

8355842601 - Rashmee Gajay  
SBI Adm. Thane - Triveni Pearl



## 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 **P51700055690**

Project: **Triveni Pearl**, Plot Bearing / CTS / Survey / Final Plot No.: **CTS No 297 (PT), (S No 51 H No 3/B/2) CTS No 302 (PT), (S NO 51 H No 5/1)** at **adharwadi, Kalyan, Thane, 421301**.

1. **Trescon Limited** having its registered office / principal place of business at **Tehsil: Kurla, District: Mumbai Suburban, Pin: 400086**.
2. This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for sale with the allottees;
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;  
OR  
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
  - The Registration shall be valid for a period commencing from **08/04/2024** and ending with **31/01/2029** 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. Vasantrao Remanand Prabhu  
(Secretary, MahaRERA)  
Date: 08-04-2024 18:24:05

Dated: **08/04/2024**

Place: **Mumbai**

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



Kalyan Dombivli Municipal Corporation  
APPENDIX D-1  
SANCTION OF BUILDING PERMISSION  
AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 277676  
Proposal Code : KDMCC-23-109349

Permit No. : KDMCC/RB/2024/APL/00057  
Date : 24/07/2024

Reference:- Building Permission No. : KDMCC/B/2024/APL/00311  
Approval date : 08/02/2024

Building Name :	TRIVENI PEARL(Mixed)	Floors .	BASEMENT FLOOR,GROUND FLOOR,FIRST FLOOR,2ND FLOOR,TYPICAL 3RD TO 6TH FLOOR,TYPICAL 7TH-12TH-17TH FLOOR FLOOR,TYPICAL 8TH TO 11TH-13TH TO 16TH-18TH TO 21ST FLOOR,22ND FLOOR-RECREATION FLOOR
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To,

i)Trescon Limited,

PROPOSED COMMERCIAL AND RESIDENTIAL BUILDING ON PLOT BEARING C.T.S.NO. 297(PT.), (S.NO.51 H.NO.3/B/2) C.T.S.NO. 302(PT.), (S.NO.51 H.NO.5/1) AT VILLAGE -WADEGHAR TAL. - KALYAN, DISTRICT - THANE.

ii) Shobhana Deshpande (Architect)

Sir/Madam,

With reference to your application No **RKDMCC202400255**, dated **12-07-2024** for the grant of Revised Building Permission & Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with **Maharashtra Municipal Corporations Act, 1949** , to carry out development work / Building on Plot No -. City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. **C.T.S.NO. 297(PT.), (S.NO.51 H.NO.3/B/2) C.T.S.NO. 302(PT.), (S.NO.51 H.NO.5/1)**, Final Plot No. -, Sector No. 3, Mouje **WADEGHAR** situated at Road / Street -, Society **TRIVENI PEARL** . The Commencement Certificate / Building Permit is granted under Section 18/45 of the said Act, subject to the following conditions :

1. The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until Occupancy permission has been granted.
3. The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
4. This permission does not entitle you to develop the land which does not vest in you.
5. This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other statutory permission, as required from State and Central Govt. Departments/ undertakings shall be taken by the applicant. If any irregularity is found at later date, the permission shall stand cancelled.
6. Information Board to be displayed at site till Occupation Certificate.
7. If in the development permission reserved land/amenity space/road winding land is to be handed over to the authority in the lieu of incentive FSI, if any, then necessary registered transfer deed shall be executed in the name of authority with in 6 month from the commencement certificate.
8. All the provision mentioned in UD CPR,as may be applicable, shall be binding on the owner/developer.
9. Provision for recycling of Gray water , where ever applicable shall be completed of the project before completion of the building and documents to that if at shall be submitted along with the application form of occupancy.
10. Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
11. Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.



Kalyan Dombivli Municipal Corporation  
APPENDIX D-1  
SANCTION OF BUILDING PERMISSION  
AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 277676  
Proposal Code : KDMCC-23-109349

Permit No. : KDMCC/RB/2024/APL/00057  
Date : 24/07/2024

12. All guidelines mentioned in the environment and forest climate change department, Govt. of Maharashtra, letter no CAP-2023/CR-170,TC-2, shall be followed, if applicable
13. Authority will not supply water for construction.
14. Areas/cities where storm water drainage system exists or designed, design and drawings from Service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate.
15. The owner/developer shall submit the completion certificate from the service consultant for completion of the septic tank or proper connection to the sewerage system of the authority or sewage treatment plant (where ever necessary)

Signature valid

Digitally signed by Disha Prabhakar  
Date: 2024.07.24 19:19:09 IST  
Reason: Approved Certificate  
Designation : Assistant Director Town Planning  
Location: Kalyan Dombivli Municipal Corporation  
Project Code : KDMCC-23-109349  
Application Number : RKD/2024/00255  
Proposal Number : 277676  
Certificate Number : KDMCC/RB/2024/APL/00057



Assistant Director Town Planning,  
Kalyan Dombivli Municipal Corporation,

Scan QR code for verification of authenticity.



Kalyan Dombivli Municipal Corporation  
APPENDIX D-1  
SANCTION OF BUILDING PERMISSION  
AND COMMENCEMENT CERTIFICATE



Building Permit No - 232978

Permit No. : KDMCC/B/2024/APL/00311

Proposal Code : KDMCC-23-109349

Date : 08/02/2024

Building Name	Trescon(Mixed)	Floors	BASEMENT FLOOR,GROUND FLOOR,FIRST FLOOR,2ND FLOOR,TYPICAL 3RD TO 6TH 8TH TO 10TH FLOOR,7TH FLOOR
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To,

i)Trescon Limited,

PROPOSED COMMERCIAL AND RESIDENTIAL BUILDING ON PLOT BEARING C.T.S.NO. 297(PT.), (S.NO.51 H.NO.3/B/2) C.T.S.NO. 302(PT.), (S.NO.51 H.NO.5/1) AT VILLAGE -WADEGHAR TAL. - KALYAN, DISTRICT - THANE.

ii) Shobhana Deshpande (Architect)

Sir/Madam,

With reference to your application No **KDMCC202300250**, dated **22-12-2023** for the grant of sanction of Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with **Maharashtra Municipal Corporations Act, 1949** , to carry out development work / Building on Plot No -, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. **C.T.S.NO. 297(PT.), (S.NO.51 H.NO.3/B/2) C.T.S.NO. 302(PT.), (S.NO.51 H.NO.5/1)**, Final Plot No. -, Sector No. **3**, Mouje **WADEGHAR** situated at Road / Street -, Society - . The Commencement Certificate / Building Permit is granted under Section 18/45 of the said Act, subject to the following conditions :

1. The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until Occupancy permission has been granted.
3. The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
4. This permission does not entitle you to develop the land which does not vest in you.
5. This permission is being issued as per the provisions of UDCPR. If any permission is required to be obtained from any department of the state or central government under the provisions of any other laws / rules , it shall be binding on the owner/ developer to obtain such permission from the concerned authority.
6. Information Board to be displayed at site till Occupation Certificate.
7. If in the development permission reserved land/amenity space/road widening land is to be handed over to the authority in the lieu of DEVELOPMENT RIGHTS if any, then necessary possession receipt, registered transfer deed alongwith change in name on record of rights shall be executed in the name of authority with in 6 month from the commencement certificate.
8. All the provision mentioned in UDCPR,as may be applicable, shall be binding on the owner/developer.
9. Provision for recycling of Gray water ,where ever applicable shall be completed prior to completion certificate and design, drawing with completion certificate shall be submitted along with the application for occupancy certificate.
10. Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
11. Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
12. All guidelines mentioned in the environment and forest climate change department, Govt. of Maharashtra, letter no CAP-2023/CR-170,TC-2, shall be followed, if applicable
13. Authority will not supply water for construction.
14. Areas/cities where storm water drainage system exists or designed, design and drawings from Service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate.





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SANCTION OF BUILDING PERMISSION  
AND COMMENCEMENT CERTIFICATE



Building Permit No - 232978

Proposal Code : KDMCC-23-109349

Permit No. : KDMCC/B/2024/APL/00311

Date : 08/02/2024

15. The owner/developer shall submit the completion certificate from the service consultant for completion of the septic tank or proper connection to the sewerage system of the authority or sewage treatment plant (where ever necessary)

Signature valid

Digitally signed by DISHA PRABHAKAR SAWANT  
Date: 2024.02.08 18:54:08 IST  
Reason: Approved Certificate  
Location: Kalyan Dombivli Municipal Corporation  
Project Code : KDMCC-23-109349  
Application Number : KDMCC202300250  
Proposal Number : 232978  
Certificate Number : KDMCC/B/2024/APL/00311



Scan QR code for verification of authenticity.

Assistant Director Town Planning,  
Kalyan Dombivli Municipal Corporation,



# TRESCON

UNDERSTANDING APPLIED

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF TRESCON LIMITED IN ITS MEETING HELD ON WEDNESDAY, THE 07<sup>TH</sup> DAY OF FEBRUARY, 2024 AT 301, THIRD FLOOR, SKYLINE WEALTH SPACE, NATHANI ROAD, VIDYAVIHAR (WEST), MUMBAI - 400 086**

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**AUTHORISATION TO MR. DINESH PATEL (DIN: 00462565) - MANAGING DIRECTOR**

"RESOLVED THAT the Board do hereby appoint Mr. Dinesh Patel (DIN: 00462565), Managing Director as Authorised Signatory for enrolment of the real estate project on the Maharashtra Real Estate Regulatory Authority Portal and to sign and submit various document electronically and/or physically and to make applications, representations, modifications, alterations, agreements, affidavits, and writings that may be required on behalf of the Company before the Maharashtra Real Estate Regulatory Authority or the concerned authorities as and when required.

RESOLVED FURTHER THAT Mr. Dinesh Patel (DIN: 00462565), Managing Director of the company be and is hereby authorized to take such steps as may be necessary for giving effect to the above resolution and to do all such acts, deeds, matters and things that may be necessary, proper, expedient or incidental for the purpose of giving effect to the aforesaid resolution.

RESOLVED FURTHER THAT any Director and/or the Company Secretary of the Company be and is hereby severally authorized to furnish certified true copy of the aforesaid resolution to concern authorities as may be required, from time to time."

**//Certified to be true//**

For Trescon Limited

Sanjay Mehta  
Whole Time Director  
DIN: 03591761



Place: Mumbai

Date: February 19, 2024

Address: 301, Third Floor, Skyline Wealth Space, Nathani Road, Vidyavihar (West), Mumbai - 400 086

**Trescon Limited**

Reg. Office: 301, Third Floor, Skyline Wealth Space, Nathani Road, Vidyavihar (West), Mumbai - 400 086 |  
Tel: 02246165611 | Email: cs@trescon.com | Website: www.trescon.com | CIN: L70100MH1995PLC322341

71/7961

पावती

Original/Duplicate

Thursday April 18, 2024

नादणी क्र. 39म

9:54 AM

Regn. 39M

नादणी क्र. 8563 दिनांक 18/04/2024

राज्याचे नाव वाडेघर

दस्तावेजाचा अनुक्रमांक कलन2-7961-2024

दस्तावेजाचा प्रकार कुलमुखत्यारपत्र

मादर वगणात्याचे नाव श्री जगदीशचंद्र जयनादास खत्री

नादणी फी

₹ 100.00

दस्त हाताळणी फी

₹ 260.00

पुण्याची संख्या: 13

एकूण:

₹ 360.00

आपणाम मूळ दस्त, थबनेल पिट, मूची-२ अदाजे

10:13 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Kalyan 2

सह. दुय्यम निबंधक वर्ग २,  
कल्याण क्र. २

वाजार मूल्य. ₹. 1/-

मोबदला ₹. 0/-

भरलेले मुद्रांक शुल्क ₹. 500/-

1) देयकाचा प्रकार DHC रकम: ₹. 260/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0424174907005 दिनांक: 18/04/2024

विक्रेते नाव व पत्ता:

2) देयकाचा प्रकार eChallan रकम: ₹. 100/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH000767452202425E दिनांक: 18/04/2024

विक्रेते नाव व पत्ता:

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 424174907005	Date 17/04/2024
Received from SRO KALYAN Mobile number 9854545888, an amount of Rs.260/- towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R.Kalyan 2 of the District Thane.	
Payment Details	
Bank Name SBIN	Date 17/04/2024
Bank CIN 10004152024041706549	REF No. 410846123497
This is computer generated receipt, hence no signature is required.	



क.ल.न.२	
दस्ता क्र. 0069	२०२४
१	१३



CHALLAN  
MTR Form Number-6



GRN	MH000767452202425E	BARCODE			Date	17/04/2024 18:01:29	Form ID	481	
Department Inspector General Of Registration				Payer Details					
Stamp Duty				TAX ID / TAN (If Any)					
Type of Payment Registration Fee				PAN No.(If Applicable)					
Office Name KLN2_KALYAN 2 JOINT SUB REGISTRAR				Full Name		Jagdishchandra Jaminadas Khatri And Other t			
Location THANE									
Year 2024-2025 One Time				Flat/Block No.		C.T S No. 297(PT) and Other			
Account Head Details			Amount In Rs.		Premises/Building				
0030046401 Stamp Duty			500.00		Road/Street		Village- Wadeghar		
0030063301 Registration Fee			100.00		Area/Locality		Kalyan		
					Town/City/District				
					PIN		4 2 1 3 0 1		
					Remarks (If Any)				
					SecondPartyName=MS TERSCON LIMITED-				
					Amount In Six Hundred Rupees Only				
Total			600.00		Words				
Payment Details PUNJAB NATIONAL BANK				FOR USE IN RECEIVING BANK					
Cheque-DD Details				Bank CIN		Ref. No.		03006172024041700706 520411359	
Cheque/DD No.				Bank Date		RBI Date		17/04/2024-18:02:40 Not Verified with RBI	
Name of Bank				Bank-Branch		PUNJAB NATIONAL BANK			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

Department ID :

Mobile No. : 9136192739

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करवावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करवावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Page 1/1



Print Date 17-04-2024 06:02:44

क.ल.न.२	
दस्त क्र. ७८६९	२०२४
२	९३

POWER OF ATTORNEY

FOR

SPECIFIC PURPOSE

This power of Attorney is made at Kalyan on this 18 April 2024

To ALL WHOM THESE PRESENTS SHALL COME WE 1) SHRI. DINESH RAVILAL PATEL AND 2) SHRI. SANJAY NAVIN MEHTA, Designated Directors of M/S TERSCON LIMITED having office address at 304 3<sup>rd</sup> Floor Neelkant Corporate Park, Nathani Road, Vidyavihar West. Mumbai- 400086.

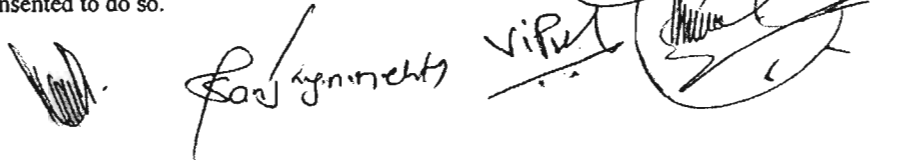
DO HEREBY SEND GREETINGS:

WHEREAS we are the Designated Directors of M/S TERSCON LIMITED. ("the Developer"). We are engaged in the business of development and construction of various immoveable properties. As Developers/ Promoters we are constructing a building namely "Triveni Pearl" (hereinafter called as the SAID BUILDING") on plot of land bearing New Survey No. C.T.S No. 297(PT), (S.NO.51.H.NO.3/B/2) C.T.S No. 302 (PT), (S.No. 51 H. No.5/1) AT VILAGE WADEGHAR TAL KALYAN, DISTRICT- THANE. (hereinafter, called as the SAID PLOTS/S")

WHEREAS we are required to execute agreement for sale of flats/other units and of correction deed and/ or supplementary agreement and various other documents (hereinafter referred to as the "said documents") related to the construction of the said building.

क.ल.न.२	
दस्त क्र. ७८६९	२०२४
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WHEREAS we are required to appear before Sub- Registrar Office, Kalyan for admission of execution of the said documents. However, it is not possible for us to personally remain present before the Sub Registrar office, Kalyan and hence for admission of execution of the said documents, we are desirous of appointing some fit and proper person to appear before Sub-Registrar Office, Kalyan. We requested 1) SHRI. JAGDISHCHANDRA JAMNADAS KHATRI, Aged about 71 years, Residing at 402, ISHA APARTMENT, MAHATMA PHULE ROAD, VISHNU NAGAR, DOMBIVALI WEST- 421202 and/ or 2) SHRI. VIPUL PURSHOATTAM LAAD, Aged 53 years, residing at 5-6 LAAD NIWAS, DATTA LANE, GAONDEVI CHQWK, KALYAN WEST – 421301, Indian inhabitants (hereinafter called the ATTORNEYS) to appear before Sub – Registrar Kalyan for admission of executed documents by us which the said Attorneys has consented to do so.



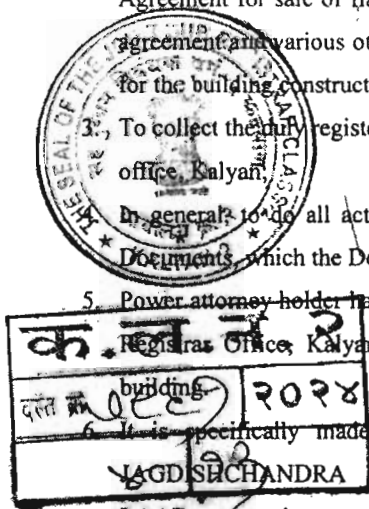
NOW KNOW YE ALL MEN AND THESE PRESENTS WITNES:-

WE 1) SHRI. DINESH RAVI AL PATEL and 2) SHRI. SANJAY NAVIN MEHTA, Designated Directors of M/S TERSCON LIMITED., having office address at 304 3<sup>rd</sup> Floor Neelkant Corporate Park, Nathani Road, Vidyavihar West, Mumbai- 400086 do hereby nominate, constitute and appoint 1) SHRI. JAGDISHCHANDRA JAMNADAS KHATRI, Aged about 71 years, Residing at 402, ISHA APARTMENT, MAHATMA PHULE ROAD, VISHNU NAGAR, DOMBIVALI WEST- 421202 and/ or 2) SHRI. VIPUL PURSHOATTAM LAAD, Aged 53 years, residing at 5-6 LAAD NIWAS, DATTA LANE, GAONDEVI CHOWK, KALYAN WEST – 421301, Indian inhabitants, as our true and lawful attorneys in the name and to do execute and perform all or any of the following work hereunder written.

1. To get the said documents, adjudicated by the collector Superintendent of Stamps or such other confined authorities for ascertaining the stamp duty, if any, payable thereon and to submit such applications, forms, affidavits, declarations and other writings for the purpose of adjudication as may be required and for payment of the stamp duty, if any payable, for and on our behalf to the Collector / Superintend of Stamps or such other concerned authorities;
2. To present submit and admit before Sub- Registrar Kalyan the executed documents i.e., of Agreement for sale of flats / other unit and / or correction deed and / or supplementary agreement and various other documents (hereinafter referred to as the "said documents") for the building constructed / to be constructed on above said plot/s.
3. To collect the duly registered Documents and Agreement for Sale from the Sub- Registrar office, Kalyan.
4. In general to do all acts, things, deeds, etc. in respect of the registration of the said Documents, which the Developers could to themselves

5. Power attorney holder has No Other Rights except to adjudicate, submit and before Sub- Registrar Office, Kalyan for executed (signed) documents by us regarding the said building.

6. It is specifically made clear that this power of attorney is given to 1) SHRI. JAGDISHCHANDRA JAMNADAS KHATRI, 2) SHRI VIPUL PURSHOATTAM LAAD can use the power granted through this power of attorney jointly or singularly.



*[Signature]*

*[Signature]*  
Sanjay Navin Mehta  
VIPUL

*[Signature]*

SIGNED & DELIVERED BY  
SHRI.DINESH RAVILAL PATEL



*[Signature]*



SHRI. SANJAY NAVIN MEHTA



Designated Directors of  
M/S TERSCON LIMITED.

*[Signature]*

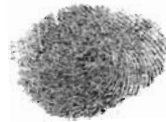
I confirm and accept  
SHRI. JAGDISHCHANDRA JAMNADAS KHATRI



*[Signature]*



SHRI. VIPUL PURSHOATTAM LAAD



*[Signature]*

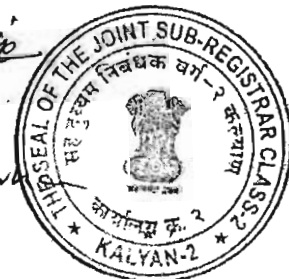


WITNESS.

1. Nandkumar G. Bhoir
2. Bhalchandra J. Temburkar

*[Signature]*

*[Signature]*



क.ल.न.२	
दस्त क्र. ७६९	२०२४
५	९३





भारत सरकार  
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India

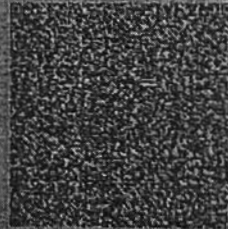
नोदणी क्रमांक / Enrolment No.: 1104/20566/12493

Download Date: 25/07/2020

To  
विपुल पुरुषोत्तम लाड  
Vipul Purshoattam Laad  
S/O: Purshoattam Laad  
S-G, Lad Niwas  
Datta Lane  
Kalyan West  
Gaondevi Chowk  
Kalyan  
Kalyan D.C.  
Thane Maharashtra - 421301  
9820307473

Issue Date: 04/08/2019

Signature valid



आपला आधार क्रमांक / Your Aadhaar No. :

2159 7804 1595

VID : 9177 8411 4078 3022

माझे आधार, माझी ओळख



भारत सरकार  
Government of India



Download Date: 25/07/2020



विपुल पुरुषोत्तम लाड  
Vipul Purshoattam Laad  
प्रा. क्रमांक/DOB: 30/12/1969  
पुरुष / MALE



2159 7804 1595

VID : 9177 8411 4078 3022

Vipul

क.ल.न.२	
दस्ता क्र. ७६६९	२०२४
७	९३

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

VIPUL PURSHOATTAM LAAD

PURSHOTTAM JAGJIVAN LAD

30/12/1969  
Permanent Account Number

ABYPL5066C

Vipul  
Signature

01032013

Vipul



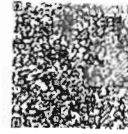
क.ल.न.२	
क.ल.न.२०२४	२०२४
८	९३

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेख संख्या कार्ड  
Permanent Account Number Card  
AAACP9180B



नाम / Name  
TRESCON LIMITED

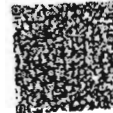
निर्माण/गठन की तारीख  
Date of Incorporation/Formation  
20/08/1995

11/12/2016



भारत सरकार  
Government of India

जगदीशचंद्र जमनदास खत्री  
Jagdishchandra Jamnadas Khatri  
जन्म वर्ष : Year of Birth : 1953  
पुरुष : Male



9052 6462 9433

सामान्य - सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India

पत्ता S/O जमनदास खत्री, 402  
इगा अपार्टमेंट महाराष्ट्र फुले रोड,  
जाधववाडी नं 1, विष्णुनगर इंडियन  
वेस्ट, कल्याण, विष्णुनगर, ठाणे,  
महाराष्ट्र, 421202

Address S/O Jamnadas  
Apartment, Maharastra  
Jadhavwadi No. 1, Vishnu Nagar  
West, Kalyan, Maharashtra, India  
Kalyan, Maharashtra, 421202

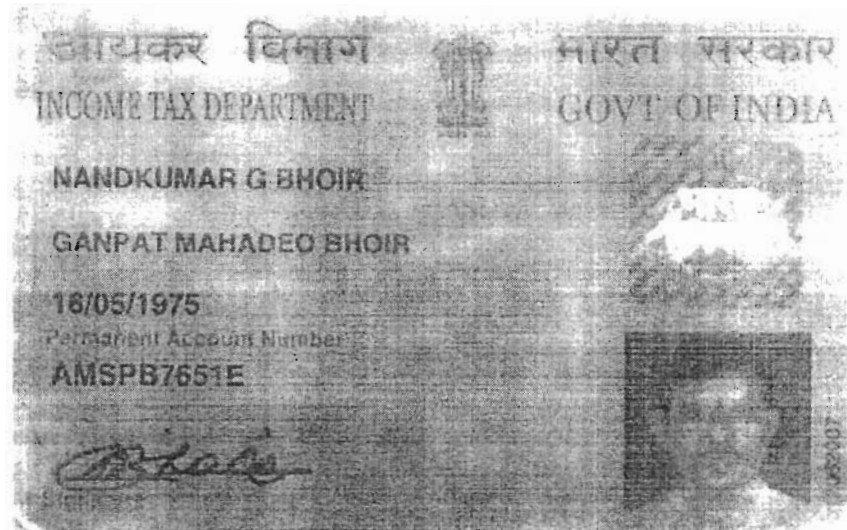
9052 6462 9433

1847  
1805 300 1947

Photo of holder given by



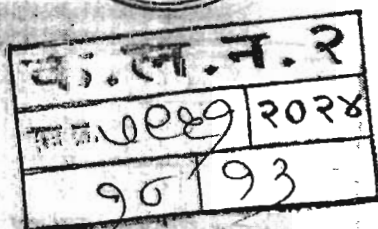
क.ल.न.	
दस्त क्र. ४८६९	२०१५
e	९३



*Bhoir*



*Temburkar*



71/7961

मृतवात 18/04/2024 9:54 मा

दम्न गोषवाता भाग-1

कलन2

दम्न क्रमांक 7961/2024

दम्न क्रमांक कलन2/7961/2024

यात्रा शुल्क ₹ 01/-

मावती ₹ 00/-

भरतल मुद्रांक शुल्क ₹ 500/-

द. नि. म. १ मि. कलन2 वाच कार्यालयान

गावती 8563

गावती दिनांक: 18/04/2024

अ. क्र. 7961 व दि. 18-04-2024

मादरकरणाचे नाव श्री जगदीशचंद्र जमनादास खत्री

रात्री 9:52 म. ग. वा. हजर केला.

नांदणी फी

₹ 100.00

दम्न हानाळणी फी

₹ 260.00

पृथांची मर्यादा 13

एकूण 360.00

दम्न हजर करणा याची मुदत:

Joint Sub Registrar Kalyan 2

सह. दुय्यम निबंधक वर्ग २,  
दम्नाचा प्रकार: कल्याण क्र. २

मुद्रांक शुल्क: a जेव्हा तो प्रतिकूलार्थ देण्यात आलेला असून त्यामुळे कोणतीही म्हावर मानमता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्का क्र. 1 18/04/2024 09:52:52 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 18/04/2024 09:53:36 AM ची वेळ: (फी)

Joint Sub Registrar Kalyan 2  
सह. दुय्यम निबंधक वर्ग २,  
कल्याण क्र. २

## प्रतिज्ञा पत्र

पठ: मरनेवेळी नोंदणी कागद १९०८ निम्न १९६१ अंतर्गत नसतुदीनुसार  
संज्ञास्थान: दाखल केला आहे. दस्तामधील संपूर्ण मत्तकुर, निष्पादक व्यक्ती  
याकडून व सोबत जोडलेले कागदपत्रे दस्ताच्या सन्धता वैधता कायदेशी  
संज्ञास्थाना खालील निष्पादक व्यक्ती संपूर्णपणे जबाबदार आहेत असेच  
पठ दस्तातून दस्तामुळे राजस्वास्तन/केंद्रास्तन यांच्या कोणत्याही  
अपवाद, नियम/परिपत्रक याचे उल्लंघन होत नाही

वेपार सही

वेपार सही





दिनांक १८/११/२०२४  
श्री. २  
श्री. २  
श्री. २

१८/११/२०२४  
श्री. २  
श्री. २  
श्री. २  
श्री. २

१३	१३
१३	१३
१३	१३



# Ministry Of Corporate Affairs

Date : 29-01-2024 11:12:12 am

## Company Information

CIN	L70100MH1995PLC322341
Company Name	TRESCON LIMITED
ROC Name	ROC Mumbai
Registration Number	322341
Date of Incorporation	20/09/1995
Email Id	cs@trescon.com
Registered Address	301 3rd Floor, Skyline Wealth SpaceNathani Road, Near Skyline Oasis Vidyavihar West, Mumbai, Mumbai, Mumbai, Maharashtra, India, 400086
Address at which the books of account are to be maintained	-
Listed in Stock Exchange(s) (Y/N)	Yes
Category of Company	Company limited by shares
Subcategory of the Company	Non-government company
Class of Company	Public
ACTIVE compliance	ACTIVE Compliant
Authorised Capital (Rs)	75,00,00,000
Paid up Capital (Rs)	70,77,16,750
Date of last AGM	29/09/2023
Date of Balance Sheet	31/03/2023
Company Status	Active

<b>Jurisdiction</b>	
ROC (name and office)	ROC Mumbai
RD (name and Region)	RD, Western Region

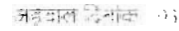
## Index of Charges

No Records Found



**Director/Signatory Details**

Sr. No	DIN/PAN	Name	Designation	Date of Appointment	Cessation Date	Signatory
1	08388083	HARSHIKUMAR SHAMJIBHAI SUTHAR	Director	12/11/2021	-	Yes
2	08388082	JINANG DINESHKUMAR SHAH	Director	12/11/2021	-	Yes
3	*****103G	MANDAR CHAVAN	Company Secretary	11/02/2020	-	Yes
4	*****890J	ABHISHEK PATIL	CFO	12/08/2021	-	Yes
5	02202006	VILAS PRALHADRAO KHARCHE	Whole-time director	06/04/2019	-	Yes
6	08125346	POOJA NARENDRABHAI JOSHI	Director	12/11/2021	-	Yes
7	00462565	DINESH RAVILAL PATEL	Managing Director	02/06/2023	-	Yes
8	01131783	KISHOR RAVILAL PATEL	Whole-time director	16/03/2023	-	Yes
9	03591761	SANJAY NAVIN MEHTA	Whole-time director	16/12/2023	-	Yes
10	10091445	NIDHI DARSHAN MISTRY	Additional Director	16/12/2023	-	Yes



गाव नमुना स्थान : अधिकार समितेचा फक्त

जि.एच. :- टा.पे

भुजापत्र क्रमांक व उपविभाग : 51/3/ब/2

शेताचे स्थानिक नाव :

1971-1986

ਜਿਲ੍ਹਾ : ਨਾਮੋ

पिक्कालुखालीला क्षेत्राचः तापशीलः

टीप : \* सदस्यी नॉट मोबाइल ऑफ द्वारा घोषित आलेली आहे

१. नान्यः - कौस्तुभ इत्येवम् प्रामाण्यम् ।  
तत्तत्तरी सप्तमः - वडिचरस्य - कल्पवृक्षः कि - शान्तिः

गाव नमन नाव (अधिकार नमिलेला पत्रक)

1. 1954年12月1日，中国科学院成立，开始进行大规模的科学考察工作。

जिल्हा - ठाणे

भूमापन क्रमांक व उपविभाग : 51/51

शैलान्वये स्थानिक नावः

1930 1931 1932 1933 1934 1935 1936 1937 1938 1939 1940 1941 1942 1943 1944 1945 1946 1947 1948 1949 1950 1951 1952 1953 1954 1955 1956 1957 1958 1959 1960 1961 1962 1963 1964 1965 1966 1967 1968 1969 1970 1971 1972 1973 1974 1975 1976 1977 1978 1979 1980 1981 1982 1983 1984 1985 1986 1987 1988 1989 1990 1991 1992 1993 1994 1995 1996 1997 1998 1999 2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 2161 2162 2163 2164 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176 2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 2187 2188 2189 2190 2191 2192 2193 2194 2195 2196 2197 2198 2199 2200 2201 2202 2203 2204 2205 2206 2207 2208 2209 2210 2211 2212 2213 2214 2215 2216 2217 2218 2219 2220 2221 2222 2223 2224 2225 2226 2227 2228 2229 2230 2231 2232 2233 2234 2235 2236 2237 2238 2239 2240 2241 2242 2243 2244 2245 2246 2247 2248 2249 2250 2251 2252 2253 2254 2255 2256 2257 2258 2259 2260 2261 2262 2263 2264 2265 2266 2267 2268 2269 2270 2271 2272 2273 2274 2275 2276 2277 2278 2279 2280 2281 2282 2283 2284 2285 2286 2287 2288 2289 2290 2291 2292 2293 2294 2295 2296 2297 2298 2299 2300 2301 2302 2303 2304 2305 2306 2307 2308 2309 2310 2311 2312 2313 2314 2315 2316 2317 2318 2319 2320 2321 2322 2323 2324 2325 2326 2327 2328 2329 2330 2331 2332 2333 2334 2335 2336 2337 2338 2339 2340 2341 2342 2343 2344 2345 2346 2347 2348 2349 2350 2351 2352 2353 2354 2355 2356 2357 2358 2359 2360 2361 2362 2363 2364 2365 2366 2367 2368 2369 2370 2371 2372 2373 2374 2375 2376 2377 2378 2379 2380 2381 2382 2383 2384 2385 2386 2387 2388 2389 2390 2391 2392 2393 2394 2395 2396 2397 2398 2399 2400 2401 2402 2403 2404 2405 2406 2407 2408 2409 2410 2411 2412 2413 2414 2415 2416 2417 2418 2419 2420 2421 2422 2423 2424 2425 2426 2427 2428 2429 2430 2431 2432 2433 2434 2435 2436 2437 2438 2439 2440 2441 2442 2443 2444 2445 2446 2447 2448 2449 2450 2451 2452 2453 2454 2455 2456 2457 2458 2459 2460 2461 2462 2463 2464 2465 2466 2467 2468 2469 2470 2471 2472 2473 2474 2475 2476 2477 2478 2479 2480 2481 2482 2483 2484 2485 2486 2487 2488 2489 2490 2491 2492 2493 2494 2495 2496 2497 2498 2499 2500 2501 2502 2503 2504 2505 2506 2507 2508 2509 2510 2511 2512 2513 2514 2515 2516 2517 2518 2519 2520 2521 2522 2523 2524 2525 2526 2527 2528 2529 2530 2531 2532 2533 2534 2535 2536 2537 2538 2539 2540 2541 2542 2543 2544 2545 2546 2547 2548 2549 2550 2551 2552 2553 2554 2555 2556 2557 2558 2559 2560 2561 2562 2563 2564 2565 2566 2567 2568 2569 2570 2571 2572 2573 2574 2575 2576 2577 2578 2579 2580 2581 2582 2583 2584 2585 2586 2587 2588 2589 2590 2591 2592 2593 2594 2595 2596 2597 2598 2599 2600 2601 2602 2603 2604 2605 2606 2607 2608 2609 2610 2611 2612 2613 2614 2615 2616 2617 2618 2619 2620 2621 2622 2623 2624 2625 2626 2627 2628 2629 2630 2631 2632 2633 2634 2635 2636 2637 2638 2639 2640 2641 2642 2643 2644 2645 2646 2647 2648 2649 2650 2651 2652 2653 2654 2655 2656 2657 2658 2659 2660 2661 2662 2663 2664 2665 2666 2667 2668 2669 2670 2671 2672 2673 2674 2675 2676 2677 2678 2679 2680 2681 2682 2683 2684 2685 2686 2687 2688 2689 2690 2691 2692 2693 2694 2695 2696 2697 2698 2699 2700 2701 2702 2703 2704 2705 2706 2707 2708 2709 2710 2711 2712 2713 2714 2715 2716 2717 2718 2719 2720 2721 2722 2723 2724 2725 2726 2727 2728 2729 2730 2731 2732 2733 2734 2735 2736 2737 2738 2739 2740 2741 2742 2743 2744 2745 2746 2747 2748

सीमा अपि भुम्बन छिन्है

१. महाराष्ट्र जमीन महसूल अधिکار अधिनियम १९६७ (१९६७ च. २२) त्वार करणें द सुविधित्वा ठेवणें. नियम १९७१ यांतलें नियम २९।

जिल्हा :- ठाणे

पिकाखालील दोऱ्याचा तपशील

			विकासातील क्षेत्राचा तपशील					लाभार्थीसाठी उपलब्ध नसलेली जमीन	मंजूर	
वर्ष	हंगाम	खाता क्रमांक	विकासाचा प्रकार	विकासाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					कु.आर. जोमी	कु.आर. जोमी			कु.आर. जोमी	
2022-23	खरीप	285*						नवत पड	0.0360	

~~Handwritten signature~~

~~(नाम - मिनाक्षी देवीनाथ मुनिगोकर)~~

॥ नाव :- कैवल्यसिंह मराठा मुगलनोकर ॥  
दल :- लालाबाई बाहेरकर दल :- कल्याण जि :- नागपुर



कल्याण डोंबिवली महानगरपालिका, कल्याण.  
उद्यान व वृक्ष प्राधिकरण विभाग



जा.क्र.कडोंमपा/उद्यान/वृअ/वृप्रा/ ८६६  
दिनांक: १२/१२/२०२३.

