Mira Bhayandar Municipal Corporation.



21.11.2021

Shri...
Shri...

32. The authenticated copies of the plans of the layout as proposed by the Promoter and according to which the construction of the building are proposed to be provided for on the said property. Hereto annexed and marked as **Annexure-G** is the copy of the layout plan as proposed by the Promoter.
33. The authenticated copies of the plans and specifications of the flats/shop/office agreed to be purchased by the Allottee as sanctioned and approved by the Mira Bhayandar Municipal Corporation. Hereto annexed and marked as **Annexure-H** is the copy of the plans and specifications as sanctioned and approved by the Mira Bhayandar Municipal.



The owner of first and second property has got some of the approvals from the concerned local authorities to the plans, specifications, elevations, sections and of the said building and shall obtain the balance approvals from various authorities from time to time so as to obtain Building Completion Certificate/ Occupancy Certificate of the said building.

35. While sanctioning the said plans the Mira Bhayandar Municipal Corporation has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the said property and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building shall be granted by the Mira Bhayandar Municipal Corporation.

Mira Bhayandar Municipal Corporation

वनन - १०	
१०	१०

36. The Promoter has accordingly commenced the construction of the said building in accordance with the said proposed plans.

37. The Allottee has applied to the Promoter for allotment of an Flat/Shop/Office No. 1202 RERA carpet area 96.70 sq. meters on 12th floor in wing 'A' of the building named as RIDDHI SIDDHI, located at Survey no. 156 (old), New Survey no. 27, Hissa no. 3 and 4, Nityanand Nagar, Near St. Paul's School, Mira road, Thane- 401107.

Shreeji
Shreeji

V

2011.5.11.12.10.11.12

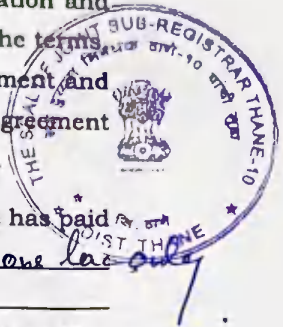
Shreeji

Shreeji

38. The Maha RERA carpet area of the said Flat/Shop/Office is 96.70 sq. meters and carpet area means the net usable floor area of the Flat/Shop/Office, excluding the area covered by the external walls areas under services shafts, exclusive balcony appurtenant to the said Flat/Shop/Office for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Flat/Shop/Office for exclusive use of the Allottee but includes the area covered by the internal partition walls of the Flat/Shop/Office.

39. The parties relying on the confirmation, representation and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in the agreement and all applicable laws are now willing to enter into this agreement on the terms and conditions appearing hereinafter.

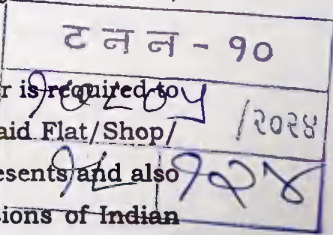
40. Prior to the execution of these presents, the Allottee has paid to the Promoter a sum of Rs. 1,00,000/- (Rupees one lac only)



 Only) being part of the payment of sale consideration of the Flat/Shop/Office agreed to be sold by the Promoter to the Allottee as advance payment or Application Fee (the Promoter doth hereby admit and acknowledge to have received the said sum by signing the receipt clause written hereunder) and the Allottee has agreed to pay to the Promoter the balance of sale consideration in the manner hereinafter appearing.

41. The Promoter has registered the project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at Mumbai, Registration Certificate No. P51700023670.

42. Under Section 13 of the said Act, the Promoter is required to execute a written agreement for sale of the said Flat/Shop/Office with the Allottee, being in fact these presents and also to register said agreement under the provisions of Indian Registration Act, 1908.



43. In accordance with the terms and conditions set out in this agreement and as mutually agreed upon by and between the

Shri...

Shri...

parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the Flat/Shop/Office and the covered parking.

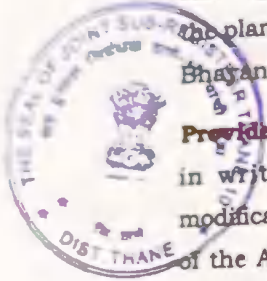
NOW THEREFORE, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :

I. The Promoter shall construct Building No. A consisting of Part Ground + 16 Upper Floors on an area admeasuring 4238.63 sq. meters and Building No. B consisting of Part Stilt+ 7 Upper Floor on an area admeasuring 491.69 sq. meters forming the portion of the said property in accordance with the plans, designs and specifications as approved by the Mira Bhayandar Municipal Corporation from time to time

Provided that the Promoter shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the Flat/Shop/Office of the Allottee except any alteration or addition required by any Government authorities or due to change in law.

1 (a) (i) The Allottee hereby agrees to purchase and the Promoter hereby agrees to sell to the Allottee Flat/Shop/Office No. 1202 of the type 3BHK of RERA carpet area admeasuring 96.70 sq. meters on 12th floor in the Building No. — known as RIDDHI SIDDHI in Wing 'A' (hereinafter referred to as the "Flat/Shop/Office"), more particularly described in the Schedule 'B' hereunder written as shown in the floor plan thereof hereto annexed and marked **Annexures C-1 and C-2** for the consideration of Rs. 11155500/- excluding Rs. —/- being the proportionate price of the common areas and

टन नं - <u>90</u>	facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which
<u>90204</u>	are more particularly described in the Second Schedule
<u>98</u>	hereunder written (the price of the Flat/Shop/Office excluding the proportionate price of the common areas



Sharma

Sharma

24/11/2021

Sharma

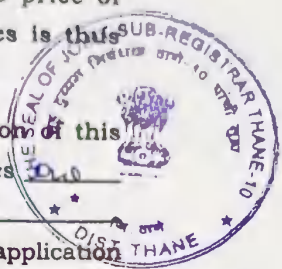
Sharma

and facilities and parking spaces should be shown separately).

(ii) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee covered Stilt parking spaces bearing Nos. _____ situate at _____ stilt _____, being constructed in the layout for the consideration of Rs. _____/-.

1 (b) The total Flat/Shop/Office consideration amount for the Flat/Shop/Office excluding proportionate price of common area, facilities and parking spaces is Rs. 11155500/-.

1 (c) The Allottee has paid on or before execution of this agreement a sum of Rs. 109000/- (Rupees one lac only) Only as advance payment or application



fee and hereby agrees to pay to the Promoter the balance amount of Rs. 11055500/- (Rupees one crore ten lac fifty five thousand five hundred only) Only in the following manner :-

i. Amount of Rs. 11,15,550/- (Rupees ELEVEN lacs fifteen thousand five hundred fifty only) Only to be paid to the Promoter after the execution of agreement.

ii. Amount of Rs. 27,88,875/- (Rupees two crore seven lac eight eight thousand eight hundred seventy five only) Only to be paid to the Promoter on completion of the Plinth of the building or wing in which the said Flat/Shop/Office is located.

iii. Amount of Rs. 334665/- (Rupees three lac thirty four thousand six hundred sixty five only) Only to be paid to the Promoter on completion of 1st 90 slab including stilt of the building or wing in which the said Flat/Shop/Office is located.

90209 / 2028	
20	28

242115. C.A. E.I. 2/10/21

Shernasi

Dharamji

iv. Amount of Rs. 3,34,665 /- (Rupees Three lac
thirty four thousand six hundred sixty five
Only) to be paid to the Promoter on completion of 2nd
slab including stilt of the building or wing in which the
said Flat/Shop/Office is located.

v. Amount of Rs. 3,34,665 /- (Rupees Three lac
thirty four thousand six hundred sixty five
Only) to be paid to the Promoter on completion of 3rd slab
including stilt of the building or wing in which the said
Flat/Shop/Office is located.

vi. Amount of Rs. 3,34,665 /- (Rupees Three lac
thirty four thousand six hundred sixty five
Only) to be paid to the Promoter on completion of 4th slab
including stilt of the building or wing in which the said
Flat/Shop/Office is located.

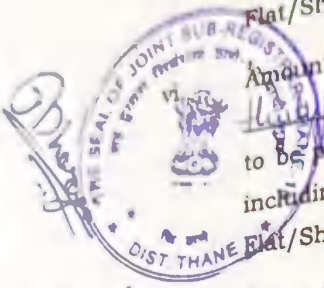
vii. Amount of Rs. 3,34,665 /- (Rupees Three lac
thirty four thousand six hundred sixty five
Only) to be paid to the Promoter on completion of 5th slab
including stilt of the building or wing in which the said
Flat/Shop/Office is located.

viii. Amount of Rs. 3,34,665 /- (Rupees Three lac
thirty four thousand six hundred sixty five
Only) to be paid to the Promoter on completion of 6th slab
including stilt of the building or wing in which the said
Flat/Shop/Office is located.

ix. Amount of Rs. 3,34,665 /- (Rupees Three lac
thirty four thousand six hundred sixty five
Only) to be paid to the Promoter on completion of 7th slab
including stilt of the building or wing in which the said
Flat/Shop/Office is located.

ट न न - १०	to be paid to the Promoter on completion of 7 th slab including stilt of the building or wing in which the said Flat/Shop/Office is located.
१०८०५ / २२५	

२१	x. Amount of Rs. <u>3,34,665</u> /- (Rupees <u>Three lac</u> <u>thirty four thousand six hundred sixty five</u> Only) to be paid to the Promoter on completion of 8 th slab
----	--



Shemai

२-११-१५.०१.२०२१

✓

२२-११-१५.०१.२०२१

Shemai

Shemai

Riddhi Siddhi

including stilt of the building or wing in which the said Flat/Shop/Office is located.

xi. Amount of Rs. 3,34,665/- (Rupees Three lac thirty four thousand six hundred sixty five Only) to be paid to the Promoter on completion of 9th slab including stilt of the building or wing in which the said Flat/Shop/Office is located.

xii. Amount of Rs. 3,34,665/- (Rupees Three lac thirty four thousand six hundred sixty five Only) to be paid to the Promoter on completion of 10th slab including stilt of the building or wing in which the said Flat/Shop/Office is located.

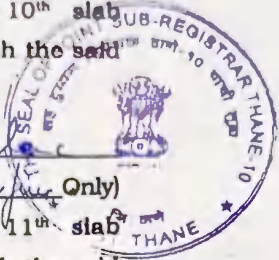
xiii. Amount of Rs. 3,34,665/- (Rupees Three lac thirty four thousand six hundred sixty five Only) to be paid to the Promoter on completion of 11th slab including stilt of the building or wing in which the said Flat/Shop/Office is located.

xiv. Amount of Rs. 3,34,665/- (Rupees Three lac thirty four thousand six hundred sixty five Only) to be paid to the Promoter on completion of 12th slab including stilt of the building or wing in which the said Flat/Shop/Office is located.

xv. Amount of Rs. 3,34,665/- (Rupees Three lac thirty four thousand six hundred sixty five Only) to be paid to the Promoter on completion of 13th slab including stilt of the building or wing in which the said Flat/Shop/Office is located.

xvi. Amount of Rs. 3,34,665/- (Rupees Three lac thirty four thousand six hundred sixty five Only) to be paid to the Promoter on completion of 14th slab including stilt of the building or wing in which the said Flat/Shop/Office is located.

xvii. Amount of Rs. 3,34,665/- (Rupees Three lac thirty four thousand six hundred sixty five Only)



22	728
2028	

Shernu

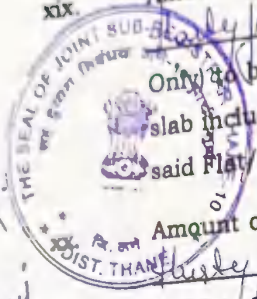
212115. CA. 21210711

Riddhi Siddhi

to be paid to the Promoter on completion of 15th slab including stilt of the building or wing in which the said Flat/Shop/Office is located.

xviii. Amount of Rs. 3,34,665/- (Rupees three lac thirty four thousand six hundred sixty five Only) to be paid to the Promoter on completion of 16th slab including stilt of the building or wing in which the said Flat/Shop/Office is located.

xix. Amount of Rs. 3,34,665/- (Rupees three lac thirty four thousand six hundred sixty five Only) to be paid to the Promoter on completion of 17th slab including stilt of the building or wing in which the said Flat/Shop/Office is located.



Amount of Rs. 3,34,665/- (Rupees three lac thirty four thousand six hundred sixty five Only) to be paid to the Promoter on completion of the walls, internal plaster, floorings doors and windows of the said Flat/Shop/Office.

xxi. Amount of Rs. 3,34,665/- (Rupees three lac thirty four thousand six hundred sixty five Only) to be paid to the Promoter on completion of the sanitary fittings, staircases, lift wells upto the floor level of the said Flat/Shop/Office.

xxii. Amount of Rs. 3,34,665/- (Rupees three lac thirty four thousand six hundred sixty five Only) to be paid to the Promoter on completion of the external plumbing and external plaster, elevation of the building or wing in which the said Flat/Shop/Office is located.

टनन - 90
90209/2024
23/9/24

xxiii. Amount of Rs. 5,57,775/- (Rupees five lac seven thousand seven hundred seventy five Only) to be paid to the Promoter on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the agreement of

Sharma

Sharma

24/15.07.2024

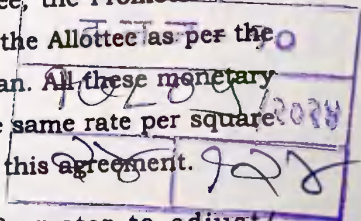
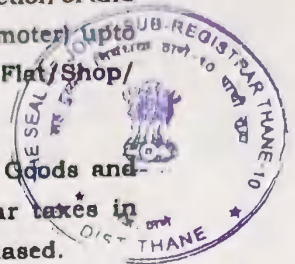
sale of the building or wing in which the Flat/Shop/Office is located and at the time of handing over of the possession of the Flat/Shop/Office to the Allottee on or after receipt of occupancy certificate or completion certificate.

1 (d) The total price above excludes taxes (consisting of tax paid or payable by the Promoter by way of goods and Service Tax and Cess or any other similar taxes which may be levied in connection with the construction of and carrying out the Project payable by the Promoter) upto the date of handing over the possession of the Flat/Shop/Office.

1 (e) Allottee is liable to pay taxes consisting of Goods and Service tax and cess or any other similar taxes in connection with the Flat/Shop/Office purchased.

1 (f) The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the building is complete and the occupancy certificate is granted by the competent authority by furnishing details of the changes if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter, if there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee with forty five days with annual interest at the rate specified in the rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to the Allottee, the Promoter shall demand additional amount from the Allottee as per the next milestone of the payment plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1(a) of this agreement.

1 (g) The Allottee authorizes the Promoter to adjust/ appropriate all payments made by him/her under any



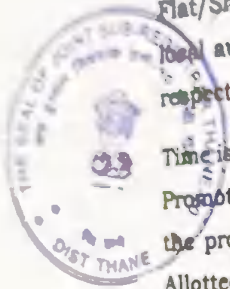
21.11.15. 07. 51210711.

Shemul

Horizon

head(s) of dues against lawful outstanding if any, in his/her name as the Promoter may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoter to adjust his/her payments in any manner.

2.1 The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall before handing over possession of the Flat/Shop/Office to the Allottee, obtain from the concerned local authority occupancy and/or completion certificate in respect of the Flat/Shop/Office.



Time is essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the project and handing over the Flat/Shop/Office to the Allottee and the common areas to the association of the Allottees after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Allottee shall make timely payments of the installment and other dues payable by him/her and meeting the other obligations under the agreement subject to the simultaneous completion of construction by the Promoter as provided in Clause 1(c) hereinabove. ("Payment Plan").

3. The Promoter hereby declares that the Floor Space Index (FSI) available as on date in respect of the project land is sq. meters only and the Promoter has planned to utilize the Floor Space Index (FSI) of by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various schemes as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations which are applicable to the said project. The Promoter has disclosed the Floor Space Index of as proposed to be utilized by him on the project land in the said Project

टनन - १०
१०२०५/१०४४
२५/१०४४

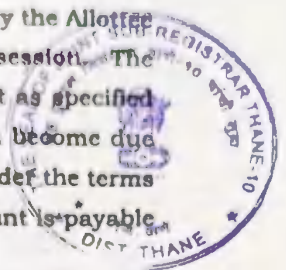
✓

Dharaj

Shemui

and Allottee has agreed to purchase the said Flat/Shop/ Office based on the proposed construction and sale of flats to be carried out by the Promoter by utilizing the proposed PSI and on the understanding that the declared proposed PSI shall belong to the Promoter only.

4.1 If the Promoter fails to abide by the time schedule for completing the project and handing over the flat to the Allottee, the Promoter agrees to pay to the Allottee, who does not intend to withdraw from the project interest as specified in the Rule on all the amounts paid by the Allottee as per RERA till the handing over of the possession. The Allottee agrees to pay to the Promoter interest as specified in the Rule on all the delayed payment which become due and payable by the Allottee to the Promoter under the terms of this agreement from the date the said amount is payable by the Allottee/a to the Promoter.



4.2 Without prejudice to the right of the Promoter to charge interest in terms of sub-clause 4.1 above, on the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Promoter under this agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Allottee committing three defaults of payment of installments, the Promoter shall at his own option may terminate this agreement.

Provided that the Promoter shall give notice of fifteen days in writing to the Allottee by registered A.D. Post at the address provided by the Allottee of his intention to terminate this agreement and of the specified breach or breaches of terms and conditions in respect of which it is intended to terminate the agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, the Promoter shall be entitled to terminate this agreement.

90
20/04/2024
928

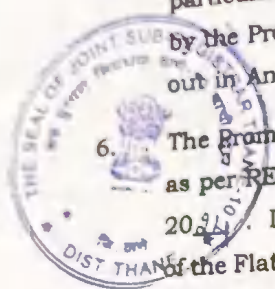
24.05.2024

Dhanyas

Shernui

Provided further that upon termination of this agreement as aforesaid, the Promoter shall refund to the Allottee (subject to adjustment and recovery of any agreed liquidate damages or any other amount which may be payable to the Promoter) within a period of thirty days of the termination, the installments of sale consideration of the flat which may till then have been paid by the Allottee to the Promoter.

5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand or price range (if unbranded) to be provided by the Promoter in the said building and the flat as are set out in Annexure 'E' annexed hereto.



6. The Promoter shall give possession of the Flat/Shop/Office as per RERA to the Allottee on or before 31 day of Dec, 2024. If the Promoter fails or neglects to give possession of the Flat/Shop/Office to the Allottee on account of reasons beyond his control and of his agents by the aforesaid date then the Promoter shall be liable on demand to refund to the Allottee the amounts already received by him in respect of the Flat/Shop/Office with interest at the same rate as mentioned in Clause 4.1 hereinabove from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.

Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of Flat/Shop/Office on the aforesaid date, if the completion of building in which the Flat/Shop/Office is to be situated is delayed on account of

ट न न - १०	i)	war, civil commotion or act of God, Pandemic ;
१०/०५	ii)	any notice, order, rule, notification of the Government and/
२०		or other public or competent authority/court.

7.1 Procedure for taking possession - The owner of first and second property upon obtaining the occupancy certificate from the competent authority and the payment made by

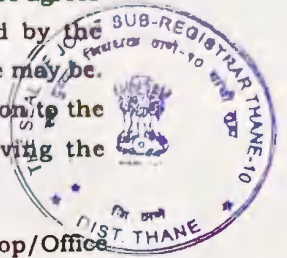
Handwritten mark resembling a stylized 'V' or '5'.