प्रति,  
मे. ट्रेसकॉन लिमिटेड तर्फे श्री. दिनेश रविलाल पटेल व इतर,  
मौजे-वाडेघर, रोनक सिटी जवळ,  
रिंग रोड, कल्याण (प.)



विषय- बांधकाम परवानगी करिता उद्यान विभागाचा ना हरकत दाखला.

संदर्भ- १) आपला दि. ०८/१२/२०२३ रोजीचा प्राप्त अर्ज.  
२) द्वारा श्रीम. शोभना देशपांडे (वास्तुशिल्पकार).

उपरोक्त संदर्भित पत्र क्र. १ अन्वये आपण बांधकाम परवानगी प्राप्त करणे करिता उद्यान व वृक्ष प्राधिकरण विभागाचा ना हरकत दाखला अपेक्षिला आहे. तद् अनुषंगाने सि.स.नं. २९७ पै (स.नं.५१, हि.नं.३/ब/२), सि.स.नं. ३०२ पै (स.नं.५१, हि.नं.५/१) प्लॉट क्र. .... मौजे-वाडेघर या भूखंडावर दि. १२/१२/२०२३ रोजी पाहणी केली असता, सद्यः स्थितीत सदर भूखंडावर एकही झाड आढळून आलेले नाही.

एकूण निरंक झाड आहे. (क्षेत्रफळ- ३७७२.०० चौ.मी.)

या प्रमाणे एकूण निरंक झाड आढळलेली आहेत. तरी खालील अटी/शर्ती नुसार आपणांस उद्यान व वृक्ष प्राधिकरण विभागाचा दाखल देण्यात येत आहे.

अटी/शर्ती

- १) इमारत बांधकामात बाधीत होत असल्यास झाडे तोडणे/पुनरोपण करणेबाबत मा.वृक्ष प्राधिकरणाची परवानगी घेणे बंधनकारक राहील.
- २) बांधकाम करण्यात आलेल्या इमारतीमध्ये व परिसरात पर्यावरणाचा समतोल राखला जाईल यासाठी पक्षांकरिता कृत्रिम घरटी किंवा तत्सम व्यवस्था करण्यात यावी.
- ३) आपण विकसित करीत असलेल्या इमारतीच्या मोकळ्या जागेत वापर परवाना मिळण्यापूर्वी वड, पिंपळ, उंबर, ताम्हण, बकुळ, निम, कदंब, सातविन, टॅबेबिया, फॉक्सटेल पाम, बॉटल पाम, बूच, बदाम, सिल्वर ओक इ. जातीची ६ फुट उंची असलेल्या ३८ वृक्ष रोपांची लागवड करणे बंधनकारक आहे.
- ४) सदर भूखंडावर आपण काही चुकीची माहिती दिली आहे, असे निदर्शनास आल्यास आपण महापालिकेची दिशाभूल केल्याचे समजण्यात येईल व सदर दाखला आपोआप रद्द झाल्याचे समजण्यात येईल.

(संजय जाधव)

वृक्ष अधिकारी,

कल्याण डोंबिवली महानगरपालिका,  
कल्याण.

प्रत- नगररचनाकार, नगररचना विभाग, क.डों.म.पा.

# Ministry Of Corporate Affairs

Date : 27-04-2024 11:01:1 am

## Company Information

CIN	L70100MH1995PLC322341
Company Name	TRESCON LIMITED
ROC Name	ROC Mumbai
Registration Number	322341
Date of Incorporation	20/09/1995
Email Id	*****escon.com
Registered Address	301 3rd Floor, Skyline Wealth Space, Nathani Road, Near Skyline Oasis Vidyavihar West, Mumbai, Mumbai, Mumbai, Maharashtra, India, 400086
Address at which the books of account are to be maintained	-
Listed in Stock Exchange(s) (Y/N)	Yes
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Subcategory of the Company	Non-government company
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Date of Balance Sheet	31/03/2023
Company Status	Active

Jurisdiction	
ROC (name and office)	ROC Mumbai
RD (name and Region)	RD, Western Region

## Index of Charges

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No Records Found

**Director/Signatory Details**

Sr. No	DIN/PAN	Name	Designation	Date of Appointment	Cessation Date	Signatory
1	08388083	HARESHKUMAR SHAMJIBHAI SUTHAR	Director	12/11/2021	-	Yes
2	08388082	JINANG DINESHKUMAR SHAH	Director	12/11/2021	-	Yes
3	*****5103G	MANDAR CHAVAN	Company Secretary	11/02/2020	-	Yes
4	00462565	DINESH RAVILAL PATEL	Managing Director	02/06/2023	-	Yes
5	01131783	KISHOR RAVILAL PATEL	Whole-time director	16/03/2023	-	Yes
6	03591761	SANJAY NAVIN MEHTA	Whole-time director	16/12/2023	-	Yes
7	10091445	NIDHI DARSHAN MISTRY	Director	16/12/2023	-	Yes
8	*****2422M	RAHUL BALWANT THAKKAR	CFO	07/02/2024	-	Yes

Ward No. : 8A  
Village : Wadeghar  
Shop/Office Area : \_\_\_\_\_  
Actual Value : Rs. \_\_\_\_\_/-  
Market Value : Rs. \_\_\_\_\_  
**Pan No. Promoter : AAACP9180B**  
**Pan No. Purchaser 01:** \_\_\_\_\_  
**Pan No. Purchaser 02:** \_\_\_\_\_

#### AGREEMENT FOR SALE

This Agreement is made at Kalyan

On this \_\_\_\_\_ day of \_\_\_\_\_, 2024

BETWEEN

**Trescon Limited**, a limited company, registered under the Companies Act, 1956, having its office at 308, Third Floor, Skyline, Nathani Road, Vidyavihar West, Mumbai 400 086, through its Director **SHRI SANJAY NAVIN MEHTA**, hereinafter called and referred to as the **Promoter** (which expression shall unless it be repugnant to the context or meaning thereof mean and include its executors, successors, survivors, administrators and assigns) being the Party of the First Part.

A N D

\_\_\_\_\_ aged about \_\_\_\_\_ years, Occupation-\_\_\_\_\_, residing at – \_\_\_\_\_.

hereinafter called and referred to as the **Allottee** (which expression shall unless it be repugnant to the context or meaning thereof mean and include his / her / their heirs, executors, administrators and assigns) being the Party of the Second Part.

WHEREAS the Promoter owns and possesses all that land admeasuring 3772 sq. metres lying, being and situated at Village Wadeghar, Taluka Kalyan, District Thane comprised in

Survey No.	Total Area (sq. mts)	Area (sq. mts)
51/3/B/2	4830	445
51/5/1	5445	3327
Total →	10275	3772

within the limits of Kalyan Dombivali Municipal Corporation, hereinafter called and referred to as the “said property” and more particularly described in the First Schedule hereunder written and as per the letter bearing No. No.न.भू./वाडेघर/CSES/मिळकत पत्रिका/२०२४/कल्याण dated 15.03.2024/1212, Survey No. 51/3/2 is denoted by CTS No. 297 and Survey No. 51/5 is denoted by CTS No. 302, however, the City Survey Office till date has not issued the extract of property register cards.

AND WHEREAS the Promoter have acquired the said property under the Agreement for Sale dated 12.09.2023 read with Deed of Conveyance dated 12.09.2023 registered at the office of Sub-Registrar of Assurances at Kalyan-4 under Serial No. 13087/2023 and 13091/2023 respectively from M/s. Honest Enterprise and the said property stand mutated in the name of the Promoter as evidenced by mutation entry No. 1826.

AND WHEREAS the Promoter has submitted the plans to the Kalyan Dombivali Municipal Corporation for sanction and approval on the land admeasuring 3772 sq. metres, an area admeasuring 35.98 sq. metres stood not in possession and according the area of the plot stood 3736.02 sq. metres and thereafter an area admeasuring 1049.86 sq. metres being affected by proposed DP Road also stood deducted and the balance land stood at 2686.16 sq. metres and accordingly the Kalyan Dombivali Municipal Corporation has granted the Building Commencement Certificate on the land admeasuring 2686.16 sq. metres under Building Permit No. 232978 and Permit No. KDMCC/B/2024/APL/00311 dated 08.02.2024 which accords the permission for construction of Building to be known as **Triveni Pearl** comprising of Basement Floor, Ground Floor, First Floor, 2<sup>nd</sup> Floor, Typical 3<sup>rd</sup> to 6<sup>th</sup>, 8<sup>th</sup> to 10<sup>th</sup> Floor, 7<sup>th</sup> Floor;

AND WHEREAS the Promoter has intended to acquire the Floor Space Index as may be permitted under the provisions of Unified Development Control and Promotion Regulation and to have additional floors on the Building from time to time along with further increases and incentives therein.

AND WHEREAS the Promoters in accordance with the plans granted by the Kalyan Dombivali Municipal Corporation intends to commence the construction on the said



property having the potentiality of the Floor Space Index as sanctioned and/or to be sanctioned thereto from time to time.

AND WHEREAS in pursuance to the sanctioned plans and permissions the Promoters herein well and sufficiently entitled to develop the said property by constructing multi-storeyed building thereon and sell the flats/units on the ownership basis and appropriate the sale proceeds thereof;

AND WHEREAS the Promoters declare that the said sanctions, approvals are still subsisting and completely in force and in terms of said sanctions and permissions the Promoters herein are well and sufficiently entitled to develop said property;

AND WHEREAS as recited hereinabove the Promoters are entitled to develop the said property and carry out the construction of the proposed building/s at their own costs and expenses and to dispose of the flats/units constructed in the building/s on ownership basis and to enter into agreements with the Allottee/Purchaser/s and to receive the sale price in respect thereof and upon such disposal of the flats/units to convey the said land together with the building/s constructed thereon in favour of the co-operative housing society and/or the condominium of the apartment owners or corporate body of all those several persons acquiring the respective flats/units;

AND WHEREAS the Promoters have further intended to get the said plans and specification revised, renewed and altered for consumption of remaining floor space index, transfer of development rights and the increases and incentives in the floor space index as may be permitted under the provisions of Unified Development Control and Promotion Regulation to be used and utilized on the said property as may be granted by the Kalyan Dombivali Municipal Corporation and to exploit the maximum potentiality floor space index on said property, as well as the Promoters further intent to amalgamate the abutting, adjoining and adjacent properties with said property thereby forming a single consolidated holding from time to time and further the Promoters have given the clear inspection of the plans and specifications to the Allottee/s herein as regards the existing sanctioned building and the further proposed expansion, amalgamation and extension to the said property and the Allottee/s herein is well aware of the same;

AND WHEREAS the Promoters are entitled and enjoined upon to construct building on the project land in accordance with the recitals, disclosures, further expansions and future development as mentioned hereinabove which is clearly and elaborately brought to the notice and knowledge of the Allottee/s herein and the Allottee/s is aware of the same.

AND WHEREAS relying upon the above recitals and disclosures and the scope of further and future development being understood by the Allottee/s to which the Allottee/s has/have granted his/ her / their consent, the Allottee/s is/are offered a Flat/ **Show room** bearing No. \_\_\_\_\_, on \_\_\_\_\_, admeasuring \_\_\_\_\_ **Sq. meters** (RERA Carpet) and on \_\_\_\_\_ **Floor**, admeasuring \_\_\_\_\_ **Sq. meters** (RERA Carpet) in the Building known as “**TRIVENI PEARL**” along with the right to use the balcony / attached open terracc admeasuring \_\_\_\_\_ sq.mts. RERA carpet (herein after referred to as the “said premises”) being constructed on the said property;

AND WHEREAS the Allottee/s after going through the entire disclosures, the future course of expansion and development and also verifying the site of the building and the work of construction and its progress thereof, the site of infrastructural and recreational facilities and amenities and nature and scope thereof.

AND WHEREAS the Promoters have 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;

AND WHEREAS the Promoters have appointed a Structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoters accepts the professional supervision of the Architect and the Structural Engineer till the completion of the building/ buildings.

AND WHEREAS the Promoters have registered the Project under the provisions of the Real Estate (Regulation and Development) Act, 2016 with the Real Estate Regulatory Authority under No. RERA No. **P51700055690** dated **08/04/2024**;

AND WHEREAS on demand from the Allottee/s, the Promoters have given inspection to the Allottee/s of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoters Architects 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;

AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoters, authenticated copies of Property Cards or extracts of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the title of the Promoters to the project land on which the Premises are constructed or are to be constructed have been annexed hereto.

AND WHEREAS the authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto.

AND WHEREAS the authenticated copies of the plans of the Layout as proposed by the Promoters and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project have been annexed hereto.

AND WHEREAS the authenticated copies of the plans and specifications of the Premises agreed to be purchased by the Allottee/s, as sanctioned and approved by the local authority have been annexed hereto.

AND WHEREAS while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoters while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority.

AND WHEREAS the Promoters have accordingly commenced construction of the said building/s in accordance with the said proposed plans.

AND WHEREAS the RERA carpet area of the said premises is on \_\_\_\_\_ **Floor**, admeasuring \_\_\_\_ **Sq. meters** (RERA Carpet) and means the net usable floor area of the said premises, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Premises for exclusive use of the Allottee/s or verandah area and exclusive open terrace area appurtenant to the said Premises for exclusive use of the Allottee/s but includes the area covered by the internal partition walls of the premises.

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

AND WHEREAS, prior to the execution of these presents the Allottee/s has / have paid to the Promoters a sum of **Rs.0.00/- (Rupees \_\_\_\_\_ Only)**, being part payment of the sale consideration of the premises agreed to be sold by the Promoters to the Allottee/s as advance payment or Application Fee (the payment and receipt whereof the Promoters both hereby admit and acknowledge) and the Allottee/s has/have agreed to

pay to the Promoters the balance of the sale consideration in the manner hereinafter appearing.

AND WHEREAS, under section 13 of the said Act the Promoters is/are required to execute a written Agreement for sale of said Premises with the Allottee/s, being in fact these presents and also to register said Agreement under the Registration Act, 1908. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoters hereby agrees to sell and the Allottee/s hereby agrees to purchase the said premises.

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

- 1(a) The Promoters shall construct the said building/s presently as per the sanctioned plans and permissions on the said property described in the First Schedule hereunder written in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. Provided that the Promoters shall have to obtain prior consent in writing of the Allottee/s in respect of variations or modifications which may adversely affect the premises of the Allottee/s except any alteration or addition required by any Government authorities or due to change in law.
- 1(b) The Allottee/s hereby agrees to purchase from the Promoters and the Promoters hereby agrees to sell to the Allottee/s, the premises being Flat/ **Show room** bearing No. \_\_, on \_\_\_\_ **Floor**, admeasuring \_\_\_\_ **Sq. meters** (RERA Carpet) in the Building known as "**TRIVENI PEARL**" along with the right to use the balcony / attached open terrace admeasuring \_\_\_\_ sq. mts. RERA carpet (herein after referred to as the "said premises") being constructed on the said property as shown in the Floor plan annexed hereto for the price/consideration of **Rs. \_\_\_\_\_.00/- (Rupees Only)** including the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith.
- 1(c) The Promoter agrees to allot the parking spaces bearing No. -- situated at -- level with its dimensions being L\_\_\_\_x B\_\_\_\_x H\_\_\_\_ being constructed in the layout to the Allottee.
- 1(d) The Allottee/s has/ have agreed and assured to pay the total consideration of **Rs. \_\_\_\_\_.00/- (Rupees Only)** to the Promoters herein in the following manner :

- i) 10% of the total amount paid as advance payment or application fee at the time of execution of this agreement.
- ii) 35% of the total amount to be paid on completion of the Plinth of the building in which the said Premises is situated.
- iii) 24% of the total amount to be paid on completion of slabs of the building in which the said Premises is situated (01 % x 24 slabs).
- iv) 06% of the total amount to be paid on completion of the walls and internal plaster of the said premises.
- v) 05% of the total amount to be paid on completion of the, floorings and tiling work of the said premises.
- vi) 05% of the total amount to be paid on completion of the staircases, lift wells, lobbies up to the floor level of the said premises.
- vii) 05% of the total amount to be paid on completion of the external plaster and elevation of the building in which the said premises is situated.
- viii) 05% of the total amount be paid on completion of the doors, windows, sanitary fittings, lifts, water pumps, electrical fittings, floorings of staircase, common lobbies, entrance lobby terraces with water proofing, external plumbing, paving of area.
- ix) 05% of the total amount to be paid at the time of handing over of the possession of the said Premises to the Allottee on or after receipt of occupancy certificate or completion certificate.

The Cheque / DD / Pay order to be drawn in favour to

**Name : M/s. TRESCON LIMITED TRIVENI PEARL MAS**  
**COLL ESCROW A/C**

**A/C No. : 57500001507872**  
**IFSC CODE : HDFC0007811**  
**BANK : HDFC BANK LIMITED**  
**BRANCH : 7811, VIDHYAVIHAR**

It is hereby agreed that the time for payment of each of the aforesaid installment of the consideration amount shall be essence of contract. All the above respective payments shall be made within 7 days of the Promoters sending a notice to the Allottee/s, calling upon him/her to make payment of the same or via SMS, Email and this will be sufficient discharge to the Promoters.

- 1(e) The Total Price above excludes all Property Taxes, Goods and services Tax, Land Revenue, Non Agricultural Taxes, Other Taxes (Municipal/ State/Federal) and /or other statutory duties (as and when applicable), levies, cesses, charges, deposits, premiums, duties imposed by the statutory authorities, stamp duty, registration charges, maintenance charges, layout maintenance charges and other outgoings by any other name in respect of and applicable to the said property project, building, flat existing on or Allotment / Request for Allotment, whether payable now and/or in future and / or those which is / are sub-judice, including interest and penalties thereon, including those which may become enforceable retrospectively and computed as per laws/rules/regulations, and shall be to the account and liability of and borne and paid by the Allottee/s alone, without any delay/protest, including if such amounts are proposed to be deposited by the promoters in fixed deposits, if such claims are sub-judice.
- 1(f) The Total Price is escalation-free, save and except escalations/ increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/ Government from time to time. The Promoters undertakes and agrees that while raising a demand on the Allottee/s for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoters shall enclose the said notification/order/rule/ regulation published/ issued in that behalf to that effect along with the demand letter being issued to the Allottee/s, which shall only be applicable on subsequent payments.
- 1(g) The Promoters may allow, in its sole discretion, a rebate for early payments of equal installments payable by the Allottee/s by discounting such early payments @ 1% per annum for the period by which the respective installment has been pre-pone. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to the Allottee/s by the Promoters.
- 1(h) The Promoter shall confirm the final carpet area that has been allotted to the Purchaser 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 Purchaser within 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 Purchaser. If there is any increase in the carpet area allotted to Purchaser, the Promoter shall demand additional amount from the Purchaser 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 of this Agreement.

- 1(i) The Allottee/s authorizes the Promoters to adjust/ appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoters may in its sole discretion deem fit and the Allottee/s undertakes not to object / demand / direct the Promoters to adjust his/her/their payments in any manner.
- 2.1) The Promoters 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 Premises to the Allottee/s, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Premises.
- 2.2) Time is essence for the Promoters as well as the Allottee/s. The Promoters shall abide by the time schedule for completing the project and handing over the said premises to the Allottee/s and the common areas to the association of the owners/Allottees after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Allottee/s shall make timely payments of the installment and other dues payable by him/her/ them and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoters as provided in clause 1 herein above. ("Payment Plan").

The Allottee agrees to pay the Promoter interest calculated, at the rate of the highest marginal cost of lending as declared by State Bank of India as increased by two per cent, on all the amounts which become due and payable by the Allottee/s to the Promoters under this agreement for the period from the due date of payment till the date of the actual payment thereof.

In case the Allottee entered into any loan/financing arrangement with any bank/financial institution, such bank/financial institution shall be required to disburse / pay all such amounts due and payable to the Promoter under this Agreement as per the demand letter from the Promoter. The Promoter shall have a first and prior charge on the said premises with respect to any amounts due and payable by the Allottee to the Promoter under this Agreement.

The Agreement and contract pertaining to such loan and mortgage shall not impose any liability or obligation upon the Promoter in any manner.

- 3) The Promoters hereby declares that the Floor Space Index available as on date in respect of the project land as per the sanctioned plans and / or revised plans from time to time and Promoters have planned to utilize Floor Space Index as applicable to the extent permitted under Unified Development Control and Promotion Regulation thereby availing the transferable development rights or floor space index available on payment of premiums or floor space index available as incentive floor space index by implementing various scheme as mentioned in the Unified Development Control and Promotion Regulation or based on expectation of increased floor space index and accordingly the Promoters expect the transferable development rights to the maximum extent as may be available in future on the said property including the future expansion as well as any increases and incentives therein which are applicable to the said Project from time to time. The Promoters have thus disclosed the proposed Floor Space Index to be utilized by him on the project land in the said Project and Allottee/s has/have agreed to purchase the said Premises based on the proposed construction and sale of Premises to be carried out by the Promoters by utilizing the proposed floor space index and on the understanding that the declared proposed floor space index shall belong to Promoters only and the Promoters will have the sole and absolute right to use, utilise, sell and transfer the generated floor space index and / or any unconsumed floor space index to any intending person as the case may be and / or to utilise the same on the property as permitted by the Kalyan Dombivali Municipal Corporation.
- 4.1) If the Promoters fails to abide by the time schedule for completing the project and handing over the said premises to the Allottee/s, the Promoters agrees to pay to the Allottee/s, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Allottee/s, for every month of delay, till the handing over of the possession. The Allottee/s agrees to pay to the Promoters, interest as specified in the Rule, on all the delayed



payment which become due and payable by the Allottee/s to the Promoters under the terms of this Agreement from the date the said amount is payable by the Allottee (s) to the Promoters.

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

Provided that, Promoter shall give notice of fifteen days in writing to the Purchaser, by Registered Post AD at the address provided by the Purchaser and mail at the e-mail address provided by the Purchaser, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Purchaser fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, promoter shall be entitled to terminate this Agreement.

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

- 4.3) For whatsoever reason if the Allottee/s herein, without any default or breach on his/her/their part, desire to terminate this agreement / transaction in respect of the said apartment then, the Allottee/s herein shall issue a prior written notice to the Promoters as to the intention of the Allottee/s and on such receipt of notice the Promoters herein shall be entitled to deal with the said apartment with prospective buyers. After receipt of such notice of intention to terminate this agreement, then the Promoters shall issue a 15 days' notice in writing calling upon him/her/them to execute and register Deed of Cancellation. Only upon the execution and registration of Deed of Cancellation the Allottee/s shall be entitled to receive the refund of consideration, subject to terms of this agreement and the Promoter shall be entitled to deduct the Stamp Duty,

Registration Fees and other incidental charges incurred by the Promoter on behalf of the Promoter.

- 5) The fixtures and fittings with regard to the flooring and sanitary fittings and amenities to be provided by the Promoters in the said building and the Premises as are set out in Annexure annexed hereto.
- 6) The Promoters shall give possession of the said premises to the Allottee/s on or before **31.01.2029**. If the Promoters fails or neglects to give possession of the Premises to the Allottee/s on account of reasons beyond their control and of their agents by the aforesaid date then the Promoters shall be liable on demand to refund to the Allottee/s the amounts already received by him in respect of the Premises with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Promoters received the sum till the date the amounts and interest thereon is repaid.

The Allottee/s shall take possession of the said premises within 15 days of the written notice from the Promoters to the Allottee/s intimating that the said premises is ready for use and occupancy.

Provided that the Promoters shall be entitled to reasonable extension of time for giving delivery of said premises on the aforesaid date, if the completion of building in which the Premises is to be situated is delayed on account of

- i) War, civil commotion or Act of God;
  - ii) Any notice, order, rule, notification of the Government and/or other public or competent authority/court.
- 6.1) It is agreed between the parties that if the completion of the project is delayed due to the Force Majeure conditions then the Allottee/s agrees that the Promoter shall be entitled to the extension of the time for delivery of the Possession of the Premises, provided that such force majeure conditions are not of a nature which make it impossible for the contract to be implemented. The Allottee/s agrees and confirms that, in the event it becomes impossible for the Promoter to implement the project due to force majeure conditions, then this allotment shall stand terminated and the Promoter shall refund to the Allottee/s the entire amount received by the Promoter from the Allotment within 30 days from that date. After any refund of the money paid by the Allottee/s, Allottee/s agrees that he/she shall not have any rights, claims, etc., against the Promoter and that

the Promoter shall be released and discharged from all its obligations and liabilities under this Agreement.

- 7.1) **Procedure for taking possession** - The Promoters, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee/s as per the agreement shall offer in writing the possession of the said premises to the Allottee/s in terms of this Agreement to be taken within **15** days from the date of issue of such notice and the Promoters shall give possession of the said premises to the Allottee/s. The Promoters agrees and undertakes to indemnify the Allottee/s in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoters. The Allottee/s agree(s) to pay the maintenance charges as determined by the Promoters or association of Allottee/Purchasers, as the case may be. The Promoters on its behalf shall offer the possession to the Allottee/s in writing within **7** days of receiving the occupancy certificate of the Project.
- 7.2) The Allottee/s shall take possession of the said premises within 15 days of the written notice from the Promoters to the Allottee/s intimating that the said Premises are ready for use and occupancy:
- 7.3) Failure of Allottee/s to take Possession of the said premises from the Promoters: Upon receiving a written intimation from the Promoters, the Allottee/s shall take possession of the said premises from the Promoters by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoters shall give possession of the said premises to the Allottee/s. In case the Allottee/s fails to take possession within the time provided herein such Allottee/s shall continue to be liable to pay maintenance charges as applicable.
- 7.4) If within a period of five years from the date of handing over the said premises to the Purchaser, the Purchaser brings to the notice of the Promoter any structural defect in the Premises or the building in which the Premises are 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 and in case it is not possible to rectify such defects, then the Purchaser shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act.

- 7.5) It is clarified that there shall be no compensation in the defect liability period due to wear and tear as well as any alterations, modifications and changes made by the Purchasers in the said premises.
- 7.6) It is further clarified that the Promoter shall not be liable for defect liability due to wear and tear and/or defect caused due to Allottee/s carrying out any alterations and modifications in the said premises which may result in seepage of the water and/or any damages to the structure and if such works are carried out without the written consent of the Promoter, the defect liability automatically shall become void.
- 8) The Allottee/s shall use the said premises or any part thereof or permit the same to be used only for purpose of which it is sanctioned and approved by the municipal authorities.
- 9) The Allottee/s along with other Allottee(s) of premises in the building shall join in forming and registering the cooperative society or condominium of premises owners or any corporate body 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 the other papers and documents necessary for the formation and registration of the cooperative society or condominium of premises owners or any corporate body and for becoming a member, including the byelaws 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/s, so as to enable the Promoter to register the common organization of Purchasers. No objection shall be taken by the Allottee/s 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 Competent Authority. The Promoter shall take into consideration the factual aspect as regards the administration, management of day to day affairs of the constructed and completed building and shall form a time frame policy for formation and registration of the cooperative society or condominium of premises owners or any corporate Body and till such time shall call upon the purchasers who have acquired the office, shops and units to form an ad-hoc committee for carrying out the day to day administration and management of the said building in which the said premises is situated and shall render their sincere and utmost cooperation to such ad-hoc committee till the

formation and registration of the cooperative society or condominium of premises owners or any corporate body

- 9.1) The Promoter within three months from the date of **51%** of the Flats/ showroom in the project are booked by the Allottees shall form a Society or Association or Limited Company.
- 9.2) The Promoter within three months of from the grant of full occupation certificate by the Kalyan Dombivali Municipal Corporation shall cause to be transferred the said right, title and interest of the Promoter in favour of Society or Association or Limited Company.
- 9.3) Within 15 days after notice in writing is given by the Promoters to the Allottee/s that the Premises is / are ready for use and occupancy, the Allottee/s shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Premises) 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 of 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 cooperative housing society or condominium of apartment owners or any corporate body is formed and the said structure of the building/s or wings is transferred to it, the Allottee/s shall pay to the Promoters such proportionate share of outgoings as may be determined. The Allottee/s further agrees that till the Allottee's share is so determined the Allottee/s shall pay to the Promoters provisional monthly contribution of **Rs.\_\_\_\_.00/- (Rupees \_\_\_\_ Only)** per month towards the outgoings \_\_ months in advance with G.S.T applicable in respect of the said premises. The amounts so paid by the Allottee/s to the Promoters shall not carry any interest and remain with the Promoters until a conveyance/assignment of lease of the structure of the building or wing is executed in favour of the cooperative housing society or condominium of apartment owners or any corporate body 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 Promoters to the cooperative housing society or condominium of apartment owners or any corporate body as the case may be.
- 10) The Allottee/s shall pay the requisite costs for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Promoters in connection with formation of the said cooperative housing

society or condominium of apartment owners or any corporate body and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.

- 11) At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Allottee/s shall pay to the Promoters, the Allottees' share of stamp duty and registration charges payable, by the said cooperative housing society or condominium of apartment owners or any corporate body on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building /wing of the building. At the time of registration of conveyance or Lease of the project land, the Allottee/s shall pay to the Promoters, the Allottees' share of stamp duty and registration charges payable, by the said cooperative housing society or condominium of apartment owners or any corporate body on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the cooperative housing society or condominium of apartment owners or any corporate body.

## 12) **REPRESENTATIONS AND WARRANTIES OF THE PROMOTERS**

The Promoters hereby represents and warrants to the Allottee/s as follows:

- i) The Promoters have 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 Promoters have 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 Promoters have been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;

- vi) The Promoters have 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 Allottee/s created herein, may prejudicially be affected;
- vii) The Promoters have 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 premises which will, in any manner, affect the rights of Allottee under this Agreement;
- viii) The Promoters confirms that the Promoters are not restricted in any manner whatsoever from selling the said premises to the Allottee/s in the manner contemplated in this Agreement;
- ix) At the time of execution of the conveyance deed of the structure to the Association of Allottees/ Purchasers the Promoters shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Allottee/Purchaser/s;
- x) The Promoters have duly paid and shall pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, 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 Promoters in respect of the project land and/or the Project except those disclosed in the title report.

- 13) The Allottee/s or himself themselves with intention to bring all persons into whosoever hands the Premises may come, hereby covenants with the Promoters as follows:-
- i) To maintain the said premises the Allottee's own cost in good and tenantable repair and condition from the date that of possession of the Premises is taken and shall not do or suffer to be done anything in or to the building in which the Premises is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Premises is situated and the Premises itself or any part thereof without the consent of the local authorities, if required.
  - ii) Not to store in the said premises 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 Premises 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 said premises is situated, including entrances of the building in which the said premises is situated and in case any damage is caused to the building in which the said premises is situated or the Premises on account of negligence or default of the Allottee/s in this behalf, the Allottee/s shall be liable for the consequences of the breach.
  - iii) To carry out at his own cost all internal repairs to the said Premises and maintain the Premises in the same condition, state and order in which it was delivered by the Promoters to the Allottee/s and shall not do or suffer to be done anything in or to the building in which the Premises is situated or the Premises which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee/s committing any act in contravention of the above provision, the Allottee/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
  - iv) Not to demolish or cause to be demolished the Premises or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Premises or any part thereof, nor any alteration in the elevation and outside colour scheme of the



building in which the Premises is situated and shall keep the portion, sewers, drains and pipes in the Premises 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 Premises is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Premises without the prior written permission of the Promoters and/or the cooperative housing society or condominium of apartment owners or any corporate body.

- v) 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 Premises 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 Premises in the compound or any portion of the project land and the building in which the Premises is situated.
- vii) Pay to the Promoters within fifteen days of demand by the Promoters, their 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 Premises is situated.
- 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 Premises by the Allottee/s for any purposes other than for purpose for which it is sold.
- ix) The Purchaser shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Premises until all the dues payable by the Purchaser to the Promoter under this Agreement are fully paid up and no objection therefor is sought by the purchaser from the Promoter for such transfer and assignment till the formation of the Society or the Limited Company as the case may be.