Handwritten signature: Dharamji

Handwritten signature: Shrinani

Handwritten text: 24.11.24 at 12:00 PM

the Allottee as per the agreement shall offer in writing the possession of the Flat/Shop/Office to the Allottee in terms of this agreement to be taken within possession of the flat/shop/office to be taken in 15 days. The date of issue of such notice and the Promoter shall give possession of the Flat/Shop/Office to the Allottee. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee agrees to pay the maintenance charges as determined by the Promoter or association of the Allottees as the case may be. The Promoter on its behalf shall offer the possession to the Allottee in writing within seven days of receiving the occupancy certificate of the project.



- 7.2 The Allottee shall take possession of the Flat/Shop/Office within fifteen days of the written notice from the Promoter to the Allottee intimating that the said Flat/Shop/Office ready for use and occupancy.
- 7.3 **Failure of Allottee to take possession of Flat/Shop/Office** - Upon receiving a written intimation from the Promoter as per Clause 7.1, the Allottee shall take possession of the Flat/Shop/Office from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this agreement and the Promoter shall give possession of the Flat/Shop/Office to the Allottee. In case the Allottee fails to take possession within the time provided in Clause 7.1, such Allottee shall continue to be liable to pay maintenance charges as applicable.
- 7.4 If within a period of three years from the date of handing over the Flat/Shop/Office to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the Flat/Shop/Office or the building in which the Flat/Shop/Office is situated or any defects on account of workmanship, quality or provision of service, then wherever possible such defects shall be rectified by the Promoter at his own cost

दस्तावेज - 90
10/01/2028

Sherraji

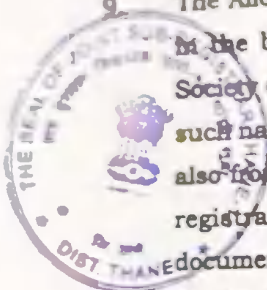
Sherraji

21/12/2021

and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter compensation for such defect in the manner as provided under the Act.

8. The Allottee shall use the Flat/Shop/Office or any part thereof or permit the same to be used only for purpose of residence/office/show-room/shop/godown for carrying on any industry or business. He/she shall use the parking space only for purpose of keeping or parking vehicle.

9. The Allottee along with other Allottees of Flat/Shop/Office in the building shall join in forming and registering the Society or Association or a Limited Company to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and other papers and documents necessary for the formation and registration of the Society or Association or a Limited Company and for becoming a member including the bye-laws of the proposed Society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Allottee so as to enable the Promoter to register the common organization of Allottee. No objection shall be taken from the Allottee if any changes or modifications are made in the draft bye-laws or the Memorandum and/or Articles of Association as may be required by the registrar of Co-operative Societies or the Registrar of Companies as the case may be, or any other



ट न न - १०	Competent Authority.
१०/०५	The Promoter and Owner shall within three months of registration of the Society or Association or a Limited
२९	Company as aforesaid, cause to be transferred to the Society or Limited Company, all the right, title and interest of the

Vendor/Lessor/Original Owner/Promoter and/or the owners in which the said Flat/Shop/Office is situated.

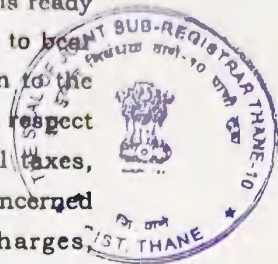
✓

Atcharajin

Shumai

9.2 The Promoter and Owner shall within three months of registration of the Federation/Apex Body of the Societies or Limited Company as aforesaid cause to be transferred to the Federation/Apex Body, all the right, title and interest of the Vendor/Lessor/Original Owner/ Promoter and/or the owners in the project on which the building with multiple wings or buildings are constructed.

9.3 Within fifteen days after notice in writing is given by the Promoter to the Allottee that the Flat/Shop/Office is ready for use and occupancy, the Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Flat/Shop/Office) of outgoings in respect of the project land and building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries or clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Allottee shall pay to the Promoter such proportionate share of outgoings as may be determined. The Allottee further agrees that till the Allottee's share is so determined, the Allottee shall pay to the Promoter provisional monthly contribution of Rs. 4995/- /- per month towards the outgoings. The amounts so paid by the Allottee to the Promoter shall carry any interest and remain with the Promoter until a conveyance/ assignment of lease of the structure of the building or wing is executed in favor of the Society or Limited Company as aforesaid. On such conveyance/assignment of lease being executed for the structure of the building or wing, the aforesaid deposits (less deduction provided for in this agreement) shall be paid over by the Promoter to the Society or Limited Company as the case may be.



90
10/02/2028
30000

Handwritten signature

Sherrin

10. The Allottee shall on or before delivery of possession of the said Flat/Shop/Office keep deposited with the Promoter the following amounts :

- i) Rs. 1000/- for share money, application entrance fee of the Society or Limited Company/Federation/Apex Body;
- ii) Rs. 1000/- for formation and registration of the Society or Limited Company/Federation/Apex Body;
- iii) Rs. 1000/- for proportionate share of taxes and other charges/levies in respect of Society or Limited Company/Federation/Apex Body;
- iv) Rs. 59940/- for deposit towards provisional monthly contribution towards outgoings of Society or Limited Company/Federation/Apex Body;
- v) Rs. 1000/- for deposit towards water, electric and other utility and services connection charges and
- vi) Rs. 1000/- for deposit of electrical receiving and Station provided in layout.

11. The Allottee shall pay to the Promoter a sum of Rs. 300560/- for meeting all legal costs, GST and expenses including professional costs of the Attorney at Law/Advocates of the Promoter in connection with formation of the Society or Limited Company/Federation/Apex Body and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.

12. At the time of registration of conveyance or lease of the structure of the building or wing of the building, the Allottee shall pay to the Promoter the Allottees' share of stamp duty and registration charges payable by the Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the building/wing of the building. At the time of registration of conveyance or lease of the project land, the Allottee shall

द न न - 90
90204
39

21/11/15. CM. E. 12/2015/20

Sharma Sharma

pay to the Promoter the Allottees' share of stamp duty and registration charges payable by the Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of land to be executed in favour of the Apex Body or Federation.

13. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER AND OWNER : The Promoter and owner hereby represents and warrants to the Allottee as follows :

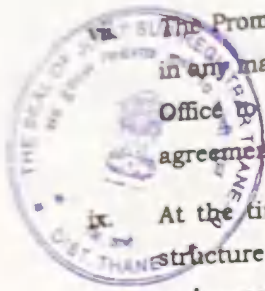
- i. The Promoter and owner has clear and marketable title with respect to the project land as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the project;
- ii. The Promoter has lawful rights and requisite approvals from the competent authorities to carry out development of the project and shall obtain requisite approvals from time to time to complete the development of the project;
- iii. There are no encumbrances upon the project land or the project except those disclosed in the title report;
- iv. There are no litigations pending before any Court of law with respect to the project land or project except those disclosed in the title report;
- v. All approvals, licenses and permits issued by the competent authorities with respect to the project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the project, project land and said building/wing shall be obtained by following due process of law and the Promoter and owner has been and shall at all times remain to be in compliance with all applicable laws in relation to the project, project land and said building/wing and common areas;



30/04/2024
[Handwritten signature]

Shernai

- vi. The Promoter has the right to enter into this agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the act or created herein may prejudicially be affected.
- vii. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement/arrangement with any person or party with respect to the project land including the project and the said Flat/Shop/Office which will in any manner affect the rights of the Allottee under this agreement.



- viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Flat/Shop/Office to the Allottee in the manner contemplated in this agreement.

- ix. At the time of execution of the conveyance deed of the structure to the association of the Allottees, the Promoter and owner shall handover lawful, vacant, peaceful, physical possession of the common area as of the structure to the Association of the Allottees.

- x. The Promote has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, imposition, premium, damages and/or penalties and other outgoings whatsoever payable with respect to the said project to the competent authorities

- xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the project land and/or the project except those disclosed in the title report.

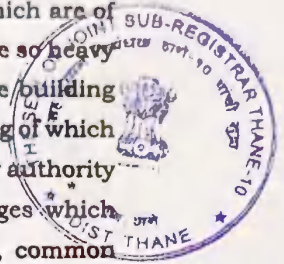
ट न न - १०	
१०८०५	
३३	१२४

- 14. The Allottee/s or himself/themselves with intention to bring all persons into whosoever hands the Flat/Shop/Office may come hereby covenants with the Promoter as follows :

(Signature)
(Signature)

२५११५. ८१. २०२१

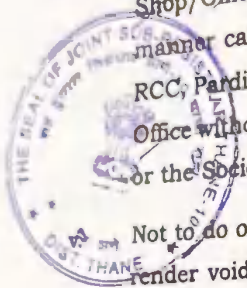
- i. To maintain the Flat/Shop/Office at the Allottee's own cost in good and tenable condition from the date that of possession of the Flat/Shop/Office is taken and shall not do or suffer to be done anything in or to the building in which the change/alter or make addition in or to the building in which the Flat/Shop/Office is situated and the Flat/Shop/Office itself or any part thereof without the consent of the local authorities, if required.
- ii. Not to store in the Flat/Shop/Office any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Flat/Shop/Office is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Flat/Shop/Office is situated, including entrances of the building in which the Flat/Shop/Office is situated and in case any damage is caused to the building in which the Flat/Shop/Office is situated or the Flat/Shop/Office on account of negligence or default of the Allottee is this behalf, the Allottee shall be liable for the consequences of the breach.
- iii. To carry out at his own cost all internal repairs to the said Flat/Shop/Office and maintain the Flat/Shop/Office in the same condition, state and order in which is was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the building in which the Flat/Shop/Office is situated or the Flat/Shop/Office which may be contrary to the rules and regulations and by-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.



547-90
10/04/2028
8178

Sherni

iv. Not to demolish or cause to be demolished the Flat/Shop/Office or any part thereof nor at any time make or cause to be made any addition or alteration of whatever nature in the Flat/Shop/Office or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Flat/Shop/Office is situated and shall keep the portion, sewers drains and pipes in the Flat/Shop/Office and the appurtenances thereto in good tenantable repair and condition and in particular so as to support shelter and protect the other parts of the building in which the Flat/Shop/Office is situated and shall not in any other manner cause damage to columns, beams, walls, slabs or RCC, Partis or other structural members in the Flat/Shop/Office without prior written permission of the Promoter and/or the Society or the Limited Company.



Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Flat/Shop/Office is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat/Shop/Office in the compound or any portion of the project land and the building in which the Flat/Shop/Office is situated.

vii. Pay to the Promoter within fifteen days of demand by the Promoter his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Flat/Shop/Office is situated.

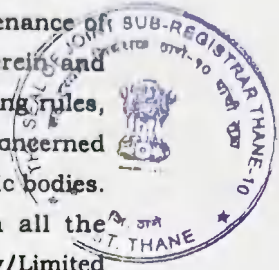
टनन - 90	viii. To bear and pay increase in local taxes, water charges, insurance and such other levies if any, which are imposed by the concerned local authority and/or Government and/or other public authority on account of change of user of the Flat/Shop/Office by the Allottee for any purposes other than for purpose for which it is sold.
90/04	
34	

Pharaja

Sharma

24/11/2015 C.A. 212/1922

- ix. The Allottee shall not let, sub-let, transfer, assign or part with interest or benefit factor of this agreement or part with the possession of the Flat/Shop/Office until all the dues payable by the Allottee to the Promoter under this agreement are fully paid up.
- x. The Allottee shall observe and perform all the rules and regulations which the Society or Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Flat/Shop/Offices therein and for the observance and performance of the building rules, Regulations and bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company/ Apex Body/Federation regarding the occupancy and use of the Flat/Shop/Office in the building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this agreement.
- xi. Till a conveyance of the structure of the building in which the Flat/Shop/Office is situated is executed in favour of the Society/Limited Company, the Allottee shall permit the Promoter and their surveyors and agents with or without, workmen and others, at all reasonable times to enter into and upon the said building or any part thereof to view and examine the state and condition thereof.
- xii. Till a conveyance of the project land on which the building in which the Flat/Shop/Office is situated is executed in favour Apex Body or Federation, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.



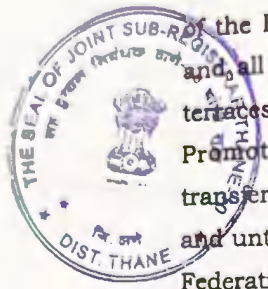
242115. CA E11210211
24/10/2024
352/24

✓
Sherni

242115. CA E11210211

15. The Promoter shall maintain a separate account in respect of sum received by the Promoter from the Allottee as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or Association or Company or towards the outgoings, legal charges and shall utilize the amounts only for the purpose for which they have been received.

16. Nothing contained in this agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said Flat/Shop/Office and building or any part thereof. The Allottee shall have no claim save and except in respect of the Flat/Shop/Office hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter until the said structure of the building is transferred to the Society/Limited Company or other body and until the project land is transferred to the Apex Body/Federation as hereinbefore mentioned.



17. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE

After the Promoter executes this agreement, he/she shall not mortgage or create a charge on the Flat/Shop/Office and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such Flat/Shop/Office.

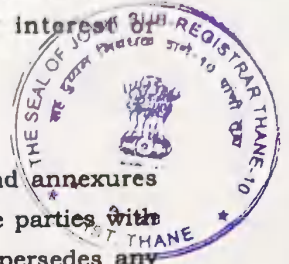
18. BINDING EFFECT ;
 ८ न न - २०
 १७/०५/२०१८
 ३७

Forwarding this agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers this agreement with all the schedules along with the payments due as stipulated secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoter. If the Allottee/s

G. Dhorajia
Shamvi

24.12.2018

fails to execute and deliver to the Promoter this agreement within thirty days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default which if not rectified within fifteen days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.



19. ENTIRE AGREEMENT ;

This agreement along with its schedules and annexures constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the parties in regard to the flat/building as the case may be.

20. RIGHT TO AMEND ;

This Agreement may only be amended through written consent of the parties.

21. PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE/SUBSEQUENT ALLOTTEES :

It is clearly understood and so agreed by and between the parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the project shall equally be applicable to and enforceable against any subsequent Allottees of the Flat/Shop/Office in case of transfer as the said obligations go along with the Flat/Shop/Office for all intents and purposes.

997-90
3L 928

22. SEVERABILITY :

If any provision of this agreement shall be determined to void or unenforceable under the Act or the rules and

242115.01. E/P/210141

Shree

regulations made thereunder or under other applicable laws, such provisions of the agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this agreement and to the extent necessary to conform to Act or the rules and regulations made thereunder or the applicable law as the case may be and the remaining provisions of this agreement shall remain valid and enforceable as applicable at the time of execution of this agreement.

23. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT;

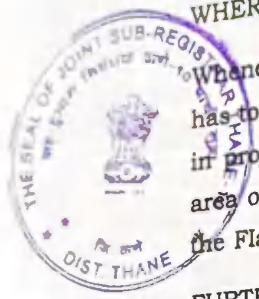
Whenever in this agreement it is stipulated that the Allottee has to make any payment in common with other Allottee/s in project, the same shall be in proportion to the carpet area of the Flat/Shop/Office to the total carpet area of all the Flat/Shop/Office in the project.

24. FURTHER ASSURANCES :

Both parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein as may be reasonably required in order to effectuate the provisions of this agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

25. PLACE OF EXECUTION;

The execution of this agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's office or at some other place which may be mutually agreed between the Promoter and the Allottee in MIRABROAD after the agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution, the said agreement shall be registered at the office of the Sub-Registrar. Hence, this agreement shall be deemed to have been executed at _____



Handwritten text in a box: 'त न व' (T N V), '90/09/2024', and '28'.

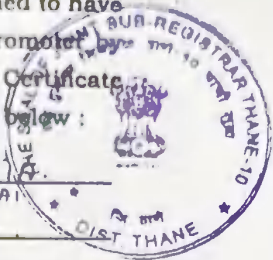
Handwritten mark resembling a stylized 'V' or '4'.

Handwritten signature: 'GDharaji'.

Handwritten signature: 'Shumei'.

26. The Allottee and/or the Promoter shall present this agreement at the proper registration office of registration within the time limited prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

27. That all notices to be served on the Allottee and the Promoter as contemplated by this agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter Registered Post A.D. and notified Email Id/Under Certificate of Posting at their respective addresses specified below :



Name of the Allottee : ABHISHEK A. DHORAJIA
Allottee's Address : SUVAGIYA B. ARVIND BHAI
ASHOK B. DHORAJIA
Notified Email ID : FLATNO603, Bldg No.6, Shantigarden
Sector 5, Mira Road DIST Thane 401107

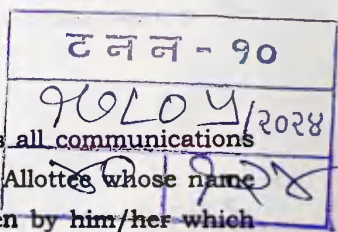
Promoter Name : M/s. HETAL INFRA REALTORS LLP
Address of the Promoter : Office No. 601, 6th Floor, Hari Om IT Park, Mahajanwadi, near MIDC tank, Mira Road East, Thane-401107

Notified Email Id : hetal_builders@yahoo.in

It shall be the duty of the Allottee and the Promoter to inform each other of any change in address subsequent to the execution of this agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoter or the Allottee, as the case may be.

28. **JOINT ALLOTTEES :**

That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

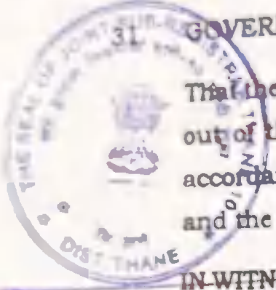


24/11/25. CA. 21/11/25

Shumei

- 29. Stamp duty and Registration: The charges towards stamp duty and registration of this agreement shall be borne by the Allottees.
- 30. Dispute Resolution : Any dispute between the parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations thereunder.

GOVERNING LAW :



That the rights and obligations of the parties under or arising out of this agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the courts will have the jurisdiction for this agreement.

IN WITNESS WHEREOF the parties hereinabove named have

त न	set their	Respective hands and signed this agreement for sale at
१०८	१०२४	(city/town name) in the presence of attesting witness, signing as
४१	१२४	such on the day first above written.

FIRST SCHEDULE ABOVE REFERRED TO

Building No. A consisting of Part Ground + 16 Upper Floors on an area admeasuring 4288.63 sq.meters and Building No.B consisting of Part Stilt+ 7 Upper Floor on an area admeasuring 1491.69 sq.meters forming the portion of land bearing Old Survey No. 156, New Survey No. 27, Hissa No.3, admeasuring 1340 sq. meters and land bearing Old Survey No. 156, New Survey No. 27, Hissa No. 4, admeasuring 550 sq. mters, situate at Village Mira, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation

SECOND SCHEDULE ABOVE REFERRED TO

Flat/Shop/Office No. 1202, Type 3BHK admeasuring 96.70 RERA CARPET AREA on the 12th floor in Building No. , Wing 'A', building named as RIDDHI SIDDHI, located at Survey no. 156 (old), New Survey no. 27, Hissa no. 3 and 4, Nityanand Nagar, Near St. Paul's School, Mira road, Thane-401107.