- x) The Allottee/s shall observe and perform all the rules and regulations which the cooperative housing society or condominium of apartment owners or any corporate body 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 Premises therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee/s shall also observe and perform all the stipulations and conditions laid down by the cooperative housing society or condominium of apartment owners or any corporate body regarding the occupancy and use of the Premises in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.
  - xi) Till a conveyance of the structure of the building in which Premises is situated is executed in favour of cooperative housing society or condominium of apartment owners or any corporate body the Allottee/s shall permit the Promoters and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.
  - xii) That the Allottee/s shall indemnify and keep indemnifying the Promoters towards against any actions, proceedings, cost, claims and demands in respect of any breach, non-observance or non-performance of such obligations given specifically herein to the Allottee/s.
  - xiii) That nothing herein contained shall construe as entitling the Allottee/s any right on any of the adjoining, neighboring or the remaining buildings/ common areas etc. of the remaining portion of the proposed project layout unless specifically agreed and consideration dispensed by the Allottee/s to the Promoters in this regards.
- 14) The Promoters shall maintain a separate account in respect of sums received by the Promoters from the Allottee/s as advance or deposit, sums received on account of the share capital for the promotion of cooperative housing society or condominium of apartment owners or any corporate body or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

- 15) Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Premises or of the said Plot and Building or any part thereof. The Allottee/s shall have no claim save and except in respect of the Premises 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 cooperative society or condominium of premises owners or any corporate body and until the project land is transferred to the cooperative society or condominium of premises owners or any corporate body as hereinbefore mentioned.
- 16) After the Promoter executes this Agreement he shall not mortgage or create a charge on the said premises 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 premises.
- 17) The Promoter has provided the copy of final sanctioned layout disclosing the open spaces, amenity spaces and internal road and have disclosed that the building to be constructed on the project land forms an integral part of the final sanctioned layout and accordingly the building to be constructed on the project land shall have the benefits of the open spaces, amenity spaces and internal road along with the infrastructural facilities as and when provided in the said sanctioned layout and it is agreed and understood by and between the parties that taking into consideration the sanctioned layout as well as the future expansion thereof, the Allottee/s covenant with the Promoter as under :-
- i) That as per the sanctioned plans and permissions, the open spaces are to be strictly kept unencumbered and unobstructed.
  - ii) Cable / drainage / telephone lines etc., should be allowed in open space of the building undertaken for development.
  - iii) Location of electric transformer/ sub-station shall be earmarked/ defined by the Architect of the Promoter.
  - iv) Common amenities and the estimate thereof as well as proportionate share thereto shall be ascertained by the Architect of the Promoter.

- v) The execution of the external compound wall will be as per the design and specification of the architect of Promoter and the elevation of the buildings shall not be changed or altered.
- vi) The Building shall be maintained in good and proper condition along with the unobstructed right of access.
- vii) It is clearly brought to the notice of the Allottee/s herein and the Allottee/s herein is/ are clearly made aware that the Promoter have acquired the development rights of the land as described in the First Schedule hereunder written however due to the certain reservations and / or setbacks the area to be handed over and conveyed to the cooperative society or condominium of premises owners or any corporate body will not be equivalent to the area of construction availed in the said buildings constructed on the said available land and the Allottee/s herein will not raise any objection, hindrance or obstruction such execution of the conveyance and such execution of conveyance shall be executed taking into consideration the buildings constructed in the said property along with the right and interest in the common open spaces, playground etc.,

The Allottee/s herein has/have understood and accepted the above covenants, stipulations and conditions as well the discretion of the Promoter to exercise the same.

- 18) The Allottee/s hereby declare and confirm that he / she have entered into this agreement, after reading and having understood the contents of all the aforesaid exemption order, building permissions, deeds, documents, writings and papers and all disclosures made by the Promoter to the Allottee/s and with full knowledge and information thereof and subject to the terms, conditions and stipulations imposed or which may hereafter be imposed by the concerned town planning authority and all other concerned government bodies and authorities.
- 19) The Promoter have brought to the clear notice and knowledge of the Allottee/s that during the course of development they shall sell, assign, mortgage, charge, encumber or otherwise deal with all or any of their rights, title, benefits and interest in respect of the said property, and / or the said building or any part thereof. The Promoter has brought to the notice and knowledge of the Allottee/s that during the course of construction / development, the Promoter will avail and procure financial assistance, construction loan, cash credit facilities and other mode of monetary assistance and borrowing by mortgaging the property

and the scheme of construction thereby creating charge, mortgage on the said property and the Allottee/s is/are aware of the same and the Allottee/s shall not raise any objection or obstruction to such creation of charge, mortgage and raising the finance by the Promoter. However, such charge and mortgage shall be subject to rights of the Allottee under this agreement. The Allottee/s further confirm and undertake that he will issue cheques of the installment as specified and in favour in the account banks and financial institutions as nominated and directed by the Promoter. However, such sale, assignment, mortgage, charge, encumbrance and raising of finance, monies for the development of the said property shall always be subject to the rights of the Allottee/s under this agreement.

- 20) The Promoter have also brought to the clear notice and knowledge of the Allottee/s that during the course of construction, the Promoter may transfer and/or assign the development rights in respect of the said property or any part thereof or enter into joint venture understanding, partnership or other business arrangement with any persons, firm or company for development of the said property or any part thereof however, the Promoter shall safeguard and protect the right and interest of the Allottee/s herein in respect of the agreement to be acquired by him and the Allottee/s has/have aware of the same.
- 21) Notwithstanding any other provisions of this agreement the Promoter have disclosed and brought to the knowledge of the Allottee/s that it shall be at the sole and absolute discretion of the Promoter:
  - a) to form cooperative society or condominium of premises owners or any corporate body or any other body or bodies of Purchaser/s in respect of the buildings to be constructed on the said property.
  - b) to decide and determine how and in what manner the infrastructure including the common areas and amenity space, recreation garden, all other open spaces, layout or internal roads if any may be transferred and/or conveyed/ assigned/ leased.
  - c) to provide for and incorporate covenant and restriction and obligations with regard to the provision of maintaining the infrastructure and common amenities including garden and roads as well as garden attached to the ground floor premises, if any.
  - d) to decide from time to time to what extent the building/s along with land appurtenant to its transferred to the respective body formed.
  - e) to decide from time to time when and what sort of document of transfer should be executed.

- f) to grant of right of access way from and through the said property to the adjacent buildings and or the adjacent properties as well as the easement rights of the said property to the adjacent owners.
- g) to execute the conveyance/transfer deed of the said property in parts, taking into consideration the divisions of property due to road and such conveyance/transfer and that the transfer of land thereto will not be equivalent to the floor space index consumed in the construction of the building situated on the such portion of land conveyed in favour of the cooperative society or condominium of premises owners or any corporate body.

and the Allottee/s has/have clearly understood the same and shall not raise any objection, claim hindrance and obstruction to the rights, options and discretion as reserved by the Promoter herein.

- 22) THE Allottee/s shall be responsible for additional municipal taxes that may be levied by reason of the user of any permitted tenancy or leave and license agreement in respect of the premises allotted to the Allottee/s.
- 23) It is further agreed and understood between the parties that the Allottee shall not do and perform any of the following act and / or similar acts viz.
  - i. Alteration and Modification in their premises;
  - ii. No fixation of sign boards, name boards, neon signs and other advertising and display materials over and above the stipulated size and dimensions as determined by the Promoter.
  - iii. Any unauthorised changes and alterations in the said premises.
  - iv. No change in the design and pattern of the grills and fittings provided and no extension in the area of the premises.
- 24) It is further agreed and understood between the parties that if there is change, modification and/or revision in the reservation and / or acquisition area, then such benefits and incentives thereto will be for exclusive use and beneficial enjoyment of the Promoter herein and the Promoter herein is/are and shall be well and sufficiently entitled to the derive the benefits thereof for his/her/their own and exclusive profit and the Allottee/s herein shall not raise any objection for the same.
- 25) It is clearly agreed and understood between the parties that the Deed of Transfer, Assignment, Conveyance and / or assurances to be executed on completion of the entire scheme of construction shall be prepared by the

Advocate.s of the Promoter and during the course of transfer of the land in favour of the cooperative society or condominium of premises owners and / or any corporate body, the area of land conveyed or to be conveyed and transferred may not be equivalent to the total Floor Space Index consumed and utilized for construction of the buildings in the said scheme of construction of the buildings in the said scheme of construction.

- 26) It is clearly brought to the notice and knowledge of the Allottee/s by the Promoter that the Promoter have presently obtained the building sanction and commencement certificate from the Kalyan Dombivali Municipal Corporation and the Promoter intend to acquire the maximum potentiality of floor space index as per the provisions of Development Control Regulations of the Kalyan Dombivali Municipal Corporation, the Promoter have presently proceeded with the construction activities and that the said fact is known and accepted by the Allottee/s herein to such scheme of construction to be proceeded and undertaken by the Promoter firstly as per the present sanction plan on the said property and thereafter in accordance with the further sanctions and permissions as may be granted by the Kalyan Dombivali Municipal Corporation and in no event the Allottee/s herein along with other Purchaser/s will raise any claim, objection or demand in such revision, expansion or further alterations in the said entire scheme of construction on the amalgamated property and that the Allottee/s has/have seen and verified the same and the Allottee/s herein shall not raise any objection thereto and shall render the co-operation for the same.

27) **BINDING EFFECT**

Forwarding this Agreement to the Allottee/s by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee/s until, firstly, the Allottee/s signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee/s and secondly, appears for registration of the same before the concerned Sub- Registrar as and when intimated by the Promoter. If the Allottee (s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee/s 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/s for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Purchaser/s, application of the Allottee/s shall be treated as cancelled and all sums deposited by the Allottee/s in connection therewith including the booking amount shall be returned to the Allottee/s without any interest or compensation whatsoever.

28) **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 said premises as the case may be.

29) **RIGHT TO AMEND**

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

30) **PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE/S / SUBSEQUENT ALLOTTEE**

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 said premises, in case of a transfer, as the said obligations go along with the said premises for all intents and purposes.

31) **SEVERABILITY**

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and 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.

32) **METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT**

Wherever in this Agreement it is stipulated that the Allottee/s has/have to make any payment, in common with other Purchaser(s) in Project, the same shall be in proportion to the carpet area of the said premises to the total carpet area of all the said premises in the Project.

33) **FURTHER ASSURANCES**

The Parties herein 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.

34) **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/s, in after the Agreement is duly executed by the Allottee/s and the Promoter or simultaneously with the execution the said Agreement shall be registered at the appropriate office of the Sub-Registrar.

- 35) The Allottee/s and/or Promoter shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

- 36) That all notices to be served on the Allottee/s and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee/s or the Promoter by Registered Post A.D and notified Email ID at their respective addresses specified above.

It shall be the duty of the Allottee/s and the Promoter to inform each other their address, email ID or any change in address or email ID 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/s, as the case may be.

37) **JOINT PURCHASERS**

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

- 38) **Stamp Duty and Registration and statutory taxes and levies :-** The charges towards stamp duty and Registration of this Agreement as well as statutory government, Semi-Government taxes and levies, goods and service tax, value added tax and all other direct and indirect taxes shall be borne by the Allottee.

39) **DISPUTE RESOLUTION:**

Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to Maharashtra Real Estate Regulatory Authority (MahaRERA) as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations there under.

40) **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.

41) It is hereby made clear that furniture lay out, colour scheme elevation treatment, trees garden lawns etc. shown on the pamphlet and literature are shown only to give overall idea to the Allottee/s and the same are not agreed to be provided by the Promoter unless specifically mentioned and agreed in this agreement. The Promoter reserves the right to make changes in Elevations, Designs, and Colors of all the materials to be used at their sole discretion. In all these matters the decision of the Promoter are final and it is binding on the Allottee/s.

42) This agreement shall always be subject to the provisions contained in Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under and any other provisions of Law Applicable thereto.

**FIRST SCHEDULE**

**Description of the property**

All that land admeasuring **3772 sq. metres** lying, being and situated at Village Wadeghar, Taluka Kalyan, District Thane comprised in

Survey No.	Total Area (sq. mtrs)	Area sq.Mts
51/3/B/2	4830	445
51/5/1	5445	3327
Total →	10275	3772

within the limits of Kalyan Dombivali Municipal Corporation and as per the letter bearing No. न.भू./वाडेघर/CSES/मिळकत पत्रिका/२०२४/कल्याण dated 15.03.2024/1212, Survey No. 51/3/2 is denoted by CTS No. 297 and Survey No. 51/5 is denoted by CTS No. 302, however, the City Survey Office till date has not issued the extract of property register cards

**Description of the Project Land**

All that portion of land admeasuring **2686.16 sq. metres** forming part of land admeasuring 3772 sq. metres lying, being and situated at Village Wadeghar, Taluka Kalyan, District Thane comprised in

Survey No.	Total Area (sq. mtrs)	Area sq.Mts
51/3/B/2	4830	425.34
51/5/1	5445	2260.82
Total →	10275	<b>2686.16</b>

within the limits of Kalyan Dombivali Municipal Corporation and as per the letter bearing No. No.न.भू/वाडेघर/CSSES/मिळकत पत्रिका/२०२४/कल्याण dated 15.03.2024/1212, Survey No. 51/3/2 is denoted by CTS No. 297 and Survey No. 51/5 is denoted by CTS No. 302, however, the City Survey Office till date has not issued the extract of property register cards and bounded as follows :

On or towards East : Raunak City  
 On or towards West : 45 mts Wide Road  
 On or towards South : Raunak City  
 On or towards North : 45 mts Wide Road  
 together with all easement rights and benefits thereto.

#### **SECOND SCHEDULE ABOVE REFERRED TO**

Description of the nature, extent of common areas and facilities.

1. Entrance Lobby
2. Amenities on the twenty second floor of the said building
3. Terrace Garden

IN WITNESS WHEREOF the parties have set and subscribed their respective hands and seals to this writing on the day and the year first hereinabove mentioned.

SIGNED & DELIVERED  
 by the within named

**Trescon Limited**

Through its Director  
**SHRI SANJAY NAVIN MEHTA**

SIGNED & DELIVERED  
 by the within named  
**Allottee/s**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

WITNESS:

1. \_\_\_\_\_

\_\_\_\_\_

2. \_\_\_\_\_

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### RECEIPT

Received a sum of **Rs. .00/- (Rupees Only)** from time to time prior to execution of this agreement in the following manner:-

Sr. No.	Date	Cheque No.	Amount	Bank
1.	XX/XX/XX	000000000	Rs. 0.00/-	

We say received

**Trescon Limited**  
 Through its Director

**(SHRI SANJAY NAVIN MEHTA)**



तहसिलदार तथा कार्यकारी दंडाधिकारी कल्याण  
ता. कल्याण यांचे कार्यालय



परिशिष्ट "अ"

महाराष्ट्र जमीन महसूल संहिता, 1966 च्या कलम 42ब/ 42 क/42 ड मधील तरतुदीन्वये  
भोगवटादारास द्यावयाची सनद  
(अकृषिक वापराची परवानगी)

वाचले :-

1.	अर्जदार मे. हॉनेस्ट इंटरप्रायजेस तर्फे भागीदार सौ.फरीदा एम. अत्तार व इतर पत्ता-तळ मजला,समृद्धी हाईटस, डी-विंग, नामदेव विहारच्यामागे,रामबाग लेन नं.04, छत्री बंगल्याजवळ, चिकणघर, ता. कल्याण, जि. ठाणे यांचा सनद मिळणेकामी अर्ज दिनांक 03/02/2023
2.	सहाय्यक अभियंता,(क.वि./डॉ.वि.) कल्याण डॉबिवली महानगरपालिका, कल्याण यांचेकडील झोन पत्र जा.क्र.कडोमपा/नरवि/7124 दि. 08/02/2023
3.	भारतीय स्टेट बँक ऑफ इंडिया यांचेकडे रूपांतरीत कर व अकृषिक कराची रक्कम रु.14011/-मात्र शासनजमा केलेबाबत या कार्यालयाकडील चलन क्र.MH015174001202223M दिनांक 13/02/2023
4.	अर्जदार यांचे दिनांक 02/02/2023 दिनांक रोजीचे क्षतीपुर्ती व बंधपत्र
5.	महाराष्ट्र शासन, महसूल व वन विभाग यांचेकडील अधिसूचना दिनांक 05/01/2017
6.	महाराष्ट्र शासन, महसूल व वन विभाग यांचेकडील शासन परिपत्रक क्रमांक:एनएपी - 2021/प्र.क्र.118/ज-1अ दिनांक 13/04/2022
7.	महाराष्ट्र जमीन महसूल अधिनियम 1966 चे कलम 42अ व 42 ब.

ज्याअर्थी मे. हॉनेस्ट इंटरप्रायजेस तर्फे भागीदार सौ.फरीदा एम. अत्तार व इतर पत्ता-तळ मजला,समृद्धी हाईटस, डी-विंग, नामदेव विहारच्यामागे,रामबाग लेन नं.04, छत्री बंगल्याजवळ,चिकणघर, ता. कल्याण, जि. ठाणे यांनी मौजे वाडेघर,ता. कल्याण जिल्हा ठाणे, येथील खालील नमूद जमिनीवर महाराष्ट्र जमीन महसूल संहिता, 1966 च्या कलम 42-ब च्या तरतुदीन्वये उक्त संहितेच्या कलम 47 अ नुसार देय रूपांतरण कराची रहिवास या अकृषिक प्रयोजनार्थ वापरापोटी रूपांतरीत कर व अकृषिक कराची रक्कम रु.14011/- मात्र अन्वये चलन क्र.MH015174001202223M दिनांक 13/02/2023 अन्वये शासनजमा केलेली आहे.

प्रस्तावित जमिनीचा स.नं.तपशिल

अ. क्र.	गावाचे नांव	स.नं. / हि.नं.	क्षेत्र (चौ.मी)	जमिनीचा वर्ग	७/१२ नुसार असणारे भोगवटदाराचे नांव	इतर हक्कातील नोंदी व जमिनीवरील भार
1	वाडेघर	51/3/अ/1	10830.00	1	असिफ अबिदीन झोजवाला फरीदा एम. अत्तार मे. हॉनेस्ट इंटरप्राईझेस तर्फे भागीदार युसूफभाई रसूलभाई सामाईक क्षेत्र 0.9630 पो.ख.0.1200	निरंक
2	वाडेघर	51/3/अ/2	3670.00	1	मे. हॉनेस्ट इंटरप्राईझेस तर्फे भागीदार असीफ अबैद्वीन झोजवाला फरीदा एम. अत्तार इसाकभाई रसूलभाई याकुबभाई रसूलभाई सामाईक क्षेत्र 0.3670	निरंक
3	वाडेघर	51/3/ब/1	1170.00	1	मे. हॉनेस्ट इंटरप्राईझेस तर्फे भागीदार असीफ अबैद्वीन झोजवाला फरीदा एम. अत्तार इसाकभाई रसूलभाई याकुबभाई रसूलभाई सामाईक क्षेत्र 0.1170	निरंक
4	वाडेघर	51/5/1	5445.00	1	असिफ अबिदीन झोजवाला ईसाकभाई रसूलभाई फरीदा एम. अत्तार मे. हॉनेस्ट इंटरप्राईझेस तर्फे भागीदार सामाईक क्षेत्र 0.5085 पो.ख.0.0360	निरंक
5	वाडेघर	51/3/ब/2	4830.00	1	मे. हॉनेस्ट इंटरप्राईझेस तर्फे भागीदार असीफ अबैद्वीन झोजवाला फरीदा एम. अत्तार इसाकभाई रसूलभाई याकुबभाई रसूलभाई सामाईक क्षेत्र 0.4430 पो.ख.0.0400	निरंक
एकूण			25945.00 चौ.मी.			

ज्याअर्थी सदर जमिनीच्या मंजूर विकास योजनेबाबत सहाय्यक अभियंता,(क.वि./डॉ.वि.) कल्याण डोंबिवली महानगरपालिका, कल्याण यांचेकडील जा.क्र.कडोमपा/नरवि/7124 दि. 08/02/2023 अन्वये झोन दाखला दिलेला असून सदर झोन दाखलानुसार 1) मौजे वाडेघर येथील स.नं.51 हि.नं.3/1 ही जमीन 45.00 मी. रूंद रस्त्याने तसेच आरक्षण क्र.26 वाचनालय व आरक्षण क्र.27 प्राथमिक शाळा या आरक्षणांनी बाधित असून उर्वरित क्षेत्र

रहवास विभागात समाविष्ट आहे 2) मौजे वाडेघर येथील स.नं.51 हि.नं.3/2 ही जमीन 45.00 मी. रूंद रस्त्याने बाधित असून उर्वरित क्षेत्र रहवास विभागात समाविष्ट आहे 3) मौजे वाडेघर येथील स.नं.51 हि.नं.5 ही जमीन 45.00 मी रूंद रस्त्याने बाधित असून उर्वरित क्षेत्र रहवास विभागात समाविष्ट होत आहे.

त्याअर्थी आता, उक्त संहितेमधील तरतुदीच्या नियमांच्या तरतुदीना आणि खालील शर्तीना अधीन राहून उपरोक्त जमिनीच्या धारकास सदर जमिनीवर, उक्त नमुद करण्यात आलेला अकृषिक वापर अनुज्ञेय करण्यात आल्याचे मानण्यात आल्याने उक्त संहितेच्या कलम 42ब अन्वये ही सनद देण्यात येत आहे.

1. वरीलप्रमाणे अनुज्ञेय केलेल्या अकृषिक वापरामध्ये नियोजन प्राधिकरणाच्या पूर्व मंजूरीशिवाय कोणताही बदल करता येणार नाही.
2. आकारणी :-उक्त जमिनीचा भोगवटादार उक्त जमिनीच्या संबंधात या अगोदर वसुली योग्य असलेल्या आकारणीऐवजी वर उल्लेखित विकास/बांधकाम परवानगी प्राप्त झाल्यापासून दिनांक 31 जुलै (वर्ष) रोजी संपणाऱ्या हमीच्या कालावधीत शासनाला प्रत्येक वर्षी रुपये 0.090 प्रती चौ.मी. या दराने परिगणित होणारी वार्षिक आकारणी देईल आणि उक्त कालावधी संपल्यानंतर, उक्त संहिते अन्वये मा. जिल्हाधिकाऱ्याकडून, वेळोवेळी निश्चित करण्यात येईल, अशी सुधारित आकारणी देईल.
3. कल्याण डोंबिवली महानगरपालिकेकडून सदर जमिनीवर अनुज्ञेय असणाऱ्या बांधकामाचे आराखडे मंजूर केलेले नाहीत, परंतु जागेच्या वापराबाबत झोन दाखला दिलेला आहे. सदर झोन दाखल्यानुसार अर्जदार यांनी विनंती केलेले नियोजन प्राधिकारी यांचेकडील विकास आराखडयामधील विषयांकित मिळकतीमधील बांधकाम अनुज्ञेय असलेल्या क्षेत्रावर कल्याण डोंबिवली महानगरपालिका यांचेकडून एका वर्षाचे आत बांधकाम आराखडे मंजूर करून त्यानुसार जमिनीचा विकास करणे अनुज्ञाग्राही यांचेवर बंधनकारक राहील. बांधकाम अनुज्ञेय नसल्यास सदर जमिनीस देणेत आलेली सनद आपोआप रद्द झालेचे समजणेत येईल.
4. विषयांकित जमिनीबाबत कोणत्याही न्यायालयात दावा प्रलंबित नसलेबाबत अर्जदार यांनी प्रतिज्ञापत्र लिहून दिलेले आहे. तथापि सदर जमिनीबाबत कोणत्याही न्यायालयात दावा प्रलंबित असल्यास सदर दाव्यामध्ये जे न्यायनिर्णय होतील ते अनुज्ञाग्राही यांचेवर बंधनकारक राहतील व अर्जदार यांचे विरोधामध्ये निकाल लागल्यास सदर जमिनीस देणेत आलेली सनद आपोआप रद्द होईल याकरिता कोणताही स्वतंत्र आदेश काढण्याची आवश्यकता राहणार नाही.
5. सदर जमिन नविन शर्त/इनाम वतन /भोगवटादार वर्ग-2 ची निष्पन्न झाल्यास सदर सनद आदेश आपोआप रद्द होतील.
6. जमिनीवर प्रत्यक्ष विकास अथवा बांधकाम सुरू करण्यापुर्वी सक्षम नियोजन प्राधिकरणाची विकास परवानगी घेणे आवश्यक राहिल.
7. मा.जिल्हाधिकारी / नियोजन प्राधिकरण यांच्या मान्यतेने रेखांकन मंजूर केल्याशिवाय क्षेत्राची पोटविभागणी करता येणार नाही अथवा छोटे भूखंड करून विक्री करता येणार नाही.
8. नियोजन प्राधिकरणाच्या मान्यतेने सदर जमिनीच्या वापरामध्ये किंवा वापराच्या क्षेत्रामध्ये कोणताही बदल झाल्यास, त्याची माहिती अशा मंजूरीपासून 30 दिवसांच्या आत मा. जिल्हाधिकारी यांना देणे बंधनकारक राहील.
9. उक्त जमिनीचा भोगवटादार उक्त जमिनीवर वसुली योग्य असलेले सर्व कर, दर आणि उपकर भरील.
10. उक्त जमिनीची मोजणी करून मोजणीच्या अनुषंगाने अभिलेख दुरुस्ती करून घेणे अनुज्ञाग्राही यांचेवर बंधनकारक राहील.



११. उक्त जमीनीवरील संबंधित नियोजन प्राधिकरणाचे सार्वजनिक प्रयोजनासाठीचे आरक्षण असल्यास सदरची जमीन प्रचलित नियमानुसार संबंधित प्राधिकरणाकडे वर्ग करणे किंवा प्रचलित नियमानुसार जमीनीचा वापर करणे बंधनकारक असेल तसेच सदर जमीनीबाबत भूसंपादनाचे तरतुदीनुसार अकृषिक जमीनीसाठी देय असणाऱ्या मोबदल्याची मागणी करणे अनुज्ञाग्राही यांना अनुज्ञेय असणार नाही.
१२. तसेच विषयांकीत जमिनीचे कोणत्याही प्राधिकरणाकडून भूसंपादन प्रस्तावित असल्यास किंवा भविष्यात भूसंपादन झाल्यास सदर जमीनीबाबत सनद परवानगीचे आदेश निर्गमित केलेल्या तारखेपासून रद्द समजण्यात येतील.
१३. अनुज्ञाग्राही यांनी सदर जमिनीबाबत कोणत्याही न्यायालयात दावा प्रलंबित नसलेबाबत व इत्यादीबाबत क्षतीपूर्ती व बंधपत्र दिनांक 03/02/2023 रोजी दिलेले आहे. सदर क्षतीपूर्ती व बंधपत्रामधील सर्व अटीशर्ती अनुज्ञाग्राही यांचेवर बंधनकारक असतील व सदर क्षतीपूर्ती व बंधपत्रामधील अटी व शर्तीचे उल्लंघन झाल्यास दिलेली सनद परवानगी रद्द झाली असे समजण्यात येईल.
१४. अर्जदार यांनी सादर केलेली कागदपत्र खोटी अथवा दिशाभूल करणारी आढळून आल्यास सदरची सनद परवानगी आपोआप रद्द झाली असे समजण्यात येईल.
१५. सदर सनद परवानगीने जमिनीचे फक्त कृषिक प्रयोजनाकडून अकृषिक प्रयोजनाकडे रूपांतरण करण्यात येत असून मालकी हक्कामध्ये कोणताही बदल करण्यात येत नाही. सदरची सनद म्हणजे मालकी हक्काचे प्रमाणपत्र नाही. प्रश्नांकित जमीनीच्या मालकी हक्काबाबत भविष्यात काही वाद उद्भविल्यास किंवा न्यायालयात जमिनीचे मालकी हक्काबाबत बदल झाल्यास सदर सनद परवानगी एकतर्फी रद्द होण्यास अर्जदार हे पात्र राहतील.
१६. सदरची सनद हि महाराष्ट्र जमीन महसूल संहिता 1966 चे कलम 157 चे तरतुदीनुसार आजरोजीचे अभिलेखावरून देण्यात येत आहे. सदर मिळकतीबाबत कोणतेही अभिलेख अथवा फेरफार हे कोणत्याही सक्षम न्यायालयाने रद्द केल्यास अथवा सदरची जमिन भोगवटादार वर्ग-२ ची असल्याचे सिध्द झाल्यास सदर जमिनीस देणेत आलेली सनद ही आपोआप रद्द झाली असे समजण्यात येईल व याकरीता कोणतेही स्वतंत्र आदेश काढणेची आवश्यकता राहणार नाही.
१७. अकृषिक वापर अनुज्ञेय करण्याच्या या सनदेव्यतिरिक्त वित्तीय संस्था/ नियोजन प्राधिकरण यांनी इतर कोणत्याही स्वरूपातील बिनशेती आदेशाची मागणी करू नये.

  
(मयराज केशमखे)  
तहसीलदार कल्याण

क्र.महसूल/क-1/टे-2/जमिनबाब/सनद/एसआर- 33 /2023

तहसीलदार कार्यालय कल्याण

दिनांक :- 13 FEB 2023

✓ प्रत :- अर्जदार भे. हॉनेस्ट इंटरप्रायजेस तर्फे भागीदार सौ.फरीदा एम. अत्तार व इतर पत्ता-तळ मजला, समृद्धी हाईटस, डी-विंग, नामदेव विहारच्यामागे, रामबाग लेन नं.04, छत्री बंगल्याजवळ, चिकणघर, ता. कल्याण, जि. ठाणे



प्रत :-उपअधिक्षक भूमि अभिलेख कल्याण,यांचेकडे माहितीसाठी व आवश्यक त्या कार्यवाहीसाठी.

२/- प्रकरणी अनुज्ञाग्राही यांचेकडून मोजणी फी शासन जमा करुन मोजणीचो योग्य ती कार्यवाही करावी.

प्रत:- सहाय्यक अभियंता, (क.वि.) कल्याण डोंबिवली महानगरपालिका, कल्याण

प्रत :-मंडळ अधिकारी,कल्याण

प्रत :-तलाठी सजा वाडेघर यांचेकडे माहितीसाठी व आवश्यक त्या कार्यवाहीसाठी.

प्रत :-कार्यालयीन संचिका.



(जयराज देशमुख)

तहसीलदार कल्याण

6

शैलेन्द्र द. जल्लावार  
बी. कॉम., एलएल.बी.  
अॅडवोकेट हायकोर्ट

१०५ विकास हाईट्स, संतोषीमाता रोड, कल्याण (प)  
फोन २३२२५२६, २३२७४४७  
email : lawmen2011@yahoo.com

Shailendra D. Jallawar  
B.Com., LL.B.,  
Advocate High Court

105, Vikas Heights, Santoshimala Road, Kalyan (West)  
Tel. : 2322526, 2327447  
email : lawmen2011@yahoo.com

Date : 04.12.2023

To  
Trescon Limited,  
304, Third Floor,  
Neelkanth Corporate Park,  
Nathani Road, Vidyavihar West,  
Mumbai 400 086,  
through its Director  
Shri Dinesh Ravilal Patel

**CERTIFICATE**

**Reg:** All those pieces and parcels of land lying, being and situated  
at village Wadeghar, Taluka Kalyan, bearing

Survey No.	Area (sq. mtrs)
51/3/B/2	445
51/5/1	3327
<b>Total →</b>	<b>3772</b>

within the limits of the Kalyan Dombivali Municipal Corporation  
belonging to Trescon Limited.

**Read:**


1. Extracts of 7/12.
2. Relevant Mutation entries.
3. Agreement for Sale dated 12.09.2023 registered at the office of  
Sub-Registrar of Assurances at Kalyan-4 under serial No.  
13087/2023 made and executed between Honest Enterprise,  
partnership firm as the Owners and M/s. Trescon Limited as the  
Purchaser.
4. General Power of Attorney dated 12.09.2023 registered at the  
office of Sub-Registrar of Assurances at Kalyan-4 under serial  
No. 13090/2023 executed by Honest Enterprise, partnership firm  
as the Owners in favour of M/s. Trescon Limited as the  
Purchaser.
5. Deed of Conveyance dated 12.09.2023 registered at the office of  
Sub-Registrar of Assurances at Kalyan-4 under serial No.  
13091/2023 made and executed by Honest Enterprise,  
partnership firm as the Owners in favour of M/s. Trescon Limited  
as the Purchaser.
6. Search Reports.



I have also gone through the search report taken at the office of Sub-Registrar of Assurances at Kalyan and the search reports does not reveal any entry which may fall in the category of encumbrances on the above captioned property.

I am of the opinion that the title of the owner to the above captioned properties is clear, marketable, free from encumbrances and M/s. Trescon Limited as the Owner is well and sufficiently entitled to follow the due procedure of law for submission of plans for proposed construction on the above captioned property to the Kalyan Dombivali Municipal Corporation for approval and sanction as per the Development Control Regulations.

This opinion is based on the information provided, documents furnished and searches carried out in the Office of Sub-Registrar of Assurances at Kalyan and in the event, there are any new or additional documents which are not furnished to me or the facts may be different as informed to me subsequently, it could have material impact on my observations and conclusions and this certificate is not issued for sale of flats and units in the building/s to be constructed on the said property.

  
(S. D. Jallawar)  
Advocate

signed 14.12.23

# Kalyan Dombivli Municipal Corporation

Fire & Emergency Service

Phone: 2310155 / 2315101 / 2365101 / 2470357 / 2400447

FIRE HQ KDMCOW 2023-E-394

Date: 14/12/2023

To,

**The Assistant Director/Town Planner,**

Kalyan Dombivli Municipal Corporation

KALYAN.

**Subject:** Grant of provisional NOC stipulating Fire Protection & Fire Fighting requirements to construct of 1 Commercial cum Residential building. Basement + Gr + 23<sup>rd</sup> Floors at C.T.S. No. 297(pt) (S. No. 51, H. No. 3/B/2), C.T.S. No. 302(pt) (S. No. 51, H. No. 5/1), Mouje- Wadeghar, Kalyan (W), Taluka -Kalyan, Dist- Thane.

**Ref.:** 1] Application from Architect- Ar. Shobhana Deshpande  
2] P. O. A. Holder- M/s. Trescon Ltd through Mr. Dinesh Ravilal Patel  
3] Site Visit: 13/12/2023

Dear Sir,

Architects proposal to construct of 1 Commercial cum Residential building. Basement + Gr + 23<sup>rd</sup> Floors at C.T.S. No. 297(pt) (S. No. 51, H. No. 3/B/2), C.T.S. No. 302(pt) (S. No. 51, H. No. 5/1), Mouje- Wadeghar, Kalyan (W), Taluka Kalyan, Dist- Thane.

Architectural plans of proposed building are referred to the Chief Fire Officer, Fire & Emergency services of Kalyan Dombivli Municipal Corporation, Kalyan for advice on the Fire Protection & Fire Fighting majors to be recommended in the building by an architect.

These plans will be scrutinized by Town Planning department as per UDCPR. Rule, bye laws, while scrutinizing these plans by Fire & Emergency services following things are observed.

## **OBSERVATION & DIRECTIVES:**

1. Gross Plot area under reference is **3772.00 sq.mts** in area.
2. The said plot is approachable by **45 mtr WIDE DP road**.
3. 2 enclosed staircases having the width of 1.5 mtrs from basement level to terrace level are shown in the plan for proposed building. Staircase location is acceptable.
4. Open spaces are proposed around the building by architect as per UDCPR rule. However, from the point of fire & life safety. **Suggestions are given.**
5. 3 Stretcher lift from basement level to terrace level are shown in the plan for proposed building. **Suggestions are given.**
6. 1 Fire lift from ground level terrace level are shown in the plan for proposed building. **Suggestions are given.**
7. Refuge area mark on 7<sup>th</sup>, 12<sup>th</sup>, 17<sup>th</sup>, & 22<sup>nd</sup> Floor for proposed building.
8. Fire Tower shown in plan for proposed commercial cum residential building.

The Building Built-up Area, Height and Occupancy is as under

Building	Height Mts.	Gross Built up area sq.mtr	Occupancy Type	Capitation Fees
Basement + Gr + 23 <sup>rd</sup> Floors	75.88	1721.63	Commercial	4,58,396/-
		14,396.39	Residential	19,16,160/-
Parking Tower 1	11.40	248.46	Mechanized parking	43,258/-
Parking Tower 2		248.46		
Parking Tower 3		153.00		

Location of transformer, generator, meter room, Fire Pump room & other electrical gadgets are not mark on the plan. It should be marked on plan before construction of building with prior approval from this dept.

For this suggestion are given.

Considering the above situation following fire prevention & fire protection majors are recommended in the proposed buildings.

**(Suggestions to Architect & Town Planning Dept. of KDMC)**

**MAIN ROAD / D.P. ROAD:**

The said plot is approachable by 45 mtr WIDE DP road. No suggestions.

**ENTRY GATE:**

If gate is provided, then the height & width of gate shall be minimum 6 meters.

**HEIGHT:**

As per prevailing UDCPR Rule.

**OPEN SPACE:**

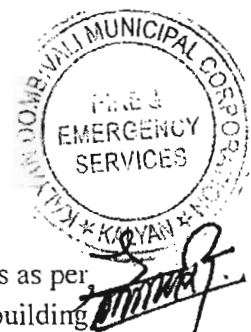
Though this department suggest the requirement of marginal Open Space is as per UDCPR-2020 Chapter 2 & Around the building from any projections of the building should be kept open and encroachments / obstructions free for easy mobility of fire appliances & same shall be capable of taking the load of fire engines up to 45 tons (Garden, Parking, Pump Room or any construction is not permitted in open space).

In view of the above marginal open space obviously around the building irrespective of any projection such as so called podium etc.

Upper podium level slab shall be capable of taking the load of fire engines up to 45 tons.

**COURT YARDS:**

- 1) Available Courtyards on all the sides of the building shall be paved suitably to bear the load of fire engines weighing up to 45 m. tons each.
- 2) All the courtyards shall be in one plane.
- 3) The Courtyards shall be kept free from obstructions at all time
- 4) Astro turf etc. shall not be permitted in the courtyard.



### STILT / GROUND / PODIUM FLOOR PARKING:

1. Sides of car parking shall not be enclosed except for parapet walls.
2. Driveway shall be properly marked and maintained unobstructed.
3. Appropriate illuminated signage's for escape routes shall be provided at prominent locations.

If podium is not accessible by fire tender, the podium may be such that it is not extended beyond the building footprint to an extent more than 3m. on the side for the fire tender access.

### MEANS OF ESCAPE :

1. 2 enclosed staircases having the width of 1.5 mtrs from basement level to terrace level for building. It should be remote from each other. At least one of them shall be on external walls of building and shall open directly to the exterior open space or to an open place of safety. (NBC-2016 Part IV).
2. Treads & risers of the each building is as per existing bye-laws.
3. Staircase of each proposed building should allow movement of fresh air.
4. The layout of staircase of each building should be of enclosed type for the entire height.
5. 2 hours fire resistance fire doors, good quality door closer adhering to IS 3614(Part-II):1992 (Reaffirmed 2002) should be provided for fire staircase, and for the same the test certificate and 'A' Certificate from Licensing Agency authorized by Director of Maharashtra Fire Services shall be attached at the time of final NOC.

(Particularly at the entrance to lift lobby and stair well, Refuge Room, Electric Duct)

### SUGGESTIONS:

- Travel Distance between the staircase & Exits should be maintained as per UDCPR Rules and exits and staircase guidelines as per National Building Code-2016
- Fire escape constructed of M.S. angels are not permitted.
- Opening of the Fire Escape Staircase should be from outside.
- Fire Escape staircase should be enclosed type. These should always be kept in sound operable condition.
- Exits door shall open outwards, that is always from the room, but shall not obstruct the travel along any exit.
- Fire Escape Staircase shall be directly connected to the ground.
- Entrance to the Fire Staircase shall be separate and remote from the internal staircase.
- Care shall be taken to ensure that no wall opening or window opens on to or close to Fire Escapee Stairs.
- The route to the external staircase shall be free of obstructions at all times.
- The Fire Escape stairs shall be constructed of non-combustible materials, and any doorway leading to it shall have the required fire resistance.
- No Staircase, used as a fire escape, shall be inclined at an angel greater than 45 from the horizontal.



### REFUGE AREA:

Refuge areas are should be provided as per UDCPR-2020 Chapter-09, Clause No. 9.29.6 For buildings more than 24m. in height, refuge area of 15 sq.m or an area equivalent to 0.3 sq.m per person to accommodate the occupants of two consecutive floors, whichever is higher, shall be provided as under:

The refuge are shall be provided on the periphery of the floor or preferably on a cantilever projection and open to air at least on one side protected with suitable railings.

- A) For floors above 24m & up to 39m height – One refuge area on the floor immediately above 24m
- B) For floors above 39m height- One refuge area on the floor immediately above 39m and so on after every 15m.
- 2 hours fire resistance fire doors with good quality door closer should be provided to Refuge room.
- **NOTE:** Refuge area provided in excess of the requirements shall be counted towards FAR.

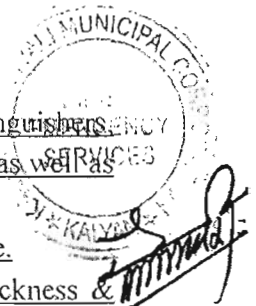
### Fire Tower:

As per UDCPR clause 9.29.9 High rise building having more than 70 mtr shall be provided with fire tower at landing/ mid-landing level with smoke check lobby with fireman lift (1000 kg) being integral part of the fire escape staircase. **(Fire Tower shown in plan for proposed Building)**

### SUGGESTIONS:

Following additional suggestions are recommended for the propose refuge area:

- Each refuge area shall be ventilated and provided with first aid box, fire extinguishers, public address speaker, fire man talk back, and adequate emergency lighting as well as drinking water facility.
- The layout of refuge area shall not be changed / modified at any time in future.
- Refuge area shall be segregated by brick masonry partition wall of 9" thickness & access to the refuge area shall be gained through 2 hours fire resistant self-closing door.
- Lifts & / or open type staircases shall not be open into refuge area.
- Clear height of the refuge areas below the beam/drop paradi shall be as per existing by-laws.
- The refuge areas shall be ear-marked exclusively for the use of occupants as a temporary shelter & for the user of fire brigade department & any other organization dealing with fire or other emergencies when occurs in the building & also for exercise / drills if conducted by the fire brigade department.
- The refuge area shall not be allowed to be used for any other purposes & it shall always be responsibility of the owner / occupier to maintain the same clean & free of encumbrances & encroachment .
- A prominent sign bearing the words "Refuge Area" shall be installed at the entry of the refuge area and containing information about the location of refuge areas on the floors above and below this floor. The same signage shall also be conspicuously located within the refuge area.



- Refuge areas shall be approachable from the space they serve by an accessible means of egress.
- Refuge areas shall connect to firefighting shaft (comprising fireman's lift, lobby and staircases) without having the occupants requiring to return to the building spaces through which travel to the area of refuge occurred.
- The refuge area shall always be kept clear. No storage of combustible products and materials, electrical and mechanical equipment's, etc shall be allowed in such areas.
- Refuge area shall be provided with adequate drainage facility to maintain efficient storm water disposal and water supply.
- Entire refuge area shall be provided with sprinklers.
- Where there is a difference in level between connected areas for horizontal exits, ramps of slope not steeper than 1 in 12 shall be provided. ( and steps should be avoided)

#### **MEANS OF ENTRY:**

- **3 Stretcher lift & 1 Fire lift** are provided for commercial cum residential building
- All lifts are detached from each other.
- 2 Lift of Building should be nomenclature as "**Fire Lift**".
- The fire lift shall reach ground floor not more than one minute.
- Automatic rescue device should be provided for all lifts so that in case of power failure, lift cannot be stuck & also proper power back up should be provided for all lifts.

#### **FIRE LIFT:**

Fire lift shall be provided with a minimum capacity for 8 passengers up to 60 meters & above 60 meter 1000 kg capacity of fire lift. Fully automated with emergency switch on ground level. In general, building 15 m. in height or above shall be provided with fire lift. In case of fire, only fireman shall operate the fire lift. In normal course, it may be used by other persons. Each fire lift shall be equipped with suitable intercommunication equipment for communicating with the control room on the ground floor of the building. The number and location of fire lifts in a building shall be decided after taking into consideration various factors like building population, floor area, compartmentation, etc.

#### **SUGGESTIONS:**

- If building height is more than 24m at least two lifts shall be provided out of which one lift will be stretcher lift & other will be passenger lift.
- Separate lift should be provided for commercial part of the building if any.
- Planning & Design of the lifts shall be in accordance with the latest National Building Code 2016
- Lifts of the building are to be provided with automatic steel doors for lift cars & landings.
- One Lift of Each Building shall be designed & designated as fire lift. This lift shall be equipped with fireman's switch for grounding it in the event of fire.
- The Fire Lift shall have floor area not less than 1.4 Sq. Mts. It shall have loading capacity of not less than 545 Kg. (8 person Lift) for residential building & as per lift



norms for commercial building with automatic closing doors of minimum 0.8 m width.

- Firefighting lift should provide with a ceiling hatch for the use in case of emergency. So that when lift car gates stuck up, it shall be easily open able.
- Walls of each lift enclosure shall have fire resistance of not less than 2 hours including lift well doors.
- Fire lift of the building shall be conspicuously painted with florescent paint on all landing doors of fire lift.
- Fire lift of the building can however be used for the purposes under normal conditions.
- Lift motor room shall be located preferably on top of the shaft and separated from the shaft by the floor of the room.
- Collapsible gates shall not be permitted for lifts and shall have solid doors with fire resistance of at least 1 hrs.
- Lifts shall not normally communicate with the basement; if, however, lifts are in communication, the lift lobby of the basements shall be pressurized, with self-closing door.
- Grounding switch (es), at ground floor level, shall be provided on all the lifts to enable the fire service to ground the lift.
- Telephone or other communication facilities shall be provided in lift cars shall be provided. Communication system for lifts shall be connected to fire control room of the building.
- Suitable arrangements such as providing slope in the floor of lift lobby, shall be made to prevent water used during firefighting, etc. at and landing from entering the lift shafts.
- A sign shall be posted and maintained on every floor at or near the lift indicating that in case of fire, occupants shall use the stairs unless instructed otherwise. The sign shall also contain a plan for each floor showing the locations of the stairways.
- In case of failure of normal electric supply, it shall automatically change over to alternate supply. For apartment houses, this changeover of supply could be done through manually operated changeover switch. Alternatively, the lift shall be so wired that in case of power failure, it comes down at the ground level and comes to stand-still with door open.
- It must be ensured that, power cables to fire lift are laid along the route, which is fire safe route (lift shaft).
- Power supply to fire lift must be automatically changeover type to the alternate source at power supply in the event of failure of normal power supply.
- The word 'Fire Lift' shall be conspicuously displayed in fluorescent paint on the lift landing doors at each floor level.
- The speed of the fire lift shall be such that it can reach the top floor from ground level within 1 min.

#### **ELECTRICAL INSTALLATION:**

- Meter Room is not permitted below staircase at ground floor. It should be provided in separate room.

- The electric distribution cables wiring shall be laid in a separate shaft. The shaft shall be sealed at every floor with fire stop materials having the fire resistance as that of floor. (non-combustible material such as vermiculite concrete).
- For requirements regarding electrical installations from the point of view of fire safety reference may be made to good practice [4(6)] and part 8 'Building Services Section 2 Electrical and Allied Installations' of the National Building Code 2016.
- Water mains, telephone lines, inter-com lines or any other service line shall not be laid in the duct for electric cables.
- Separate circuits for water pumps, lifts, staircases & corridor lighting shall be provided directly from the switch gear panel & these circuits shall be laid in separate conduit pipes so that, fire in one circuit will not affect the others. Master switches controlling essential services circuits shall be clearly labeled.
- Electric cable shafts shall be exclusively used for electric cables and shall not open in the staircase enclosure.
- Electric meter rooms shall be provided at stilt floor level. They shall be adequately ventilated.
- Electric cable shafts shall be sealed at each floor level with non-combustible material such as vermiculite concrete.
- Inspection door for the shaft if provided shall have two hours fire resistance.
- Escape route lighting (staircase, & corridor lights) shall be on emergency circuits as per rules.
- Staircase and corridor lighting shall also be connected to alternative supply. The alternative source of supply may be provided by battery continuously trickle charged from the electric mains.

A stand-by electric generator shall be installed to supply power to staircase and corridor lighting circuits, fire lifts, the stand-by fire pump, pressurization fans and blowers, smoke extraction and damper systems in case of failure of normal electric supply.

**ACTIVE FIRE PROTECTION REQUIRED FOR RESIDENTIAL BUILDING AS PER REQUIREMENT:**

**UNDERGROUND WATER STORAGE TANK:**

Underground water storage tank of **2,00,000 Liters** shall be provided for commercial cum residential Building as per design rules specified in rules with the baffle walls and brigade connecting breaching.

**OVERHEAD (TERRACE) WATER STORAGE TANK:**

Overhead (Terrace) water storage tank of **25,000 Liters** water capacity for commercial cum residential building shall be provided at terrace level **exclusively for firefighting** purpose only. The design & layout of this tank shall be got approved from concerned department prior to its erection. The tank shall be connected to wet riser/down comer through a booster pump through N.R. Valve & Gate Valve.

### FIRE PUMP & BOOSTER PUMP:

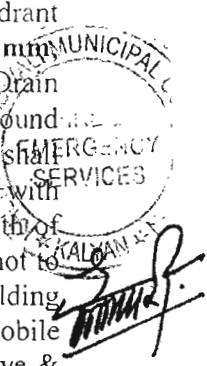
- a. 1 No of Hydrant pump, 1 No of Sprinkler Pump & Same capacity Diesel Pump at underground water storage tank Pump Room of capacity not less than 2850LPM capable of giving pressure of not less than 3.5 Kg/cm<sup>2</sup> at topmost hydrant level and Separate jockey pump for hydrant and sprinkler of capacity 240LPM shall be provided for commercial cum residential Building.
- b. Installation of negative suction arrangement and submersible pumps shall not be allowed.
- c. 1 Nos of Booster pump on terrace level for of building electrical driven of capacity 900 LPM capable of giving a pressure of not less than 3.5 Kg/cm at top most hydrant with ISI mark Electrical auto starter at ground floor as on terrace level & all refuge areas. (Booster pump should be auto mode for Bldg No. 1, Wing D)
- d. Electric supply (normal) to these pumps shall be on independent circuits.
- e. All pumps shall be provided with dual source of power supply with auto change over one source to be grid power and other source to DG.
- f. Fire pump test certificate should be attached at the time of Final Fire Noc

### FIRE DUCT:

Suitable Fire duct shall be provided at each floor level (with glass door) for Building.

### WET- RISER:

1 Nos. of wet-riser (IS 3844:1989) of internal diameter of 150 mm, for Hydrant system/Landing Valves separately & 1 Nos. of wet-riser of internal diameter of 150 mm for Sprinkler system separately & 1 dry-riser of internal diameter of 80 mm for Drain system Of G.I. 'C' Class ISI Mark pipe preferably Tata, Zenith, Jindal make from ground level up to terrace level in each fire duct of commercial cum residential building shall be provided from pump room to terrace level water tank adjoining the staircase with hydrant for outlet & hose reel on each floor in such a way as not to reduce the width of corridor. Pressure reducing discs or ore fiches shall be provided at lower level so as not to exceed pressure of 5.5 Kgs/cm<sup>2</sup>. A fire service inlet on the external face of the building near the static tank directly fronting the courtyard shall be provided to connect the mobile pump of fire service to the wet riser along with non return valve, air valve, main valve & other subsequent valves for all buildings.



### HYDRANT VALVE / LANDING VALVE:

Type B fire Hydrant valves/ Landing valves of 63 mm dia ISI marked shall be provided on each floor for building.

### WATER MONITOR FOR PODIUM :

Suitable water Monitor install of ground level of the each car tower parking building.

### HOSE REEL HOSE:

Type II Hose Reel hose with jet & spray multipurpose SS 304/ Brass Nozzle confirming to IS: 884: 1985 not less than 30 Meters shall be provided on each floor & each riser & car parking at building. Fiber/Plastic Nozzle not allowed)

#### HOSE BOXES:

Near every Hydrant valve / Landing valve, shall be equipped with 2 x 15meter length of 63 mm rubber line hose along with standard branch pipe, for building & each car parking level. It shall confirm to latest IS code 636 & 903 respectively for each Building. External Yard hydrants shall be provided with the 750 x600x 250deep hose box equipped with 2 x 15meter length of 63 mm rubber line hose along with standard branch pipe

#### FIRE SERVICE INLET:

Four ways fire service inlet with hydrant valve outlet should be provided to building at ground level in front of building entry gates, & it should be accessible for fire service personnel for easy operation.

#### RING MAIN & EXTERNAL HYDRANTS (IS 12039:1991):

Lower level of building external hydrants shall be provided within the confines of the site on the wet riser at the distance 15 meters from each other. The underground periphery ring main of the compound 8 inches dia. G.I. 'c' class with necessary coating & warping shall be provided. Wet riser outlet and hose reel at a distance of 30 meters shall be provided on periphery of all car parking floors to cover the fire risk at all floor level.

Pressure reducing valves should be install in hydrant system for reduce the access water pressure for building

#### AUTOMATIC FIRE SPRINKLER SYSTEM:

It's a High rise commercial cum residential building taking in to account the local firefighting facility available, automatic pendent/side wall type sprinkler system with flow switch on each floor should be provided in whole of building each flat (In all rooms like hall, bedrooms, kitchen, common lobby, passage & garbage duct etc.) and all car parking, parking tower, podium parking, common corridors, lobbies & lift lobbies ,office/shop area, basement area, commercial area, and total area at each floor level of building as per Confirming to IS. (CPVC pipes not allowed in parking area)

#### DETECTION SYSTEM:

Automatic addressable Smoke/Heat detectors shall be installed in (In all rooms like hall, bedrooms, kitchen, common lobby, passage & garbage duct etc.). meter room, shop area , office area, basement area, commercial area, D.G. room, Lift machine room, Transformer room, lobbies, common corridors, electric duct, commercial kitchen area (if applicable). & where-ever fall-ceiling void is more than 800 mm above & below of ceiling detector should be provided for building. Design of this system shall be as per latest IS 2189.

#### FIRE ALARM WITH P.A. SYSTEM:

Fully Addressable Fire Alarm Panel with 20 x 4 LCD display with P.A. Facility. MCP to be Glass break type. Hooter should be of good sound. The MCP to be Manual operate Call point. All the MCP cum Hooter to be tested from panel itself for ease of Maintenance and testing. The Hooter should have siren as well as voice evacuation message in Hindi and English. The MCP & Hooter to be provided on each floor near staircase of all buildings.

The layout of Fire Alarm System shall be in accordance with IS specification and it should get approved from this department before installation. (MCP should not be concealed)

#### GAS LEAK DETECTOR SYSTEM

It is advised Automatic addressable Gas Leak Detector System should be installed in each the kitchen area. Design of this system shall be as per latest IS norms. This system should be preferable for more safety purpose.

#### SMOKE CONTROL SYSTEM:

Smoke exhaust and pressurization of areas above & Below ground level as per NBC 2016 clause no. 4.6.1. & 4.6.2

#### PORTABLE FIRE EXTINGUISHERS (IS 2190:1992) :

Fire Extinguisher for ABC class of fire shall be provided at strategic location and each floor of the residential & commercial building

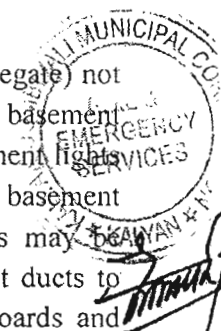
- CO2. type fire extinguishers of 4.5 kg. capacity with ISI marks at electric meter room, lift machine room for each building and in commercial part of the building if any
- ABC type fire extinguishers of 6.0 kgs capacity having IS certification mark shall be provided on all floor & spread over each level of commercial area. If any
- Buckets filled with dry clean sand- 4 Nos. for each building of residential building, at still ground level

#### SIGNAGES:

Self-glowing / fluorescent exit sign, refuge area, fire duct signs. etc. in green color shall be provided showing the means of escape for the entire building, as well as on car parking area as per IS: 9457, IS: 12349, IS: 12407.

#### BASEMENT:

- i) Basement shall be adequately ventilated. Vets with cross, sectional area (Aggregate) not less than 2.5 percent of the floor area spread evenly around the perimeter of the basement shall be provided in the form of grills or breakable stall boards lights or pavement lights or by way of shafts. Alternatively, a system of air inlets shall be provided at basement floor level and smoke outlets at basement ceiling level. Inlets and outlets may be terminated at ground level with stall boards or pavement lights as before but ducts to convey fresh air to the basement floor level shall have to be laid. Stall boards and pavement lights should be in position easily accessible to the fire Brigade personal and rescue teams and clearly marked 'SMOKE OUTLET' or 'AIR INLET' with an indication of area served at or near the opening.
- ii) The basement shall be used for designated purpose only as shown in the plan.
- iii) The basement shall be provided with natural ventilation through the ventilators, open cut outs as shown in the plan.
- iv) The staircase of the basement shall be of enclosed type and entry to basement areas shall be through two hours fire resistance self-closing door provided in the enclosed wall of the staircase.
- v) The ducts of the mechanical ventilations system shall be of substantial metal gauge as per the relevant I.S. standard.
- vi) The operating switches of the mechanical ventilation shall be located in the fire control room with appropriate zonal indications.
- vii) Exhaust duct shall be provided to draw out exhaust at ground level of the basement.



- viii) Suitable signage's shall be provided in the basement showing exit direction, way to exits etc.
- ix) Automatic sprinkler system shall be provided in entire basement & water spray projector system/double line sprinkler system shall be provided in truck car parking area. These systems shall be installed as per the standard laid down by T.A.C and relevant I.S. specification.
- x) Smoke check lobby, staircases, common passages & escape routes of the entire building shall be painted with fire retardant paint.
- xi) One dry chemical power fire extinguisher ABC type of 6 kgs. Capacity each shall be kept for every 100 sq. mtrs. area in each basement.
- xii) Staircase and lift lobby shall have illuminated by inverter operated exits signs with IP 54 enclosure. Luminance of the signage's shall be such that they are visible from a distance of 12 to 16 meters.
- xiii) CO Detector with audible alarm system shall be provided to all the basement areas and the circuit of the same shall be given/connected to mechanical ventilation system to start automatically on actuation of CO detector and the other detector provided in the basement.
- xiv) Ventilation system shall start automatically on actuation of detector provided in the basement area.
- xv) Exhaust duct, mechanical ventilation duct should not pass through exit or entry.
- xvi) Basement area shall be divided in compartments as per NBC regulations.
- xvii) The ventilation and area of ventilation and compartmentation if required shall be checked by ADTP.
- xviii) The interconnectivity between (exit/entrance) between two compartments shall be protected by fire curtain having two hours fire resistance.

#### **FIRE CONTROL ROOM:**

Proposed residential building should have 1 Nos. of fire control room on entrance of the building as marked in drawing on ground floor of the building with communication system (suitable public address system) to all floors and facilities for receiving the message from different floors. Details of all floor plans along with the details of firefighting equipment and installations shall be maintained in the fire control room. The fire control room shall also have facilities to detect the fire on any floor through indicator board's connection; fire detection and alarm systems on all floors. The fire staff in charge of the fire control room shall be responsible for the maintenance of the various services and firefighting equipment and installations in co-ordination with security, electrical and civil staff of the building.

#### **QUALIFIED FIRE OFFICER:**

A qualified fulltime officer with experience of not less than three years shall be appointed who will be available on the premises at all time. Alternative full-time qualified officer working in shift duty shall be placed round the clock on the premises who will be responsible for the following.

- a) Maintenance of all the firefighting equipment fixed installations be carried out all the times.

- bi. Imparting training to the occupants of the building for the use of firefighting equipment provided on the premises and keep them informed about the fire and other emergency evacuation procedure.
- ci. To liaise with the city fire brigade on regular and continual basis.

**Passive Fire protection Requirement and Provisions for building (If applicable)**

The following passive fire protection systems will have to be followed and installed for the Life Safety of the building as per Part 3 & 4 of National Building Code 2005 & Amended to 2016.

Sr. No	Clause Number	Description.
1.	Clause NO: 3.3.1 & 3.3.2	<b>Fire Test General Requirement:</b> Element Component shall have the requisite fire resistance performance when tested in accordance with the accepted standards.
2.	Clause NO: C-9	<b>Compartmentation:</b> The building shall be suitably compartmentalized so that the fire & smoke remain confined to the area where the fire incident has occurred & does not spread to other part of the building.
3.	Clause NO: 4.10.5	<b>Smoke Extraction System:</b> The exhaust system may be continued, provided the construction of the ductwork & fans is such that it will not be rendered inoperable by hot gases & smoke & there is no danger of spread of smoke to other floors via the path of extraction system.
4.	Clause NO: 3.4.12.3	<b>Smoke management:</b> Where smoke venting facilities are installed for the purpose of exit safety these shall be adequate to prevent dangerous accumulation of; smoke during the period of time necessary to evacuate the area served using available exit facilities, with margin of safety to allow for unforeseen contingencies.
5.	Clause NO: C-1.17	<b>Fire rated ducts:</b> Where the ducts passes through fire walls, the opening around the duct shall be sealed with fire resisting materials having the fire resistant rating of the compartment. Where the duct crosses the compartment which is fire rated for same fire rating. Depending on the services passing around the duct work, which may be affected in case of fire temperatures rising, the ducts shall be insulated
6.	Clause NO: C-1.12 a	<b>Cable ducts:</b> The electric distribution cables/wiring shall be laid in separate duct. The duct shall be sealed at every floor with non-combustible material having the same fire resistance as the fire rating of the duct.
7.	Clause NO: C-1.12 e	<b>Fire rated ceilings:</b> The exhaust system may be continued, provided the construction of the ductwork & fans is such that it will not be rendered inoperable by hot gases & smoke & there is no danger of spread of smoke to other floors via the path of extraction system.



**Steel protection:** Load bearing steel beams & columns of building having total covered area of 500 Sq.Mtrs. and above shall be protected against failure collapse of structure in case of fire. This could be achieved by using appropriate methodology using suitable fire rated materials as per the accepted standards.

9	Clause NO: 4.13	<b>Fire escape enclosure:</b> Fire towers shall be constructed of walls with a 2 hours fire rating without openings other than the exit doorway, with platforms, landings & balconies with the same fire rating of 2 Hours.
10.	Clause NO: C-1.4	<b>Glazing:</b> If glazing or glass bricks are used in a staircase shall have fire rating of minimum 2 hours.
11.	Clause NO: 3.4.19	<b>Glazing:</b> If glass is used as a facade for building it shall have minimum 1 hour fire rating.
12	Clause NO: 3.4.8.3	<b>Fire stopping:</b> Every vertical opening between the floors of a building shall be suitably enclosed or protected as necessary to provide reasonable safety to the occupants while using the means of egress by preventing spread of fire, smoke or fumes through vertical openings from floor to floor, which will allow the occupants to complete their safe use of means of egress.
13.	Clause NO: 3.4.8.4	<b>Fire Stopping:</b> Openings in the walls or floors which are provided for the passage of all building services like cables, electrical wiring & telephone cables etc. Shall be protected by the enclosure in the form of Ducts/shafts with a fire resistance of not less than 2 Hours.
14.	Clause NO: C-1.9	<b>Fire stopping service ducts &amp; shafts:</b> Service ducts & shafts shall be enclosed by walls of 2 hours & doors of 1 hour fire rating. All such ducts/shafts shall be properly sealed & fire stopped at all floors.
	Clause NO: C-1.12	<b>Fire stopping cable ducts penetration:</b> The Electrical distribution cables/wiring shall be laid in separate duct. The duct shall be sealed at every floor with non-combustible materials having the same fire resistance as the fire rating of the cable duct.



**Pressurization system in High rise Building is Must installed in Fire Tower**

**Pressurization of Staircases (Protected Escape Routes):**

1. Though in normal building design compartmentation plays a vital part in limiting the spread of fire, smoke will readily spread to adjacent spaces through the vertical leakages openings in the compartment enclosure, such as cracks, opening around pipes ducts, airflow grills and doors, as perfect sealing of all these openings is not possible, it is smoke and toxic gases, rather than flame, that will initially obstruct the free movement of occupants of the building through the means of escape ( Escape Routes ) Hence the exclusion of smoke and toxic gases from the protected routes is of great importance.
2. Pressurization is method adopted for protected escape routes against ingress of



smoke, especially in high rise buildings. In pressurization, air is injected into the staircases, to raise their pressures slightly above the pressure in adjacent parts of the building. The smoke check lobby shall be pressurized through Lift well pressurization, but pressurization system is must. As a result, ingress of smoke or toxic gases into the escape routes will be prevented. The pressurization of staircases shall be adopted for high rise buildings and building having mixed occupancy.

3. The pressure difference for staircases shall be as under.

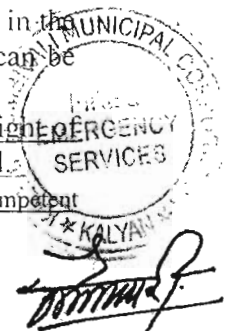
Building Height	Pressure Difference	
	Reduced Operation (Stage 1 of a 2 Stage System)	Emergency Operations (Stage 2 of a 2 Stage System or Single Stage System)
15 M or above	15 Pa	50 Pa

If possible, the same levels shall be used for lobbies and corridors, but levels slightly lower may be used for these if desired. The difference in pressurization levels between staircase and lobbies (or corridors) shall not be greater than 5 Pa.

4. Pressurization system may be of two types
- Single Stage, designed for operation only in event of an emergency, and
  - Two stages; where normally a level of pressurization is maintained in the protected escape routes and an increases level of pressurization can be brought into operation in an emergency.

Note: 1) Permission from Civil Aviation should be obtained for the maximum height of the building with reference to Mumbai Navi Mumbai Airport, if required.

2) The plans of the building should be approved by the Concerned Competent Authority



Approval of the drawing of total active fire protection system along with pumping arrangement & sprinkler system shall be get approved from this department before commencement of the work.

The Architect & Developer shall strictly adhere to the requirements given in this Provisional NOC by this Department and UDCPR Rules to be compiled.

#### **GENERAL REQUIREMENTS AND CONDITIONS FOR THE FIRE AND LIFE SAFETY OF THE BUILDINGS**

- Inflammable/ Explosive storages are prohibited in the basement or in building.
- All materials to be used of ISI /UL/FM make.
- After completion of the building civil work prior Approval of undersigned should be taken before commencement of Fire Fighting Work and list of material.
- The entire system must be painted with post box RED in color.
- If the documents attached with this proposal are illegal or misguided the NOC will be considered as the applicant/Land-owner /Developer will hold cancelled and overall responsibility for any consequence.

6. All the Fire-fighting Equipment shall be well maintained and should be easily accessible in case of emergency.
  7. It shall be ensured that security staffs of the building are trained in handling Fire-fighting equipment & fire fighting.
  8. Cautionary boards such as "Danger", "No Smoking", "Exit", "Fire Escape", "Extinguishers", "Hydrant", "Manual Call Point" etc. should be displayed on the Strategic location to guide the occupants in case of emergency. The signs should be of florescent type and should glow in Darkness.
  9. The Fire Exit Drill or Evacuation Drill should be planed & instruction should be given to the staff minimum **four times in a year** and drill should be carried out twice in a year.
  10. Interconnectivity between fire water tank & Domestic water tank should be provided so that during emergency the stores water in domestic water tank can be utilized for Fire-fighting.
  11. All the firefighting systems drawing / layout should be approved from the Chief Fire Officer, before starting any work.
  12. In case of emergency, the alternate power supply should be provided for the Fire Pumps, Fire Lifts etc. The Certificate from electric engineer regarding this should be provided at the time of Final NOC.
  13. Fire-fighting work must be carried out by licensing agency authorized by Director of Maharashtra Fire Services only.
  14. Care & maintenance contract should be made with Licensed Agency to keep the system in good and efficient condition and Hamipatra of the same should be given at the time of Final NOC.
  15. The provision of Ring hydrant/Courtyard hydrant system should be provided to entire complex. The distance between two hydrants should not be more than 30 Mtrs.
- As per the UDCPR Rules requirement all the marginal open spaces around the building should be kept open and obstruction free for easy mobility of fire engines.
17. Telephone numbers of "**Responsible persons of the office**", "**Fire Brigade**", "**Hospital**" "**Police**", "**Doctors**", should be displayed on the board. This board should be displayed on prominent place. Preferably at the Fire Control Room, security office and in Reception area.
  18. All other provisions of UDCPR.RULE & National Building Code of India-2005 & Amended to 2016 & Maharashtra Fire Prevention & Life Safety measures Act, 2006 should be strictly adhered.
  19. Well equipped fire control room shall be provided on the ground floor of the building & A qualified Fire Officer from National Fire Service College; Nagpur shall be employed to maintain all fire prevention & protection arrangements provided to Various buildings.
  20. Permission from Civil Aviation should be obtained for the maximum height of the building with reference to Navi Mumbai airport if required.
  21. The Glassing and façade other Glasses should have at least one-hour fire resistance and should be UL approved and in accordance with NFPA requirement.
  22. The glass faced should be protected with coating film so that in case breaking of glass the glass can remain in its place for some hours before replacement. This will reduce the risk of injuries to occupant and fire & rescue personal. In the event of blast, the shock wave created which created the damage to glass faced the use of film will help to reduce the damages due to glass breaking.
  23. Any additional recommendations to be added or deleted depending upon the need of the fire safety requirement of buildings and amendment in code.



24. All internal furniture and fixtures used for the building should be fire resistance type and it should not give toxic fumes and smoke in case involved in fire. It should have minimum Two hours Fire Resistance.
25. This being a very special type of building if any additional recommendations to be added or deleted depending upon the need of the fire safety requirement of buildings.
26. All main doors of flat(office shop) as per IS 3614 & all internal doors and it's materials should have Two hours fire resistance type and it should not produce toxic fumes and smoke in case of fire.

Regular Training and Maintenance of these systems should be carried out by the housing society/ builders. As per provisions made in Maharashtra Fire Prevention and Life Safety Act 2006.