Dharaji

Shumai

24.11.2024

W

Dharaji

Shumai

24.11.2024

SIGNED, SEALED AND DELIVERED)

by the within named "PROMOTER")

M/s. HETAL INFRA REALTORS-LLP,)

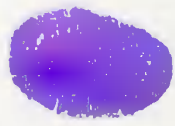
through its one of the partners)

Shri UMESH SHASHIKANT KOTHARI)

in the presence of _____)

1. PMATU)

2. Paritosh B)



Umesh



SIGNED, SEALED AND DELIVERED)

by the within named "ALLOTTEE")

SHRI/SMT. ABHISHEK ASHOKBHAI)
DHORAJIA)

Abhishek



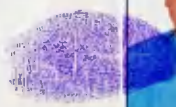
SHRI/SMT. SUVAGIYA BANARIBAHEN)
ARNINDBHAI)

Suvagiya



SHRI/SMT. ASHOK BHAGVANBHAI)
DHORAJIA)

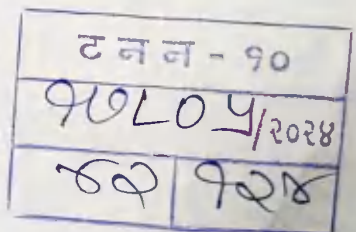
24/11/2024



in the presence of _____)

1. PMATU)

2. Paritosh B)

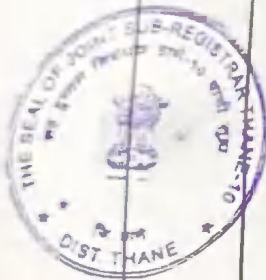


RECEIPT

Received of and from the withinnamed Allottee a sum of
 Rs. 1,00,000/-/- (Rupees one lac only
 Only) as and by way of part payment of

Total Sale Consideration herein above mentioned by following
 details:

Dated	Cheque No. UTR No.	Drawn on	Amount (Rs.)
01/09/24	000004	KOYAK	1,00,000/-
		TOTAL (Rs.)	1,00,000/-



I/ WE SAY RECEIVED

M/s. HETAL INFRA REALTORS-LLP,

[Signature]
 (PROMOTER)

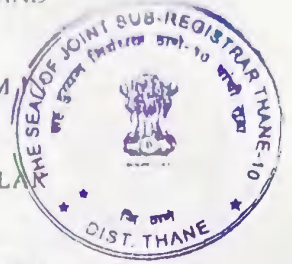
WITNESSES :

1. Pinto
2. Parthiv B

ट न न - 90
 96/04/2024
 83 928

AMENITIES:

1. VITRIFIED TILES FLOORING
2. GRANITE WINDOW FRAME AND ANODIZED SLIDING WINDOWS.
3. GRANITE KITCHEN PLATFORM WITH STAINLESS STEEL SINK
4. FULL HEIGHT DESIGNER TILES IN BATHROOM AND TOILET UPTO BEAM LEVEL.
5. FULL HEIGHT DESIGNER TILES ABOVE PLATFORM KITCHEN UPTO BEAM LEVEL.
6. CONCEALED COPPER WIRING WITH MODULAR SWITCHES.
7. CONCEALED PLUMBING AND BRANDED SANITARY FITTINGS.
8. FIRE FIGHTING SYSTEM
9. GRAND AIR CONDITIONED ENTRANCE LOBBY
10. HIGH TECH ELEVATORS WITH REPUTED BRAND,
11. PROVISION FOR INTERCOM FACILITY AND PROVISION FOR SPLIT A/C's
12. INTERNAL GYPSUM PLASTER
13. CCTV SURVEILLANCE AT GROUND FLOOR



Ghorajir

Shree

२४११५.८१.६१२१७४१.

ट न न - १०	
१०८०५/२०२४	
४४	१२४



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number
P/R/2020/2970

Project: MIDDH BIDDHI Plot Bearing / CTS / Survey / Final Plot No. : SNO 156 HNO 3 AND 4 at Mira-Bhayander (N) Dist. Thane, Thana, 401107.

1. Real Estate Regulators LLP having its registered office / principal place of business at Tehsil: Thane, District: Thane, Pin: 401107.

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 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, Real Estate Brokers 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 clause (D) of clause (f) of sub-section (2) of section 4 read with Rule 5;

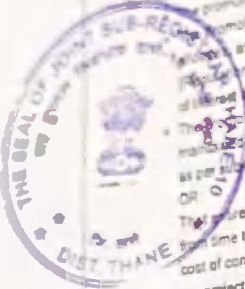
OR
The entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receipts of the project is less than the estimated cost of completion of the project.

The Registration shall be valid for a period commencing from 02/01/2020 and ending with 31/12/2024 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.

The promoter shall comply with the provisions of the Act and the rules and regulations made there under;

That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date: 02-01-2020 15:33:36

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

Dated: 02/01/2020
Place: Mumbai

ट न न - १०	
१७/०१/२०२४	
४५	१२४



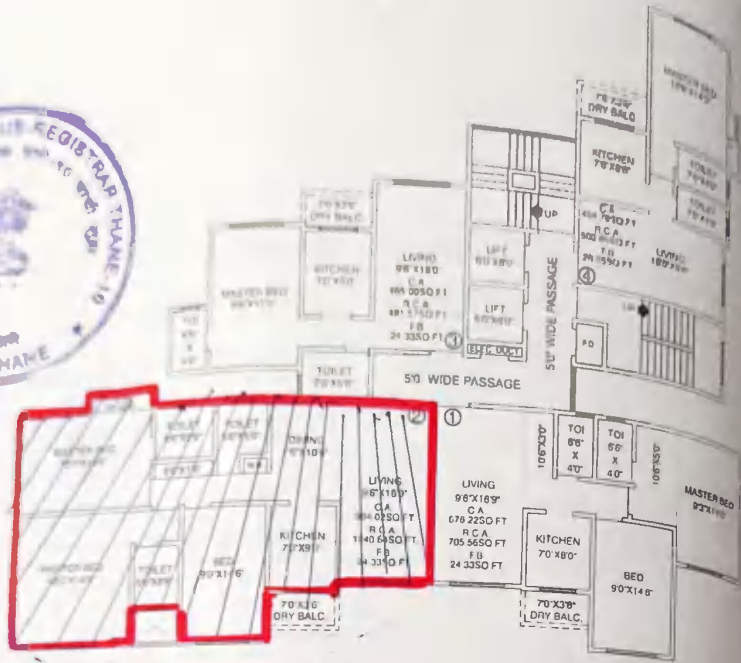
TYPICAL FLOOR PLAN
2nd to 7th & 9th Floor

Shop/Flat/Office No.:	
on Floor:	
in Wing:	
Area:	

Builders Sign : _____

Purchaser's Sign : _____

ट न न - १०	
१०८०५/२०२४	
४५	१२४



50' 0" WIDE D. P. ROAD

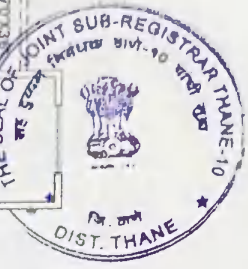
TYPICAL FLOOR PLAN
10th to 12th & 14th to 16th Floor

Shop/Floor/Office No.:	1202
on Floor :	12
in Wing :	A
Area :	96.708 sqm

Builders Sign : *[Signature]*
 Purchaser's Sign : *[Signature]*
[Signature]

२५११९ अ. ए. १२/१०२११

ट न न - १०	
१०२०५ / २०२४	
४७	१२४



TYPICAL FLOOR PLAN (WING B)

Shop/Fat/Office No	
on Floor	
in Wing	
Area	

Builders Sign _____

Purchaser's Sign _____

टलन - १०
 १०७०५/२०२४
 १०७६/२४



भारतीय सरकार

गाव नमुना शेत (अधिकार अभिलेख भागक)

विक्रयपूर्वक नवदूत अधिनियम क्रमांक ३६११२२०१२००१ आणि मॉडेल नॉर्स एव फार नवका कल्लेच कुण्णितत हेतने। दिनांक. १९६१ मागील दिनांक १९७३ मधील
 तासुका :- ठाणे जिल्हा :- ठाणे
 तासुका : २७३ शिवापट्टा क्रमांक प रणाधिभाग : २७३ शेताचे स्थानिक नाव :

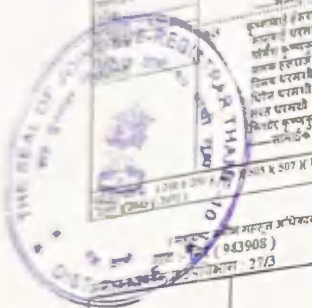
गाव नमुना शेत (अधिकार अभिलेख भागक)

गाव नमुना शेत (अधिकार अभिलेख भागक)

शेताचे स्थानिक नाव

क्र. सं.	अधिकार	क्षेत्र	आकार	गो. ख.	फे. पा.	कुठ, खसत व इतर अधिकार
१०१	विना मंडीत पातळीवर विना मंडीत विना मंडीत	०.१३.६६	०.१३		(२६६९)	पुजारी भाय व संत (—अधिकार/काल) (२६६९)
१०२	विना मंडीत पातळीवर विना मंडीत	०.०२.३५	०.३३	०.००.३३	(१९३१)	विना मंडीत विना मंडीत (२६६९)
१०३	विना मंडीत पातळीवर विना मंडीत	०.०३.५९	०.३३	०.००.३३	(२६६९)	विना मंडीत विना मंडीत (२६६९)
१०४	विना मंडीत पातळीवर विना मंडीत	०.०१.१९	०.०९	०.००.१३	(२६६९)	विना मंडीत विना मंडीत (२६६९)
१०५	विना मंडीत पातळीवर विना मंडीत	०.०१.०६	०.०९	०.००.१३	(२६६९)	विना मंडीत विना मंडीत (२६६९)
१०६	विना मंडीत पातळीवर विना मंडीत	०.०१.१५	०.०९	०.००.१३	(२६६९)	विना मंडीत विना मंडीत (२६६९)
१०७	विना मंडीत पातळीवर विना मंडीत	०.०१.१५	०.०९	०.००.१३	(२६६९)	विना मंडीत विना मंडीत (२६६९)
१०८	विना मंडीत पातळीवर विना मंडीत	०.०१.१५	०.०९	०.००.१३	(२६६९)	विना मंडीत विना मंडीत (२६६९)

शेताचे स्थानिक नाव : शेताचे स्थानिक नाव



गाव नमुना बारा (पिकांची नोंदवही) जिल्हा, १९६१ मागील दिनांक १९ जिल्हा :- ठाणे
 तासुका :- ठाणे
 तासुका : २७३

क्र. सं.	प्रमाण	क्षेत्र	आकार	जल सिंचित	अजल सिंचित	जल शिथलनाये साधन	स्वरूप	क्षेत्र	शेता
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)
				ह आर पो मी	ह आर पो मी		परीत	०.१३१०	

टीप :- सदरची नोंद मोबाइल ॲप द्वारे घेणेता आलेली आहे

"क प्रयत्नित ५ वहीदी डी स्टेशन १५० स्वयं निळावे"
 दिनांक : ०३/११/२०२१
 स्वाक्षरी क्रमांक : २७३१०६०९२२१३०६३१०६३१०६३१३३

Atcharya
 (गाव नमुना शेत (अधिकार अभिलेख भागक)
 तासुका : २७३ जिल्हा :- ठाणे)

०३-११-२०२३

https://mab3erfar.enhgtcloud.com/IDDM/PT/IDDM/712

ट न न - ९०
 १६६०५ / २०२४
 ४९ / १२४



संशोधन विभाग

संशोधन विभाग, दिल्ली (संशोधन विभाग, दिल्ली)
संशोधन विभाग, दिल्ली (संशोधन विभाग, दिल्ली)

क्र.सं.	विवरण	प्रमाण	दिनांक	स्थान
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50



संशोधन विभाग, दिल्ली (संशोधन विभाग, दिल्ली)
संशोधन विभाग, दिल्ली (संशोधन विभाग, दिल्ली)

क्र.सं.	विवरण	प्रमाण	दिनांक	स्थान
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

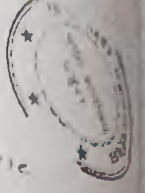
टीप : * संपूर्ण नोंद सोबतच अथवा टांकने देण्यात आलेली आहे

संशोधन विभाग, दिल्ली (संशोधन विभाग, दिल्ली)
संशोधन विभाग, दिल्ली (संशोधन विभाग, दिल्ली)

Handwritten signature
(संशोधन विभाग, दिल्ली)
संशोधन विभाग, दिल्ली - 110011

टनन - 90
90609/2028
50
928

मिरा भाईंदर महानगरपालिका
मुख्य कार्यालय, भाईंदर (प).
चक्रपती शिवाजी महाराज मार्ग, ता. जि. ठाणे - 401 101



जा.क्र. मि.भा/गनपा/सं. 156/3-2019-20

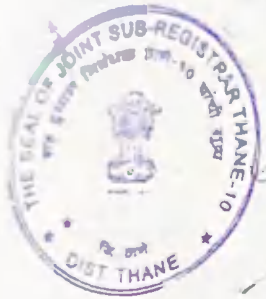
दिनांक - १२/०६/२०१९

अधिकार पत्रधारक - श्री जयराज देविदास अष्टाशिया व श्री. हेमंत रणजीत खटाव, श्री. कामेश मोदीया
द्वारा - सन्तानगर भांगियता - २० तेजडा फ्लॅटलॅण्ड

विषय - मिरा भाईंदर महानगरपालिका क्षेत्रील मौजे - गिरा
सर्वे क्र./ हिस्सा क्र. नवीन 27/3.4 जूना 156/3.4

या जागेत नियोजित बांधकामास बांधकाम प्रारंभपत्र मिळणेबाबत.

- संदर्भ
- 1) आपला दि.05/12/2018, दि.07/03/2019 व दि.11/06/2019 चा अर्ज.
 - 2) यु.एल.सी. विभागाकडील कलम 8(4) अन्वये दि.23/09/1984 रोजीचे आदेश.
 - 3) शे.सुकाम प्राधिकारी नागरी संकुलज ठाणे यांचेकडील 10(3),10(5) ची व पुर्वत घटक योजनेची कार्यवाही झालेली नसल्याबाबत विकासकाने रु.300/- च्या स्टॅम्प पेपरवर दि.04/02/2019 रोजी दिलेले शपथपत्र.
 - 4) वलसिलदार ठाणे यांचेकडील क्र. महसूल/क-1/दे-2/जमिनबाब/कावि-9537/एसआर 158 दि.17/07/2018 व महसूल/क-1/दे-2/जमिनबाब/कावि-9538/एसआर 159 दि.17/07/2018 रोजीचे पत्र व दि.02/08/2018 रोजी भरण्या केलेल्या चलनावी छायाप्रत.
 - 5) अग्निशमन विभागाकडील पत्र क्र. गनपा/अग्नि/827/18-19 दि.19/10/2018 रोजीचा तानपुरता नाहरकत दाखला
 - 6) टी इस्टेट इन्व्हेस्टमेंट क्र. प्रा. लि. यांचेकडील क्र. E/NOC /219/2010 दि.06/08/2010 व E/NOC/218/2010 दि.06/08/2010 अन्वयेचा नाहरकत दाखला
 - 7) या कार्यातयाकडील मौजे. मिरा स.क्र.156/3 या जागेसाठी जा.क्र. गनपा/नर/2324/09-10 दि.19/09/09 अन्वये नकाशे मंजूरीसह अकृषिक आदेश प्राप्त करणेकामी नाहरकत दाखला
 - 8) दि.29/06/2019 रोजीचे हमीपत्र.



-: बांधकाम प्रारंभपत्र :-

(फक्त जोत्यापर्यंत)

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 च्या कलम 44, 45 अन्वये व मुंबई प्रतिक महानगरपालिका अधिनियम 1949 चे कलम 253 ते 269 विकास कार्य करण्यासाठी / बांधकाम प्रारंभपत्र मिळण्यासाठी आपण विनंती केले नुसार मिरा भाईंदर महानगरपालिका क्षेत्रील मौजे - गिरा सि.स.जी./सर्वे क्र./हिस्सा क्र. नवीन 27/3.4 जूना 156/3.4 या जागेतील रेखांकन, इमारतीचे बांधकाम नकाशास खालील अटी व शर्तीचे अनुपालन आपणाकडून होण्याच्या अधीन राहून ही मंजूरी देण्यात येत आहे.

- 1) सदर शुद्धाचा वापर फक्त बांधकाम नकाशात दर्शविलेल्या रद्दिवास + वाणिज्य वापरासाठीच करण्याचा आहे.
- 2) सदरच्या बांधकाम परवानगीने आपणास आपल्या हक्कात नसलेल्या जागेवर बरेणतेही बांधकाम करता येणार नाही.

ट न न - 90
90204/2028
५९ | ९२४

- 3) मंजूर नगरपालिका जमीन पत्तल मोजणी बाबत घेतली आहे व त्याची तातुका दिवशीत सुट्टी अशिलेक, तसेच यांचे पत्तलीत केलेली नकाशाची ही या कार्यातवाच्या अतिरिक्तही टीन पत्तलीतये पकडिलेची आहे व यात मंजुरी घेणे आवश्यक आहे.
- 4) सदा सुसंवादी उपविभागातील महानगरपालिकेच्या पूर्वपरवानगी शिवाय वरता येणार नाही तसेच मंजूर रेखांकनातील इमारती विक्रीत करण्यासाठी इतर / दुस-या विकसकाने अधिकांस दिव्यास / विकसासाठी प्राधिकृत केल्गास दुय्याग / दुस-या विकसकाने मंजूर बांधकाम नकाशे व परदेशीतये व परवानगीत समुद अटी व शर्तीचे उल्लंघन केल्गास / पालन न केल्गास वा सर्व कृत्तीस मुळ विकसाक व वास्तुविशारद जबाबदार राहतील.
- 5) या जग्गेच्या अंजुबाजुला जे पूर्वीचे नकाशे मंजूर झाले आहेत त्याचे रस्ते हे सदा नकरातील रस्त्याची पत्तल मोजणीचे व शिगांकनाचे तैजी सुसगत जुळणे आवश्यक आहे. तसेच या जग्गेवरील पत्तलीत होणा-या बांधकामास रस्ते सन्निगत ठेवणे व सार्वजनिक वापरासाठी खुले ठेवणेची जबाबदारी विकसाक / वास्तुविशारद / धारक यांची राहिल. रस्त्याबाबत व वापराबाबत आपली / धारकांची कोणताही हरफत असणार नाही.
- 6) जग्गी जमीन धारका कायदा 1976 चे तरतुदीना व महाराष्ट्र जमीन अधिनियमावर तरतुदीस कोणताही प्रकारची बाधा गेता कामा नये व या कायद्यान्वये पारित झालेल्या व यापुढे वेळोवेळी होणा-या सर्व आदेशांची अंमलबजावणी करण्याची जबाबदारी विकसाक व वास्तुविशारद इतर धारक यांची राहिल.
- 7) रेखांकनात / बांधकाम नकाशात इमारतीचे समोर दर्शविण्यात / प्रस्तावित करण्यात आलेली सामासिक अंतराची जागा ही सार्वजनिक असून महानगरपालिकेच्या मातकीची राहिल व या जागेचा वापर सार्वजनिक रस्त्यासाठी / रस्ता रुंदीकरणासाठी करण्यात येत. याबाबत अर्जदार व विकसाक व इतर धारकांचा कोणताही कायदेशीर हक्क अंजुबाबत नाही.
- 8) मातकीहक्काबाबतचा वाद उत्पन्न झाल्यास त्यास अर्जदार, विकसाक, वास्तुविशारद, धारक व संबंधीत व्यक्ती जबाबदार राहतील. तसेच वरील जागेस पॉच मार्ग उपलब्ध असल्याची व जागेच्या हद्दी जागेवर पत्तलपणे जुळविण्याची जबाबदारी अर्जदार, विकसाक, वास्तुविशारद यांची राहिल. यामध्ये तफावत निर्माण झाल्या झाल्यास सुधारीत मंजुरी घेणे क्रमप्राप्त आहे.
- 9) मंजूर रेखांकनातील रस्ते, ड्रेनेज, गटारे व खुली जागा (आर.जी) अर्जदारास / विकसकाने महानगरपालिकेच्या नियमाप्रमाणे पूर्ण करून सुविधा सार्वजनिक वापरासाठी कायम स्वरुपी खुली ठेवणे बंधनकारक राहिल.
- 10) मंजूर रेखांकनातील इमारतीचे नियमावलीनुसार जोत्याचे प्रमाणपत्र प्राप्त केल्याशिवाय उर्वरीत बांधकाम करण्यात येऊ नये.
- 11) इमारतीचे उद्वाहन, अग्निशमन तरतुद, पाण्याची जमिनीवरील व इमारतीवरील अशा दोन टाक्या, दोन इलेक्ट्रीक पंपसेटसह तरतुद केलेली असली पाहिजे.
- 12) महानगरपालिका आपणास बांधकामासाठी व पिण्यासाठी व इतर कारणासाठी पाणीपुरवठा करण्याची हमी घेत नाही. याबाबतची सर्व जबाबदारी विकसाक / धारक यांची राहिल. तसेच सांडपाण्याची सोय व मलविसर्जनाची व्यवस्था करण्याची जबाबदारी विकसाकाची / धारकाची राहिल. तसेच बांधकाम सुरु करतेवेळी बांधकाम संपेपर्यंत तैथील बांधकाम कामगारांसाठी आवश्यकतेप्रमाणे पुरेशा शौचालयाची व पाळणाघराची



ट ल ल - 90
१०८०५/२०२४
५२ १२४

13) अर्जदारांनी म.क. / डि.क. मोजे, महानगरपालिका मंजूरी, विल्डरचे नाव, ऑर्किटेक्टरचे नाव, अनुषंगिक मंजूरी व इतर मंजूरीचा तपशील दर्शविणारा फलक पत्राचा जमिनीतच जाल्वाततच इतर चिन्नां कागसास सुरवात करणे बंधनकारक राहिल. तसेच सर्व मंजूरीसुद्धा कागदपत्र तपासणीसाठी / निरीक्षणार्थी जागेवर सर्व मानवावधीसाठी उपलब्ध करून देणे ही वास्तुविशारद व तिकाराक यांची सयुक्त जबाबदारी आहे. जागे बाबतचे जागेवर प्राप्त न झाल्यास तातडीने काम बंद करण्यात येईल.

14) मंजूर रजिस्तातील इमारतीचे बांधकाम करण्यापूर्वी मातीची चाचणी (Soil Test) घेऊन व बांधकामाची जागा भूकंप पतण क्षेत्राचे अनुषंगाने सर्व तांत्रिक याची विनागत घेऊन (Specifically earthquake of highest intensity in seismic zone should be considered) आर.सी.सी. डिझाईन तयार करून संबंधित लक्ष्य क्षेत्रात बांधणी मंजूरी घेणे. तसेच इमारतीचे आयुष्यमान, जापर, बांधकाम चालू साहित्याचा दर्जा व गुणवत्ता व अग्नि क्षमण व्यवस्था याबाबत नॅशनल बिल्डींग कोड प्रमाणे तरतुदी व सुचविलेले कार्यन्वीत करणे तसेच बांधकाम चालू असतांना तांत्रिक व अतांत्रिक कार्यवाही करून त्याची पालन करण्याची जबाबदारी अर्जदार, तिकाराक, स्ट्रक्चरल अभियंता व विशारद, बांधकाम पर्यवेक्षक, धारक संयुक्तपणे राहिल.

15) पुस्तकातील जागेत विद्यमान झाले असल्यास तोडण्यासाठी महानगरपालिकेची व इतर विभागांची पूर्व मंजूरी प्राप्त करणे बंधनकारक आहे. तसेच खुल्या जागेत बांधकाम करण्यात यावे.

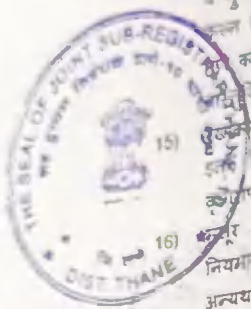
16) मंजूर बांधकाम नकाशे व जागेवरील बांधकाम यामध्ये तफावत असल्यास नियमावलीनुसार त्वरीत सुधारीत बांधकाम नकाशांना मंजूरी घेणे बंधनकारक आहे. अन्यथा हे बांधकाम मंजूर विकास नियंत्रण नियमावलीनुसार अनाधिकृत ठरते त्यानुसार उचित अनाधिकृत बांधकाम तोडण्याची कार्यवाही करण्यात येईल.

17) बांधकाम साहित्य रस्त्यावर व सार्वजनिक ठिकाणी ठेवता येणार नाही. याबाबतचे बांधकाम साहित्य रस्त्यावर व सार्वजनिक ठिकाणी ठेवता येणार नाही. याबाबतचे उल्लंघन झाल्यास महानगरपालिकेकडून आपणाविरुद्ध दंडात्मक कार्यवाही करण्यात येईल.

18) इमारतीचे बांधकामाबाबत व पुर्णत्वाबाबत नियमावलीतील बाब क्र. 43 ते 46 ची बाटकोरपणे अंमलबजावणी करण्याची संपुर्ण जबाबदारी तिकाराक, वास्तुविशारद, स्ट्रक्चरल अभियंता, बांधकाम पर्यवेक्षक व धारक यांची राहिल.

19) महानगरपालिकेने मंजूर केलेले बांधकाम नकाशे व बांधकाम प्रारंभपर्यंत २६ करण्याची कार्यवाही खालील बाबतीत करण्यात येईल व मुंबई प्रांतिक महानगरपालिका अधिनियम 1949 व महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 च्या तरतुदीनुसार संबंधिताविरुद्ध विहीत कार्यवाही करण्यात येईल.

- 1) मंजूर बांधकाम नकाशाप्रमाणे बांधकाम न केल्यास
- 2) मंजूर बांधकाम नकाशे व प्रारंभपत्रातील नमुद सर्व अटी व शर्तीचे पालन होत नसल्याचे निदर्शनास आल्यास.
- 3) प्रस्तावित जागेचे वापरात महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 व इतर अधिनियमांमध्ये प्रस्तावाखालील जागेच्या वापरात बदल होत असल्यास अथवा वापरात बदल करण्याचे नियोजित केल्यास.
- 4) महानगरपालिकेकडे सादर केलेल्या प्रस्तावात चुकीची माहिती व विधी ग्राह्यता नसलेली बाबतचे सादर केल्यास व प्रस्तावाच्या अनुषंगाने महानगरपालिकेची दिशाभूल केल्याचे निदर्शनास आल्यास या अधिनियमाचे कलम २५८ अन्वये कार्यवाही करण्यात येईल.



ट न न - १०	
१०८०५	/२०२४
५३	१२४

- 20) एकमतित इमारतीमध्ये तसेच मजल्यावर रिजल्ट (SBR) प्रस्तावित केले असल्यास रिजल्टाची उंची मजूर बांधकाम नकाशाप्रमाणे ठेवण्यात यावी व या जागेचा वापर शासनात्मकप्राधिकार करण्यात यावा.
- 21) मजूर बांधकाम योजनेत विक्रम योजने रस्त्याने / इतरा इंटीकरणात बांधित होणारे वीर 257.65 मी.मी. महानगरपालिकेकडे हस्तांतर केले असल्याने व एका हस्तांतर केल्या जागेच्या मीटरमध्ये अल्पतम अतिरिक्त फूटक्षेत्रांचा तसेच / मजुरी देण्यात आली असल्याने सट्टाचे क्षेत्र कार्यनियंत्रणाची सुने, मीकरे प्रतिबन्धनगिरिहीत ठेवण्याची बांधकामाची विक्रमसाठी राहिल. तसेच या जागेचा मासकीकरण इतरांकडे केल्यासाठी प्रतिबन्धन व केवळी वने करता येणार नाही तसेच या क्षेत्राचा इतरांकडून गोपनीय आचकारा इतर संबंधितास व धारकाल शिबकारता येणार नाही.
- 22) मजूर बांधकाम नकाशातील 15.00 मी. पेशा वास्तू उंचीचे इमारतीचे अग्निशमनीय बांधकामाबाबत कलम अधिकार व ' नाहरकस प्रमाणपत्र ' सादर करणे बंधनकारक आहे.
- 23) मजूर बांधकामाच्या जागेत विद्यमान इमारत तोडण्याचे प्रस्तावित केले असल्यास विद्यमान बांधकाम क्षेत्र महानगरपालिकेकडून प्रस्थापित करून घेतल्यानंतर विद्यमान इमारत तोडून नवीन बांधकामास पाठि करणे बंधनकारक आहे.
- 24) प्रस्तावित इमारतीचे बांधकाम पूर्ण झाल्यानंतर निगमाप्रमाणे पूर्ण झालेल्या इमारतीस घट्ट बापर परवाना प्राप्त करून घेणे व तदनंतरच इमारतीचा वापरासाठी बापर करणे अनिवार्य आहे. महानगरपालिकेकडून वापर परवाना न घेता इमारतीचा वापर चालू असल्याचे निदर्शनास आल्यास वास्तुविशारद, विकासक व धारक यांच्यावर दंडविना कायदेशीर कार्यवाही करण्यात येईल.
- 25) या मजुरीची मुदत एक वर्षापर्यंत राहिल. तदनंतर महाराष्ट्र प्रादेशिक व नगरपालिका अधिनियम 1966 चें तरतूदीनुसार विहित कालावधीसाठी नुतनीकरण करण्यात येईल अन्यथा सदरची मजुरी कायदेशीररित्या आपोआप रद्द होईल.
- 26) सदरच्या आदेशातील अटी व शर्तीचे पालन करणेची जबाबदारी अधिकारपत्रधारक, बांधकाम पर्यवेक्षक, वास्तुविशारद, स्ट्रक्चरल अभियंता व धारक यांची राहिल.
- 27) सदर जागेच्या मालकीबाबत व न्यायालयात दावा प्रलंबित असल्याबाबत आपण प्रतिज्ञापत्र दि.11/02/2019 रोजी दिलेले आहे. याबाबत काहीही विसंगती आढळून आल्यास दिलेली परवानगी रद्द करण्यात येईल.
- 28) सदर जागेच्या मालकीहक्काबाबत जागेच्या हद्दीबाबत मा न्यायालयीन दाव्याबाबत व पोर्तूच रस्त्याबाबत सर्वस्वी जबाबदारी विकासकांची राहणार असून त्याबाबत महानगरपालिका जबाबदार राहणार नाही. तसेच याबाबत कोणत्याही प्रकारची विसंगती आढळल्यास सदर परवानगी रद्द समजपीत येईल.



ट न न - १०

१०१०५/२०२४

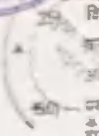
५४ १२४

क्र.सं.	संख्या	तक + मजले
1	1	पार्ट तक + 9
2	1	स्टिस्ट + 1
एकूण बांधकाम क्षेत्र		

प्रस्तावित बांधकाम क्षेत्र (पी.पी.) 2025/84
133.0
2168.72

दिनांक 19/09/2009 दि. 19/09/2009

- 30)
- 31)
- 32)
- 33)
- 34)
- 35)
- 36)
- 37)
- 38)
- 39)
- 40)
- 41)
- 42)



ट न न - 90
90404/2028
55 928

- 47) सटर जागेमध्ये इमारतीचे वंधकाम शुद्ध करणेचे बांधकामाच्या अनुषंगीक करणारुने बांधकामाच्या इमारतीचा / कोरकामाने / रिकारामाने वन डोणार नदी किना विगीत व चिन्ना मानी डोणार नदी याची खबरदारी घेणेची सट्टेरी जबाबदारी विकासक / कार्याविभागात. स्ट्रक्चरल इंजिनियर / सॉईट सुपरकार्डअर याची साहणार भरून त्यागाठी आनगरपालिका जबाबदार राहणार नदी.
- 48) सटर शुद्धकुणतीन रिकारामांसाठी 2 टन क्षमतेच्या अंत्रिक सत निगीती एकलप उपासन इन्वॉन्वीत करणे आपणावर बंधनकारक राहिल.
- 49) सामनस इस्तांतरीत करावयाच्या सदनिका सामनास इस्तांतरीत करून त्याबाबताच्या नाहरकरन दाखल्यास सामनाच्या इतर विभागाकडील आवश्यक नाहरकरत दापले / पत्रासामाचा पापन करून घेणेची सट्टेरी जबाबदारी विकासक व कार्याविभागात यांची राहिल.
- 50) सटर जागेमध्ये माली भरणी किना सट्टेकाम करणेसाठी संबंधित महाला प्राधिकरणाकडून परवानगी घेणे व त्याअनुषंगीक आवश्यक शुल्कापा भरणा करणे बंधनकारक राहिल.
- 51) मजूर टिकत निघवण निघमावलीमधील तरतूदीप्रमाणे आवश्यक वृक्ष लागवड करणे बंधनकारक राहिल.
- 52) सटर जागेबाबत शासन निर्देशाप्रमाणे आवश्यक असणा-या परवानग्या / नाहरकरत दाखले प्राप्त करून घेणेची जबाबदारी विकासकाची राहिल.
- 53) नोकक्या जागेच्या कराचा भरणा पत्येक वर्षाच्या आर्थिक वर्षामध्ये भोगवटा दाखला प्राप्त दिनांकपर्यंत भरणा करणे आपणावर बंधनकारक राहिल. कराचा भरणा न केल्यास आपणावर पुढील कायदेशीर कार्यवाही करण्यात येईल.
- 54) भोगवटा दाखल्यापुर्वी शासन अपिसुचना क्र. टिपीएस-1218/2710/प्र.क्र.117/18, नवि-12, दि.06/10/2018 प्रमाणे सटर जागेमध्ये आवश्यक क्षमतेचा सांडवाणी प्रक्रिया व पुनबापरासाठीचा प्रकल्प उभासून कार्यान्वीत करणे बंधनकारक राहिल.

जा.क्र. मत्पा / नर / 2018 / 2018 / 20

दि. १२/०१/२०१८



आयुक्त

मिरा भाईदर महानगरपालिका 3/8/18

प्रत - न्नाहितीस्तव व पुढील कार्यवाहीस्तव

- 1) विभाग प्रमुख
अतिरिक्त तथा अनाधिकृत बांधकाम नियंत्रण विभाग
- 2) कर निर्धारक व संकलक अधिकारी
कर विभाग

ट न न - १०	
१०८०५/२०१८	
५२२	१२४



मिरा भाईंदर महानगरपालिका

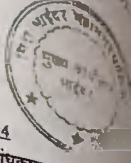
नगररचना विभाग

रवाभी वितेकानंत भवन आरबीके स्कूलच्या बाजूला कनाकिया, मिरारोड (पु.)
 वि. क्र. - 401 107 दूरधनी : 022-28121455. • E-mail id : ip@mbmc.gov.in

स.क्र. - मना.नगर 9284/2022 - 2022

दिनांक - 30/04/2022

पति. अधिकार पत्रधारक - श्री. उमेश एस. कोठारी, मे. टेलर वियनेटर्स एल.एल.पी.
 म्थारा - गल्लामार अशिरंता - मे. तेजस जन्मसलटंट



विषय :- मिरा भाईंदर महानगरपालिका क्षेत्रातील नोंद - मिरा सर्वे क्र/ हिस्सा क्र (जुना) 156 (नविन) 27 वि.क्र. 03 व 04 या जागेत नियोजित बांधकामास UDCPR नुसार सुधारीत बांधकाम परवानगी देणेबाबत.



- 1) आपला दि. 28/03/2022, दि. 28/04/2022 व दि. 16/06/2022 चा अर्ज.
- 2) मे. लक्ष्म प्राधिकारी नागरी संकुलन ठाणे यांचेकडील आदेश. (1) स.क्र. 156/4 करीता मिरा/SR-137 दि. 23/09/1984 रोजीचे कलम 8(4) चे आदेश. (2) स.क्र. 158/3,4 करीता ना.ज.क.धा. कायद्या खालील 10(3) (5) ची कार्यवाही झालेली नसलेबाबत विकासकाचे दि. 02/03/2022 रोजीचे शपथपत्र व बंधपत्र.
- 3) तहसिलदार ठाणे यांचेकडील क्र. महसुल/क-1/टे-2/जमिनबाब/कवि 9537/ SR-158 व 159/2018 दि. 17/07/2018 अन्वये रूपांतरित कर भरणा करावयाचे पत्राची व दि. 08/02/2018 रोजीच्या चलनाची छायापत्र
- 4) दि इस्टेट इन्व्हेन्समेंट कंपनी प्रा. लि. यांचेकडील नाहरकत दाखला. (1) स.क्र. 156/3 साठी E1/NOC/219/2010 दि. 06/08/2010 (2) स.क्र. 156/4 साठी E1/NOC/218/2010 दि. 08/08/2010
- 5) अग्निशमन विभागाकडील पत्र क्र. MBMC/FIRE/2040/2021-22 दि. 17/03/2022 अन्वये तात्पुरता नाहरकत दाखला.
- 6) विकासकाचे दि. 02/03/2022 रोजीचे हमीपत्र.

elw

ट न न - 90
 90204/2022
 24 928

मिरा भाईंदर महानगरपालिका

नगररचना विभाग

उपराज्य विवेकानंद भवन आरबीके इन्डिया बिल्डिंग, मिरासरोड (पु)

फ़ोन : 401 187 दूरध्वनी : 022-28121455, 4 ई-मेल : MIRA@NCTE.GOV.IN

क्र.सं. - १२१५१ / २०२४

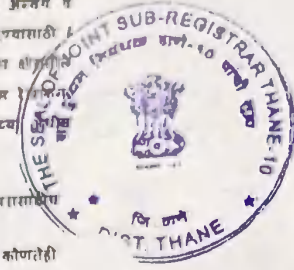
दिनांक : २०/११/२०२४

:- सुधारीत बांधकाम परवानगी :-

महाराष्ट्र शासकिक व नगररचना अधिनियम १९६६ च्या कलम ४४, ४५ अन्वये व महाराष्ट्र महानगरपालिका अधिनियम १९४९ च्या कलम २५३ ते २०९ विकास कार्य करण्यासाठी

आयकर मिळवण्यासाठी अथवा मिळती केले नसताना मिरा भाईंदर महानगरपालिका क्षेत्रातील मिरा भाईंदर क. (जुना) १५६ (नविन) २७ डि.क्र. ०३ व ०४ या जागेतील बांधकामास अंमलबजावणी करणेसाठी अर्जासोबत आपणांकडून घ्यावीत अटी व शर्तीचे अनुपालन होण्याच्या बाबत ही मंजूरी देण्यात येत आहे.