Considering this situation, above fire prevention & fire protection majors are recommended in the proposed buildings up to height mentioned in this provisional NOC only. If Architect/Developer makes any changes in height, area or location the above fire preventive majors, refuge area, staircase location, side margin etc. will change. And according to that the revised provisional NOC will be issued.

This is a "Provisional No Objection Certificate", After providing the above fire prevention and fire protection system and compliance of above recommendations the inspection of the fire prevention and fire protection arrangements will be carried out and after satisfactory inspection "Final No Objection Certificate" will be issued to your building for obtaining final occupancy certificate from KDMC.

This provisional NOC conditions are valid for the period of one year. The undersigned reserves right to amend any additional recommendations deemed fit during the stage wise inspection due to the statutory provisions amended from time to time and in the interest of the protection of the subject mention building.

**Please contacts authorities when & where required for these purposes.**

If any additional requirement is suggested by fire department Party have also agree to comply the same.

**Capitation Fee Rs. 24,17,814/- Paid By Receipt No.33880 Dt. 14/12/2023**



**CHIEF FIRE OFFICER**

Fire & Emergency services

Kalyan Dombivli Municipal Corporation

**Copy to :- Architect/Developer**

# Memorandum of Association Of

## **TRESCON LIMITED\***

1. The name of the company is "TRESCON LIMITED\*\*".
2. \*\*The Registered Office of the company will be situated in the State of Maharashtra.
3. The objects for which the company is established are:

**[A] THE MAIN OBJECT OF THE COMPANY TO BE PURSUED ON ITS INCORPORATION IS:\***

1. To purchase, sell, exchange, acquire, develop or otherwise deal in any manner, both in India and outside India, lands including Agricultural land, farm land, farm house, auctioned land, buildings, flats, bungalows, row houses, dwelling houses, apartments, malls, residential and commercial complexes and other landed properties of any nature and / or construction of / on lands and buildings, selling the flats, shops, garages, apartments, tenements, bungalows, row houses and premises on ownership basis or otherwise let them out on lease, rent, contract or to provide on hire purchase basis any agreement as may be deemed fit by the company and to acquire, improve, manage, develop all rights in respect of leasehold and freehold rights of properties and to sell and dispose of, turn to account and otherwise deal with the property or resources for the execution of any works, undertakings, projects or enterprise and to undertake Slum Rehabilitation Authority (SRA) Projects and Projects for Re-developments of various Housing Societies and other Residential and Commercial Properties and to undertake various Housing and other Projects under Pradhan Mantri Awas Yojna and various other such Schemes Promoted and/or Sponsored by Government, Semi-Government and various other Authorities and Agencies and to generally do the and/or carry on the business of builders and to provide consultancy and advisory services to other builders, contractors, financial institutions, banks or any other persons And to raise any sort of finance in the form of debt, equity whether short term or long term through Indian banks, foreign banks, from individuals or corporate.
2. To purchase, acquire, take on lease or in exchange or in lawful manner any area, land including farm land, buildings, structures and to turn the same into account, develop the same and dispose of or maintain the same and to build townships, markets or buildings, residential and commercial or conveniences thereon and to equip the same or part thereof with amenities or conveniences, drainage facility, electric, telephonic, television installations and to deal with the same in any manner whatsoever and by advancing money to and entering into contracts and arrangements of all kinds with builders, tenants and others. To prepare building sites by altering, demolishing, constructing, repairing, reconstructing, rebuilding, destructing existing estates or structures.
3. To carry out the business of generation and trading of Transferable Development Rights, financiers, concessionaries and merchants and to undertake and carry and execute all kinds of financial, commercial, trading and other operations including financing construction projects, building construction.

4. To carry on in India or elsewhere the business to undertake development of infrastructure work on Design, Build, Operate and Transfer (DBOT Basis), Build, Own, Operate and Transfer (BOOT basis, Build, Operate and Transfer (BOT) basis, Build, Own, Lease and Transfer (BOLT) basis or otherwise as contracted with the Central Government, various State Governments, Union Territories, cantonments, local authorities, grampanchayats, autonomous bodies and other Government departments and to develop, run repair, maintain, decorate, improve, remodel, operate, manage, build, plan, establish, maintain, buy, sell, construct or otherwise create infrastructures for public conveniences such as roads, bridges, highways, railways, gas lines, airports, docks, ports, jetties, gardens, public places, buildings and other structures, developments, utilities, electrification, sanitations, sub-ways, play grounds, play houses, play rooms, schools, colleges, mass housing, restaurants, resort, café, SEZ, cinema houses, hospitals and nursing home buildings, shops, malls, multiplexes, offices, crutches, hostels, family planning and other centers, community centers, baratghars, hotel buildings, parks, post offices, dispensaries, telephone exchanges, power stations, bus terminals, depots, ration, any other public or private buildings and other fair price shops, petrol pumps, service stations, water works, water ways and such other services as may be required

*\* Amended vide special resolution passed through EOGM held on 24<sup>th</sup> October, 2018*

*\*\* Amended vide special resolution passed through Postal Ballot on 30<sup>th</sup> July, 2018*

**[B] THE OBJECTS INCIDENTAL OR ANCILLARY TO THE ATTAINMENT OF MAIN OBJECTS ARE:**

1. To acquire, build construct, improve, develop, give or take in exchange or on lease, rent, hire, occupy, allow, control, maintain, operate, run, sell, dispose of carry out or alter as may be necessary or convenient any lease-hold or freehold lands, movable or immovable properties, including building, workshops, warehouse, stores, easement or other rights, machineries, plant, work, stock in trade, industrial colonies, conveniences together with all modern amenities and facilities such as housing, schools, hospitals, water supply, sanitation, townships and other facilities or properties which may seem calculated directly or indirectly to advance the company's objects and interest either in consideration of a gross sum of a rent charged in cash or services.
2. To apply for, purchase, acquire, and protect, prolong and renew in any part of the world any patents, patent rights, brevets d'invention, licences, protections and concessions which may appear likely to be advantageous or useful to the company and to use and turn to account and or grant licences or privileges in respect of the same and to spend money in experimenting upon and testing and improving or seeking to improve any patents, inventions or rights which the company may acquire or proposes to acquire.
3. To establish, provide, maintain and conduct or subsidies research laboratories and experimental workshop for scientific and technical researches, experiments and tests of all kinds and devices and/or to sponsor or draw out programmes for promoting scientific, technical, social , economic and educational research and development and assist in the execution and promotion of such programmes either directly or through an independent agency or in any other manner, directly or indirectly and to secure such approvals, exemptions and/or recognitions under the income Tax Act, 1961 and any other law for the time being in force and to promote studies and researches both scientific and technical investigations, endowing or assisting laboratories, workshops, libraries, lectures, meetings and conferences and by providing or contributing to the

award of scholarships, prizes, grants to students and generally to encourage, promote inventions of any kind that may be considered useful to the company.

4. To form incorporate, promote, purchase, acquire, undertake or takeover, the whole or any part of the business, profession, goodwill, assets, properties (movable or immovable), contracts, agreements, rights, privileges, effects, obligations and liabilities of any persons, firm or company or companies carrying on all or any of proposing to carry on or ceasing to carry on any business, profession or activities which the company is authorized to carry on or the acquisition of all or any of the properties, right and assets of any company or subject to the provisions of the companies Act, 1956, the control and management of the company or the undertaking of the acquisitions of any other object or objects which in the opinion of the company could or might directly or indirectly be beneficial or advantageous to the company and to pay all or any of the costs and expenses incurred in connection with any such promotion or incorporation or takeover or acquisition and to remunerate any person, firm or company in any manner, it shall think fit for services rendered or to be rendered for and in respect of such promotion or incorporation or takeover or acquisition or in obtaining subscription of or the placing of any shares, stocks, bonds, debentures, obligations or securities of any such company or companies, subject to the provisions of the Companies Act, 1956.
5. Subject to the provisions of applicable law to procure registration, incorporation or recognition of the Company in any country state or place and to establish and regulate agencies for the purpose of the company's business and to apply or join in applying to any parliament, local government, municipal or other authority or body, Indian or foreign for any rights or privileges that may seem conducive to the Company's objects or any of them and to oppose any bills, proceedings, or applications which may seem calculated directly or indirectly to prejudice the Company's interest.
6. To enter into partnership or any arrangement for sharing or pooling profits, amalgamations, union of interest, co-operation, joint venture, reciprocal concessions or to amalgamate with any person or company carrying on or engaged in or about to carry on or engaged in any business, undertaking or transactions which this company is authorised to carry on or engaged in any business, undertaking or transactions which may seem capable of being on or conducted, so as directly or indirectly, to benefit the company.
7. To acquire or amalgamate, absorb or merge with any other company or companies or to form, promote subsidiaries having objects altogether or in part similar to those of this company.
8. To manage, sell dispose off, let, mortgage, exchange, redeem, underlet, grant leased, licences, easements or turn to account or otherwise dispose off in any manner the whole of the undertaking or any properties (movable or immovable), assets, rights, and effects of the Company or any part thereof, on such terms and for such purposes and for such consideration as the company may think fit and in particular for shares, debentures, or securities of any other company having objects altogether or in part similar to those of this Company and in the event of winding up of the Company to distribute among the members in specie or kind any properties or assets of the Company or any proceeds of sale or disposal of any properties of the Company, subject to the provision of the Companies Act, 1956.
9. To enter into arrangements with any government or authorities municipal, local or any persons or company in India or abroad that may seem conducive to the objects of the company or any of them and to apply for, secure, Acquire, obtain from such

government, authorities) persons or company any right, privileges, powers, authority, charters, contracts, licences, concessions, grants, decrees, rights which me the Company may think desirable.

10. To pay all costs, charges and expenses of and incidental to the promotion, formation, registration and establishment of the Company and the issue of its capital and charges in connection therewith and/or make donations (by cash or other assets) to remunerate by allotment of fully or partly paid shares or by a call or option on shares, debentures, debenture-stocks or securities of this or any other company or in any other manner, whether out of the Company's capital or profits to any person, firm, company assisting to place or guaranteeing the subscription of shares, debentures, debenture-stock or other security of the company in or about the formation or promotion of the Company or for any other reason which the company may think fit subject to the provisions of the Companies Act, 1956.
11. To promote or join in the promotion of any company or companies including subsidiary companies (wholly owned or partly owned) for the purpose of acquiring all or any of the properties, rights and liabilities of the company or for any other purposes which may seem directly or indirectly calculated to benefit the company and to underwrite shares and securities therein.
12. To do all or any of the above things in India or in any part of the world as principals, agents, contractors or trustees and either alone or in conjunction with others.
13. Subject to Section 58A of the Companies Act, 1956 and the rules framed thereunder and the directives issued by the Reserve Bank of India, to borrow or raise money or to take money on loan on interest from banks, financial institutions, governments agencies, co-operative societies, persons, companies, firms in such manner as the company may think fit and in particular by the issue of debentures or debenture-stock, perpetual including debentures or debenture stock convertible into shares of this Company or perpetual annuities and in security of any such money borrowed, raised or received to mortgage, pledge, hypothecate, or charge the whole or any part of the properties (movable or immovable) assets or revenue of the Company present or future including its uncalled capital by special assignments or to transfer or convey the same absolutely or in trust and to give the lenders power of sale and other powers as may be deemed expedient and to purchase, redeem or pay off any such securities. The Company shall not carry on any banking or insurance business which may fall within the purview of Banking Regulations Act, 1949 or the Insurance Act, 1938, respectively.
14. To make, draw, accept, endorse, discount, execute, negotiate, assign, and issue cheques, promissory note, drafts, hundies, bonds, railway receipts, bills of exchange, bills of lading, warrants, debentures, and other negotiable or transferable instrument.
15. To guarantee the payment of money secured or unsecured by or payable under or in respect of any promissory notes, bonds, debenture stocks, contracts, mortgages, charges, obligations, instruments and securities of any company or of any authority, central, state, municipal, local or of any person whomsoever whether incorporated or not incorporated and generally to guarantee or become sureties for the performance of any contracts or obligations of any person, firm or company and to guarantee the repayment of loan with interest availed from Financial institution/s, Banks, Private Financiers, availed by any person, company, firm, society, trust or body corporate.
16. To guarantee or become liable for the performance of the obligations and the payment of interest on any debentures or securities of any company, corporation or association or a persons in which such guarantees may be considered beneficial or

advantageous, directly or indirectly to further the objects of the company or the interest of the members.

17. Subject to the provisions of the Companies Act, 1956 to accumulate funds and to invest or deal in with and invest money belonging to the Company in any deposits, shares, stocks, debentures, debenture-stocks, bonds obligations, or securities by original subscription, participation in syndicates having similar objects and to tender, purchase, exchange and to subscribe for the same and to guarantee the subscription thereof and to exercise and enforce all the rights and powers conferred by or incidental to the ownership thereof.
18. To open and operate current, overdrafts, loan, cash credit or deposit or any other type of accounts with any bank, company, firm, association or person.
19. To establish, continue and support or aid in the establishment of cooperative societies, association and other institutions, funds, trusts, amenities and conveniences calculated to benefit or indemnify or insure employees or ex-employees of the company or Directors or ex-Directors of the company or the dependants or connections of such persons and at its discretion to construct, maintain, building, housed, dwelling or chawls or to grant bonus, pensions and allowance and to make payments towards insurance and to pay for charitable or benevolent objects, also to remunerate or make donations by cash or other assets or to remunerate by the allotment of shares credited as fully or partly paid for services rendered or to be rendered in placing or assisting to place any shares in the company's capital or any debentures, debenture-stock or other securities of the company in or about the formation or promotion of the company or for the conduct of its business.
20. To undertake, carry out, promote and sponsor rural or semi urban or urban development including any programme for promoting the social and economic welfare or uplift of the public in any such area and to incur any expenditure on any programme of rural, semi-urban and urban development and to assist execution and promotion thereof either directly or through an independent agency or in any other manner.
21. To undertake, carry out, promote and sponsor or assist any activity for the promotion and growth of national economy and for the discharging of social and moral responsibilities of the Company to the public or any section of the public as also any activities to promote national welfare or social. Economic and with prejudice to the generality of the foregoing, undertake carry out, promote and sponsor any activities for publication of any books, literature, news-papers or for organizing lectures or seminars likely to advance these objects or for giving merit awards or scholarships, loans or any other assistance to deserving students or other scholars or persons to enable them to prosecute their studies or academic pursuits or researches and for establishing, conducting or assisting any institution, funds or trusts having any one of the aforesaid objects as one of its objects by giving donations and/or contributions, subsidies and/or grants or in any other manner.
22. To donate, gift, contribute, subscribe, promote, support or aid or assist or guarantee money to charitable, benevolent, religious, scientific, national, public or to other institutions, funds or objects, or for any public, general or other objects and to accept gifts, bequests devices and donations from any firm, company or persons as may be thought appropriate or conducive to the interest of the Company.
23. To create any depreciation fund, reserve funds, sinking fund, insurance fund or any other special fund whether for depreciation or for repairing, improving, extending or



maintaining any of the properties of the Company or for redemption of debentures, redeemable preference shares or gratuity or pension or for any other purpose conducive to the interest of the Company.

24. Subject to section 78 of the Companies Act, 1956, to place, reserve, distribute, as dividend or bonus or to apply as the Company may from time to time determine any moneys received in payment of dividend or money arising from the sale of forfeited shares or any money. Received by way of premium on shares or debentures issued at a premium by the Company.
25. To engage, employ, train, either in India or elsewhere suspended and dismiss any agents, managers, superintendence, assistants, clerks, coolies another employees and to remunerate any such persons at such rate as shall be thought fit and to grant pensions or gratuities to any such person or to his widow or children and generally to provide for the welfare of employees.
26. To refer or agree to refer any claims, demands, disputes or any other questions by or against company by in which the company is interested or concerned and whether between the company and the member or members or his or their representatives or between the Company and third party to arbitration in India or at any place outside India and to observe, perform and to do all acts, deeds, matters and things to carry out or enforce the awards.
27. To use trademarks, trade names or brand names for the business activities products and goods and adopt such means of making known the business and products in which the company is dealing as may seem expedient and in particular by advertising on radio, television, newspapers, magazines, periodicals, by circulars, by opening stalls and exhibition, by publication of books and periodicals, by distributing samples and by granting prizes, rewards and awards.
28. To undertake the payment of all rent and the performance of all covenants, contracts, condition and agreements contained in and reserved by any lease that may be granted or assigned to or acquired by the Company.
29. To become members of or to enter into any agreement with any institution, association or company carrying on or which may carry on research and other scientific work of investigation in connection with any business of Company or other trades or industries allied therewith or ancillary thereto and to acquire shares in any such institutions, association or company and contribute towards the capital of funds, thereof.
30. To undertake and execute any trust which may be beneficial to the Company directly or indirectly.
31. To ensure properties, assets, undertaking, contracts, guarantees, liabilities, risks or obligations of the Company of every nature and kind.
32. To receive donations, gifts, contributions, subsidies, grants and other mode of receipts of money for the furtherance of the objects of the Company.
33. To invest the funds of the Company not immediately required in Government or Semi-Government corporations, companies or firms.

34. To pay share in the profit of the company or commission to brokers sub-agents, agents or any other company, firm or person including the employees of the Company as may be thought fit for services rendered to the Company.
35. To employ experts, to investigate and examine into the conditions prospects, value character and circumstances of any business concerns and undertaking and generally of any assets, concessions, properties and/or rights.
36. To open establish, maintain and to discontinue in India or overseas any offices, branch offices, regional offices, trade centres, exhibition centres, liaison offices and to keep local or resident representative in any part of the world for the purpose of promoting the business of the company.
37. To enter into arrangement for technical collaboration and/or other for of agreement including capital participation with a foreign or Indian company for the purpose of manufacture, quality control and product improvement and for marketing of the products which the Company is empowered to manufacture and/or market and to pay or to receive for such technical assistance or collaborations, royalties or other fees in cash or by allotment of share of the Company credited as paid up or issue of debentures or debentures-stock, subject to the provisions of laws for the time being in force.
38. To secure contracts for supply of the products manufactured by the company to military, civil and other departments of the government or semi-government bodies, corporations, public or private contracts, firms or persons and to recruit trained persons retired from defense, police, military and paramilitary forces to employ detectives.
39. To take part in the management, supervision and control of the contracts, rights, turnkey jobs, operations or business of any company or undertaking entitled to carry on the business which the company is authorised to carry on.

**[C] OTHER OBJECTS:**

1. To carry on the business as manufactures, producers, processors, buyers, sellers, importers, exporters and dealers in every kind and description of food and foodstuff whether vegetarian or non-vegetarian, milk and milk products including cream, butter, ghee, cheese, condensed milk, malted milk powders, skimmed milk, ice-cream, milk foods, canned foods, and fish preparation, meat preparation and the foods made from any substances of animal and birds and the business of poultry farming.
2. To carry on the business of farming, agriculture and horticulture in its branches and to grow, produce, manufacture, process, prepare, refine, extract, manipulate, hydrolize, buy, sell, market or deal in all kind of agricultural, horticultural, dairy, poultry and farm produces and products including foograins, cereals, seeds, soyabeans, corn, corn oils, cash crops, plants, flowers, vegetables, edible oils, meat fish, eggs, animal and human foods and food products.
3. To cultivate any plantation or other agriculture produces in all its branches and carry on the business as cultivators, buyer and dealers in vegetables, grains, vanaspaties and all other agricultural produces and to prepare, manufacture and render marketable any such produces and to sell, market, dispose off or deal in any such produces either in its prepared, manufactured or raw state and to purchase, hold, develop, cultivate any agricultural, barren land for the purpose herein mentioned.

4. To carry on the business as travel agents, selling agents, buying agents, marketing agents, commission agents, advertising agents, clearing and forwarding agents, estate agents, insurance agents, broker or representative of any company, corporation, firm or individual and to transact and carry on all kinds of agency business.
5. To carry on the business as printers, lithographers, stereotypes, electrotypes, photographic printers, photolithographers, chromolitho engravers, block makers, die-makers, envelop makers, type founders, photographers, manufacturers, dealers and designers in plying, visiting, railways, festives, complementary and fancy cards, tickets, stamps and parchments board, straw board, leather board, mill board, chromo card and photo card.
6. To establish, maintain, conduct, provide and make available services as consultant, advisers of every kind including commercial, statistical, financial accountancy, computer expert, programmer, technical services, medical, legal, social services and to take such steps as may be necessary for the purposes and to undertake for consideration on behalf of any client the work of examining, inspecting and carrying out tests on any products and to issue certificates in respect of such products.
7. To perform and undertake activities and carry on business pertaining to leasing, giving on hire or hire purchase, warehousing, factoring, providing financial assistance by means of leasing, giving on lease, hire or hire purchase, lending, reselling or disposing off all forms of immovable and movable properties and assets including buildings, godowns, warehouses and real of any kind, nature or user and all types of agricultural, industrial, domestic and other plants, equipments and machineries, computers, electronic data processors, tabulators, air-conditioners, medical equipments, domestic equipments or appliances or any system or products whether industrial or consumer and all types of automobiles, aircrafts, vehicles and ships.
8. To carry on the business as manufacturers, fabricators, assemblers, processors, finishers, repairs, buyers, sellers, importers, let on hire, purchase and dealers in any kind of machine tools, machine tools including drilling, boring and tapping machines, milling machines, lathe machines, grinding machines, gear cutting and gear grinding machines, and tools for metal cutting and metal working, hammers and forging machines, welding machines and equipments, welding electrodes, press, sheet, metal shaping machines and equipments, wire working and converting machines, weighing machines and weights, printing machines, cutting machines wood working machines, sewing machine and machine tools of all types, sizes and description.
9. To carry on business of storing of goods, articles, food stuffs, commodities of all kinds in refrigerators, ice chambers, deep freeze, cold storage or warehouses and for this purpose to construct, purchase, hire, take on refrigerators, ice chambers, deep freeze and cold storage of lease, develop ware houses, premises, buildings or units.
10. To carry on the business of textile engineers and manufacturers and dealers in textile machinery and to manufacture, produce, repair, alter, convert, recondition, resale, hire, import, export, market, let on hire, trade and deal in spares, plants, accessories, fittings ,engineering goods rolling stock, hardware required for textile industries.
11. To carry on business as manufacturers, buyers, sellers, dealers, distributors, stockiest, importers, exporters, resellers clearing agents, transporters, processors in all kind of cements including ordinary, white, coloured, Portland, lime cement and cement products of all kinds including pipe fittings, poles, roofs, bricks, prefabricated walls, blocks, tiles, covers, asbestos sheets and by-products and joint products thereof.

12. To carry on the business as manufacturers, sellers, dealers, distributors, stockists, importers, exporters, resellers, transporters, cleaning agents, processors of lime, bauxite, gypsum, asbestos, limestones, fixing materials, sand, plasters, jute bags, paper bags, gunny bags, HDPE/PP woven bags, plastic bags, packaging materials, potteries, earthenwares, sanitary wares, refractories, ceramicwares, and products thereof.
13. To carry on in India or elsewhere the business of mining, quarries and to prospect for, search for, find, get, work, process, crush, smelt, manufacture, refine, blend, clean, convert, store, transport, buy, sell, import, export, distribute, market and deal in all kinds of mineral oil of all kinds, mineral of all kinds, fuels of all kinds, their by-products, joint products, derivatives, mixtures, semifinished products and ores.
14. To manufacture, buy, sell, exchange, alter, improve, import, export, market or deal in all kinds of wires, bars and conductors including insulated wires, PVC wires, flexible wires, flexible cords, cotton or silk braided wires, conduct wires, low and high tension paper, copper conductors, aluminum conductors, copper bars, aluminum bars and their accessories.
15. To manufacture, buy, sell, distribute, import, export, market and deal in welding electrodes, welding machines, welding fluxes, gas cylinders of all types and sizes, power batteries and cells, torches, cooking range and other domestic appliances.
16. To carry on business as timber merchants and timber growers and to buy, sell, grow, process, prepare for market, manipulate, import, export, market and deal in timber and woods of all kinds and to manufacture and deal in wooden articles such as furnitures, fixtures, toys, wooden packing cases, domestic appliances, agricultural implements, windows, doors, articles required for construction work, wooden plants and machineries, houses, carriages, sports equipments, chairs, stage materials, exhibition materials, coaches, vehicle bodies and to buy, clear, work, develop and deal in timber estates.
17. To carry on in India or elsewhere, the business of producing, processing, manufacturing, formulating, using, buying, selling, acquiring, storing, refining, packing, marketing, transporting, distributing, importing, exporting and dealing in every kind and description of fertilizers, manures, chemicals, organic or inorganic chemicals, fluoro chemicals, heavy chemicals, fine chemicals, specialty chemicals, acids, alkalies, agrochemicals, industrial chemicals, laboratory chemicals, fatty acids, cellulose derivatives, furfural and its derivatives, starch derivatives, nitrates, fluorides, sulphates, sulphur salts, tannins, chemical auxiliaries, disinfectants, PVC compound, fibre glass, all kinds of gums and gums derivatives, carbon black caustic soda, soda ash, conductive polymers, triopolymers, cellulose and its salts, micro crystalline cellulose powder, heavy waters, radio isotopes, nuclear reactors and atoms.
18. To carry on the business as manufacturers, purchasers, sellers, processors, refiners, exporters, importers, and dealers in every kind or description of gases including oxygen, hydrogen, nitrogen, argon, acetylene and its compounds, by-products, joint products, ancillary products and its derivatives.
19. To carry on the business as civil engineer, mechanical engineer and for the purpose to build, erect, execute, administer, construct, alter, maintain, enlarge, pull down, remove, re-replace and market, deal in work, manage and control any building structures, offices, factories, mills, shops, machinery, engineers, road ways, bridges, reservoirs, water house, wharves, electric works, tramways, railways, branches or siding, docks, harbours, canals, irrigations, sewage, drainage and conveniences of all kinds.

20. To carry on in India or elsewhere the business of processing, converting, producing, manufacturing, formulating, using, buying, acquiring, storing, packing, selling, marketing, transporting, importing, exporting and disposing of all types and description of drugs, drug, intermediates synthetic drugs, medicines, vitamins, antibiotics, basis drugs, pharmaceuticals, biological products food stuffs for human and animals use, gelatin capsules, sugar, agro-chemicals, pesticides, fungicides, powders, creams, preparation for the teeth, toilet requisites, detergents, surface active agents, cleaning agents, soaps, glasses, pottery, terracotta, artificial stones cokes, explosives, photographic materials and industrial chemicals.
21. To carry on the business of Investment Company and to invest acquire and hold shares, stocks, debentures, debenture-stocks bounds, obligations and securities issued or guaranteed by any company, firm, person, local authority or institution whether in India or elsewhere and also carry on the business for to buy and invest in national saving certificate, unit trust of India, public provident fund and other government schemes existing from time to time.
22. To provide package of investment services by acting as managers to the public issue of shares, debenture bonds, securities by underwriting and to act as issue houses.
23. To carry on business as manufacturers, buyers, sellers, dealers, distributors, exporters, importers, hirers, stockists, surveyors, valuers, agents, clearing agents, processors, assemblers of all types and sizes either power driven or hand operated including harvesters, thrashers, winnowers, cultivators, seeds and fertilizer drillers, sprinklers, dairy machines elevating machines, conveying machines, transmission machines, diesel engines, kerosene engines, petrol engines, internal combustion engines and their raw materials, components, semifinished goods, accessories and spare, Parts.
24. To carry on the business as manufactures and dealers in all types of electrical, electronic, mechanical, microprocessor based, electro-mechanical computerized equipments including X-ray machines, ultra sound machines, scanners ECG machines, echo cardiographic machines, electro surgical instruments and digital Blood Pressure instruments required for medical, surgical operations, hospitals, dispensaries, medical centres, research laboratories, educational institutions, scientific and other institutions or organizations or companies.
25. To carry on the business as electroplaters, nickelplaters, chromium platers, metalsprayers, oxidizers, anodisers and metalplaters, general painters, varnishers, lacquerers, enamellers, polishers, welders, braziers, gilders, goldsmiths, silversmiths, watchmakers and jewelers.
26. To carry on the business as manufactures and dealers in metal wares glass-wares leath wares, research equipment and appliances.
27. To manufacture, fabricate, assemble, buy, sell, market, let on hire, import, export, repair, main and deal in all kindle and description of automobile, whether propelled or assisted by means of petrol, spirit, gas, mineral oil, electricity, animal, atomic or any kind of fuel or power or energy including auto cycle, motorcycle , scoters, mopeds, motor cars, auto rickshaws, trucks, tractors, delivery vans tankers, lorries, buses, minibuses, matador tempo, motor boats, motor launches or other vehicles and their spare parts, components, accessories and ancillary equipments, suspension units, pressed steel cabs bearing, piston rings, crank shafts truck bodies, tyres and tubes.
28. To set up operate, fabricate, market and deal in steel furnace, steel rolling miles, steel rolling plant and to be re-roll mild, low, medium, high carbon and alloy steel and alloy

cold rolled and hot rolled and hot rolled strips, refine alloy steels and manufacture ingots, skilled billets of special steel and alloy steels and to act as steel makers, steel converters ship breakers and to manufacture metallurgical products in all forms.

29. To manufacture produce trade, export, import, market and deal in re-rolled sections of all sizes and specifications of ferrous and nonferrous, including angles, bars, flats, plates, rods, rails, rounds, octagons, hexagons, joint channels, steel strips plates and cold twisted bars and other structures, steel extruded section, forgings and to manufacture and deal in domestic goods made up of any metals and to manufacture and deal in steel and aluminium furniture and foils manufactured from aluminium and other ferrous and non-ferrous metals.
30. To carry on the business of manufactures, fabricators, exporters of and dealers in wrought iron, copper, brass, aluminium and other metals alloys and scrap metals, skullcap and metallic residue and mineral substances or compounds or products of any kind or description whatever.
31. To carry on India or elsewhere the business of designing, engineering, fabricating, manufacturing, assembling, marketing, importing, selling, purchasing, leasing, distributing, supplying on turnkey basis or servicing, maintaining, erecting and commissioning, repairing and dealing in earth moving machineries, rod making and construction machineries including power points, road rollers, mixer machines and weight lifting machineries including chainpull blocks, graded chains, mobile crane, overhead cranes, fork lift, passenger lift, elevators, vibrators, hydraulic jacks, excavators, air compressor, reduction gears, speed reducers, fire fighting equipments and plants, machinery and structures required for refining, processing, testing, storing, converting and transporting of all types of mineral oils, their by-products and ancillary products.
32. To carry on India or elsewhere the business as manufacturing, producers, fabricators, processors, buyers, sellers, assemblers, importers, exporters and dealers in electrical, electronic or electromechanical or mechanical equipments, appliance, machineries, their components, accessories, spare parts and systems required for industrial, agricultural, domestic or other purposes including all types of meters, measuring instruments, testing instruments, calibrating instruments, protection, auxiliary and other relays, sonic or ultra sonic equipments radars, computers, minicomputers, data processing equipments, micro processor based equipments microwave equipments control system or equipments, equipments required for atomic reactors and space application, control systems, audio visual communication equipments image and document production equipments broadcasting and cinematographic equipments restroom equipments scientific instruments, medical and surgical equipments oscilloscopes, electric motors of all types, electric furnaces, cremation furnaces, instrument transformers, current transformers, potential transformers, power line carrier communication equipments telemeter equipments, bus ducts, tap changers, tensile testing equipments, switches, switch and control boards, control panels, time switches, radio control switches circuit breaker of all types, switch gears and control gears, porcelain insulators, starters, boosters, acetifiers, low and high voltage transformers, vacuum gauges, television sets, tape recorders, video games, receiver sets, amplifiers, audio systems, calculators, electronic components including capacitors, transistors, electric and electro-mechanical parts, printed circuit boards, diodes, resistors, indicators, transformers, ferrites tubes, envision tubes, picture tubes, incandescent lamp, miniature lamps and tubes, integrated circuits, thrusters, lamination sheets, stampings, all types of insulating materials fuses, floppy disc, magnetic tapes, incandescent lamp miniature lamps and tubes, integrated circuits,

thrusters, lamination sheets, stamping, all types of including materials, fuses, floppy disc, magnetic tapes, magnetic disc, record players, changers, zip fasteners, watches water filters valves, pressure vessels and arms and ammunition required for defence.

33. To carry on the business as transporters, couriers and carriers of every kind and description of goods, materials, luggages, merchandise, animals or passengers boxes covers, cards, papers and valuable articles from place to place either by air or by land or river or sea or partly by sea or river and partly by land or air and for the purpose own, hire, take on rent, give on rent, sale, purchase, market and deal in motor vehicles, aeroplanes, animals drawn vehicles, car, ships, steamer, trucks, buses, minibuses and on carry on the business of general carriers, railway and forwarding agents, clearing agents, warehousemen storekeepers, bonded caremen and common caremen and for the purpose to own, hire, lease, take on rent, give on rent any buildings, warehouse or other facilities and to operate establish, own and maintain garages, service stations, workshops, terminals freight point and to store, repair, rent and lease motors, buses, automobiles or other vehicles.
34. To carry on the business of designing engineering fabricating manufacturing, assembling, marketing, importing, exporting, selling purchasing, leasing, distributing supplying, on turnkey basis or servicing, maintaining erecting and commissioning, repairing and dealing in all kind and description of industrial plants, petro-chemical plants, cement plants including rotary kilns and flxo packers, fertilizer plants chemicals vessels, sugar plants, edible and non-edible oil extraction plants, bottling plants, drying plants, power plants coal and material handing plants, dairy plants, plastic processing machinery, cement machinery, beverage machinery, air conditioning and refrigeration plants and their machineries, components, accessories, ancillary equipment, instrument and appliances.
35. To carry on the business as manufactures buyers purchasers, sellers, processors, producers, importers, exporters, researchers, developers, consultants, advisors and dealers in every kind and description of ceramics, ceramic products, technical alumina, alumina products, their raw materials, by –products, joint products, auxiliary products and allied products including alumina titanic ceramic textile thread guides, alumina ceramic seals alumina nozzles, alumina and zircon granules, industrial grade ceramic wool, ceramic deburing and grinding and grinding media, ceramic coating, ceramic cutting tools, oxide ceramics of boron-nitril, titania and zircon based ceramics, assorted alumina product and potteries.
36. To carry on the business of extracting, refining, processing, blending, dealing, purchasing, selling, edible or non-edible oils, rasa, rasayana, fats, basic substances, elements or ingredients from all types of oil seeds, cash crops, seeds, food grains, cereals, nuts, cakes, agricultural produces, vegetables, leaves, roots, flowers, herbs, plants, shrubs and trees and for the purpose to run or carry on extraction plants, processing or refining plants and all other allied activities and to deal in purchase, sell, export, import, or market such resultant products or produces and their derivatives, by-products, joint products, finished products, raw materials or semi-processed materials.
37. To carry on the business as buyers, sellers, exchangers, importers, importers, exporters, assemblers, distributors, repairers, or dealers in all the accessories, raw materials, spare parts and components required for the purpose of the business of the company.
38. To carry on business as organiser, developer, contractor or owner or dealer of any land, residential buildings, commercial buildings, shops, offices or any other buildings,

and for the purposes to purchase, take on lease, acquire, hold, develop, prepare building sites, construct, reconstruct, repair, maintain, pull down, alter, improve, decrease, furnish, sell, market give on hire, purchase or on instalment or deal in any lands, residential buildings, commercial buildings, shops, offices, club houses, works and sanitary conveniences of all kind and to lay out roads, drainage pipes, water pipes and electric installations and to set apart lands for pleasure, gardens and recreation grounds or improve the land or any part thereof.