- १) अर्ज सुद्धाच वापर फक्त बांधकाम नकारात दर्शविलेल्या रहिनास + वाणिज्य वापरासाठी करण्याचा आहे.
- २) नदरच्या बांधकाम परवानगीने आपणास आपल्या हक्कात नसलेल्या जागेवर कोणतेही बांधकाम करता येणार नाही.
- ३) मंजूर नकाशाप्रमाणे जागेवर प्रत्यक्ष मोजणी करून घेणेची आहे व त्याची उपअधिकाश भूमि अभियंताक, ठाणे घांती पत्राणीत केलेली नकाशाची पत्र या कार्यातवाच्या अभियंत्याकडे दोन एतोलमध्ये पाठविणेची आहे व त्यास मंजूरी घेणे आवश्यक आहे.
- ४) सदर भूखंडाची उपविभागणी महानगरपालिकेच्या पूर्वपरवानगी शिवाय करता येणार नाही. तसेच मंजूर रेखांकनातील इमारती विकसीत करण्यासाठी इतर / दुस-या विकासकास अधिकार दिल्यास / विकासासाठी प्राधिकृत केल्यास दुय्यम / दुस-या विकासकाने मंजूर बांधकाम नकाशे व चार्टईक्षेचाचे व परवानगीत नमुद अटी व शर्तीचे उल्लंघन केल्यास / पालन न केल्यास या सर्व कृतीस मुळ विकासक व वास्तुविशारद जबाबदार राहिल.
- ५) या जागेच्या आजुबाजुला जे पुर्वीचे नकाशे मंजूर झाले आहेत त्याचे रस्ते हे सदर नकाशातील रस्त्याशी प्रत्यक्ष मोजणीचे व सिमांकनाचे वेळी सुसंगत जुळणे आवश्यक आहे. तसेच या जागेवरील प्रस्तावीत होणा-या बांधकामास रस्ते संलग्नित ठेवणे व सार्वजनिक वापरासाठी खुले ठेवणेची जबाबदारी विकासक / वास्तुविशारद / धारक यांची राहिल. रस्त्याबाबत व वापराबाबत आपली / धारकांची कोणताही हरकत असणार नाही.
- ६) नागरी जमीन धारणा कायदा १९७६ च्या तरतुदीना व महाराष्ट्र जमीन महसूल अधिनियमाच्या तरतुदीस कोणत्याही प्रकारची बाधा येता कामा नये व या दोन्ही कायद्यान्वये पारित झालेल्या व यापुढे वेळोवेळी होणा-या सर्व आदेशाची अंमलबजावणी करण्याची जबाबदारी विकासक व वास्तुविशारद इतर धारक यांची राहिल.



ट न न - १०	
१०८०५/२०२४	
५८	१२४

मिरा भाईंदर महानगरपालिका

नगररचना विभाग

रवामी विवेकानंद भवन आरबीके स्कूलच्या बाजूला कनाकिया, मिरारोड (पु.)
 डि. क्र. - 401 107, दूरध्वनी - 022-28121455 • E-mail id : 1p@mbmc.gov.in

क्र.सं. - नवपध्द 9284 | 2022 - 2023

दिनांक : 20/11/2022



- 7) रेखांकनात / बांधकाम नकाशात इमारतीचे समोर दर्शविण्यात / प्रस्तावित करण्यात जाणारी सामासिक अंतराची जागा ही सार्वजनिक असून महानगरपालिकेच्या मालकीची राहिली जाणे व विकासक व इतर धारकांचा कोणताही कायदेशीर हक्क असणार नाही.
 - 8) मालकीहक्काबाबतचा वाद उत्पन्न झाल्यास त्यास अर्जदार, विकासक, वास्तुविशारद, धारक यांच्या संबंधीत व्यवहारीक जबाबदार राहतील. तसेच वरील जागेस पोहोच मार्ग उपलब्ध राहिल्याची व जागेच्या हद्दी जागेवर प्रत्यक्षपणे जुळविण्याची जबाबदारी अर्जदार, विकासक, वास्तुविशारद यांची राहिल. यामध्ये तफावत निर्माण झाल्यास झाल्यास सुधारीत मंजूरी घेणे क्रमप्राप्त आहे. अर्जदाराने / विकासकाने असा नकाशा तयार करून मालकी ठेवणे बंधनकारक राहिल.
 - 10) इमारतीचे उद्वहन, अग्निशमन तरतूद, पाण्याची जमिनीवरील व इमारतीवरील अशा दोन बाब्या, दोन इलेक्ट्रीक पंपसेटसह तरतूद केलेली असली पाहिजे.
- महानगरपालिका आपणास बांधकामासाठी व पिण्यासाठी व इतर कारणासाठी पाण्याची गरज करण्याची हमी घेत नाही. याबाबतची सर्व जबाबदारी विकासक / धारक यांची राहिली. तसेच सांडपाण्याची सोय व मलविसर्जनाची व्यवस्था करण्याची जबाबदारी विकासकाची / धारकाची राहिली. तसेच बांधकाम सुरु करतवेळी बांधकाम संपेपर्यंत तेथील बांधकाम कामगारांसाठी आवश्यकतेप्रमाणे पुरेशा शौचालयाची व पाळणाघराची व्यवस्था करणे आपणावर बंधनकारक राहिल.
- 12) अर्जदाराने स.क्र. / डि.क्र. मोजे, महानगरपालिका मंजूरी, विल्डरचे नाव, आर्किटेक्चरचे नाव, अकृषिक मंजूरी व इतर मंजूरीचा तपशील दर्शविणारा फलक प्रत्यक्ष जागेवर जावण्यात आल्यानंतरच इतर विकास कामास सुरुवात करणे बंधनकारक राहिल. तसेच सर्व मंजूरीचे मुळ कागदपत्र तपासणीसाठी / निरीक्षणासाठी जागेवर सर्व कालावधीसाठी उपलब्ध करून ठेवणे वास्तुविशारद व विकासक यांची संयुक्त जबाबदारी आहे. अशी कागदपत्रे जागेवर प्राप्त झाल्यास तातडीने काम बंद करण्यात येईल.
 - 13) मंजूर रेखांकनातील इमारतीचे बांधकाम करण्यापूर्वी मातीची चाचणी (Soil Test) घेऊन बांधकामाची जागा भूकंप प्रवण क्षेत्राचे अनुषंगाने सर्व तांत्रिक बाबी विचारात घेऊन (Specific earthquake of highest intensity in seismic zone should be considered) आर.सी.सी. डिझाईन तयार करून संबंधीत सक्षम अधिका-यांची मंजूरी घेणे. तसेच इमारतीचे आयुष्यमान, वापर, बांधकाम चालू साहित्याचा दर्जा व गुणवत्ता व अग्नि क्षमण व्यवस्था याबाबत नॅशनल बिल्डींग कोड प्रमाणे तरतुदी करून कार्यान्वीत करणे तसेच

ट न न - 90
 90609 / 2028
 48 908

मिरा भाईंदर महानगरपालिका

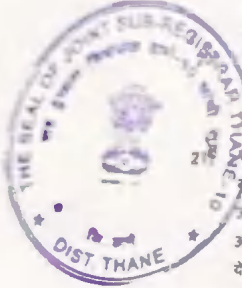
नगररचना विभाग

स्थानीय विधिकानून सभन आरबीके स्कूल्सच्या बाजूला फनाकिया, मिरारोड (पु.)
 थ. क्र. - 401 107, रूपवती : 022-28121455, * E-mail Id : ip@mbmc.gov.in

क्र. १२४५ / २०२१ - २०२५

दिनांक - ३०.०६.२०२५

१३) मंदू विकास बोजनेत विकास योजना रस्त्याने / रस्ता रुंदीकरणाने बाधीत होणारे क्षेत्र २९७.६९ चौ.मी. महानगरपालिकेकडे हस्तांतर केले असल्याने व ह्या हस्तांतर झाल्यानंतर मोबदल्यात आपणास अतिरिक्त घटईक्षेत्रांचा लाभ / मंजूरी देण्यात आले आहे. सदरचे क्षेत्र कायमस्वरुपाची खुले, मोकळे, अतिक्रमणविरहीत ठेवण्याची आवश्यकता राहिल. तसेच या जागेचा मानफीहक्क इतरांकडे देण्याची कोणत्याही बंधनकारता येणार नाही. तसेच या क्षेत्राचा इतरांकडून कोणत्याही प्रकारचा बंधनकारता व धारकास स्थिकारता येणार नाही.



जन्म रजिस्ट्रारच्या जागेत विद्यमान इमारत तोडण्याचे प्रस्तावित केले असल्यास विद्यमान आपणाला क्षेत्र महानगरपालिकेकडून प्रमाणीत करून घेतल्यानंतर विद्यमान इमारत तोडून नष्ट करणे बांधकामास प्रारंभ करणे बंधनकारक आहे.

प्रस्तावातील इमारतीचे बांधकाम पूर्ण झाल्यानंतर नियमाप्रमाणे पूर्ण झालेल्या इमारतीस परवाना प्राप्त करून घेणे व तदनंतरच इमारतीचा वापरासाठी वापर करणे अनिवार्य आहे. महानगरपालिकेकडून वापर परवाना न घेता इमारतीचा वापर चालू असल्याचे निदर्शनास आल्यास वास्तुविशारद, विकासक व धारक यांच्यावर व्यक्तिशः कायदेशीर कार्यवाही करण्यात येईल.

- 22) या मंजूरीची मुदत चार वर्षांपर्यंत राहिल. तथापि एका वर्षात काम सुरु न केल्यास एकविकृत विकास नियंत्रण प्रोत्साहन नियमावली मधील विनियम 2.71 नुसार परवानगी नुतनीकरण करण्याची जबाबदारी विकासकाची राहिल. अन्यथा सदरची मंजूरी कायदेशीररित्या आपोआप रद्द होईल.
- 23) सदरच्या आदेशातील अटी व शर्तीचे पालन करणेची जबाबदारी अधिकारपत्रधारक, बांधकाम पर्यवेक्षक, वास्तुविशारद, स्ट्रक्चरल अभियंता व धारक यांची राहिल.
- 24) सदर जागेच्या मालकीबाबत व न्यायालयात दावा प्रलंबित नसल्याबाबत आपण प्रतिज्ञापर दि. 02/03/2022 रोजी दिलेले आहे. याबाबत काहीही विसंगती आढळून आल्यास दिनेनी परवानगी रद्द करण्यात येईल.
- 25) सदर जागेच्या मालकीहक्काबाबत जागेच्या हद्दीबाबत मा. न्यायालयीन दाव्याबाबत व पोहोच रस्त्याबाबत सर्वस्वी जबाबदारी विकासकाची राहणार असून त्याबाबत महानगरपालिका जबाबदार राहणार नाही. तसेच याबाबत कोणत्याही प्रकारची विसंगती आढळल्यास सदर परवानगी रद्द समजणेत येईल.

بھلل

ट न न - १०	
१०६०५	/२०२४
५२९	१२४

मिरा भाईंदर महानगरपालिका

नगररचना विभाग

स्थानीय विवेकमंडळ अथवा आरबीके स्फूर्तच्या बाबुसा कनाकिया, मिरारोड (पु.)

फोन - 401 107, एफॅक्स - 022-28121455 - ई-मेल - mira@mirac.gov.in

क्र. ७३३३ / २०२४ - १०३३ दिनांक - २०/०८/२०१९

26) बांधकामातून मजूर रेखांकनात घटनाधित केलेल्या इमारतीचे बांधकाम खालीलप्रमाणे प्रगतीत किंवा त्यानुसार कार्यान्वीत करणे बंधनकारक राहिल

क्र. सं.	इमारतीचे नाव / प्रकार	संख्या	तळ + मजसे	घस्तागित बांधकाम क्षेत्र (चौ.मी.)
1	विंग 'अ'	1	पार्ट तळ व 10 ते 16 मजसे (तळमजल्यावरील सोसायटी ऑफिस व ह्यूबव्हर इंग ग्रह)	2262.99 चौ.मी.
2	विंग 'बी'	1	पार्ट तळ + 1 ते 7	1491. चौ.मी.
एकूण बांधकाम क्षेत्र				3754. चौ.मी.



- 27) बांधकाम परवानगाच्या दि. 14/08/2019 अन्वये विंग 'बी' च्या अर्जाद्वारे देण्यात आलेली मंजूरी रद्द करण्यात येत आहे.
- 28) जागेवर डेन वॉटर हार्व्हस्टिंगची व्यवस्था करणे तसेच त्याबाबतची यंत्रणा स्वतंत्र ओव्हरटेक व प्लंबिंग माईनसह कार्यान्वीत ठेवणे व त्याबाबत पाणीपुरवठा विभागाकडील प्रमाणपत्र सादर करणे बंधनकारक राहिल.
- 29) रेखांकनातील जागेत सेप्टिक टँकचे बांधकाम IS-2470 च्या मानकानुसार बांधणे आवश्यक राहिल.
- 30) घस्तागित इमारतीसाठी भोगवटा दाखल्यापूर्वी प्रती सदमिका 100 लिटर या क्षमतेची सौर उर्जा दिलेल्या पाणी गरम करण्याची व्यवस्था (सोलार वॉटर हीटिंग सिस्टीम) किंवा UDCPR Regulation No. 13.2 अन्वये Roof Top Photovoltaic (RTPV) System बसवून कार्यान्वीत करणे व त्याबाबत सार्वजनिक बांधकाम विभागाकडील नाहरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- 31) भोगवटा दाखल्यापूर्वी सदर वृक्ष प्राधिकरणाच्या सल्ल्याप्रमाणे भूखंडामध्ये प्रती 100 चौ.मी. करिता दोन फ्राडे याप्रमाणे तसेच आर.जी. च्या भूखंडामध्ये प्रती 100 चौ.मी. करिता पाच फ्राडेची लागवड करून त्याबाबत वृक्ष प्राधिकरण विभागाकडील नाहरकत दाखला सादर करणे बंधनकारक राहिल.
- 32) भोगवटा दाखल्यापूर्वी अग्निशमन विभागाकडील तात्पुरता नाहरकत दाखल्यामधील अटीधर्तीची पूर्तता करून अंतिम नाहरकत दाखला सादर करणे बंधनकारक राहिल.

ट न न - १०	
१०/०८/२०२४	
५०२	१२४



मिरा भाईवर महानगरपालिका

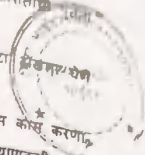
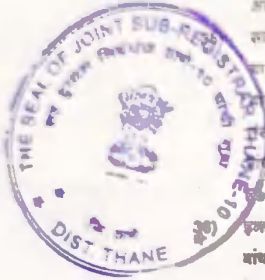
नगररचना विभाग

हवेली विवेकानंद अचन आर बीके स्कूलच्या बाजूला कनाकिया, मिरारोड (पु.)
फोन - 401 107, इमेल - 022-28121488, + E-mail Id : ip@mbma.gov.in

क्र.सं. - नगररचना/०२४५/२०२४ - १०२४

दिनांक १२/०५/२०२४

- 35) विपदाकाल झगड्याती इपांतरीत कसावा भरण करणेसह सदर जग्हेसाठीची रजद सदर काल व नदर गजद मधील अटीशर्तीची व अकृषिक परचानगीच्या आदेशागरील अटीशर्तीची काले करणे आपणावर बंधनकारक राहिल.
- 36) महाराष्ट्र महानगरपालिका अधिनियम 1949 चे कलम 263 अन्वये भोगवटा आपणावर बंधनकारक राहिल.



सदरच्या जागेवर बांधकामासाठी 200 पेक्षा जास्त बांधकाम कामगार असल्यास कोस करणाऱ्या बांधकाम कामगारासाठी महाराष्ट्र इमारत व इतर बांधकाम कामगार कल्याणकारी मंडळ बांधकामकेंद्र राबविण्यात येणा-या योजना, त्यासाठीचे अर्ज, त्यासंबंधी इतर आवश्यक माहिती तसेच पात्र बांधकाम कामगारांची नोंदणी करिता आवश्यक प्रक्रिया नोंदणी, नुतनीकरण, बांधकाम कामगारांचे बँक खाते उघडणे इत्यादी सर्व प्रकारची संबंधित कामे करणेसाठी Facilitation Centre उभारणे बंधनकारक राहिल.

- इमारत पूर्ण झाल्यानंतर बांधकाम परवानगी मधील नमुद अटी व शर्तीचे पालन केल्याशिवाय बांधकाम पूर्णत्वाचे प्रमाणपत्र व भोगवटा दाखला देण्यात येणार नाही. अटीची पूर्तता न केल्यास महाराष्ट्र पादेशिक व नगररचना अधिनियम 1966 व महाराष्ट्र महानगरपालिका अधिनियम 1949 अन्वये विकासकावर गुन्हा नोंद करून पुढील कार्यवाही करण्यात येईल.
- 37) सदर जागेमध्ये इमारतीचे बांधकाम सुरु करताना बांधकामाच्या अनुषंगीक कामामुळे सभोवतालच्या इमारतींना / बांधकामांना / रहिवाश्यांना त्रास होणार नाही किंवा जिवीत वा वित्त हानी होणार नाही याची खबरदारी घेणेची सर्वस्वी जबाबदारी विकासक / वास्तुविशारद, स्ट्रक्चरल इंजिनियर / साईट सुपरव्हाईजर यांची राहणार असून त्यासाठी महानगरपालिका जबाबदार राहणार नाही.
- 38) सदर गृहसंकुलातील रहिवाश्यांसाठी आवश्यक क्षमतेचा जैविक खत निर्माती प्रकल्प उभारून कार्यान्वीत करणे आपणावर बंधनकारक राहिल.
- 39) रेखांकनातील प्रस्तावित वाहनतळांमध्ये इलेक्ट्रिक वाहनांकरिता मान्यताप्राप्त संस्थेकडून इलेक्ट्रिक चार्जिंग पॉईंट लावणे व त्याबाबतचा दाखला इमारतीच्या भोगवटा दाखल्यापूर्वी सादर करणे प्रस्तावाचे विकासक यांचेवर बंधनकारक राहिल.

للعل

ट ल ल - १०
१०६०५ / २०२४
५०३ १२४

मिरा भाईंदर महानगरपालिका

नगररचना विभाग

पंचायती विवेकानंद, भवन अन्वये: इन्डस्ट्रियल बाजूम कनाकिया, मिरारोड (प.)