39. To carry on in India or elsewhere, the business of producing, processing, converting manufacturing, formulating, factoring, using buying, acquiring, storing, refining, packaging, selling, marketing, transporting, distributing, importing, exporting, and dealing in all kinds and description of petrochemicals, petroleum products its by-products, joint products, ancillary products and derivatives thereof whether in liquid, solid, flake or gaseous form, including benzene, ethylene, propylene, polypropylene, propane, ethane, butanes, butadiene, isoprene, rubber, naphtha, methane, methanol, melamine, naphthalene, cyclohexanone, phenol, acetic acid, calcium acetate, vinyl acetates, polyurethanes and polyurathanebased chemicals, polyols and cyanides of all kinds, disocynides, phosgene, polycarbonates, ammonia, caprolactam, adipic acid, hexamethylene, diamine, amine compounds of Lower and higher olifenes or thoxylene, phthalic anhydride, alkyd resins, polyster fibres and films, mixed xylenes, paraxylene, metaxylene, toluene, cumene, styrene, polymer products of all types including block polymers, graft polymers, random polymers, co-polymers, homo polymers, acrylonitrte co-polymers, butadiene styrene acrylonitrte terpolymers, butadiene styrene, polysaccharide of all kinds, synthetic rubbers, acrylonitrte rubber, styrene butadiene rubber, methacrolein, maleic anhydride, methacrylates, urea, formaldehyde, fibers of all kinds, including acrylic fibres, carbon fibres, polypropylene fibers, polyvinyl alcohol fibres, optical fibres, polycarbonate resins, formaldehyde resins, polyvinyl acetate resins, nylons of all kinds, hydrogen cyanide, poly methyl purified terephattalic acid, dimethyl terephattate poly vinyl chloride, acetylene, ethylene dichloride, ethylene oxide, ethylene glycol, polyglycols of ethylene, paraxy lenes, poly styrene, poly propylene, isopropanel, acetone, propylene oxide, propylene glycol, acrylonitrile, acrolein, acrylicestres, ally chloride, epichlorhydnn, epoxy resins, plastics of all types, oxides of all types, chlorinated hydrocarbons, halogenated hydrocarbons, aliphatic and aromatic alcohols, ketones, aromatic acid, anhydrides, linear alkyl benezene, linear alkyl benezene sulfonates, quanternary ammonium compounds, alcohol ephoxylates, alcohol ephoxysulphates, monomer and polymers of vinyl acetate, vinyl choloride, esters of ortho meta and pera and terephthalic acids, lubricating oils, transformer oils, furnace oils, and polymers in all their forms like resins, fibred sheets, mouldings and castings.
40. Subject to the provisions of law applicable to carry on in India or elsewhere the business of running hotels, motels, restaurants, coffee houses, eating houses, lodging houses, boarding houses, flight kitchens, club houses, holiday resorts, holiday homes, travels and tours, health clubs, swimming pools, rest houses, entertainment houses and for this purpose to purchase, give on hire, construct, build, manage, improve alter, demolish.
41. To carry on in India or elsewhere the business of manufacturing, producing, processing, sizing, drawing, crimping, twisting, texturising, blending, mixing, purchasing all kinds of natural and man-made fibres, fibre yarns, fibre cords, cotton yarns, polyester staple fibres, jute, wool, silk core, art silk, nylon fibres, staple fibres, fabrics, plastic fabrics, synthetic and other fibrous materials, cloths, dressing materials, furnishing materials, handicrafts, khadi uniforms, readymade garments, apparels,



carpets, blankets, padding knitted goods, decorative materials, woven bags, hosiery, gloves, sewing threads, ropes covers and packing materials.

42. To carry on the business as finance industrial enterprises and promote of Companies engaged in industrial and trading business and to manage syndicates in securities, finance and real estate.
  43. To carry on the business as importers, exporters, buyers, sellers, dealers, principal or agent in all kinds of plant and machineries, equipments and instruments, articles, apparatus, appliances, accessories and fittings for the objects of the company.
  44. To carry on in India or abroad the business of faruning and to grow cultivate pradna, develop market sell & export timbers, frmits, vegetables and other similar products and to do all acts incidental to the some.
- IV. The Liability of the members is limited.
- V. The Authorized Share Capital of the Company is Rs.75,00,00,000/- (Rupees Seventy Five Crores only) divided into 7,50,00,000 (Seven Crore Fifty Lakhs) Equity Shares of Rs.10/- (Rupee Ten only) each with power to increase or reduce such capital for the time being in force in this behalf and with power to divide the shares in the capital for the time being into equity share capital or preference share capital, and to attach thereto respectively any preferential, qualified or special right, privileges or condition. If and whenever the capital of the company is divided into shares, of different classes the right of any such class may be varied, modified, effected, extended, abrogated or surrendered as provided in the Articles of Association of the company and the legislative provisions for the time being in force.

***\*Amended vide special resolution passed through EOGM held on 24<sup>th</sup> October, 2018***

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We, the several persons, whose names and addresses are hereunder subscribed, are desirous of being formed into a Company in pursuance of the Memorandum of Association, and we respectively agree to take the number of equity shares in the capital of the Company set opposite to our respective names:

Name, Address, Description & Occupation of subscribers	Number of equity shares taken by each subscriber	Signature, Name, Address, Description & Occupation of witnesses
<b>1. Dhananjay Kuray</b> S/o Bipin B. Kuray Lal Bunglow, Maninagar, Ahmedabad. Occupation- Business Sd/- Dhananjay Kuray	100 (Hundred)	
<b>2. Mrs. Jayshree B. Kuray</b> W/o Bipin B. Kuray Lal Bunglow, Maninagar, Ahmedabad 8 Occupation- Business Sd/- Jayshree B. Kuray	100 (Hundred)	
<b>3. Shankar K. Mudaliar</b> S/o Kuppuswamy S. Mudaliar 26/654, Slum Quarters, Amraiwadi, Ahmedabad-26. Occupation: Business Sd/- Shankar K. Mudaliar	100 (Hundred)	Common Witness to All Seven Subscribers
<b>4. Gaurang K Shah</b> S/o Kantilal Shah Ruxmani Bhuvan, Opp Municipal, Maninagar (east), Ahmedabad 380008. Sd/- Gaurang K Shah	100 (Hundred)	Jayendra Shah S/o Mahendrabhai Shah 18, Gyandeep Society, Dhoom Ketu Road, Paldi, Ahmedabad- 380007.
<b>5. Vishwanath Jadav</b> S/o. Lalitchandra Jadav 25/1, Dhanlaxmi Society, Mosam Apt, B/h. Swaminarayan Temple, Maninagar, Ahmedabad-8 Occupation: Business Sd/- Vishwanath Jadav	100 (Hundred)	Company Secretary Sd/- Jayendra Shah

<b>6. Bipin Kuray</b> S/o. Balkrishna Kuray Lal Bungalow, Swaminarayan Road, Maninagar, Ahmedabad 380008. Occupation- Business Sd/- Bipin Kuray	100 (Hundred)	
<b>7. Samir Upadhayay</b> B/49, Raibag Society, Ghodasar Canal Road, Ghodasar, Ahmedabad 380050 Occupation- Business Sd/- Samir Upadhayay	100 (Hundred)	
	700 (Seven Hundred)	

Place: Ahmedabad      Dated this 1<sup>st</sup> August, 1995

THE COMPANIES ACT, 2013  
COMPANY LIMITED BY SHARES  
\*ARTICLES OF ASSOCIATION  
OF  
**TRESCON LIMITED**

**Interpretation:**

- I. (1) In these regulations
- a) "the Act" means the Companies Act, 2013.
  - b) "the seal" means the common seal of the company.
  - c) "The Company" means the **TRESCON LIMITED\***
  - d) "The Director" mean the Director appointed to the Board of a Company.
  - e) "The Board of Directors" or "The Board" in relation to a Company means the collective body of the directors of the company.
  - f) "The Managing Director" means a Director who, by virtue of the Articles of a company or an agreement with the company or a resolution passed in its general meeting, or by its board of directors, is interested with substantial power of management of the affairs of the company and includes a director occupying the position of managing director, by whatever name called.
  - g) "Register" means the Register of Members to be kept pursuant to Section 88 of the Act or any other law as may be applicable.
  - h) **\*\***"The Registrar" means the Registrar of Companies, Maharashtra.
  - i) "Dividend" includes any interim Dividend.
  - j) "Seal" means the Company seal of the company.
  - k) "Proxy" includes Attorney duly constituted under a Power of Attorney.
  - l) "Depository" means a depository as defined in clause (e) of sub-section (1) of section 2 of the Depositories Act, 1996.

*\*Amended vide special resolution passed through EOGM held on 24<sup>th</sup> October, 2018.*

*\*\* Amended vide special resolution passed through Postal Ballot on 30<sup>th</sup> July, 2018*

- (2) Unless the context otherwise requires, words or expressions contained in these regulations shall bear the same meaning as in the Act or any statutory modification thereof in force at the date at which these regulations become binding on the company.

## **II. Share Capital and variation of rights**

1. Subject to the provisions of the Act and these Articles, the shares in the capital of the company shall be under the control of the Directors who may issue, allot or otherwise dispose of the same or any of them to such persons, in such proportion and on such terms and conditions and either at a premium or at par and at such time as they may from time to time think fit.
2.
  - (1) Every person whose name is entered as a member in the register of members shall be entitled to receive within two months after incorporation, in case of subscribers to the memorandum or after allotment or within one month after the application for the registration of transfer or transmission or within such other period as the conditions of issue shall be provided-
    - a. one certificate for all his shares without payment of any charges; or
    - b. Several certificates, each for one or more of his shares, upon payment of twenty rupees for each certificate after the first.
  - (2) Every certificate shall be under the seal and shall specify the shares to which it relates and the amount paid-up thereon.
  - (3) In respect of any share or shares held jointly by several persons, the company shall not be bound to issue more than one certificate, and delivery of a certificate for a share to one of several joint holders shall be sufficient delivery to all such holders.
3.
  - (1) If any share certificate be worn out, defaced, mutilated or torn or if there be no further space on the back for endorsement of transfer, then upon production and surrender thereof to the company, a new certificate may be issued in lieu thereof, and if any certificate is lost or destroyed then upon proof thereof to the satisfaction of the company and on execution of such indemnity as the company deem adequate, a new certificate in lieu thereof shall be given. Every certificate under this Article shall be issued without payment of any charges.
  - (2) The provisions of Articles (2) and (3) shall mutatis mutandis apply to debentures of the company.
4. Except as required by law, no person shall be recognized by the company as holding any share upon any trust, and the company shall not be bound by, or be compelled in any way to recognize (even when having notice thereof) any equitable, contingent, future or partial interest in any share, or any interest in any fractional part of a share, or (except only as by these regulations or by law otherwise provided) any other rights in respect of any share except an absolute right to the entirety thereof in the registered holder.
5. The Company may exercise the powers of paying commissions conferred by sub-section (6) of section 40, provided that the rate percent or the amount of the commission paid or agreed to be paid shall be disclosed in the manner required by that section and rules made thereunder.
  - i. The rate or amount of the commission shall not exceed the rate or amount prescribed in rules made under sub-section (6) of section 40.

- ii. The commission may be satisfied by the payment of cash or the allotment of fully or partly paid shares or partly in the one way and partly in the other.
- 6.
  - i. If at any time the share capital is divided into different classes of shares, the rights attached to any class may, subject to the provisions of section 48 and whether or not the company is being wound up, be varied with the consent in writing of the holders of three-fourths of the issued shares of that class, or with the sanction of a special resolution passed at a separate meeting of the holders of the shares of that class.
  - ii. To every such separate meeting, the provisions of these regulations relating to general meetings shall mutatis mutandis apply, but so that the necessary quorum shall be at least two persons holding at least one-third of the issued shares of the class in question.
- 7. The rights conferred upon the holders of the shares of any class issued with preferred or other rights shall not, unless otherwise expressly provided by the terms of issue of the shares of that class, be deemed to be varied by the creation or issue of further shares ranking *pari passu* therewith.

**Capital and alteration of capital.**

- 8. \*The Authorized Share Capital of the Company will be as may be specified under clause V of the Memorandum of Association of the Company.
- 9. The Company may, from time to time, by ordinary resolution increase the share capital by such sum, to be divided into shares of such amount, as may be specified in the resolution.
- 10. Subject to the provisions of section 61, the Company may, by ordinary resolution-
  - a. consolidate and divide all or any of its share capital into shares of larger amount than its existing shares;
  - b. convert all or any of its fully paid-up shares into stock, and reconvert that stock into fully paid-up shares of any denomination;
  - c. sub-divide its existing shares or any of them into shares of smaller amount than is fixed by the memorandum;
  - d. cancel any shares which, at the date of the passing of the resolution, have not been taken or agreed to be taken by any person
- 11. Where shares are converted into stock-
  - a. the holders of stock may transfer the same or any part thereof in the same manner as, and subject to the same regulations under which, the shares from which the stock arose might before the conversion have been transferred, or as near thereto as circumstances admit:

Provided that the Board may, from time to time, fix the minimum amount of stock transferable, so, however, that such minimum shall not exceed the nominal amount of the shares from which the stock arose.

***\*\*Amended vide special resolution passed through EOGM held on 24<sup>th</sup> October, 2018***

- b. the holders of stock shall, according to the amount of stock held by them, have the same rights, privileges and advantages as regards dividends, voting at meetings of the company, and other matters, as if they held the shares from which the stock arose; but no such privilege or advantage (except participation in the dividends and profits of the company and in the assets on winding up) shall be conferred by an amount of stock which would not, if existing in shares, have conferred that privilege or advantage.
- c. Such of the regulations of the company as are applicable to paid-up shares shall apply to stock and the words "share" and "shareholder" in those regulations shall include "stock" and "stock-holder" respectively.

#### **Issue of Preference Shares**

- 12. Subject to the provisions of section 55, any preference shares may, with the sanction of an ordinary resolution, be issued on the terms that they are to be redeemed on such terms and in such manner as the company before the issue of the shares may, by special resolution, determine.

#### **Shares under the control of the Directors**

- 13. Subject to the provisions of the Act and these Articles, the shares in the capital of the company shall be under the control of the Directors who may issue, allot or otherwise dispose of the same or any of them to such persons, in such proportion and on such terms and conditions and either at a premium or at par and at such time as they may from time to time think fit.

#### **Power of General Meeting to offer shares to such persons as the Company may resolve**

- 14. In addition to and without derogating from the powers for that purpose conferred on the Directors under Article 8, the Company in general meeting may determine that any shares (whether forming part of the original capital or of any increased capital of the Company) shall be offered to such persons (whether members or holders of debentures of the Company or not) in such proportions and on such terms and conditions and either at a premium or at par or, subject to compliance with the provisions of this Act, as such general meeting shall determine and with full power to give to any person (whether a member or holder of debentures of the Company or not) the option to call for or be allotted shares of any class of the Company either at a premium or at par or at such times and for such consideration as may be directed by such general meeting, or the Company in general meeting may make any other provisions whatsoever for the issue, allotment or disposal of any shares. Subject to any direction given by general meeting as aforesaid, the provisions of section 62 of the Act.

#### **Directors may allot shares as fully paid.**

- 15. Subject to the provisions of the Act and these Articles, the Directors may allot and issue shares in the capital of the Company as payment or part payment for any property sold or transferred, goods or machinery supplied or for services rendered to the Company either in or about the formation or promotion of the Company or the conduct of its business and any shares which may be so allotted may be issued as fully paid up shares, and if so issued, shall be deemed to be fully paid-up shares.

### **Voting Rights**

16. Subject to any rights or restrictions for the time being attached to any class or classes of shares.
  - a. on a show of hands, every member present in person shall have one vote; and
  - b. on a poll, the voting rights of members shall be in proportion to his share in the paid-up equity share capital of the company.
17. A member may exercise his vote at a meeting by electronic means in accordance with section 108 and shall vote only once.
18.
  - (i) In the case of joint holders, the vote of the senior who tenders a vote, whether in person or by proxy, shall be accepted to the exclusion of the votes of the other joint holders.
  - (ii) For this purpose, seniority shall be determined by the order in which the names stand in the register of members.
19. A member of unsound mind, or in respect of whom an order has been made by any court having jurisdiction in lunacy, may vote, whether on a show of hands or on a poll, by his committee or other legal guardian, and any such committee or guardian may, on a poll, vote by proxy.
20. Any business other than that upon which a poll has been demanded may be proceeded with, pending the taking of the poll.
21. No member shall be entitled to vote at any general meeting unless all calls or other sums presently payable by him in respect of shares in the company have been paid.
22.
  - (i) No objection shall be raised to the qualification of any voter except at the meeting or adjourned meeting at which the vote objected to is given or tendered, and every vote not disallowed at such meeting shall be valid for all purposes.
  - (ii) Any such objection made in due time shall be referred to the Chairperson of the meeting, whose decision shall be final and conclusive.

### **Register and Index of Members**

23. The Company shall cause to be kept a Register and Index of Members in accordance with all applicable provisions of the Companies Act, 2013 and the Depositories Act, 1996 with details of shares held in material and dematerialised forms in any media as may be permitted by law including in any form of electronic media.

### **Shares to be numbered progressively and no share to be sub-divided**

24. The Shares in the capital of the Company shall be numbered progressively according to their several denominations, and no share shall be sub-divided; Provided however, that the provision relating to progressive numbering shall not apply to the shares of the Company which are dematerialised in future or issued in future in dematerialised form. Every forfeited or surrendered share held in material form shall continue to bear the number by which the same was originally distinguished.



### **Dematerialisation of Securities**

25. (1) The Company shall be entitled to dematerialise its existing shares, rematerialise its shares held in the Depositories and/or to offer its fresh shares in a dematerialized form pursuant to the Depositories Act, 1996 and the rules framed thereunder, if any.

### **Options for Investors**

- (2) Every person subscribing to securities offered by the Company shall have the option to receive security certificates or to hold the securities with a depository. Such a person who is the beneficial owner of the securities can at any time opt out of a depository, if permitted by the law, in respect of any security in the manner provided by the Depositories Act, and the Company shall, in the manner and within the time prescribed, issue to the beneficial owner the required Certificates of securities.

If a person opts to hold his securities with a depository, the Company shall intimate such depository the details of allotment of the security, and on receipt of the information, the depository shall enter in its record the name of the allottee as the beneficial owner of the security. Securities in Depositories to be in fungible form

- (3) All securities held by a depository shall be dematerialised and be in fungible form. Nothing contained in Section 89 of the Act shall apply to a depository in respect of the securities held by it on behalf of the beneficial owners.

### **Rights of depositories and Beneficial Owners**

- (4) (a) Notwithstanding anything to the contrary contained in the Act or these Articles, a depository shall be deemed to be the registered owner for the purposes of effecting transfer of ownership of security on behalf of the beneficial owner.
- (b) Save as otherwise provided in (a) above, the depository as the registered owner of the securities shall not have any voting rights or any other rights in respect of the securities held by it.
- (c) Every person holding securities of the Company and whose name is entered as the beneficial owner in the records of the depository shall be deemed to be a member of the Company. The beneficial owner of securities shall be entitled to all the rights and benefits and shall be subject to all the liabilities in respect of his securities, which are held by a depository.

### **Service of Documents**

- (5) Notwithstanding anything in the Act or these Articles to the contrary, where securities are held in a depository, the records of the beneficial ownership may be served by such depository on the Company by means of electronic mode or by delivery of floppies or discs.

### **Transfer of Securities**

- (6) Nothing contained in Section 56 of the Act or these Articles shall apply to a transfer of securities affected by a transferor and transferee both of whom are entered as beneficial owners in the records of a depository.

#### **Allotment of Securities dealt with in a Depository.**

- (7) Notwithstanding anything in the Act or these Articles, where a depository deals with securities, the Company shall intimate the details thereof to the depository immediately on allotment of such securities.

#### **Distinctive numbers of securities held in a depository.**

- (8) Nothing contained in the Act or these Articles regarding the necessity of having distinctive numbers for securities issued by the Company shall apply to securities held with a depository.

#### **Register and Index of beneficial owners.**

- (9) The Register and Index of beneficial owners maintained by a depository under the Depositories Act, 1996 shall be deemed to be the Register and Index of Members and security holders for the purposes of these Articles.

#### **Acceptance of Shares**

26. An application signed by or on behalf of an applicant for shares in the Company, followed by an allotment of any share therein, shall be an acceptance of shares within the meaning of these Articles, and every person who thus or otherwise accepts any shares and whose name is on the Register shall for the purpose of these Articles be a Member.

#### **Calls on Shares**

27. (1) The Board may, from time to time, make calls upon the members in respect of any monies unpaid on their shares (whether on account of the nominal value of the shares or by way of premium) and not by the conditions of allotment thereof made payable at fixed times:
- Provided that no call shall exceed one-fourth of the nominal value of the share or be payable at less than one month from the date fixed for the payment of the last preceding call.
- (2) Each member shall, subject to receiving at least fourteen days' notice specifying the time or times and place of payment, pay to the company, at the time or times and place so specified, the amount called on his shares.
- (3) A call may be revoked or postponed at the discretion of the Board.
28. A call shall be deemed to have been made at the time when the resolution of the Board authorising the call was passed and may be required to be paid by installments.
29. The joint holders of a share shall be jointly and severally liable to pay all calls in respect thereof.
30. (1) If a sum called in respect of a share is not paid before or on the day appointed for payment thereof, the person from whom the sum is due shall pay interest thereon from the day appointed for payment thereof to the time of actual payment at ten per cent, per annum or at such lower rate, if any, as the Board may determine.
- (2) The Board shall be at liberty to waive payment of any such interest wholly or in part.

31. (1) Any sum which by the terms of issue of a share becomes payable on allotment or at any fixed date, whether on account of the nominal value of the share or by way of premium, shall, for the purposes of these regulations, be deemed to be a call duly made and payable on the date on which by the terms of issue such sum becomes payable.
- (2) In case of non-payment of such sum, all the relevant provisions of these regulations as to payment of interest and expenses, forfeiture or otherwise shall apply as if such sum had become payable by virtue of a call duly made and notified.

**The Board-**

- 32 (1) may, if it thinks fit, receive from any member willing to advance the same, all or any part of the monies uncalled and unpaid upon any shares held by him; and
- (2) upon all or any of the monies so advanced, may (until the same would, but for such advance, become presently payable) pay interest at such rate not exceeding, unless the company in general meeting shall otherwise direct, twelve per cent. per annum, as may be agreed upon between the Board and the member paying the sum in advance.

**Commission for placing Shares, debentures etc**

33. The company may exercise the powers of paying commissions conferred by sub-section (6) of section 40, provided that the rate per cent or the amount of the commission paid or agreed to be paid shall be disclosed in the manner required by that section and rules made there under. The rate or amount of the commission shall not exceed the rate or amount prescribed in rules made under sub-section (6) of section 40.

The commission may be satisfied by the payment of cash or the allotment of fully or partly paid shares or partly in the one way and partly in the other.

**Forfeiture of Shares**

34. If a member fails to pay any call, or installment of a call, on the day appointed for payment thereof, the Board may, at any time thereafter during such time as any part of the call or installment remains unpaid, serve a notice on him requiring payment of so much of the call or installment as is unpaid, together with any interest which may have accrued
35. The notice aforesaid shall
  - a. name a further day (not being earlier than the expiry of fourteen days from the date of service of the notice) on or before which the payment required by the notice is to be made; and
  - b. state that, in the event of non-payment on or before the day so named, the shares in respect of which the call was made shall be liable to be forfeited.
36. If the requirements of any such notice as aforesaid are not complied with, any share in respect of which the notice has been given may, at any time thereafter, before the payment required by the notice has been made, be forfeited by a resolution of the Board to that effect.
37. (1) A forfeited share may be sold or otherwise disposed of on such terms and in such manner as the Board thinks fit.

- (2) At any time before a sale or disposal as aforesaid, the Board may cancel the forfeiture on such terms as it thinks fit.
- 38.
- (1) A person whose shares have been forfeited shall cease to be a member in respect of the forfeited shares, but shall, notwithstanding the forfeiture, remain liable to pay to the company all monies which, at the date of forfeiture, were presently payable by him to the company in respect of the shares.
  - (2) The liability of such person shall cease if and when the company shall have received payment in full of all such monies in respect of the shares,
- 39.
- (1) A duly verified declaration in writing that the declarant is a director, the manager or the secretary, of the company, and that a share in the company has been duly forfeited on a date stated in the declaration, shall be Conclusive evidence of the facts therein stated as against all persons claiming to be entitled to the share.
  - (2) The company may receive the consideration, if any, given for the share on any sale or disposal thereof and may execute a transfer of the share in favour of the person to whom the share is sold or disposed of.
  - (3) The transferee shall thereupon be registered as the holder of the share.
  - (4) The transferee shall not be bound to see to the application of the purchase money, if any, nor shall his title to the share be affected by any irregularity or invalidity in the proceedings in reference to the forfeiture, sale or disposal of the share.
40. The provisions of these regulations as to forfeiture shall apply in the case of non-payment of any sum which, by the terms of issue of a share, becomes payable at a fixed time, whether on account of the nominal value of the share or by way of premium, as if the same had been payable by virtue of a call duly made and notified.

#### **Lien**

- 41.
- (1) The company shall have a first and paramount lien
    - a. on every share (not being a fully paid share), for all monies (whether presently payable or not) called, or payable at a fixed time, in respect of that share; and
    - b. on all shares (not being fully paid shares) standing registered in the name of a single person, for all monies presently payable by him or his estate to the company:

Provided that the Board directors may at any time declare any share to be wholly or in part exempt from the provisions of this clause.

- (2) The company's lien, if any, on a share shall extend to all dividends payable and bonuses declared from time to time in respect of such shares.
- (3) The company may sell, in such manner as the Board thinks fit, any shares on which the company has a lien:

Provided that no sale shall be made

- a. unless a sum in respect of which the lien exists is presently payable; or
  - b. until the expiration of fourteen days after a notice in writing stating and demanding payment of such part of the amount in respect of which the lien exists as is presently payable, has been given to the registered holder for the time being of the share or the person entitled thereto by reason of his death or insolvency.
- 42. (1) To give effect to any such sale, the Board may authorise some person to transfer the shares sold to the purchaser thereof.
- (2) The purchaser shall be registered as the holder of the shares comprised in any such transfer.
- (3) The purchaser shall not be bound to see to the application of the purchase money, nor shall his title to the shares be affected by any irregularity or invalidity in the proceedings in reference to the sale.

#### **Transfer of Shares**

- 43. (1) The instrument of transfer of any share in the company shall be executed by or on behalf of both the transferor and transferee.
- (2) The transferor shall be deemed to remain a holder of the share until the name of the transferee is entered in the register of members in respect thereof.
- 44. The Board may, subject to the right of appeal conferred by section 58 decline to register
  - a. the transfer of a share, not being a fully paid share, to a person of whom they do not approve; or
  - b. any transfer of shares on which the company has a lien.
- 45. The Board may decline to recognise any instrument of transfer unless
  - a. the instrument of transfer is in the form as prescribed in rules made under sub-section (1) of section 56;
  - b. the instrument of transfer is accompanied by the certificate of the shares to which it relates, and such other evidence as the Board may reasonably require to show the right of the transferor to make the transfer; and
  - c. the instrument of transfer is in respect of only one class of shares.
- 46. On giving not less than seven days' previous notice in accordance with section 91 and rules made there under, the registration of transfers may be suspended at such times and for such periods as the Board may from time to time determine;

Provided that such registration shall not be suspended for more than thirty days at any one time or for more than forty-five days in the aggregate in any year

#### **Transmission of shares**

- 47. (1) On the death of a member, the survivor or survivors where the member was a joint holder, and his nominee or nominees or legal

representatives where he was a sole holder, shall be the only persons recognised by the company as having any title to his interest in the shares.

- (2) Nothing in clause (i) shall release the estate of a deceased joint holder from any liability in respect of any share which had been jointly held by him with other persons.
48. (1) Any person becoming entitled to a share in consequence of the death or insolvency of a member may, upon such evidence being produced as may from time to time properly be required by the Board and subject as hereinafter provided, elect, either
- a. to be registered himself as holder of the share; or
  - b. to make such transfer of the share as the deceased or insolvent member could have made.
- (2) The Board shall, in either case, have the same right to decline or suspend registration as it would have had, if the deceased or insolvent member had transferred the share before his death or insolvency.
49. (1) If the person so becoming entitled shall elect to be registered as holder of the share himself, he shall deliver or send to the company a notice in writing signed by him stating that he selects.
- (2) If the person aforesaid shall elect to transfer the share, he shall testify his election by executing a transfer of the share.
- (3) All the limitations, restrictions and provisions of these regulations relating to the right to transfer and the registration of transfers of shares shall be applicable to any such notice or transfer as aforesaid as if the death or insolvency of the member had not occurred and the notice or transfer were a transfer signed by that member.
50. A person becoming entitled to a share by reason of the death or insolvency of the holder shall be entitled to the same dividends and other advantages to which he would be entitled if he were the registered holder of the share, except that he shall not, before being registered as a member in respect of the share, be entitled in respect of it to exercise any right conferred by membership in relation to meetings of the company:

Provided that the Board may, at any time, give notice requiring any such person to elect either to be registered himself or to transfer the share, and if the notice is not complied with within ninety days, the Board may thereafter withhold payment of all dividends, bonuses or other monies payable in respect of the share, until the requirements of the notice have been complied with.

#### **Buy Back of Shares**

51. Notwithstanding anything contained in these articles but subject to the provisions of sections 68 to 70 and any other applicable provision of the Act or any other law for the time being in force, the company may purchase its own shares or other specified securities.

#### **Reduction of Capital**

52. The company may, by special resolution, reduce in any manner and with, and subject to, any incident authorised and consent required by law

- a. its share capital;
- b. any capital redemption reserve account; or
- c. any share premium account

**Power to modify class rights**

- 53. (1) If at any time the share capital is divided into different classes of shares, the rights attached to any class (unless otherwise provided by the terms of issue of the shares of that class) may, subject to the provisions of section 48, and whether or not the company is being wound up, be varied with the consent in writing of the holders of three-fourths of the issued shares of that class, or with the sanction of a special resolution passed at a separate meeting of the holders of the shares of that class.
- (2) To every such separate meeting, the provisions of these regulations relating to general meetings shall *mutatis mutandis* apply, but so that the necessary quorum shall be at least two persons holding at least one-third of the issued shares of the class in question.
- 54. The rights conferred upon the holders of the shares of any class issued with preferred or other rights shall not, unless otherwise expressly provided by the terms of issue of the shares of that class, be deemed to be varied by the creation or issue of further shares ranking *pari passu* therewith.
- 55. Subject to the provisions of section 55, any preference shares may, with the sanction of an ordinary resolution, be issued on the terms that they are to be redeemed on such terms and in such manner as the company before the issue of the shares may, by special resolution, determine.

**Power to borrow**

- 56. Subject to the provisions of the Act and these Articles and without prejudice to the other powers conferred by these Articles the Directors shall have the power from time to time at their discretion to borrow any sum or sums of money for the purpose of the Company provided that the total amount borrowed at any time together with the moneys already borrowed by the Company (apart from temporary loans obtained from the Company's Bankers in the ordinary course of business) shall not without the consent of the Company in General Meeting exceed the aggregate of the paid up capital of the Company and its free reserves, that is to say, reserves not set apart for any specified purpose.

**Conditions on which money may be borrowed**

- 57. Subject to the provisions of the Act and these Articles the Directors may raise and secure the payment of such sum or sums in such manner and upon such terms and conditions in all respects as they think fit and in particular by the issue of bonds, perpetual or redeemable, debentures or debenture-stock, or any mortgage or charge or other security on the undertaking of the whole or any part of the property of the Company (both present and future) including its uncalled capital for the time being.

**Bonds, debentures etc. to be subject to control of Directors**

- 58. Any bonds, debentures, debenture-stock or other securities issued or to be issued by the Company shall be under the control of the Directors who may issue them upon such terms and conditions and in such manner and for such consideration as they shall consider to be for the benefit of the Company.

**Securities may be assignable free from equities.**

59. Debentures, debenture-stock, bonds or other securities may be made assignable free from any equities between the Company and the person to whom the same may be issued.

**Mortgage of uncalled capital**

60. If any uncalled capital of the Company is included in or charged by any mortgage or other security the Directors shall subject to the provisions of the Act and these Articles make calls on the members in respect of such uncalled capital in trust for the person in whose favour such mortgage or security is executed or if permitted by the Act by instrument under the Seal authorise the person in whose favour such mortgage or security is executed or any other person in trust for him to make calls on the members in respect of such uncalled capital and the provisions hereinbefore contained in regard to calls shall mutatis mutandis apply to calls made under such authority and such authority may be made exercisable either conditionally or unconditionally and either presently or contingently and either to the exclusion of the Directors' power or otherwise and shall be assignable if expressed so to be.

**Indemnity may be given**

61. Subject to the provisions of the Act and these Articles, if the Directors or any of them or any other person shall incur or be about to incur any liability whether as principal or surety for the payment of any sum primarily due from the Company, the Directors may execute or cause to be executed any mortgage, charge or security over or affecting the whole or any part of the assets of the Company by way of indemnity to secure the Directors or persons so becoming liable as aforesaid from any loss in respect of such liability.

**Meetings**

**Annual General Meeting**

62. (1) Every company other than one person company shall in each year hold in addition to any other meeting, a general meeting as its Annual General Meeting and shall specify the meeting as such in the notices calling it, and not more than fifteen months shall elapse between the date of one annual general meeting of a company and that of the next.

**Provided that** in case of a first annual general meeting it shall be held within a period of nine months from the date of closing of the first financial year of the company and in any other case, within period of six months, from the closing of the financial year.

**Provided that** if a company holds its first annual general meeting as aforesaid, it shall not be necessary for the company to hold any annual general meeting in the year of its incorporation.

**Provided that** the Registrar may, for any special reason, extend the time within which any annual general meeting, other than the first annual general meeting, shall be held, by period not exceeding three months

- (2) Every Annual General Meeting shall be called for a time during business hours and on such day (not being national holiday) as the Directors may from time to time determine and it shall be held either at the Registered Office of the Company or at some other place within the city, town or village in which the Registered Office of the Company is situate. The Notice calling the meeting shall specify it as the Annual General Meeting.