फोन नं. : २०१ १०१, सुरळणी : ०२२-२०१२१६६९, - Email id : info@mirac.gov.in

क्र.सं. - नगररचना/१९२४/२०२२-२३

दिनांक - ३०/११/२०२२

- 40) कालांतराने इतर कारणांच्या वदनातून शासनात इतरांतलीत करून त्याबाबतच्या नाहरकत केल्याबाबत कालांतराने इतर विभागाकडील आवश्यक नाहरकत दाखले / परवानग्या प्राप्त करून घेणेची जबाबदारी विकासक व वास्तुविशारद यांची राहिल
- 41) सदन जागेमध्ये माती भरणी किंवा खोदकाम करणेसाठी संबंधित महसूल प्राधिकरणाकडून परवानगी घेणे व त्याखालातील आवश्यक सुलकांचा भरण करणे बंधनकारक राहिल.
- 42) सदन जागेबाबत कालाने निर्देशावधाने आवश्यक असणा-या परवानग्या / नाहरकत दाखले प्राप्त करून घेणेची जबाबदारी विकासकाची राहिल.
- 43) कोणत्या जागेच्या कराचा भरण पत्रेक वर्षाच्या अधिक वर्षांमध्ये भोगवटा दाखला दिनांकापर्यंत भरण करणे आपणावर बंधनकारक राहिल. कराचा भरण न केल्यास आपणावर पुढील कायदेशीर कार्यवाही करण्यात येईल.
- 44) भोगवटा दाखलापूर्वी शासन अधिसूचना क्र. टिपीएस-१२१८/२७१०/प्र.क्र.११७/१८, नवि-१२ दि.०६/१०/२०१८ घडामे सदन जागेमध्ये आवश्यक क्षमतेचा साडपाणी प्रक्रिया व पुनर्बापरासाठीचा प्रकल्प उभासून कार्यान्वीत करणे बंधनकारक राहिल.
- 45) प्रस्तावित जागेतील बांधकाम सुरू केल्यापासून ते बांधकाम पूर्ण होईपर्यंतच्या कालावधीमध्ये सुरक्षितेच्या दृष्टीने बांधकाम क्षेत्र तळापासून ते बांधकामाच्या उंचीपर्यंत ग्रीन नेट (Green Net) ने झाकणे अत्यावश्यक व बंधनकारक आहे, यामध्ये काही कसूर झाल्यास संबंधित विकासक/ वास्तुविशारद/सल्लागार अभियंता यांचेवर नियमानुसार कारवाई करण्यात येईल.



क्र.सं. ननपा / नर १९२४ / २०२२ - २३

दि. ३०/११/२०२२

(ना. प्रायुक्त जो. यांच्या मजुरीने)



सहा. संचालक

(हे. रा. ठाकर)

सहा. संचालक, नगररचना
मिरा भाईंदर महानगरपालिका

पत्र - नाहिनीस्तव व पुढील कार्यवाहीस्तव

- 1) विभाग प्रमुख
अतिक्रमण तथा अनाधिकृत बांधकाम नियंत्रण विभाग
- 2) कर निर्धारक व संकलक अधिकारी
कर विभाग

ट न न - १०	
१०	१०/११/२०२४
५२४	१२४



ADV. PRATIK SANJAY LADHA

Adv. Pratik Sanjay Ladha, Advocate
Shop No. 4, 100, No. 4, Sector No. 5, Thane Garden, Opp. SBI Office, Mira Road (E), Thane - 401 031

सु. नं. - १०२/१८

Date: 26/12/18

TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN



SUBJECT: Title Report of the landed property situated, lying and being at Revenue Village- Mira, Taluka and District - Thane, bearing it's Old Survey No- 156, New Survey No- 27, Hissa No- 4, an area admeasuring of about 05.00 Gunthas i.e. equivalent to 500 Sq. Meters plus potkhharaba of an area admeasuring at about 00.50 Gunthas i.e. equivalent to 50 Sq. Meters in all aggregating an area admeasuring at about 05.50 Gunthas i.e. equivalent to 550 Sq. Meters Hereinafter for the sake of brevity referred to as "the said property".

Dear Sir,-

As per the revenue records, documents produced before me and search taken by search clerk Mr. S. Pawar in Sub Registrar's Offices at Thane of 30 years from 1989 to 2018 under receipt no- 13486/2018, dated 04/12/2018, I would like to certify as follows:

1. The landed property situated, lying and being at Revenue Village- Mira, Taluka and District - Thane, bearing it's Old Survey No- 156, New Survey No- 27, Hissa No- 4, an area admeasuring at about 05.00 Gunthas i.e. equivalent to 500 Sq. Meters plus potkhharaba of an area admeasuring at about 00.50 Gunthas i.e. equivalent to 50 Sq. Meters in all aggregating an area admeasuring at about 05.50 Gunthas i.e. equivalent to 550 Sq. Meters

ट न न - १०	
१०२०५	/२०१८
२५	१२/१८



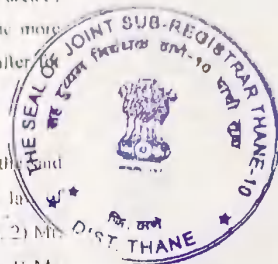
ADV. PRATIK SANJAY LADHA

Mob : +91-9821768888 * E-mail : adv.pratikladha@gmail.com

Shop No. 4, Bldg. No. 4, Sector No. 5, Shanti Garden, Opp. MBRMC Office, Mira Road (E), Thane - 401107

Date : 06/12/2018

Within the limits of Mira Bhandar Municipal Corporation, in the area of Registration District and Sub-District office at Bhandar, Thane more particularly described in the schedule hereunder written. Hereinafter the sake of brevity referred to as "THE SAID PROPERTY".



2. That, one Mr. Anandrao Hiraji Bhoir was the original owner of the said property, died intestate leaving behind his legal heirs as per the law of succession applicable to him namely: 1) Mr. Avinash Anant Bhoir, 2) Mr. Sanjay Kesarinath Bhoir, 3) Mrs. Chandravati Kesarinath Bhoir, 4) Mr. Prakash Anant Bhoir, 5) Mr. Sudesh Anant Bhoir, 6) Mrs. Meera Dayanand Kasar Alias Meera Anant Bhoir, 7) Mrs. Kusum Pandurang Tandel Alias Kusum Anant Bhoir, 8) Mrs. Shakuntala Bhimaji Bhoir Alias Shakuntala Anant Bhoir, 9) Mr. Suryakanth Anant (Anandrao) Bhoir, 10) Mrs. Yashoda Anandrao Bhoir, 11) Mr. Avinash Anandrao Bhoir who became entitled to the said property.

3. That, by virtue of Deed of conveyance dated 12/10/2010, bearing its registration date 07/01/2011 and registration no- TNN4- 207- 2011, one M/s. Hiral Homes purchased the said property from the above referred owners of the said property represented by its power of attorney holder Mr. Kamlesh H. Boriya for the consideration and on the terms and conditions enumerated therein.

ट न न - १०	
१००५/२०१८	
२०२८	१२४

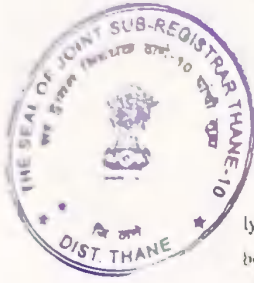


ADV. PRATIK SANJAY LADHA

Mob : +91-9821768888 * E-mail : adv.pratikladha@gmail.com
Shop No. 4, Bldg. No. 4, Sector No. 3, Sakari Garden, Opp. MBMC Office, Mira Road (E), Thane - 401107.

Date : 06/12/2024

4. That, in my opinion on the basis of document produced before me, revenue records and search report the said property belongs to M/s. Hiral Homes and appears to have marketable title free from all encumbrances.



THE SCHEDULE TO THE SAID PROPERTY ABOVE REFERRED TO:

ALL THAT PIECE AND PARCEL of the landed property situated, lying and being at Revenue Village- Mira, Taluka and District - Thane, bearing it's Old Survey No- 156, New Survey No- 27, Hissa No- 4, an area admeasuring at about 05.00 Gunthas i.e. equivalent to 500 Sq. Meters plus pothkharaba of an area admeasuring at about 00.50 Gunthas i.e. equivalent to 50 Sq. Meters in all aggregating an area admeasuring at about 05.50 Gunthas i.e. equivalent to 550 Sq. Meters. Within the limits of Mira Bhayander Municipal Corporation. In the area of Registration District and Sub-District office at Bhayander Thane.

Yours Truly,

Adv. Pratik Sanjay Ladha
ADV. PRATIK SANJAY LADHA
Shop No. 4, Bldg. No. 4,
Sector No. 3,
Sakari Garden, Opp. MBMC Office,
Mira Road (E), Dist. Thane-401107.

ट न न - १०	
१०००५ / २०२४	
५२६	१२४



ADV. PRATIK SANJAY LADHA

Mob : +91-9821768888 • E-mail : adv.pratikladha@gmail.com

Shop No 4 Bldg No 4 Sector No 5, Shree Garden, Opp. MRMC Office, Mira Road (E), Thane - 401107.

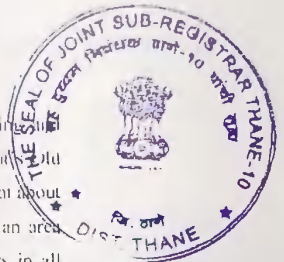
Regn - 003/12/2019

Date : 06/12/2019

TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

SUBJECT: Title Report of the landed property situated, lying and being at Revenue Village- Mire, Taluka and District - Thane, bearing it's Old Survey No- 156, New Survey No- 27, Hissa No- 3, an area admeasuring at about 12.10 Gunthas i.e. equivalent to 1210 Sq. Meters plus potkhharaba of an area admeasuring at about 01.30 Gunthas i.e. equivalent to 130 Sq. Meters in all aggregating an area admeasuring at about 13.40 Gunthas i.e. equivalent to 1340 Sq. Meters. Hereinafter for the sake of brevity referred to as "the said property".



Dear Sir,

As per the revenue records, documents produced before me and search taken by search clerk Mr. S. Pawar in Sub Registrar's Offices at Thane of 30 years from 1989 to 2018 under receipt no- 13489/2018, dated 04/12/2018, I would like to certify as follows:

1. The landed property situated, lying and being at Revenue Village- Mire, Taluka and District - Thane, bearing it's Old Survey No- 156, New Survey No- 27, Hissa No- 3, an area admeasuring at about 12.10 Gunthas i.e. equivalent to 1210 Sq. Meters plus potkhharaba of an area admeasuring at about 01.30 Gunthas i.e. equivalent to 130 Sq. Meters in all aggregating an area admeasuring at about 13.40 Gunthas i.e. equivalent to 1340 Sq.

ट न न - १०	
१०८०५/२०१८	
१०८	१२४

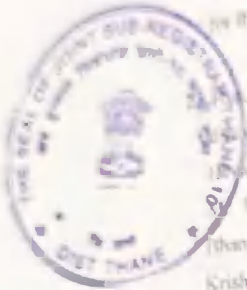


ADV. PRATIK SANJAY LADHA

Adv. Pratik Sanjay Ladha
Mud. No. 4/1088 No. 4, Sector No. 5, Shanti Garden, Opp. MNMC Office, Mira Road (E), Thane - 401107.
E-mail: adv.pratikladha@gmail.com

Date: 06/11/2018

More within the limits of Mira Bhayander Municipal Corporation, in the
office of Registration District and Sub-Registrar Office at Bhayander. There
are more particularly describe in the schedule hereinafter written. Therein after
for the sake of brevity referred to as "THE SAID PROPERTY".



... Mr. Kalyani Raji was the original owner of the said property
as of 02/06/1969 leaving behind 1) Mr. Jayraj Devidas, 2) Mr. Mahendra
Khatav, 3) Mr. Chaturbhaj Dwarkadas Khatav, 4) Mr. Hemant Ranjit, 5)
Dilip Padmashri Khatav, 6) Mr. Hanish Padmashri Chhatav, 7) Mrs.
Dhanubai Dharamshri, 8) Mr. Kishore Krishnakumar, 9) Mr. Yogesh
Krishnakumar, 10) Mr. Bharat Dharamshri, 11) Mr. Vinay Dharamshri, 12)
Mr. Dhiren Dharamshri, 13) Mr. Junak Hansraj, 14) Mrs. Krishnabai
Hansraj, 15) Mr. Jayant Tulsidas Khatav and 16) Mr. Ashwin Tulsidas
Khatav who are entitled to the said property.

3. That name of Mr. Naresh Yashwant Bujad and others was appearing in the
other rights column of 7-12 extract of the said property and Mr. Jayraj
Devidas and others have obtained the order from the Tehsildhar Thane
bearing its Case No- 35/2014 and the name of Mr. Naresh Yashwant Bujad
and others in the rights column of 7-12 extract of the said property got
deleted as per the Mutation Entry No- 2454. And there is an entry in search
report in the year 2009 of Release Deed dated 02/07/2009 bearing its
registration no- TNX10-4626-2009 executed by and between Mr. Naresh
Yashwant Bujad & others in favour of M/s. Tarun Bharti Infrastructure Pvt.

टनन - 90
90204/2024
५०४ १२४



ADV. PRATIK SANJAY LADHA

Mob : + 91-9821768888 • E-mail : am-pratikladha@gmail.com

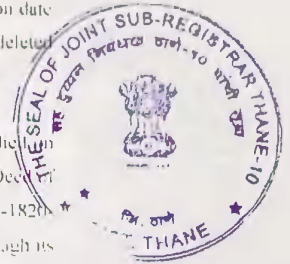
Shop No. 4, Bldg No. 4, Sector No. 3, Marol Garden, Opp. AMMC Office, Mira Road (E), Thane - 401107

Date : 06/12/2018

1. That the said above referred Release Deed has no existence as on date as the name of Mr. Naresh Yashwan Bujad & others have been deleted from the 7/12 extract of the said property.

4. That, the original owner of the said property Mr. Kalyanji Lalji died on 31.03.1969 and there is an entry in the search report of registered Deed of Conveyance dated 18.04.2009 bearing its registration no- TNN1-1826/2009 executed by and between Mr. Kalyanji Lalji represented through its power of attorney holder Mr. Murarilal Agarwal and Mr. Naresh Yashwan Bujad & others represented through its power of attorney holder Mr. Chandan Singh Rajpurohit in favour of Mr. Hari Singh. It is pertinent to note that Mr. Murarilal Agarwal has made a notarized General Power of Attorney dated 11.06.1987 executed by Mr. Kalyanji Lalji in favour of Mr. Murarilal Agarwal after the death of Mr. Kalyanji Lalji and the name of Mr. Naresh Yashwan Bujad & others have been deleted from the 7/12 extract of the said property and to the above referred Deed of Conveyance has no existence.

5. That in my opinion on the basis of documents produced before me, revenue records and search report the said property belongs to Mr. Jayraj Devidas and others and appears to have marketable title free from all encumbrances.



टनन - 90	
90204/2028	
00	928



ADV. PRATIK SANJAY LADHA

Shop No. 4, Block No. 4, Sector No. 4, Shanti Garden, Opp. MHAC Office, Mira Road (E), Thane - 401107
E-mail: adv.pratikladha@gmail.com

Date: 16/12/2024



THE SCHEDULE TO THE SAID PROPERTY ABOVE REFERRED TO:

ALL THAT PIECE AND PARCEL of the landed property situated and being at Revenue Village- Mira, Taluka and District - Thane, bearing its Old Survey No- 156, New Survey No- 27, Hissa No- 3, an area admeasuring at about 12.10 Gunthas i.e. equivalent to 1210 Sq. Meters plus pottkharaba of an area admeasuring at about 01.30 Gunthas i.e. equivalent to 130 Sq. Meters in all aggregating an area admeasuring at about 13.40 Gunthas i.e. equivalent to 1340 Sq. Meters. Within the limits of Mira Bhayander Municipal Corporation, in the area of Registration District and Sub-District office at Bhayander - Thane.

Yours Truly,

Adv. Pratik Sanjay Ladha

ADV. PRATIK SANJAY LADHA
Shop No. 4, Block No. 4, Sector No. 4, Shanti Garden, Opp. MHAC Office, Mira Road (E), Dist. Thane - 401107.

ट न न - १०	
१०/१२/२०२४	
०१	१२४

पत्र संख्या: १०२/१२४
दिनांक: १०/०५/२०२४

श्री. राजेश कुमार शर्मा
मुख्य अधिकारी, नगरपालिका कार्यालय
नगरपालिका, काठमाडौं

प्रति,
श्री. विष्णु शर्मा
सहायक अधिकारी, नगरपालिका कार्यालय
नगरपालिका, काठमाडौं



टनन - १०	
१०२/१२४/२०२४	
१०२	१२४

SEARCH REPORT

Dated this 6th Day of December, 2018

To MA HFTAI INFRA LLP through KAMI TSH BORIYA.

Subject Investigation of title in respect of:

Schedule: All that piece or parcel of land bearing Old Survey No 154, New Survey No. 27, Hissa No. 1, situated at Revenue Village Mira, 9th and Dist. Thane, and within the local limits of Mira Bhayandar Mahanagar palika, Sub-Registrar Thane (hereinafter referred to as "the said property").



Sr / Madam,

As per your instructions, we have taken the search of the above-mentioned property at Thane - 1-2-4-5-7- and 10 Sub-Registrar's offices from years 1989 to 2018 (30 years) Under Receipt No. 13486 /2018, Dated 04.12.2018.

Following are the details of Search taken at Thane - 1-2-4-5-7- and 10 Sub-Registrar's offices from years 1989 to 2018 (30 years).

<u>S.R.O. THANE - 1:-</u>		<u>MANUALLY RECORD</u>	
Year	Doc. Entries	<u>Other Remark</u>	
1989	Nil	No Transaction	
To			
2001	X.....X.....X.....		

<u>S.R.O. THANE - 2:-</u>		<u>MANUALLY RECORD</u>	
Year	Doc. Entries	<u>Other Remark</u>	
1992	Torn	No Transaction	
To			
2001	X.....X.....X.....		

<u>S.R.O. THANE - 4, 7, 10, COMPUTER RECORD</u>		<u>Doc. Entries</u>		<u>Other Remark</u>	
Year	Doc. Entries	<u>Other Remark</u>			
2005	Mix Record	No Transaction			
To					
2010					

(Signature)

टनन - 90	
90/2018	
03	9018

2011

Entry

Transaction

FY 2011 YEAR 2011:

II. Nature of Document: DEED OF CONVEYANCE

Schedule 1. Old Survey No. 156, New Survey No. 27, Hissa No. 4, administering area about 500 Sq Mtrs & others survey no. 5081 admin area about 1570 sq mtrs approx land.

ANANDRANJ BHARAJ BHICER & others through its power KAMLESH H BORIYA.

To: M/s. JUBAL HOMES through its partner CHAYA KAMLESH BORIYA & TARUN P. VIJAY.

Execution Date: 31.12.2010
Indexed on: 07.01.2011
Document No.: TNN/4/207/2011
(Thane-4)



2012
To
2017

Nil

No Transaction

2018

Not Ready

No Transaction

X.....X.....

X

S.R.O. THANE - 1, 2, 5

Year

Doc. Entries

Other Remark

2012
To
2015

Nil

No Transaction

2016
To
2017

Mix Record

No Transaction

2018

Not Ready

No Transaction

X.....X.....

X

(Note: - - - In the office of Sub Registrar Thane (Office No. 1, 2, 5, 4, 7, 10), Computerized index II From 2002 to 2018 are not maintained properly. This search report is based upon the index -II available in the SRO's office subject to torn records/missing records.)