### **Extraordinary General Meeting**

63. All the General Meetings other than Annual General Meetings shall be called Extraordinary General Meetings.

### **Directors may call Extraordinary General Meeting.**

The Board of Directors may call an Extraordinary General Meeting whenever they think fit.

### **Calling of Extraordinary General Meeting on requisition**

64. (1) The Board of Directors shall, on the requisition of such number of members of the Company as hold in regard to any matter at the date of deposit of the requisition, not less than one-tenth of such of the paid-up capital of the Company as at that date carries the right of voting in regard to that matter, forthwith proceed duly to call an Extraordinary General Meeting of the Company and the provisions of Section 100 of the Act (including the provisions below) shall be applicable.
- (2) The requisition shall set out the matters for the consideration of which the meeting is to be called, shall be signed by the requisitionist, and shall be deposited at the registered office of the Company.
- (3) The requisition may consist of several documents in like form, each signed by one or more requisitionist.
- (4) Where two or more distinct matters are specified in the requisition, the provisions of sub-clause (1) above shall apply separately in regard to each such matter; and the requisition shall accordingly be valid only in respect of those matters in regard to which the condition specified in that sub clause is fulfilled.
- (5) If the Board of Directors does not, within twenty-one days from the date of the deposit of a valid requisition in regard to any matters, proceed duly to call a meeting for the consideration of those matters on a day not later than forty-five days from the date of deposit of the requisition, the meeting may be called by the requisitionist themselves or by such of the requisitionist as represents either a majority in value of the paid-up share capital held by all of them or not less than one-tenth of such of the paid-up share capital of the Company as is referred to in sub-clause (1) above whichever is less.
- (6) A meeting called under sub-clause (5) above by the requisitionist or any of them shall be called in the same manner, as nearly as possible, as that in which meetings are to be called by the Board, but shall not be held after the expiration of three months from the date of the deposit of the requisition.
- (7) Any reasonable expenses incurred by the requisitionist by reason of the failure of the Board duly to call a meeting shall be repaid to the requisitionist by the Company; and any sum so repaid shall be retained by the Company out of any sum due or to become due from the Company by way of fees or other remuneration for their services to such of the Directors as were in default.

### **Notice of Meeting**

65. (1) A General Meeting of the Company may be called by giving not less than 21 days' notice in writing or through electronic mode.

- (2) However, a General Meeting may be called after giving shorter notice than 21 days, if the consent is accorded thereto in writing or electronic mode by not less than ninety-five percent of the members entitled to vote at such meeting.

Provided that where any members of the Company are entitled to vote only on some Resolution or Resolutions to be moved at the meeting and not on the others, those members shall be taken into account for the purpose of this sub-clause in respect of the former Resolution or Resolutions but not in respect of the latter.

#### **Contents of Notice**

- 66 (1) Every notice of a meeting of the Company shall specify the place, the date and hour of the meeting, and shall contain a statement of the business to be transacted thereat.
- (2) In every notice there shall appear with reasonable prominence a statement that a member entitled to attend and vote is entitled to appoint a proxy to attend and vote instead of himself, and that a proxy need not be a member of the Company.

#### **Special Business**

67. (1) In the case of an Annual General Meeting all business to be transacted at the meeting shall be deemed special, with the exception of business relating to:-
- a. the consideration of the financial statements and the Report of the Board of Directors and of the Auditors;
  - b. the declaration of dividend;
  - c. the appointment of Directors in the place of those retiring;
  - d. the appointment of and the fixing of the remuneration of the Auditors;
- (2) In the case of any other meeting all business shall be deemed special.
- (3) Where any item of business to be transacted at the meeting is deemed to be special as aforesaid, there shall be annexed to the notice of the meeting a statement setting out of all material facts concerning each such item of business including in particular, the nature of the concern or interest, if any, therein of every Director.

Provided, however, that where any item of special business as aforesaid to be transacted at a meeting of the Company relates to, or affects, any other company, the extent of shareholding interest in that other company of every Director of the Company shall also be set out in the Explanatory Statement, if the extent of such shareholding interest is not less than two (per cent of the paid-up share capital of that other company.

- (4) Where any item of business to be transacted at the meeting of the Company consists of according the approval of the meeting to any document, the time and place where the document can be inspected shall be specified in the explanatory statement.

#### **Service of Notice**

68. Notice of every meeting shall be given to every member of the Company in any manner authorised by Section 20 of the Act and these Articles.

#### **Notice to be given to the Auditors**

69. Notice of every meeting of the Company shall be given to the Auditor or Auditors for the time being of the Company, in any manner authorised by Section 20 in the case of any member or members of the Company.

#### **Act to omission to give notice**

70. The accidental omission to give notice of any meeting to or the non-receipt of any notice by any member or other person to whom it should be given shall not invalidate the proceedings at the meeting.

#### **Resolutions requiring special notice**

71. (1) Where, by any provision contained in the Act or in these Articles special notice is required of any resolution, notice of the intention to move the resolution shall be given to the Company by such number of members holding not less than one percent of total voting powers or holding shares on which such aggregate sum not exceeding five lakh rupees, as may be prescribed, has been paid up and the company shall give its members notice of the resolution in such manner as may be prescribed.

#### **Annual Summary**

72. The Directors shall prepare the annual list of members and summary and forward the same to the Registrar of Companies, in accordance with Section 92 of the Act.

#### **Proceedings at General Meetings**

73. (1) No business shall be transacted at any general meeting unless a quorum of members is present at the time when the meeting proceeds to business.
- (2) Save as otherwise provided herein, the quorum for the general meetings shall be as provided in section 103.
74. The chairperson, if any, of the Board shall preside as Chairperson at every general meeting of the company.
75. If there is no such Chairperson, or if he is not present within fifteen minutes after the time appointed for holding the meeting, or is unwilling to act as chairperson of the meeting, the directors present shall elect one of their members to be Chairperson of the meeting.
76. If at any meeting no director is willing to act as Chairperson or if no director is present within fifteen minutes after the time appointed for holding the meeting, the members present shall choose one of their members to be Chairperson of the meeting.

#### **Business at Adjourned meeting**

77. (1) The Chairperson may, with the consent of any meeting at which a quorum is present, and shall, if so directed by the meeting, adjourn the meeting from time to time and from place to place.

- (2) No business shall be transacted at any adjourned meeting other than the business left unfinished at the meeting from which the adjournment took place.
- (3) When a meeting is adjourned for thirty days or more, notice of the adjourned meeting shall be given as in the case of an original meeting.
- (4) Save as aforesaid, and as provided in section 103 of the Act, it shall not be necessary to give any notice of an adjournment or of the business to be transacted at an adjourned meeting.

#### **Evidence of the passing of a resolution where poll not demanded**

78. At any General Meeting, a resolution put to the vote of the meeting shall unless a poll is demanded, be decided on a show of hands. A declaration by the Chairman that on a show of hands a resolution has or has not been carried, or has or has not been carried either unanimously or by a particular majority, and an entry to that effect in the books containing the minutes of the proceedings of the Company, shall be conclusive evidence of the fact, without proof of the number or proportion of the votes cast in favour of or against such resolution.

#### **Demand for poll**

79. Before or on the declaration of the result of the voting on any resolution on a show of hands, a poll may be ordered to be taken by the Chairman of the Meeting of his own motion and shall be ordered to be taken by him on a demand made in that behalf by any member or members present in person or by proxy and holding shares in the Company which confer a power to vote on the Resolution not being less than one-tenth of the total voting power in respect of the Resolution, or on which an aggregate sum of not less than five lakhs rupees has been paid up. The demand for a poll may be withdrawn at any time by the person or persons who made the demand.

#### **Time and manner of taking poll**

80. A poll demanded on any question (other than the election of the Chairman or on the question of adjournment which shall be taken forthwith) shall be taken at such place and at such time not being later than forty-eight hours from the time when the demand was made, as the Chairman may direct. Subject to the provisions of the Act, the Chairman of the meeting shall have power to regulate the manner in which a poll shall be taken and the result of the poll shall be deemed to be the decision of the meeting on the resolution on which the poll was taken.

#### **Scrutinizers at poll**

81. Where a poll is to be taken, the Chairman of the meeting shall appoint two scrutinizers to scrutinize the votes given on the poll and to report thereon to him. The Chairman shall have power, at any time before the result of the poll is declared, to remove a scrutinizer from office and to fill vacancies in the office of scrutinizers arising from such removal or from any other cause. Of the two scrutinizers appointed under this Article, one shall always be a member (not being an officer or employee of the Company) present at the meeting, provided such a member is available and willing to be appointed.

#### **Demand for poll not to prevent transaction of other business**

82. The demand for a poll shall not prevent the continuance of a meeting for the transaction of any business other than the question on which the poll has been demanded.

#### **Motion how decided in case of equality of votes**

83. In the case of an equality of votes, whether on a show of hands or on a poll, the Chairman of the meeting at which the show of hands takes place, or at which the poll is demanded, shall be entitled to a casting vote in addition to his own vote or votes to which he may be entitled as a member.

#### **Reports, Statements and Registers to be laid on the table**

84. At every Annual General Meeting of the Company there shall be laid on the table the Directors' Report and audited Statement of Accounts, Auditors' Report (if not already incorporated in the audited Statement of Accounts), the Proxy Register with proxies and the Register of Directors' and Key Managerial Personnel maintained under Section 170 of the Act. The Auditors' Report shall be read before the Company in General Meeting and shall be open to inspection by any member of the Company.

#### **Registration of certain resolutions and agreements**

85. A copy of each of the following Resolutions (together with a copy of the Statement of material facts annexed under Section 102 to the notice of the meeting in which such Resolution has been passed) or Agreements shall, within thirty days after the passing or making thereof, be printed or typewritten and duly certified under the signature of an Officer of the Company and filed with the Registrar:
- a. Special Resolutions;
  - b. Resolutions which have been agreed to by all the members of the Company but which, if not so agreed to, would not have been effective for their purpose unless they had been passed as special resolutions;
  - c. Resolution of the Board or Agreement relating to the appointment, re-appointment or the renewal of the appointment or variations of the terms of appointment of a Managing Director;
  - d. Resolutions or agreements which have been agreed to by all members of any class of shareholders but which, if not so agreed to, would not have been effective for their purpose unless they had been passed by some particular majority or otherwise in some particular manner; and all resolutions or agreements which effectively bind all the members of any class of shareholders though not agreed to by all those members;
  - e. Resolutions requiring the Company to be wound up voluntarily passed in pursuance of Section 304 of the Act;
  - f. Resolutions passed by the Company according consent on the exercise by its Board of Directors of any of the powers under Section 180 of the Act; and
  - g. Resolutions passed by the Company in pursuance of sub-section (3) of section 179

- h. Any other resolution or agreement as may be prescribed and placed in the public domain.

A copy of every Resolution which has the effect of altering the Memorandum and Articles of Association of the Company and a copy of every Agreement referred to in the above items (c) and (d) shall be embodied in and annexed to every copy of the Articles issued after the passing of the Resolution or the making of the Agreement.

#### **Minutes of General Meetings**

- 86. The Company shall cause Minutes of all proceedings of every General Meeting to be kept in accordance with the provisions of Sections 118 and 120 of the Act by making within thirty days of the conclusion of every such meeting concerned entries thereof in Books kept for that purpose with their pages consecutively numbered. Each page of every such book shall be initialed or signed and the last page of the record of proceedings of each meeting in such books shall be dated and signed by the Chairman of the same meeting within the aforesaid period of 30 days or in the event of death or inability of the Chairman within that period, by a Director duly authorised by the Board for that purpose. The Company shall observe Secretarial Standards with respect to general meeting. Any such minutes kept as aforesaid shall be evidence of the proceedings recorded therein.

#### **Inspection of Minute Books of General Meeting**

- 87. The book containing the aforesaid minutes shall be kept at the Registered Office and be open during business hours to the inspection of any member without charge subject to such reasonable restrictions as the Company may by these Articles or in General Meeting impose in accordance with Sections 119 and 120 of the Act . Any member shall be entitled to be furnished within seven days after he has made a request in that behalf to the Company with a copy of the minutes on payment of such amount for such number of words required to be copied as may be prescribed by the Government from time to time.

#### **Publication of reports of proceedings of General Meetings**

- 88. No report of the proceedings of any General Meeting of the Company shall be circulated or advertised at the expense of the Company unless it includes the matters required by these Articles or Section 118 of the Act to be contained in the Minutes of the proceedings of such meeting.

#### **Votes may be given by Proxy or Attorney**

- 89. Subject to the provisions of the Act and these Articles, votes may be given either personally or by an attorney or by proxy or in the case of a body corporate also by a representative duly authorised under Section 112 and 113 of the Act.

#### **Number of votes to which members entitled**

- 90. (1) Subject to the provisions of the Act and these Articles, upon a show of hands, every member entitled to vote and present in person (including a body corporate present by a representative duly authorised in accordance with the provisions of Sections 112 and 113 of the Act) shall have one vote.
- (2) Subject to the provisions of the Act and these Articles, upon a poll every member entitled to vote and present in person (including a body

corporate present as aforesaid) or by attorney or by proxy shall be entitled to vote and shall have the following voting rights

- a. In respect of every ordinary share his voting right shall be in the same proportion as the capital paid up on such ordinary shares bears to the total paid up equity capital of the company;
- b. In respect of every fully paid preference share his voting right shall be as provided in the Act.

**No voting by proxy on show of hands**

91. No member not personally present shall be entitled to vote on a show of hands unless such member is present by attorney or unless such member is a body corporate present by a representative duly authorised under Sections 112 and 113 of the Act or by a proxy in which case such attorney or representative or proxy may vote on a show of hands as if he were a member of the Company.

**Votes in respect of shares of deceased, insolvent members**

92. Any person entitled under the Transmission Clause to transfer any shares may vote at any General Meeting in respect thereof as if he was the registered holder of such shares provided that at least 48 hours before the time of the holding the meeting or adjourned meeting as the case may be at which he proposes to vote he shall satisfy the Directors of his right to transfer such shares unless the Directors shall have previously admitted his right to vote at such meeting in respect thereof.

**No member to vote unless call is paid up**

93. Subject to provisions of the Act no member shall be entitled to be present or to vote at any General Meeting either personally or by proxy or attorney or as a proxy or attorney for any other member or be reckoned in a quorum whilst any call or other sum shall be due and payable to the Company in respect of any of the shares of such member.

**Right of member to use his vote differently**

94. On a poll taken at a meeting of the Company, a member entitled to more than one vote, or his proxy or any other person entitled to vote for him as the case may be, need not, if he votes, use all his votes or cast in the same way all the votes he uses.

**Proxies**

95. Any member entitled to attend and vote at a meeting of the Company shall be entitled to appoint another person (whether a member or not) as his proxy to attend and vote instead of himself; but a proxy so appointed shall not have any right to speak at the meeting.

**Appointment of Proxy**

96. Every proxy shall be appointed by an instrument in writing signed by the appointer or his attorney duly authorised in writing, or, if the appointer is a body corporate, be under its Seal or be signed by an officer or an attorney duly authorised by it.

#### **Deposit of instrument of appointment**

97. The instrument appointing a proxy and the power of attorney or other authority, if any, under which it is signed or under its seal thereof shall be deposited at the office of the Company not less than forty-eight hours before the time for holding the meeting at which the person named in the instrument proposes to vote and in default the instrument of proxy shall not be treated as valid. No instrument appointing a proxy shall be valid after the expiration of twelve months from the date of its execution except in the case of the adjournment of any meeting first held previously to the expiration of such time. An attorney shall not be entitled to vote unless the power of attorney or other instrument appointing him or notarially certified copy thereof has either been in the records of the Company at any time not less than forty-eight hours before the time for holding the meeting at which the attorney proposes to vote or is deposited at the office of the Company not less than fortyeight hours before the time fixed for such meeting aforesaid.

Notwithstanding that a power of attorney or other authority has been registered in the records of the Company, the Company may by notice in writing addressed to the member or the attorney given at least fourteen days before the meeting require him to produce the original power of attorney or authority and unless the same is thereon deposited with the Company not less than forty-eight hours before the time fixed for the meeting the attorney shall not be entitled to vote at such meeting unless the Directors in their absolute discretion excuse such nonproduction and deposit.

#### **Inspection of proxies**

98. Every member entitled to vote at the meeting of the Company according to the provisions of these Articles on any Resolution to be moved thereat shall be entitled during the period beginning twenty four hours before the time fixed for the commencement of the meeting and ending with the conclusion of the meeting, to inspect the proxies lodged, at any time during the business hours of the Company provided not less than three days' notice in writing of the intention so to inspect is given to the Company.

#### **Custody of the instrument**

99. If any such instrument of appointment be confined to the object of appointing an attorney or proxy for voting at meetings of the Company it shall remain permanently or for such time as the Directors may determine, in the custody of the Company; if embracing other objects a copy thereof, examined with the original, shall be delivered to the Company to remain in the custody of the Company.

#### **Validity of votes given by proxy notwithstanding death of member etc**

100. A vote given in accordance with the terms of an instrument of proxy or by an attorney shall be valid notwithstanding the previous death of the principal or revocation of the proxy or the power of attorney as the case may be or of the power of attorney under which such proxy was signed or the transfer of the share in respect which the vote is given, provided that no intimation in writing of the death, revocation or transfer shall have been received at the office before the meeting.

#### **Time for objections to votes**

101. Subject to the provisions of the Act and these Articles, no objection shall be made to the validity of any vote except at the meeting or poll at which such vote shall be tendered and every vote whether given personally or by proxy or



by any means hereby authorised and not disallowed at such meeting or poll shall be deemed valid for all purposes of such meeting or poll whatsoever.

#### **Chairman of any meeting to be the judge of validity of any vote**

102. Subject to the provisions of the Act and these Articles, the Chairman of any meeting shall be the sole judge of the validity of every vote tendered at such meeting, and subject as aforesaid, the Chairman present at the taking of a poll shall be the sole judge of the validity of every vote tendered at such poll.

#### **Directors**

103. Until otherwise determined by a General Meeting the number of Directors shall not be less than three or more than fifteen.

#### **First Directors**

The persons hereinafter named shall become and be the first Directors of the Company, that is to say:-

1. Shri Dhananjay Kuray
2. Shri Bipin Kuray
3. Shrimati Jayshree Kuray

#### **Debenture Director**

104. Any trust deed for securing debentures or debenture stock may, if so arranged, provide for the appointment from time to time by the trustees thereof or by the holders of the debentures or debenture stocks of some person to be a Director of the Company and may empower such trustees or holders of debentures or debenture stock from time to time to remove any Director so appointed. The Director appointed under this Article is herein referred to as the "Debenture Director", and the term Debenture Director means the Director for the time being in office under this Article. The Debenture Director shall not be liable to retire by rotation or subject to the provisions of the Act be removed by the Company. The Trust Deed may contain such ancillary provisions as may be arranged between the Company and the trustees and all such provisions shall have effect notwithstanding any of the other provisions herein contained.

#### **Appointment of Alternate Director**

105. Subject to provisions of the Act the Board of Directors of the Company may appoint an Alternate Director to act for a Director (hereinafter called "the original Director") during his absence for a period of not less than three months from India in which meetings of the Board are ordinarily held, and such appointment shall have effect and such appointee, whilst he holds office as an Alternate Director, shall be entitled to notice of meetings of the Directors and to attend and vote thereat accordingly. An Alternate Director appointed under this Article shall not hold office for a period longer than that permissible to the original Director in whose place he has been appointed and shall vacate office if and when the original Director returns to the State in which meetings of the Board are ordinarily held. If the term of office of the original Director is determined before he so returns to the State in which meetings of the Board are ordinarily held, any provision in the Act or in these Articles for the automatic reappointment of retiring Directors in default of another appointment shall apply to the original Director and not to the Alternate Director.

#### **Casual vacancy**

106. Subject to provisions of Sections 161(4) and other applicable provisions (if any) of the Act, any casual vacancy occurring in the office of a Director, whose period of office is liable to determination by retirement by rotation may be filled up by the Directors at a meeting of the Board. Any person so appointed shall hold office only upto the date upto which the Director in whose place he is appointed would have held office, if the vacancy had not occurred.

#### **Appointment of Additional Director**

107. Subject to provisions of Section 161 and other applicable provisions (if any) of the Act, the Directors shall have powers at any time and from time to time to appoint a person as an Additional Director. The Additional Director shall retire from office at the next following Annual General Meeting, but shall be eligible for re-election.

#### **Remuneration of Directors**

108. (1) Subject to the provisions of the Act, a Managing Director or Managing Directors, and any other Director/s who is/are in the whole-time employment of the Company may be paid remuneration either by way of a monthly payment or at a specified percentage of the net profits of the Company or partly by one way and partly by the other.
- (2) The fee payable to a Director for attending a meeting of the Board or Committee thereof shall be such sum as may be decided by the Board of Directors from time to time within the ceiling, if any, prescribed by the Act or the Central Government from time to time.

#### **Travelling expenses incurred by Director not a bona fide resident or by Director going out on Company's business**

109. The Board may allow and pay to any Director, who is not a bonafide resident of the place where the meetings of the Board are usually held and who shall come to such place for the purpose of attending any meeting, such sum as the Board may consider fair compensation for travelling, boarding, lodging and other expenses, in addition to his fee for attending such meeting as above specified and if any Director be called upon to go or reside out of the ordinary place of his residence on the Company's business, he shall be entitled to be repaid and reimbursed any travelling or other expenses incurred in connection with business of the Company.

#### **Directors may act notwithstanding vacancy**

110. The continuing Directors may act notwithstanding any vacancy in their body; but so that subject to the provisions of the Act if the number falls below the minimum number above fixed and notwithstanding the absence of a quorum, the Directors may act for the purpose of filling up vacancies or for summoning a General Meeting of the Company or in emergencies.

#### **When office of Director shall become vacant**

111. (1) Subject to the provisions of Section 167 of the Act the office of a Director shall become vacant if :
- a. he incurs any of the disqualifications specified in section 164;

- b. he absents himself from all the meetings of the Board of Directors held during a period of twelve months with or without seeking leave of absence of the Board;
- c. he acts in contravention of the provisions of section 184 relating to entering into contracts or arrangements in which he is directly or indirectly interested;
- d. he fails to disclose his interest in any contract or arrangement in which he is directly or indirectly interested, in contravention of the provisions of section 184;
- e. he becomes disqualified by an order of a court or the Tribunal;
- f. he is convicted by a court of any offence, whether involving moral turpitude or otherwise and sentenced in respect thereof to imprisonment for not less than six months:

Provided that the office shall be vacated by the director even if he has filed an appeal against the order of such court;

- g. he is removed in pursuance of the provisions of this Act;
- h. he, having been appointed a director by virtue of his holding any office or other employment in the holding, subsidiary or associate company, ceases to hold such office or other employment in that company.

#### **Resignation**

- (2) Subject to the provisions of the Act a Director may resign his office at any time by notice in writing addressed to the Company or to the Board of Directors.

Provided that the director shall also forward a copy of his resignation along with detail reason for the resignation to the registrar within thirty days of the resignation in such manner as may be prescribed.

#### **Disclosure of interest**

- (3) Every director who is in any way whether directly or indirectly concerned or interested in a contract or arrangement or proposed contract or arrangement entered into or to be entered into by or on behalf of the Company shall disclose the nature of his concern or interest at a meeting of the Board of Directors.
- (4) In a case of a proposed contract or arrangement, the disclosure required to be made by a Director at the meeting of the Board in which the contract or arrangement is discussed and shall not participate in such meeting.

#### **General notice of Interest**

- (5) For the purpose of this Article, a general notice given to the Board of Directors by a Director to the effect that he is a Director or member of a specified body corporate or is a member of a specified firm and is to be regarded as concerned or interested in any contract or arrangement which may after the date of the notice be entered into with that body corporate or firm shall be deemed to be sufficient disclosure of concern or interest in relation to any contract or arrangement so made. Any such general notice shall expire at the end of the financial year in which it is given but may be renewed for further periods of one financial year at a time by a fresh notice given in the last month of the financial year in which it would have otherwise expired. The general notice aforesaid

and any renewal thereof shall be given at a meeting of the Board of Directors or the Director concerned shall take reasonable steps to secure that it is brought up and read at the first meeting of the Board after it is given.

#### **Register of Contracts in which Directors are interested**

112. (1) The Company shall keep one or more Registers under section 189 of the Act in which shall be entered separately particulars of all contracts or arrangements of Directors and Key Managerial Personnel to which Section 184 and Section 188 of the Act applies, including the particulars to the extent they are applicable in each case.
- (2) The Register aforesaid shall be kept at the registered office of the Company and shall be open during business hours to the inspection of any member and extracts may be taken therefrom and copies thereof may be required by any member of the Company shall be furnished by the Company to such extent, in such manner and on payment of such fees as may be prescribed.
- (3) The signed register also to be produced at the commencement of every Annual General Meeting of the Company and shall remain open and accessible during the continuance of the meeting to any person having the right to attend the meeting.

#### **Loans to Directors**

113. The Company shall observe the restrictions imposed on the Company in regard to grant of loans to Directors and other persons as provided in Section 185 and other applicable provisions of the Act.

#### **Retirement by rotation**

114. (1) Not less than two-thirds of the total number of Directors of the Company shall be persons whose period office is liable to determination by retirement of Directors by rotation and save as otherwise expressly provided in the Act and these Articles, be appointed by the Company in General Meeting.
- (2) The remaining Directors shall be appointed in accordance with the provisions of these Articles and the Act.

#### **Directors to retire annually how determined**

115. At the Annual General Meeting in each year one-third of the Directors for the time being shall be liable to retire by rotation or, if their number is not three or a multiple of three, then the number nearest to one-third shall retire from office.

#### **Ascertainment of Directors retiring by rotation**

116. Subject to the provisions of the Act and these Articles, the Directors to retire by rotation under the foregoing Article at every Annual General Meeting shall be those who have been longest in office since their last appointment, but as between persons who became Directors on the same day, those who are to retire shall, in default of and subject to any agreement among themselves, be determined by lots. Subject to the provisions of the Act, a retiring Director shall retain office until the dissolution of the meeting at which his re-appointment is decided or his successor is appointed.

#### **Eligibility for re-appointment**

117. Subject to the provisions of the Act and these Articles, a retiring Director shall be eligible for re-appointment.

#### **Company to fill up vacancy**

118. Subject to the provisions of Section 152 and other applicable provisions (if any) of the Act and these Articles, the Company at the Annual General Meeting at which a Director retires in manner aforesaid may fill up the vacated office by electing the retiring Director or some other person thereto.

#### **Provisions in default of appointment**

119. (1) If the place of the retiring Director is not so filled up and the meeting has not expressly resolved not to fill the vacancy, the meeting shall stand adjourned till the same day in the next week, at the same time and place, or if that day is a national holiday till the next succeeding day which is not a national holiday, at the same time and place.
- (2) If at the adjourned meeting also, the place of the retiring Director is not filled up and that meeting also has not expressly resolved not to fill the vacancy, the retiring Director shall be deemed to have been re-appointed at the adjourned meeting, unless
- a. at that meeting or at the previous meeting a resolution for the reappointment of such Director has been put to the meeting and lost;
  - b. the retiring Director has, by a notice in writing addressed to the Company or its Board of Directors, expressed his unwillingness to be so re-appointed;
  - c. he is not qualified or is disqualified for appointment;
  - d. a resolution whether special or ordinary, is required for the appointment or re-appointment by virtue of any provisions of the Act;
  - e. Section 162 of the Act is applicable to the case.

#### **Notice of candidature for office of Director**

120. (1) Subject to the provisions of the Act and these Articles any person who is not a retiring director shall be eligible for appointment to the office of director at any general meeting if he or some member intending to propose him has at least fourteen clear days before the meeting, left at the office of the Company a notice in writing under his hand signifying his candidature for the office of Director or the intention of such member to propose him as a candidate for that office, as the case may be, along with a deposit of five hundred rupees which shall be refunded to such person or, as the case may be, to such member, if the person succeeds in getting elected as a Director. The Company shall duly comply with the provisions of Section 160 of the Act for informing its members of the candidature of the Directors concerned.
- (2) Every person (other than a Director retiring by rotation or otherwise or a person who has left at the office of the Company a notice under Section 160 signifying his candidature for the office of a Director)

proposed as a candidate for the office of a director shall sign and file with the Company his consent in writing to act as Director, if appointed.

- (3) Every person other than
- a. a Director re-appointed after retirement by rotation or immediately on the expiry of his term of office, or
  - b. an Additional or Alternate Director or a person filling a casual vacancy in the office of a Director under Section 161 of the Act, appointed as a Director or
  - c. re-appointed as an Additional or Alternate Director, immediately on the expiry of his term of office, or
  - d. a person named as a Director of the Company under its Articles as first registered, shall not act as a Director of the Company unless he has within thirty days of his appointment signed and filed with the Registrar his consent in writing to act as such Director.

Provided that in the case of appointment of an Independent Director in the General Meeting an explanatory statement for such appointment annexed to the notice for the general meeting, shall include a statement that in the opinion of the Board, he fulfils the conditions specified in the Act for such an appointment.

#### **Individual resolution for Directors' appointments**

121. At a General Meeting of the Company, a motion shall not be made for the appointment of two or more persons as Directors of the Company by a single resolution unless a resolution that it shall be so made has first been agreed to by the meeting without any vote being given against it. A resolution moved in contravention of this Article shall be void whether or not objection was taken at the time to its being so moved; Provided that where a resolution so moved is passed, no provision for the automatic re-appointment of retiring Directors by virtue of these Articles or the Act in default of another appointment shall apply.

#### **Removal of Directors**

122. (1) The Company may (subject to the provisions of Section 169 and other applicable provisions of the Act and these Articles) remove any Director before the expiry of his period of office.
- (2) Special notice as provided by Article 67 or Section 115 of the Act shall be given of any resolution to remove a Director under this Article or to appoint some other person in place of a Director so removed at the meeting at which he is removed.
- (3) On receipt of notice of a resolution to remove a Director under this Article, the Company shall forthwith send a copy thereof to the Director concerned and the Director (whether or not he is a member of the Company) shall be entitled to be heard on the resolution at the meeting.
- (4) Where notice is given of a resolution to remove a Director under this Article and the Director concerned makes with respect thereto representations in writing to the Company (not exceeding a reasonable length) and requests their notification to members of the Company, the Company shall, unless the representations are received by it too late for it to do so (a) in the notice of the resolution given to members of the

Company state the fact of the representations being made, and (b) send a copy of the representations to every member of the Company, and if a copy of the representations is not sent as aforesaid because they were received too late or because of the Company's default, the Director may (without prejudice to his right to be heard orally) require that the representations shall be read out at the meeting; Provided that copies of the representations need not be sent or read out at the meeting if on the application either of the Company or of any other person who claims to be aggrieved, the Court is satisfied that the rights conferred by this subclause are being abused to secure needless publicity for defamatory matter.

- (5) A vacancy created by the removal of a Director under this Article may, if he had been appointed by the Company in General Meeting or by the Board in pursuance of Article 102 or Section 161 of the Act be filled by the appointment of another Director in his stead by the meeting at which he is removed; Provided a special notice of the intended appointment has been given under the sub-clause (2) hereof. A Director so appointed shall hold office until the date up to which his predecessor would have held office if he had not been removed as aforesaid.
- (6) If the vacancy is not filled under sub-clause (5), it may be filled as a casual vacancy in accordance with the provisions, in so far as they are applicable, of Article 102 or Section 161 of the Act and the provisions of that Section shall apply accordingly.
- (7) A Director who was removed from office under this Article shall not be reappointed as a Director by the Board of Directors.
- (8) Nothing contained in this article shall be taken:
  - a. as depriving a person removed thereunder of any compensation or damages payable to him in respect of the termination of his appointment as director or of any appointment terminating with that as Director; or
  - b. as derogating from any power to remove a Director which may exist apart from this Article.

**The Company may increase or reduce number of Directors and alter their qualification.**

- 123. Subject to the provisions of the Act and these Articles, the Company may by passing Special Resolution from time to time increase or reduce the number of Directors and alter their qualification.

#### **Meetings of Directors**

- 124. The Directors may meet together as a Board for the dispatch of business from time to time. Minimum number of four meetings shall hold every year in such manner that not more than one hundred and twenty days shall intervene between two consecutive meetings. They may adjourn and otherwise regulate their meetings and proceedings as they deem fit. The provisions of this Article shall not be deemed to be contravened merely by reason of the fact that a meeting of the board which had been called in compliance with the terms herein mentioned could not be held for want of quorum

#### **When meetings to be convened, and notice thereof**

125. A meeting of the Board shall be called by giving not less than seven days' notice in writing to every Director at his address registered with the Company and such notice shall be sent by hand delivery or by post or electronic means.

#### **Quorum**

126. Subject to the provisions of Section 174 and other applicable provisions (if any) of the Act, the quorum for a meeting of the Board of Directors shall be one-third of the total strength of the Board of Directors (excluding Directors whose places may be vacant at the time and any fraction contained in that one-third being rounded off as one) or two Directors, whichever is higher; Provided that where at any time the number of interested Directors exceeds or is equal to two-thirds of the total strength, the number of the remaining Directors, that is to say, the number of Directors who are not interested and are present at the meeting, not being less than two, shall be the quorum during such time. A meeting of the Directors for the time being at which a quorum is present shall be competent to exercise all or any of the authorities, powers and discretion by or under the Act or the Articles of the Company, for the time being vested in or exercisable by the Board of Directors generally.

#### **Adjournment of meeting for want of quorum**

127. If a meeting of the Board cannot be held for want of quorum, then the meeting shall automatically stand adjourned to such day, time and place in the next week or if that day is a national holiday, till the next succeeding day, which is not a national holiday, at the same time and place.

#### **Chairman**

128. (1) The Directors may elect a Chairman of their meetings, and determine the period for which he is to hold office.

#### **Who is preside at meetings of the Board**

- (2) All meetings of the Board of Directors shall be presided over by the Chairman if present, but if at any meeting of Directors the Chairman be not present at the time appointed for holding the same, the Directors shall choose one of the Directors then present to preside at the meeting.

#### **Questions at Board Meetings how decided**

129. Questions arising at any meeting shall be decided by a majority of votes, and in case of an equality of votes, the Chairman of the meeting shall have a second or casting vote.

#### **Directors may appoint committees**

130. Subject to the provisions of the Act, the Directors may delegate any of their powers to Committees consisting of such member or members of their body as they think fit and they may from time to time revoke and discharge any such Committees either wholly or in part, and either as to persons or purposes; but every Committee so formed shall, in the exercise of the powers so delegated, conform to any regulations that may from time to time be imposed on it by the Directors. All acts done by any such Committee in conformity with such regulations and in fulfillment of the purposes of their appointment but not otherwise, shall have the like force and effect as if done by the Board. Subject to the provisions of the Act the Board may from time to time fix the



remuneration to be paid to any member or members of their body constituting a Committee appointed by the Board in terms of these Articles, and may pay the same.