2) Old torn record and New Rew-Write Book checked at Sub-Registrar

ट न न - १०
१०८०५/२०२४
७४१२४

Please check 7/12 extract, Pherphar and property card.



Thanking You,
Yours Truly,
[Signature]
Sripawar
Search Clerk

ट न न - १०	
१०८०५	१२०२४
०५	१२४

746

दस्ता पावनी

Original/Duplicate

Tuesday, 04 December 2018 2:45 PM

नोंदणी नं. 399

Regn. 39M

पावनी नं. 13489 दिनांक 04/12/2018

मावाचे बाब. मि.

दस्तावेजाचा अनुक्रमांक: 1274.0-2018

दस्तावेजाचा प्रकार

जागर बसणाऱ्याचे नाव व हे दस्ता दस्ता एकाचपती ३जमेल कोरीम

जमीन सर्व्हे नं. 2800, मज 1889 रें 2018 50वर्षे, मूला नं व 158, मतीन 27/3

SEARCHFEE

₹ 750.00

₹

₹ 750.00

Joint Sub Registrar, Thane 4

1) दिवसका दस्त्या: ₹ 750/-

दस्तावेजाचा नोंदणी क्रमांक: MH008925167201810E दिनांक: 04/12/2018

सह, दुय्यम निबंधक, जॉइंट सब-रेजिस्ट्रार, ठाणे-10
ठाणे क.



ट न न - 90	
90604/2028	
04	928

S. No. 11
Search List
Mumbai

SEARCH REPORT

Dated this 6th Day of December, 2018

To: **M/S. HITAL INFRA LLP through KAMLESH BORIYA**

Subject: **Investigation of title in respect of**

Schedule: All that piece or parcel of land bearing Old Survey No. 196, New Survey No. 27, Hissa No. A situated at Revenue Village: New Tal. and Dist. Thane, and within the local limits of Mira Bhayandar Mahanagar palika, Sub-Registrar Thane (hereinafter referred to as "the said property")



By: **System**

In pursuance of your instructions, we have taken the search of the above mentioned property at Thane - 1-2-4-5-7- and 10 Sub-Registrar's offices from years 1989 to 2018 (30 years). Under Receipt No. 13489/2018, Dated: 04.12.2018.

Following are the details of Search taken at Thane - 1-2-4-5-7- and 10 Sub-Registrar's offices from years 1989 to 2018 (30 years).

<u>S.R.O. THANE - 1:-</u>		<u>MANUALLY RECORD</u>	
<u>Year</u>		<u>Doc. Entries</u>	<u>Other Remark</u>
1989		Nil	No Transaction
To			
2001	X	X	X
<u>S.R.O. THANE - 2:-</u>		<u>MANUALLY RECORD</u>	
<u>Year</u>		<u>Doc. Entries</u>	<u>Other Remark</u>
1992		Tom	No Transaction
To			
2001	X	X	X
<u>S.R.O. THANE - 4, 7, 10, COMPUTER RECORD</u>		<u>Doc. Entries</u>	<u>Other Remark</u>
<u>Year</u>			
2005		Mix Record	No Transaction
To			
2008			

[Handwritten signature]

ट न न - १०	
१७७७७ / २०२४	
७७७	१२४

2009

Entry

Transaction

IN THE YEAR 2009

1) Nature of Document DEED OF CONVEYANCE

Schedule 1 Old Survey No 196, New Survey No 27, Hissa No. 1, admeasuring area about 1.40 Bg 2000 Open Land.

KALYANI LALI through power MURALILAL AGRAWAL & NARSHI YESHWANT BUDU & others through its power CHANDAN SINGH RAJENDRANI,

To
MADHUSINGH

Execution Date : 18/04/2009
Indexed on : 18/04/2009
Document Sr. No. : TNN/1/1820/2009
(Thane-1)



IN THE YEAR 2009

2) Nature of Document RELEASE DEED

Schedule 1 Old Survey No. 136, New Survey No. 27, Hissa No. 1, admeasuring area about 1.30 Sq Meters Open Land.

KANCHI SADAANAND GAVARE & PUSHPA PRABHAKAR KOLKAR & NARSHI YESHWANT BUDU,

To
M/S. TARUN BHARTI INFRASTRUCTURE PVT. LTD. Through its director KAMLESH BORIYA & TEJAS VYAS.

Execution Date : 02.07.2009.
Indexed on : 02.07.2009.
Document Sr. No. : TNN/10/4626/2009
(Thane-10)

2010	To	Nil	No Transaction
2017	To	Nil	No Transaction
2015	To	Not Ready	No Transaction
X.....X.....X.....X.....			
<u>S.R.O. THANE - 1, 2, 3.</u>			
Year	To	Doc. Entries	Other Remark
2002	To	Nil	No Transaction
2005	To	Nil	No Transaction
2006	To	Mix Record	No Transaction
2017	To	Mix Record	No Transaction

Chandani

ट न न - १०
१०८०५/२०२४
०८ १०४

IN THE YEAR 2009

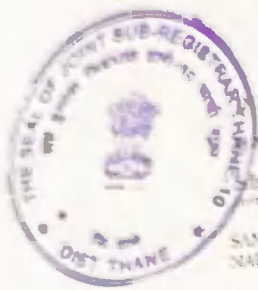
Nature of Document: DEED OF CONVEYANCE

Schedule: 1 Old Survey No. 156, New Survey No. 27, Hissa No. 3, admeasuring area about 1340 Sq Mtrs Open Land.

KALYANI LAJI through power MURALIJAL AGRAWAL 2. NARESH YESHWANT BUIJAD & others through its power CHANDAN SINGH KAPASWALI.

To: HARI BINGH

Execution Date : 18.04.2009
 Indexed on : 18.04.2009
 Document Sr. No. : TNN/1/1820/2009
 (Thane-1)



IN THE YEAR 2009

Nature of Document: RELEASE DEED

Schedule: 1 Old Survey No. 156, New Survey No. 27, Hissa No. 3, admeasuring area about 1340 Sq Mtrs Open Land.

SANGEETA SADANAND GAVARE 2. PUSHPA PRABHAKAR KOLHAR 2. NARESH YESHWANT BUIJAD.

By: M/S. TARUN BHARATI INFRASTRUCTHER PVT. LTD. Through its director KAMLESH BORIYA & TEJAS VYAS.

Execution Date : 02.07.2009
 Indexed on : 02.07.2009
 Document Sr. No. : TNN/10/4626/2009
 (Thane-10)

2010	To	Nil	No Transaction
2017			
2018		Not Ready	No Transaction
.....X.....X.....X.....			
<u>S.R.O. THANE - 1, 2, 5</u>			
Year		<u>Doc. Entries</u>	<u>Other Remark</u>
2002	To	Nil	No Transaction
2005			
2006	To	Mix Record	No Transaction
2017			

[Handwritten signature]

ट न न - १०	
१०२०५/२०२४	
७९	९२४

2018

Not Ready

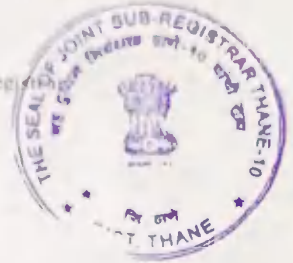
No Transaction

X X X

(Note: In the office of Sub Registrar Thane (Office No. 1, 2, 3, 4, 7, 10), Computerized Index II From 2002 to 2018 are not maintained properly. This search report is based upon the Index -II available in the sub's office subject to torn records/missing records.)

2) Old torn record and New Rew-Write Book checked at Sub-Registrar Office No. 1 from the year 1984 to 2001.

3) Please check 7/12 extract, Thorphar and property card



Thanking You,

Yours Truly,

S pawar
Search Clerk

ट न न - १०	
१०८०५/२०२४	
८०	१२४

D. G. NAIK
Advocate, Thane
Advocate, Mira-Bhayandar

104, Saroj Pigeon
Near Nissar Bldg., Fyres Road
Bhayandar (West), Thane - 401 101
Ph : 28191730 Cell : 9820648411
E-mail : adv.dgn@gmail.com

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY that I have investigated the title to an area measuring 1082.35 sq. meters forming the portion of land bearing Old Survey No. 156, New Survey No. 27, Hissa No. 3, situate at Village Mira, Taluka and District Thane in the Registration District and Sub District Thane now within the limits of Mira Bhayandar Municipal Corporation and have to state as hereunder:



1. Shri Kalyani Lalji was the owner of land bearing Old Survey No. 156, New Survey No. 27, Hissa No. 3, measuring 1340 sq. meters, situate at Village Mira, Taluka and District Thane in the Registration District and Sub-District Thane now within the limits of Mira Bhayandar Municipal Corporation (for short hereinafter referred to as the "Said Property")
2. On perusal of Mutation Entry No. 409, dated 14th September, 1955, it appears that Shri Padya Ladkya Gujar was cultivating the said property as an agricultural tenant of Shri Kalyani Lalji. Shri Padya Ladkya Gujar died intestate on 15th May, 1993 leaving behind his brother by name Shri Yashwant Ladkya Gujar, who died intestate on 27th February, 1995 leaving behind a son by name Shri Naresh Yashwant Gujar, two daughters namely Mrs. Sangeeta Sadanand Gavare and Smt. Pushpa Prabhar Kolekar as his heirs and legal representatives.
3. By a Mutation Entry No. 1933, dated 19th December, 2008, the names of Shri Naresh Yashwant Gujar, Mrs. Sangeeta Sadanand Gavare and Smt. Pushpa Prabhar Kolekar came to be recorded in the 7/12 extract of the said property as the heirs of late Shri Padya Ladkya Gujar.
4. Shri Kalyani Lalji died on 31st July, 1969 leaving behind his last Will and Testament thereby bequeathing his undivided share in the several properties inter-alia the said property to his nephews namely Shri Jayraj Devidas and Shri Mahendra Devidas. By virtue of an Order passed by the Hon'ble High Court of Judicature at Bombay in Testament Petition No. 728

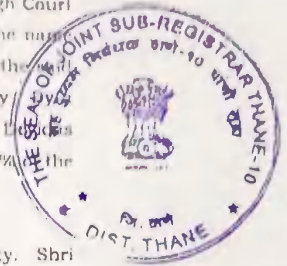
ट न न - १०	
१०६०५/२०२४	
८९	१२४

of 1970, Shri Kalyani Lalji became entitled to hold 25% of the total area of the said property. By a Mutation Entry No. 2082, dated 23rd June, 2011, the name of Shri Kalyani Lalji came to be recorded in the 7/12 extract in respect of 25% of the total area of the said property held by late Shri Kalyani Lalji.

5. Shri Sundardas Lalji had 25% share in the said property. Shri Sundardas Lalji died on 10th April, 1968 leaving behind his last Will and Testament thereby bequeathing his 25% share in the said property to Shri Devidas Sundardas. By virtue of an Order passed by the Hon'ble High Court of Judicature at Bombay in Testament Petition No. 571 of 1990, the name of Shri Devidas Sundardas came to be recorded in 7/12 extract of the said property to the extent of 25% of the total area of the said property. By Mutation Entry No. 2082, dated 23rd June, 2011, the name of Shri Devidas Sundardas came to be recorded in the 7/12 extract to extent of 25% of the total area of the said property held by late Shri Sundardas Lalji.

6. Shri Dwarkadas Khatau had 10% share in the said property. Shri Dwarkadas Khatau had died on 13th November, 1956 leaving behind his last Will and Testament thereby bequeathing his 10% share in the said property to his son by name Shri Chaturbhuj Dwarkadas Khatau. By virtue of an Order passed by the Hon'ble High Court of Judicature at Bombay in Testament Petition No.7 of 1970, the name of Shri Chaturbhuj Dwarkadas Khatau came to be recorded in 7/12 extract of the said property to the extent of 10% of the total area of the said property. By a Mutation Entry No. 2082, dated 23rd June, 2011, the name of Shri Chaturbhuj Dwarkadas Khatau came to be recorded in the 7/12 extract to extent of 10% of the total area of the said property held by late Shri Dwarkadas Khatau.

7. Shri Ranjit Ramdas died intestate on 2nd June, 1997 leaving behind his son Shri Hemant Ranjit as his heir and legal representative entitled to the undivided share of the deceased in the said property.



दनन - 90	
१०००५/२०२४	
२२	१२४

D. G. NAIK
B.Com., LL.B.
ADVOCATE, HIGH COURT

104, Saroj Plaza
Near Maxus Mall, Firoz Road
Bhayandar (West), Thane - 401 014
Ph. : 28191739 Cell : 9820829314
E-mail : adedgn@gmail.com

8. Shri Devidas Sundardas died intestate on 7th January, 1982 leaving behind his son by name Shri Jayraj Devidas and Shri Mahendra Devidas as his heir and legal representative entitled to the undivided share of the deceased in the said property.

9. Shri Padamahi Khatau died intestate on 13th April, 1990 leaving behind his two sons namely Shri Dilip Padamahi and Shri Harish Padamahi as his heir and legal representative entitled to the undivided share of the deceased in the said property.

10. By a common Mutation Entry No. 2083, dated 23rd June, 2011, the names of Shri Hemant Ranjit, Shri Jayraj Devidas, Shri Mahendra Devidas, Shri Dilip Padamahi and Shri Harish Padamahi came to be recorded in the 7/12 extract of the said property as the heirs of the late Shri Ranjit Ramdas, Shri Devidas Sundardas and Shri Padamahi Khatau.

11. Shri Krishna Kumar Jethalal, Shri Darmashi Jethalal and Shri Hansraj Jethalal were the brothers of Shri Trikamdas Jethalal. Shri Krishna Kumar Jethalal died intestate on 1st September, 1975 leaving behind his son by name Shri Yogesh Krishna Kumar as his only heirs and legal representative.

12. Shri Darmashi Jethalal died intestate on 27th September, 1993 leaving behind his widow by name Smt. Bhanubai Darmashi, three sons namely Shri Bharat Darmashi, Shri Vinay Darmashi and Shri Dhiren Darmashi as his heirs and legal representatives.

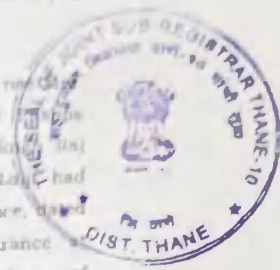
13. Shri Hansraj Jethalal died intestate on 3rd December, 1998 leaving behind his widow by name Smt. Krishnubai Hansaraj and a son by name Shri Janak Hansraj as his heirs and legal representatives.

14. Shri Trikamdas Jethalal had no issues, who died intestate on 28th November, 2007 leaving behind Shri Yogesh Krishna Kumar, Smt. Bhanubai Darmashi, Shri Bharat Darmashi, Shri Vinay Darmashi, Shri

ट न न - १०	
१०८०५ / २०२४	
२३	१२४

Shri Damodar, Shri Ajit Datta and Shri Anandharan Narayana as his
 heirs and legal representatives, made an undivided share of the deceased
 in the said property.

By a Deed of Release dated 20th July, 2009, registered in the Office of
 Sub-Registrar of Assurance at Thane under Sr. No. TNN-10/4626/2009, the names of
 Shri Narsh Yashwanth Gujar, Mrs. Sangeeta Sadanand Gavare, Mrs. Pooja
 Prunakar, Shri Kalyani Lal, had released and relinquished their right, title,
 interest and share in the said property in favour of M/s. Tarun Bharti
 Infrastructure Pvt. Ltd., represented by its directors by name Shri Tejas
 Vyasa and Shri Kamlesh Bonya.



By a Deed of Release dated 20th July, 2009, registered in the Office of
 Sub-Registrar of Assurance at Thane under Sr. No. TNN-10/4626/2009, the names of
 Shri Narsh Yashwanth Gujar, Mrs. Sangeeta Sadanand Gavare, Mrs. Pooja
 Prunakar, Shri Kalyani Lal, had released and relinquished their right, title,
 interest and share in the said property in favour of M/s. Tarun Bharti
 Infrastructure Pvt. Ltd., represented by its directors by name Shri Tejas
 Vyasa and Shri Kamlesh Bonya.

By an Agreement, dated 4th April, 2021 registered in the Office of
 Sub-Registrar of Assurance at Thane under Sr.No TNN-4/6370/2021, Smt.
 Smta Jayraj Kapadia and others had surrendered an area admeasuring
 257.65 sq. meters forming the portion of the said property to Mira
 Ekayandara Municipal Corporation.

By a Deed of Release, dated 2nd July, 2009, registered in the Office of
 Sub-Registrar of Assurance at Thane under Sr.No. TNN- 10/4626/ 2009,
 Shri Narsh Yashwanth Gujar, Mrs. Sangeeta Sadanand Gavare and Mrs.
 Pooja Prunakar had released and relinquished their right, title,
 interest and share in the said property in favour of M/s. Tarun Bharti
 Infrastructure Pvt. Ltd., represented by its directors by name Shri Tejas
 Vyasa and Shri Kamlesh Bonya.

ट न न - १०	
१०/०५/२०२४	
२७	१०/०५

D. G. NAIK
B.Com., LL.M.
ADVOCATE, HIGH COURT

104, Saroj Plaza,
Noar Malus Mall, Flyover Road
Bhayandar (West), Thane 401 011
Ph. 28191733 Cell 9820640511
E-mail: advdgn@gmail.com

19. By a Development Agreement, dated 23rd March, 2021 registered in the office of Sub-registrar of Assurance at Thane under Sr.No.TNN-4/6367/2021, Smt Asha Jayraj Kapadia, Shri Vipul Jayraj Kapadia, Shri Mahendra Devidas alias Mahendra Devidas Kapadia, Shri Chaturabhuj Dwarkadas Khatau alias Chaturabhuj Dwarkadas Kapadia, Shri Hemant Ranjit, alias Hemant Ranjit Khatau, Shri Dilip Padamshi Khatau alias Dilip Padamshi Kapadia, Shri Rahul Harish Kapadia, Smt. Kusum Kishore Khatau, Shri Yogesh Krishnakumar alias Yogesh Krishnakumar Khatau, Shri Bharat Dharamshi alias Bharat Dharamshi Khatau, Shri Dhiren Dharamshi alias Dhiren Dharamshi Khatau, Shri Vinay Dharamshi alias Vinay Dharamshi Khatau, Smt. Chanda Dharamshi Khatau, Shri Janak Hansraj, alias Janak Hansraj Khatau, Smt. Krishna Hansraj, alias Krishna Hansraj Khatau, Shri Jayant Kumar Tulsidas, Shri Ashwin Kumar Tulsidas, Shri Rajendra Khatau (HUF) and Shri Dipen Khatau (HUF) had agreed to grant the development rights of the said property to M/s. Hetal Infra Realtors-LLP at the price and on the terms and conditions stipulated therein.



20. In pursuance of Development Agreement, dated 23rd March, 2021, registered in the Office of Sub-registrar of Assurance at Thane under Sr.No.TNN-4/6367/2021, Smt. Asha Jayraj Kapadia, Shri Vipul Jayraj Kapadia, Shri Mahendra Devidas alias Mahendra Devidas Kapadia, Shri Chaturabhuj Dwarkadas Khatau alias Chaturabhuj Dwarkadas Kapadia, Shri Hemant Ranjit, alias Hemant Ranjit Khatau had executed a General Power of Attorney, dated 7th April, 2021, registered in the office of Sub Registrar Assurance at Thane, under Sr. No.TNN-1/6368/2021 in favour of Shri Umesh; Shashikant Kothari, being one of the partners of M/s. Hetal Infra Realtors LLP conferring upon them several powers inter- alia power to develop the said property by constructing buildings thereon and to sell the flats and other premises to the prospective purchasers thereof.

21. I have considered the Search Report, dated 1st September, 2021 taken by search clerk by name Shri Sharad M. Pawar from the year 1992 to 1st September, 2021 in respect of the said property viz. land bearing Old


ट न न - १०	
१०२०५/२०२४	
२५	१०२४

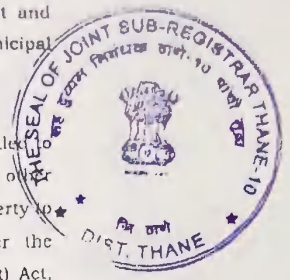
Survey No. 156, New Survey No. 27, Hissa No. 3, admeasuring 1340 sq. meters, situate at Village Mira, Taluka and District Thane in the Registration District and Sub-District Thane now within the limits of Mira Bhayandar Municipal Corporation.

22. I state that subject to what is stated in the foregoing paras, the title to an area admeasuring 1082.35 sq. meters forming the portion of land bearing Old Survey No. 156, New Survey No. 27, Hissa No. 3, situate at Village Mira, Taluka and District Thane in the Registration District and Sub-District Thane now within the limits of Mira Bhayandar Municipal Corporation is clear and marketable.

23. I further state and certify that M/s. Hetal Infra Realtors is entitled to construct the buildings on the said property and to sell the flats and other premises in the buildings to be constructed by them on the said property to the intending purchasers thereof by executing agreements under the provisions of Maharashtra Real Estate (Regulation and Development) Act, 2016 read with Maharashtra Rules, 2017.

Date: 9th October, 2021.


Advocate



Title Certificate \ Survey No. 156-27-3 - TC - 091021 (Hetal Infra)

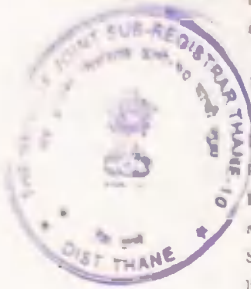
टनन - १०	
१०८०५/२०२४	
८५७	१२४

D G NAIK
B.COM, LL.B
ADVOCATE HIGH COURT

104, Saroj Plaza,
Near Maxus Mall, Flyover Road
Bhayandar (West), Thane, 401 101
Ph. : 28181739 Cell 9820840611
E mail adv.dgn@gmail.com

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY that I have investigated the title to land bearing Old Survey No 156, New Survey No.27, Hissa No.4, admeasuring 550 sq. meters, situate at Village Mira, Taluka and District Thane in the Registration District and Sub-District Thane now within the limits of Mira Bhayandar Municipal Corporation owned by M/s Hiral Homes and have to state as hereunder:



1. Shri Anandrao Hiraji Bhoir, Shri Sanjay Kesarinath Bhoir, Smt. Chandravati alias Chandradevi Kesarinath Bhoir, Smt. Yashoda Anandrao Bhoir, Shri Avinash Anandrao Bhoir, Shri Suryakant Anandrao Bhoir, Shri Prakash Anandrao Bhoir, Shri Shubash Anandrao Bhoir, Shri Dayanand Kasar alias Meera Anant Bhoir, Smt. Kusum Pandurang Tandel alias Kusum Anant Bhoir, Smt. Shakuntala Bhimraj Bhoir alias Shakuntala Anant Bhoir and Smt. Dwarkabai Daburao 'ombare alias hereinafter jointly and collectively referred to as the "Owners" (for short the land bearing Old Survey No. 156, New Survey No. 27, Hissa No. 4, Thane in the Registration District and Sub-District Thane now within the limits of Mira Bhayandar Municipal Corporation (for short hereinafter referred to as the "Said Property").

2. By an Agreement, dated 18th June, 1989 (for short hereinafter referred to as the "First Agreement"), the owners had agreed to sell the said property to M/s. Meera Developers Pvt. Ltd., at the price and on the terms and conditions stipulated therein.

3. By an Agreement, dated 20th October, 2005 (for short hereinafter referred to as the "Second Agreement") the owners with the consent and confirmation of M/s. Meera Developers Pvt. Ltd., had assigned the said property to M/s. Hiral Homes, being a partnership firm of Smt. Chaya Kamlesh Buriya and Shri Tarun P. Vyas at the price and on the terms and conditions stipulated therein. In pursuance of the second agreement, the

- 1 -

ट न न - १०	
१०६०५/२०२४	
२६	२४

owners had executed an Irrevocable General Power of Attorney, dated 25th October, 2005 (for short hereinafter referred to as the "First Power of Attorney") in favour of Smt. Chaya Kamlesh Boriya and Shri Tarun P. Vyas, being the partners of M/s. Hiral Homes conferring upon them several powers inter- alia power to sell the said property to the person/persons of their choice including power to execute deed of conveyance in favour ultimate transferor thereof and to lodge the same in the Registration of Assurance and to admit the execution thereof before the Sub-Registrar of Assurance.

4. During the subsistence of first and second agreement and first power of attorney, the owners by an Agreement, dated 24th October, 2007 (for short hereinafter referred to as the "Third Agreement") had agreed to sell their undivided right, title, interest and share in the said property to Shri Kamlesh H. Boriya, being the husband of Smt. Chaya Kamlesh Boriya who is one of the partners of M/s. Hiral Homes at the price and on the terms and conditions stipulated therein.

5. By a Deed of Conveyance, dated 31st December, 2010, registered in the Office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/00207/2011, dated 8th January, 2011, the owners through their constitute attorney by name Shri Kamlesh H. Boriya had sold, transferred and conveyed the said property to Shri Kamlesh H. Boriya, being one of the partners of M/s. Hiral Homes for the consideration mentioned therein.

6. The owners through their constitute attorney by name Shri Kamlesh H Boriya had executed a General Power of Attorney, dated 31st December, 2010 in favour of the partners of M/s. Hiral Homes conferring upon them several powers inter- alia power to sell the said property to the person/persons of their choice including power to execute deed of conveyance in favour ultimate transferor thereof and to lodge the same in the Registration of Assurance and to admit the execution thereof before the Sub-Registrar of Assurance.



टनन - १०	
१०२०५/२०२४	
LL	१२४

D. G. NAIK

10000 11. 8

ADVOCATE, THANE COURT

104, Sarva, Pagar,
near Shri Sai Baba, Pagar, Thane
Dist. Thane, Maharashtra
Pin - 401019. Call 9820049811
E-mail: dognai@gmail.com

7. By a Development Agreement, dated 17th March, 2021, registered in the Office of Sub-Registrar of Assurance at Thane under Sr.No.TNN/10/1464/2019 (the short hereinafter referred to as the "Fourth Agreement") M/s. Hiral Homes had granted the development rights of the said property to M/s. Hiral Intra Realtors -LLP at the price and on the terms and conditions stipulated therein. In pursuance of the fourth agreement, Shri. Kamlesh H. Bhatia, being one of the partners of M/s. Hiral Homes had executed a General Power of Attorney, dated 27th May, 2021, registered in the Office of Sub-Registrar of Assurance at Thane under Sr No TNN 7/10/1464/2019 (the short hereinafter referred to as the "Second Power of Attorney") in favour of San Umesh Bhashikant Kothari, being one of the partners of M/s. Hiral Intra Realtors -LLP conferring upon them several powers inter alia power to develop the said property by constructing buildings thereon and to sell the flats and other premises to the prospective purchasers thereof.



8. By executing a Declaration-cum-Undertaking, dated 6th October, 2021, Shri Jatin Mahesh Parekh has given his irrevocable consent to M/s. Hiral Intra Realtors to construct the buildings on the said property and to sell the flats and other premises to the intending purchasers thereof by executing agreements to that effect. Shri Jatin Mahesh Parekh has also undertaken that he will not assert any right, title and interest in the said property in any manner whatsoever.

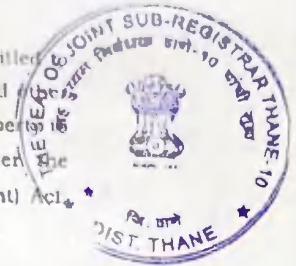
9. I have considered the Search Report, dated 1st September, 2021 taken by search clerk by name Shri Sharad M. Pawar from the year 1992 to August, 2021 in respect of the said property. I state that save and except a Deed of Conveyance, dated 31st December, 2010 registered in the Office of Sub-Registrar of Assurance at Thane under Sr.No. TNN- 4/00207/2011, Development Agreement, dated 17th March, 2021, registered in the Office of Sub-Registrar of Assurance at Thane under Sr.No.TNN-7/7399/2021 and Notice of Lis-Pendense, dated 18th February, 2019, registered in the Office of Sub-Registrar of Assurance at Thane under Sr.No.TNN-10/1464/2019

टनन - १०
१०६०५/२०२४
६३/१२४

there are no any other registered documents came across in respect of the said property during the course of searches taken by Shri Sharad M. Pawar from the year 1992 to August, 2021.

10. I hereby state and certify that title to the said property viz. land bearing Old Survey No.156, New Survey No.27, Hissa No.4, admeasuring 580 sq. meters, situate at Village Mira, Taluka and District Thane in the Registration District and Sub-District Thane now within the limits of Mira Bhayandar Municipal Corporation owned by M/s. Hiral Homes is clear, marketable and free from all other encumbrances.

11. I further state and certify that M/s. Hetal Infra Realtors is entitled to construct the buildings on the said property and to sell the flats and premises in the buildings to be constructed by them on the said property to the intending purchasers thereof by executing agreements under the provisions of Maharashtra Real Estate (Regulation and Development) Act, 2016 read with Maharashtra Rules, 2017.



Date : 09 October, 2021.

Advocate

Title Certificate \ Survey No. 156-27-4 - TC - 091021

- 4 -

ट न न - १०	
१०८०५ / २०२४	
१०	१२४

Sharad N. Pawar
Search Officer
At...

SEARCH REPORT

Dated this 1st Day of September, 2024

To: M. D. S. A. K.

Subject: Investigation of title in respect of:

Schedule: All that piece or parcel of land bearing 1. Old Survey No. 156, New Survey No. 27, Hissa No. 3, admn area thereof 0.12-1 - 1000 sq. mts open land, 1.12 parcel, situated in Revenue Village Miro, Tal. And Dist Thane, and within the limits of Maa Bhayandar Mahanagar Palika, Sub-Registrar Thane, hereinafter referred to as "the sold property".



Sr / Madam,

As per your instructions, I have taken search above-mentioned property at Thane - 1-2-5-1-7-10 and 12 Sub-Registrar's offices from year 1992 to 2021 (30 years).

I have found the following document registered therein during the course of search:

SEARCH RECORDS MANUAL (Thane -1 SRO):

<u>Year</u>	<u>Doc. Entries/Remarks</u>
1992	
To	Nil
2001	

SEARCH RECORDS MANUAL (Thane -2 SRO):

<u>Year</u>	<u>Doc. Entries/Remarks</u>
1992	
To	None
2001	

ट न न - 90
१०२०५/२०२४
११/१२४

II. SEARCH RECORDS COMPUTER (THANE-1-2-3 SRO)

Year Doc. Entries/Remarks

To Nil
2004

2005
To Nil (mix record)
2006

2009 Reg. document entry

Cham-I 1020-2009	DEED OF CONVEYANCE A.V. No. 23/00000/- M.V. No. 9319520/-	18-04-2009 18-04-2009
KALYANJI LALI through its power MURARILAL AGRAWAL 2. NAFESH YESHWANT BUIJUD, SANJEEVA SADU GOVARI after marriage PAPPI YESHWANT BUIJUD. PUSHPA PRABHAKAR KOLEKAR (PUSHPA YESHWANT BUIJUD) through its power CHANDAN SINGH RAJPUROHIT TO HARI SINGH		



Schedule: Old Survey No. 156, New Survey No. 27, Hissa No. 3, Total adm area about 1340 sq. mtrs open land, of revenue Village Hire, Taluka & dist Thane.

2010
To Nil (mix record)
2020

2021 Not Ready

III. SEARCH RECORDS COMPUTER (THANE-4-7-12 SRO)

Year Doc. Entries/Remarks

2005
To Nil (Mix Record)
2020

[Handwritten signature]

टनन - 90	
90204/2028	
57	928

2021

Reg document entry

Thane-7 21-04-2001	DEED OF AGREEMENT A.V. Rs. 1/- M.V. Rs. 0/- ASHA JAYRAJ KAPADIYA & Others TO M. J. M. C.	09-04-2001 10-04-2001
-----------------------	---	--------------------------

Schedule: Old Survey No. 156, New Survey No. 27, Hissa No. 3, Total admn area about 227 sq mtrs revenue Village Mire, Taluka & dist Thane.



Year	Doc. Entries/Remarks
2005	
To	Nil
2009	
2008	Reg. document entry

Thane-10 25-06-2009	RELEASE DEED A.V. Rs. 1400000/- M.V. Rs. 0/- NARESH YESHWANT BUJAD Z. SANGEETA SADANAND GAVARE 3. PUSHPA PRABHAKAR KOLEKAR TO M/S. TARUN BHARTI INFRASTRUCTHER PVT. LTD. Through its director TEJAS VYAS Z. KAMLESH BORIYA	02-07-2009 02-07-2009
------------------------	---	--------------------------

Schedule: Old Survey No. 156, New Survey No. 27, Hissa No. 3, admn area about 1242 sq mtrs. of revenue Village Mire, Taluka & dist Thane.

2010	
To	Nil
2018	
2019	Reg. document entry

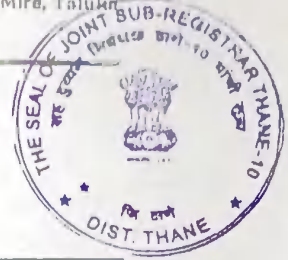
[Handwritten signature]

ट न न - 90	
90/04/2028	
83	98

Thane-10 1484-2019	66-NOTICE OF LIC PENDANCY	10-02-2019
	A.P. Rs. 1/- M.V. Rs. 0/-	10-02-2019
JATIN MAHESH PAREKH		

Schedule: Old Survey No. 156, New Survey No. 27, Hissa No. 3 adm area about 134 sq mtrs. & Others survey no. civil suit no. 92-219, of revenue Village Mira, Taluka & dist Thane.

2020	Nil
2021	Not Ready
-----X-----X-----	



NOTE

The Search Report is subject to torn and mutilated records. It replaces non ready and unavailable records in the office. Withdrawal of registers of certain years for binding and rewriting. The search conducted is only on the basis of available documents and records as maintained by the department at the time of search.

2) Please check 7/12 extract, Pherphar and property card.

Thanking You,
Yours Truly,

Sharad Pawar
Search Clerk
Mumbai

ट न न - १०	
१०६०५/२०२४	
१४	१२४

Shard H. Pawar
Search Case
Thane

SEARCH RECORD

Dated this 1st Day of September, 2021

ADV. D. G. NAIK.

Subject: Investigation of title in respect of:

Schedule: All that piece or parcel of land bearing 1. Old Survey No. 138, New Survey No. 27, Hissa No. 4, with area about 0-05-0 + 0-00-0 + 0-00-0 H. R. P. (530 sq. mtrs open land), 0.44 paise, situated at Revenue Village Miro, Tal. And Dist. Thane, and within the local limits of Mica Bhayandar Mahanagar palika, Sub-Registrar Thane (hereinafter referred to as "the said property")



for 12 / Madam,

As per your instructions, I have taken search above-mentioned property at Thane - 1-2-5-4-7-10 and 12 Sub-Registrar's offices from years 1992 to 2021 (30 years)

I have found the following document registered therein during the course of search.

SEARCH RECORDS MANUAL (Thane -1 SRO):

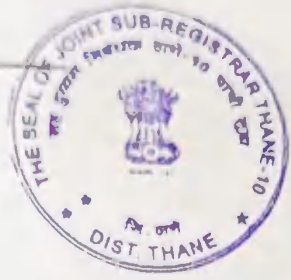
Year	Doc. Entries/Remarks
1992	
To	: Nil
2001	

SEARCH RECORDS MANUAL (Thane -2 SRO):

Year	Doc. Entries/Remarks
1992	
To	: Torn
2001	

टनन - 90	
90	04 / 2028
84	928

SEARCH RECORDS COMPLETE (THANE 1, 2 & 3RD)		Doc. Entries/Remarks
2007	To	Nil
2008	To	Nil (Mix record)
2009	To	Nil (Mix record)
2010	To	Nil (Mix record)
2011	To	Reg. document entry



SEARCH RECORDS COMPLETE (THANE 4, 5, 12 & 15RD)		Doc. Entries/Remarks
2007	To	Nil (Mix Record)
2008	To	Nil (Mix Record)
2009	To	Nil (Mix Record)
2010	To	Nil (Mix Record)
2011	To	Reg. document entry

Thane-1 207-20-1	<p>DEED OF CONVEYANCE A.V. Rs. 1000000/- M.V. Rs. 17850000/-</p> <p>ANANDRAO HIRAJI BHOIR & Others through its power KAMLESH H. BORIYA TO M/S HIRAL HOMES through its partner CHAYA KAMLESH BORIYA 2. TARUN P. VYAS</p>	31-12-2010 07-01-2011
---------------------	---	--------------------------

Schedule: Old Survey No. 156. New Survey No. 27, Hissa No. 4, adm area about 550 sq. mtrs. & others survey no. total adm area. 1570 sq. mtrs open land, of revenue Village Nire, Taluka & dist Thane.

2012	To	Nil (Mix Record)
2020	To	Nil (Mix Record)
2021	To	Reg. document entry

Handwritten signature

ट न न - १०	
१०/०५/२०२४	
९५	१२४

Thane-7 17-03-2021	DPD OF DEVELOPMENT A.V. Rs. 20182000/- M.V. Rs. 30088000/-	17-03-2021 27-03-2021
M/S NIRAL HOMES through its partner XAMLESH H RORVA TO M/S HOTAL INTRA REALTIES through its partner HIMEN S ROTHARI		
Schedule: Old Survey No. 156, New Survey No. 27, Hissa No. 4, adm area about 550 sq mtrs. of revenue Village Mire, Taluka & dist Thane.		



III. SEARCH RECORDS COMPUTER (THANE-10 SRO)	
Year	See Entries/Remarks
2017	Nil
2018	Nil
2019	Ref. document entry

Thane-10 1454-2019	66-NOTICE OF LIC PENDING A.V. Rs. 1/- M.V. Rs. 0/- JATIN MAHESH PAREKH	18-02-2019 18-02-2019
-----------------------	--	--------------------------

Schedule: Old Survey No. 156, New Survey No. 27, Hissa No. 4, adm area about 550 sq mtrs. & others survey no. civil suit no. 92-219, of revenue Village Mire, Taluka & dist Thane.

2020	Nil
2021	Net Ready -----X-----X-----

NOTE
The Search Report is subject to torn and mutilated records, misplaced non ready and unavailable records in the office. Withdrawal of registers of certain years for binding and rewriting. The search conducted is only on the basis of available documents and records as maintained by the department at the time of search.

[Handwritten signature]

टनन - 90	
१०८०५ / २०२४	
८७	१२४