#### **Meetings of committees how to be governed**

131. The meetings and proceedings of any such Committee consisting of two or more members shall be governed by the provisions herein contained for regulating the meetings and proceedings of the Directors, so far as the same are applicable thereto and are not superseded by any regulations made by the Directors under the last preceding Article.

#### **Resolution by Circular**

132. (1) No resolution shall be deemed to have been duly passed by the Board or by a Committee thereof by circulation, unless the resolution has been circulated in draft together with the necessary papers, if any, to all the Directors or to all the members of the Committee, as the case may be, at their addresses registered with the Company in India by hand delivery or by post or by courier, or through such electronic means as may be prescribed and has been approved by a majority of the directors or members, who are entitled to vote on the resolution.

Provided that, where not less than one-third of the total number of directors of the company for the time being require that any resolution under circulation must be decided at a meeting, the chairperson shall put the resolution to be decided at a meeting of the Board.

- (2) A resolution under sub-section (1) shall be noted at a subsequent meeting of the board or the committee thereof, as the case may be, and made part of the minutes of such meeting.

#### **Acts of Board or Committees valid notwithstanding defect in appointment**

133. Subject to the provisions of the Act and these Articles, all acts done by any meeting of the Directors or by a Committee of Directors or by any person acting as a Director shall, notwithstanding that it shall afterwards be discovered that there was some defect in the appointment of such Directors or person acting as aforesaid, or that they or any of them were or was disqualified, be as valid as if every such person had been duly appointed and was qualified to be a Director.

#### **Minutes of proceedings of Board of Directors and Committee to be kept**

134. The Company shall cause Minutes of the meetings of the Board of Directors or the Committees of the Board to be duly entered in the book or books provided for the purpose in accordance with the relevant provisions of Section 118 of the Act. The Minutes shall contain a fair and correct summary of the proceedings at the meeting including the following
- a. the names of the Directors present at the meetings of the Board of Directors or of any Committee of the Board;
  - b. all orders made by the Board of Directors or Committee of the Board and all appointments of officers and Committees of Directors;
  - c. all resolutions and proceedings of the meetings of the Board of Directors and the Committees of the Board;

- d. in the case of each resolution passed at a meeting of the Board of Directors or Committee of the Board, the names of the Directors, if any, dissenting from or not concurring in the resolution.

**By whom minutes to be signed and the effect of minutes recorded**

- 135. All such minutes shall be signed by the Chairman of the meeting as recorded, or by the person who shall preside as Chairman at the next succeeding meeting and all minutes purported to be so signed shall for all purposes whatsoever be prima facie evidence of the actual passing of the resolution recorded, and the actual and regular transaction or occurrence of the proceedings so recorded and of the regularity of the meeting at which the same shall appear to have taken place.

**General Powers of the Board**

- 136. (1) Subject to the provisions of the Act and these Articles, the Board of Directors of the Company shall be entitled to exercise all such powers, and to do all such acts and things, as the Company is authorised to exercise and do; Provided that the Board shall not exercise any power or do any Act or thing which is directed or required, whether by the Act or any other Act or by the Memorandum or these Articles or otherwise, to be exercised or done by the Company in General Meeting; Provided further that in exercising any such power or doing such act or thing the Board shall be subject to the provisions contained in that behalf in the Act or in the Memorandum or in these Articles or in any regulations not inconsistent therewith duly made thereunder including regulations made by the Company in General Meeting.
- (2) No regulation made by the Company in General Meeting shall invalidate any prior act of the Board which would have been valid if that regulation had not been made.

**Consent of Company necessary for the exercise of certain powers**

- 137. The Board of Directors shall not exercise following powers, except with the consent of the Company in General Meeting
  - a. sell, lease or otherwise dispose of the whole, or substantially the whole, of the undertaking of the Company, or where the Company owns more than one undertaking, of the whole or substantially the whole, of any such undertaking;
  - b. invest, otherwise than in trust securities, the amount of compensation received by the Company in respect of the compulsory acquisition of any such undertaking as is referred to in sub-clause (a) above, or of any premises or properties used for any such undertaking and without which it cannot be carried on or can be carried on only with difficulty or only after a considerable time.
  - c. borrow moneys in excess of the limits provided in section 180;
  - d. to remit or give time for the repayment of any debt due from a Director
  - e. contribute to charitable and other funds not directly relating to the business of the Company or the welfare of its employees, any amounts the aggregate of which will, in any financial year, exceed five per cent of its average net profits as determined in accordance with the Act during the three financial years, immediately preceding, whichever is greater.

**Certain powers to be exercised by the Board only at meeting**

138. (1) Without derogating from the powers vested in the Board of Directors under these Articles, the Board shall exercise the following powers on behalf of the Company and they shall do so only by means of resolutions passed at meetings of the Board:-

- a. the power to make calls on shareholders in respect of moneys unpaid on their shares;
- b. the power to buy-back of securities under section 68;
- c. to issue securities including debentures, whether in or outside India;
- d. to borrow monies;
- e. to invest the funds of the company
- f. to grant loan or give guarantee or provide security in respect of loans;
- g. to approve financial statement and the Board's Report;
- h. to diversify business of the company;
- i. to approve amalgamation, merger or reconstruction;
- j. to take over a company or acquire a controlling or substantial take in another company

Provided that the Board may by resolution passed at a meeting delegate to any Committee of Directors or the Managing Director or any other principal officer of the Company or to principal officer of any of its branch offices, the powers specified in (c), (d) and (e) of this sub-clause to the extent specified below on such conditions as the Board may prescribe.

- (2) Every resolution delegating the power referred to in sub-clause (1)(d) shall specify the total amount outstanding at any one time upto which moneys may be borrowed by the delegates. Provided however, that where the Company has an arrangement with its Bankers for the borrowing of moneys by way of overdraft, cash credit or otherwise the actual day to day operation of the overdraft, cash credit or other accounts by means of which the arrangement so made is availed of shall not require the sanction of the Board.
- (3) Every resolution delegating the power referred to in sub-clause (1) (e) shall specify the total amount up to which the funds may be invested and the nature of the investments which may be made by the delegates.
- (4) Every resolution delegating the power referred to in sub-clause (1)(f) shall specify the total amount up to which loans may be made and the maximum amount of loans which may be made for each such purpose in individual cases.

Nothing in this Article contained shall be deemed to affect the right of the Company in General Meeting to impose restrictions and conditions on the exercise by the Board of any of the powers referred to in (a) to (j) of sub-clause (1) above.

#### **Power to appoint Managing Director(s)**

139. Subject to the provision of Sections 196, 197, 198, 199, 200, 201, 202 and 203 and other applicable provisions, if any, of the Act and of these Articles, the Directors may from time to time appoint one or more persons to be a Managing Director or Managing Directors (in which expression shall be included a Joint Managing Director) of the Company for such term not exceeding five years at a time as they may think fit, to manage the affairs and business of the Company, and may from time to time (subject to the provisions of any contract between him or them and the Company) remove or dismiss him or them from office and appoint another or others in his or their place or places.

#### **What provisions they shall be subject to**

140. Subject to the provisions of the Act and of these Articles, a Managing Director shall not, while he continues to hold that office, be subject to retirement by rotation under Article 110 but he shall, subject to the provisions of any contract between him and the Company, be subject to the same provisions as to resignation and removal as the other Directors of the Company, and he shall ipso facto and immediately cease to be a Managing Director if he ceases to hold office of Director from any cause; Provided that if at any time the number of Directors (including the Managing Director) as are not subject to retirement by rotation shall exceed one-third of the total number of the Directors for time being, then such Managing Director or Managing Directors as the Directors shall from time to time select shall be liable to retirement by rotation in accordance with Article 110 to the intent that the Directors not liable to retirement by rotation shall not exceed one-third of the total number of Directors for the time being.

#### **Remuneration of Managing Director(s)**

141. The remuneration of a Managing Director (subject to Section 197 and other applicable provisions of the Act and of these Articles and of any contract between him and the Company) shall from time to time be fixed by the Directors, and may be by way of monthly payment, or at a specified percentage of the net profits of the Company or partly by one way and partly by other.

#### **Powers and Duties of Managing Director(s)**

142. Subject to the superintendence, control and direction of the Board of Directors, the day to day management of the Company shall be in the hands of the Managing Director. The Directors may from time to time entrust to and confer upon a Managing Director for the time being, save as prohibited in the Act, such of the powers exercisable under these presents by the Directors as they may think fit, and may confer such powers for such time, and to be exercised for such objects and purposes, and upon such terms and conditions, and with such restrictions as they think expedient and they may subject to the provisions of the Act and these Articles, confer such powers, either collaterally with or to the exclusion of, and in substitution for all or any of the powers of the Directors in that behalf, and may from time to time revoke, withdraw, alter or vary all or any of such powers.

#### **Power to appoint Whole-time Director(s)**

143. Subject to the provisions of the Act, the Directors may from time to time appoint one or more of their body to be a Whole-time Director or Directors of the Company for such term not exceeding five years at a time as they may think fit, and may from time to time (subject to the provisions of any contract

between him or them and the Company) remove or dismiss him or them from office and appoint another or others in his or their place or places.

**What provisions they shall be subject to**

144. Subject to the provisions of the Act and of these Articles a Whole-time Director shall not, while he continues to hold that office, be subject to retirement by rotation under Article 110 but he shall be subject to the same provisions as to resignation and removal as the other Directors of the Company and he shall ipso facto and immediately cease to be a Whole-time Director if he ceases to hold the office of Director from any cause. Provided that if at any time the number of Directors (including the Managing Director appointed under Article 136 or Whole-time Director) as are not subject to retirement by rotation shall exceed one-third of the total number of the Directors for the time being, then such Whole-time Director or Directors as the Directors may from time to time select shall be liable to retirement by rotation in accordance with Article 110 to the intent that the Directors not liable to retirement by rotation shall not exceed one-third of the total number of Directors for the time being.

**Remuneration of Whole-time Director(s)**

145. The remuneration of a Whole-Time Director (subject to Section 197 and other applicable provisions of the Act and of these Articles and of any contract between him and the Company) shall from time to time be fixed by the Directors, and may be by way of monthly payment, or at a specified percentage of the net profits of the Company or partly by one way and partly by other.

**Power and Duties of Whole-time Director(s)**

146. Subject to the superintendence, control and direction of the Board of Directors, the day to day management of the Company may be entrusted to the Director or Directors appointed under Article 140 or Article 141, with power to the Directors to distribute such day to day management functions among such Directors, if more than one, in any manner as directed by the Board, or to delegate such power of distribution to any one of them. The Directors may from time to time entrust to and confer upon a Whole-time Director for the time being save as prohibited in the Act, such of the powers exercisable under these presents by the Directors as they may think fit, and may confer such powers for such time, and to be exercised for such objects and purposes, and upon such terms and conditions, and with such restrictions as they think expedient, and they may subject to the provisions of the Act and these Articles confer such powers, either collaterally with or to the exclusion of or in substitution for all or any of the powers of the Directors in that behalf, and may from time to time revoke, withdraw, alter or vary all or any of such powers.

**Chief Executive Officer, Manager, Company Secretary or Chief Financial Officer**

147. Subject to the provisions of the Act
- a. A chief executive officer, manager, company secretary or chief financial officer may be appointed by the Board for such term, at such remuneration and upon such conditions as it may think fit; and any chief executive officer, manager, company secretary or chief financial officer so appointed may be removed by means of a resolution of the Board;
  - b. A director may be appointed as chief executive officer, manager, company secretary or chief financial officer.
148. A provision of the Act or these regulations requiring or authorising a thing to be done by or to a director and chief executive officer, manager, company

secretary or chief financial officer shall not be satisfied by its being done by or to the same person acting both as director and as, or in place of, chief executive officer, manager, company secretary or chief financial officer.

#### **Registers, Books and Documents**

149. (1) The Company shall maintain Registers, Books and Documents as required by the Act or these Articles including the following, namely
- a. All documents & information as originally filed for incorporation till dissolution of Company under section 7(4)
  - b. Register of charges with copies of instruments under section 85
  - c. Register of members under section 88(1)
  - d. Register of members & other security holders and copies of annual returns (can be kept at other place also as specified therein) under section 94(1)
  - e. Minute books of general meetings and postal ballot under section 119(1)
  - f. Books of account under section 128(1)
  - g. Register of directors/KMPs and their shareholding under section 170(1)
  - h. Register of loans, guarantees & acquisitions under section 186(10)
  - i. Register of contracts under section 189(3)
  - j. Contract of employment with MD/WTD under section 190
  - k. Draft scheme of revival and rehabilitation under section 262(3)
  - l. Terms and conditions of appointment of independent Directors under schedule IV
  - m. Every documents to be maintained under section 120
- (2) The said Registers, Books and Documents shall be maintained in conformity with the applicable provisions of the Act and shall be kept open for inspection by such persons as may be entitled thereto respectively, under the Act, on such days and during such business hours as may, in that behalf be determined in accordance with the provisions of the Act or these Articles, and extracts shall be supplied to the persons entitled thereto in accordance with the provisions of the Act or these Articles.

#### **The Seal**

150. (1) The Board shall provide for the safe custody of the seal.
- (2) The seal of the company shall not be affixed to any instrument except by the authority of a resolution of the Board or of a committee of the Board authorised by it in that behalf, and except in the presence of at least two directors and of the secretary or such other person as the Board may appoint for the purpose; and those two directors-and the secretary or

other person aforesaid shall sign every instrument to which the seal of the company is so affixed in their presence.

#### **Dividends and Reserve**

151. The company in general meeting may declare dividends, but no dividend shall exceed the amount recommended by the Board.
152. Subject to the provisions of section 123, the Board may from time to time pay to the members such interim dividends as appear to it to be justified by the profits of the company:
153. (1) The Board may, before recommending any dividend, set aside out of the profits of the company such sums as it thinks fit as a reserve or reserves which shall, at the discretion of the Board, be applicable for any purpose to which the profits of the company may be properly applied, including provision for meeting contingencies or for equalizing dividends; and pending such application, may, at the like discretion, either be employed in the business of the company or be invested in such investments (other than shares of the company) as the Board may, from time to time, thinks fit.  
(2) The Board may also carry forward any profits which it may consider necessary not to divide, without setting them aside as a reserve.
154. (1) Subject to the rights of persons, if any, entitled to shares with special rights as to dividends, all dividends shall be declared and paid according to the amounts paid or credited as paid on the shares in respect whereof the dividend is paid, but if and so long as nothing is paid upon any of the shares in the company, dividends may be declared and paid according to the amounts of the shares.  
(2) No amount paid or credited as paid on a share in advance of calls shall be treated for the purposes of this regulation as paid on the share.  
(3) All dividends shall be apportioned and paid proportionately to the amounts paid or credited as paid on the shares during any portion or portions of the period in respect of which the dividend is paid; but if any share is issued on terms providing that it shall rank for dividend as from a particular date such share shall rank for dividend accordingly.
155. The Board may deduct from any dividend payable to any member all sums of money, if any, presently payable by him to the company on account of calls or otherwise in relation to the shares of the company.
156. (1) Any dividend, interest or other monies payable in cash in respect of shares may be paid by cheque or warrant sent through the post directed to the registered address of the holder or, in the case of joint holders, to the registered address of that one of the joint holders who, is first named on the register of members, or to such person and to such address as the holder or joint holders may in writing direct.  
(2) Every such cheque or warrant shall be made payable to the order of the person to whom it is sent.
157. Any one of two or more joint holders of a share may give effective receipts for any dividends, bonuses or other monies payable in respect of such share.
158. Notice of any dividend that may have been declared shall be given to the persons entitled to share therein in the manner mentioned in the Act.

159. No dividend shall bear interest against the company. Accounts Capitalization of Profits

160. (1) Any General Meeting may resolve that any amount standing to the credit of the share premium account or the Capital Redemption Reserve Account or any monies, investments or other assets forming part of the undivided profits (not including profits or surplus monies arising from the realisation and where permitted by law from the appreciation in value of any capital assets of the Company) standing to the credit of the General Reserve, Reserve or any Reserve Fund or any other Fund of the Company or in the hands of the Company and available for dividend be capitalised

a. by the issue and distribution, as fully paid-up, of shares, and if and to the extent permitted by the Act, of debentures, debenture stocks, bonds or other obligations of the Company, or

b. by crediting shares of the Company which may have been issued and are not fully paid up, with the whole or any part of the sum remaining unpaid thereon.

Provided that any amounts standing to the credit of the share premium account or the Capital Redemption Reserve Account shall be applied only in crediting the payment of capital on shares of the Company to be issued to members (as herein provided) as fully paid bonus shares.

(2) Such issue and distribution under 1(a) above and such payment to the credit of unpaid share capital under 1(b) above shall be made to, among and in favour of the members or any class of them or any of them entitled thereto and in accordance with their respective rights and interest and in proportion to the amount of capital paid up on the shares held by them respectively in respect of which such distribution under 1(a) or payment under 1(b) above shall be made on the footing that such members become entitled thereto as capital.

(3) The Directors shall give effect to any such resolution and apply such portion of the profits, General Reserve, Reserve or Reserve Fund or any other Fund or account as aforesaid as may be required for the purpose of making payments in full for the shares, debentures or debenture stock, bonds or other obligations of the Company so distributed under (1)(a) above or (as the case may be) for the purpose of paying, in whole or in part, the amount remaining unpaid on the shares which may have been issued and are not fully paid up under (1)(b) above, provided that no such distribution or payment shall be made unless recommended by the Directors and if so recommended, such distribution and payment shall be accepted by such members as aforesaid in full satisfaction of their interest in the said capitalised sum.

(4) For the purpose of giving effect to any such resolution the Directors may settle any difficulty which may arise in regard to the distribution or payment as aforesaid as they think expedient and in particular they may issue fractional certificates and may fix the value for distribution of any specific assets and may determine that cash payments be made to any members on the footing of the value so fixed and may vest any such cash, shares, debentures, debenture stock, bonds or other obligations in trustees upon such trusts for the persons entitled thereto as may seem expedient to the Directors and generally may make such arrangements for the acceptance, allotment and sale of such shares, debentures,



debenture stock, bonds or other obligations and fractional certificates or otherwise as they may think fit.

- (5) When deemed requisite a proper contract shall be filed in accordance with the Act and the Board may appoint any person to sign such contract on behalf of the members entitled as aforesaid and such appointment shall be effective.

#### **Capitalization in respect of partly paid shares**

161. Subject to the provisions of the Act and these Articles in cases where some of the shares of the Company are fully paid and others are partly paid only such capitalization may be effected by the distribution of further shares in respect of the fully paid shares, and by crediting the partly paid shares with the whole or part of the unpaid liability thereon but so that as between the holders of the fully paid shares and the partly paid shares, the sums so applied in the payment of such further shares and in the extinguishment or diminution of the liability on the partly paid shares shall be so applied pro rata in proportion to the amount then already paid or credited as paid on the existing fully paid and partly paid shares respectively.

#### **Accounts**

162. (1) The Company shall keep proper books of account and relevant books and papers and financial statement for every financial year which give true and fair view of the state of the affairs and comply with the Accounting Standards.
- (2) If the Company shall have a branch office, whether in or outside India, proper books of account relating to the transactions effected both at the registered office and its branches and such books shall be kept on accrual basis and according to the double entry system of accounting.
- (3) The books of account and other books and papers shall be open to inspection by any Director during business hours.
- (4) The books of account of the Company relating to a period of not less than eight financial years immediately preceding the current year together with the vouchers relevant to any entry in such books of account shall be preserved in good order.

#### **Books of account kept at places other than Registered Office**

163. The books of account shall be kept at the registered office of the Company or at such other place in India as the Directors think fit, provided that when all or any of the books of account aforesaid are kept at such other place in India as the Board may decide, the Company shall within seven days of such decision of the Board file with the Registrar a notice in writing giving the full address of that other place.

#### **Inspection by members of accounts and books of the Company**

164. The Directors shall from time to time determine whether and to what extent and at what times and places and under what conditions or regulations the accounts and books of the Company or any of them shall be open to the inspection of members not being Directors and no member (not being a Director) shall have any right of inspecting any account or book or document of the Company except as conferred by law or authorised by the Directors or by the Company in General Meeting.

### **Financial Statements to be furnished to the General Meeting**

165. The Board of Directors shall lay before each Annual General Meeting financial statements for the financial year.

### **Financial Statement**

166. Subject to the provisions of Section 129 of the Act, every Balance Sheet and Profit and Loss Account of the Company shall be in the Forms set out in Parts I and II respectively of Schedule III of the Act, or as near order as circumstances admit.

### **Authentication of Balance Sheet and Profit and Loss Account**

167. The financial statement, including consolidated financial statement, if any, shall be approved by the Board of Directors before they are signed on behalf of the Board at least by the Chairman of the Company where he is authorised by the Board or by two Directors out of which one shall be Managing Director and the Chief Executive Officer, if he is a Director in the Company, or the Chief Financial Officer and the Company Secretary of the Company.

### **Auditor's Report to be attached to the Financial Statement**

168. The Auditor's Reports (including the Auditor's separate, special or supplementary Reports, if any) shall be attached Financial Statement.

### **Board's report to be attached to Financial Statement**

169. Every financial statement laid before the Company in General Meeting shall have attached to it a report by the Board of Directors in such manner prescribed under section 134(3) of the Act.

### **Right of Member to copies of Accounts**

170. No Member shall have any right of inspecting any account or book or document of the Company except as conferred by law or authorised by the Board or by the Company in General Meeting.

### **Annual Return**

171. The Company shall make and file the requisite annual return in accordance with Sections 92 of the Act, and shall file with the Registrar copy of the Financial Statement in accordance with Section 137 of the Act.

### **Appointment of Auditors**

172. The Company at the Annual General Meeting in each year shall appoint an Auditor or Auditors to hold office from the conclusion of that Meeting till the conclusion of the sixth Annual General Meeting and thereafter till the conclusion of every sixth meeting, before such appointment the written consent or certificate shall be obtained accordance with sections 139 and 141 of the Act.

### **Qualifications and Disqualifications of Auditors**

173. None of the persons mentioned in Section 141(3) of the act as Auditors or shall not be eligible for appointment as an Auditor of the Company.

#### **Audit of Branch Offices**

174. The Company shall comply with the provisions of Section 143 of the Act in relation to the audit of the accounts of branch offices of the Company except to the extent to which any exemption may be granted by the Central Government in that behalf.

#### **Remuneration of Auditors**

175. The remuneration of the Auditors of the Company shall be fixed by the Company in General Meeting except that the remuneration of any Auditors, appointed to fill any casual vacancy may be fixed by the Directors.

#### **Rights and duties of Auditors**

176. (1) Every Auditor of the Company shall have the right of access at all time to the books and vouchers of the Company and shall be entitled to require from the Directors and officers of the Company such information and explanations as may be necessary for the performance of the duties of the Auditors.
- (2) All notices of and other communications relating to any General Meeting of the Company which any member of the Company is entitled to have sent to him shall also be forwarded to the Auditors of the Company, and the Auditor shall be entitled to attend any General Meeting and to be heard at any General Meeting which he attends on any part of the business which concerns him as Auditor.
- (3) The Auditor shall make a Report to the Members of the Company on the accounts examined by him and on every Balance Sheet and Profit and Loss Account, and on every other document declared by the Act to be part of or annexed to the Balance Sheet or Profit and Loss Account, which are laid before the Company in General Meeting during his tenure of office, and the Report shall state whether in his opinion and to the best of his information and according to the explanations given to him, the said accounts give the information required by the Act in the manner so required and give a true and fair view :
- a. in the case of the Balance Sheet, of the state of the Company's affairs as at the end of its financial year, and
  - b. in the case of the Profit and Loss Account, of the Profit or Loss for its financial year.
- (4) The Auditor's Report shall also state
- a. Whether he has obtained all the information and explanations which to the best of his knowledge and belief were necessary for the purpose of his audit;
  - b. Whether, in his opinion, proper books of accounts and vouchers as required by law have been kept by the Company so far as appears from his examination of those books, and proper returns adequate for the purposes of his audit have been received from branches not visited by him;
  - c. Whether the report on the accounts of any branch office audited under Section 143 by a person other than the Company's Auditor has been forwarded to him as required by sub-section (8) of that

Section and how he has dealt with the same in preparing the Auditor's Report;

- d. Whether the Company's Balance Sheet and Profit and Loss Account dealt with by the Report are in agreement with the books of accounts and returns;
  - e. Whether, in his opinion, the Balance Sheet and Profit and Loss Account comply with the accounting standards referred to in section 133.
- (5) The observations and comments of the Auditors on financial transactions or matters which have any adverse effect on the functioning of the Company
  - (6) Whether any Director is disqualified from being appointed as a Director under section 164(2).
  - (7) Any qualification, reservation or adverse remark relating to the maintenance of accounts and other matters connected therewith.
  - (8) Whether company has adequate internal financial controls system in place and the operating effectiveness of such controls Documents and Service of Documents
177. A document (which expression for this purpose shall be deemed to include and shall include any summons, notice, requisition, process, order, judgment or any other document in relation to or in the winding up of the Company may be served or sent by the Company on or to any member or Registrar in electronic mode, by sending it to him by post or by registered post or by speed post or by courier or by delivering at his office or address or such other mode.

#### **Authentication of documents, proceedings and contracts**

178. Save as otherwise expressly provided in the Act or these Articles, a document, contracts or proceeding requiring authentication by the Company may be signed by any Key Managerial Personnel or an Officer of the Company duly authorised by the Board of Directors of the Company.

#### **Winding up**

179. Subject to the provisions of Chapter XX of the Act and rules made there under
- a. If the company shall be wound up, the liquidator may, with the sanction of a special resolution of the company and any other sanction required by the Act, divide amongst the members, in-space or kind, the whole or any part of the assets of the company, whether they shall consist of property of the same kind or not.
  - b. For the purpose aforesaid, the liquidator may set such value as he deems fair upon any property to be divided as aforesaid and may determine how such division shall be carried out as between the members or different classes of members.
  - c. The liquidator may, with the like sanction, vest the whole or any part of such assets in trustees upon such trusts for the benefit of the contributories if he considers necessary, but so that no member shall be compelled to accept any shares or other securities whereon there is any liability.

### **Indemnity**

180. Every officer of the company shall be indemnified out of the assets of the company against any liability incurred by him in defending any proceedings, whether civil or criminal, in which judgment is given in his favour or in which he is acquitted or in which relief is granted to him by the court or the Tribunal.

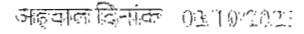
\*\*\*\*\*

We, the several persons, whose names and addresses are hereunder subscribed, are desirous of being formed into a Company in pursuance of the Articles of Association, and we respectively agree to take the number of equity shares in the capital of the Company set opposite to our respective names:

Name, Address, Description & Occupation of subscribers	Number of equity shares taken by each subscriber	Signature, Name, Address, Description & Occupation of witnesses
<b>8. Dhananjay Kuray</b> S/o Bipin B. Kuray Lal Bunglow, Maninagar, Ahmedabad. Occupation- Business Sd/- Dhananjay Kuray	100 (Hundred)	
<b>9. Mrs. Jayshree B. Kuray</b> W/o Bipin B. Kuray Lal Bunglow, Maninagar, Ahmedabad 8 Occupation- Business Sd/- Jayshree B. Kuray	100 (Hundred)	
<b>10. Shankar K. Mudaliar</b> S/o Kuppuswamy S. Mudaliar 26/654, Slum Quarters, Amraiwadi, Ahmedabad-26. Occupation: Business Sd/- Shankar K. Mudaliar	100 (Hundred)	Common Witness to All Seven Subscribers  Jayendra Shah S/o Mahendrabhai Shah 18, Gyandeep Society, Dhoom Ketu Road, Paldi, Ahmedabad- 380007.
<b>11. Gaurang K Shah</b> S/o Kantilal Shah Ruxmani Bhuvan, Opp Municipal, Maninagar (east), Ahmedabad 380008. Sd/- Gaurang K Shah	100 (Hundred)	Company Secretary Sd/- Jayendra Shah
<b>12. Vishwanath Jadav</b> S/o. Lalitchandra Jadav 25/1, Dhanlaxmi Society, Mosam Apt, B/h. Swaminarayan Temple, Maninagar, Ahmedabad-8 Occupation: Business Sd/- Vishwanath Jadav	100 (Hundred)	
<b>13. Bipin Kuray</b> S/o. Balkrishna Kuray Lal Bunglow, Swaminarayan Road, Maninagar, Ahmedabad 380008. Occupation- Business	100 (Hundred)	

<p>Sd/- Bipin Kuray</p> <p><b>14. Samir Upadhayay</b> B/49, Raibag Society, Ghodasar Canal Road, Ghodasar, Ahmedabad 380050 Occupation- Business Sd/- Samir Upadhayay</p>	<p>100 (Hundred)</p>	
	<p>700 (Seven Hundred)</p>	

Place: Ahmedabad Dated this 1<sup>st</sup> August, 1995



मांवं नमूना स्यात् (अधिकार अभिलेख घानक)

Figure 1. A schematic diagram of the experimental setup. The subject is seated in a chair and views the target through a video camera. The target is a small object (e.g., a ball) that is suspended in the air. The subject's hand is positioned near the target. The video camera is positioned above the target and the subject's hand. The video camera is connected to a computer, which displays the video feed on a monitor. The subject is instructed to move their hand towards the target. The video camera captures the movement of the hand and the target. The computer processes the video feed and displays the target's position on the monitor. The subject is instructed to move their hand towards the target based on the video feedback.

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शैलाचे स्थानिक नाव :

07-64982-02 (1) W 36" x 110" x 153" x 282" @ 6.25' x 7.00' x 7.50' x 14.25' @ 1220 Y 1905 Y 1806 Y 1826 Y

सिद्धांतः - वायुः

पिङ्गाक्षालीला क्षीत्राद्या तपिथीला

टीप :- सदरची नोंद मोबाइल ऑप द्वारे घेणेत आलेली आहे.

कलाशाला : विज्ञान : प्रविष्टिपत्रिका : - कल्याणगढ़ विज्ञान : विज्ञान







अहवाल दिनांक 03/10/2023

महाराष्ट्र शासन

गाव नमुना सार (अधिकार अभिलेख पत्रक)

1. अहवालक बाबतचे नमुनेचे अहवालक अधिकार अभिलेख पत्रक (अहवालक अधिकार अभिलेख पत्रक) 2. अहवालक अधिकार अभिलेख पत्रक (अहवालक अधिकार अभिलेख पत्रक) 3. अहवालक अधिकार अभिलेख पत्रक (अहवालक अधिकार अभिलेख पत्रक)

गाव :- वाडेघर (943689)

तालुका :- कल्याण

जिल्हा :- ठाणे

ULPIN :- 13079337465

भूमापन क्रमांक व उपविभाग :- 51/5/1



भूधारणा पद्धती :- भोगवटादारा वर्ग :- I

शेताचे स्थानिक नाव :-

क्षेत्र एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पौ.ख.	फे.फा.	कुळ खंड व इतर अधिकार
क्षेत्राचे आकार, मो.मो.स.मो. (288)		[असेल असेल असेल]					कुळाचे नाव व खंड
अनुषंग क्षेत्र		[असेल असेल असेल]					इतर अधिकार
बेन शीत 54.45.00		[असेल असेल असेल]					इतर
आकारणी 544.58		[असेल असेल असेल]					जमीन खरेदीदारा यांनी जमीन खरेदी
		[असेल असेल असेल]					दिनांक पासून ५ वर्षांच्या जात अकथित
		[असेल असेल असेल]					प्रयोजनासाठी वापर करावयाचा आहे. (1827)
		[असेल असेल असेल]					प्रतिष्ठा फेरफार : नाही
		[असेल असेल असेल]					शेताचा विवरण क्रमांक 1827 व दिनांक 03/09/2023
जुने फेरफार क्र. (1803)(1806)(1826)(1827)(1828)(1829)(1830)(1831)(1832)(1833)(1834)(1835)(1836)(1837)(1838)(1839)(1840)(1841)(1842)(1843)(1844)(1845)(1846)(1847)(1848)(1849)(1850)(1851)(1852)(1853)(1854)(1855)(1856)(1857)(1858)(1859)(1860)(1861)(1862)(1863)(1864)(1865)(1866)(1867)(1868)(1869)(1870)(1871)(1872)(1873)(1874)(1875)(1876)(1877)(1878)(1879)(1880)(1881)(1882)(1883)(1884)(1885)(1886)(1887)(1888)(1889)(1890)(1891)(1892)(1893)(1894)(1895)(1896)(1897)(1898)(1899)(1900)(1901)(1902)(1903)(1904)(1905)(1906)(1907)(1908)(1909)(1910)(1911)(1912)(1913)(1914)(1915)(1916)(1917)(1918)(1919)(1920)(1921)(1922)(1923)(1924)(1925)(1926)(1927)(1928)(1929)(1930)(1931)(1932)(1933)(1934)(1935)(1936)(1937)(1938)(1939)(1940)(1941)(1942)(1943)(1944)(1945)(1946)(1947)(1948)(1949)(1950)(1951)(1952)(1953)(1954)(1955)(1956)(1957)(1958)(1959)(1960)(1961)(1962)(1963)(1964)(1965)(1966)(1967)(1968)(1969)(1970)(1971)(1972)(1973)(1974)(1975)(1976)(1977)(1978)(1979)(1980)(1981)(1982)(1983)(1984)(1985)(1986)(1987)(1988)(1989)(1990)(1991)(1992)(1993)(1994)(1995)(1996)(1997)(1998)(1999)(2000)(2001)(2002)(2003)(2004)(2005)(2006)(2007)(2008)(2009)(2010)(2011)(2012)(2013)(2014)(2015)(2016)(2017)(2018)(2019)(2020)(2021)(2022)(2023)							सीमा आणि भूमापन किंहे

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन मंडळाला अधिकार अभिलेख आणि नोंदवही (तक्रार करणे व सुस्थितीत ठेवणे) नियम १९७९ यातील नियम २९]

गाव :- वाडेघर (943689)

तालुका :- कल्याण

जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग :- 51/5/1

पिकांखालील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन	शेता
वर्ष	हंगाम	खाता क्रमांक	पिकांचा प्रकार	पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)
					ह.आर. चौमी	ह.आर. चौमी			ह.आर. चौमी
2022-23	खरीप	283*						मदत पड	0.0360

टीप :- \* सादरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"वा प्रमाणित प्रतीसाठी खी म्हणून १५० रुपये मिळते."

दिनांक :- 03/10/2023

सांकेतिक क्रमांक :- 2721001242133000031020231106

(नाम :- कोसलू फडमसाज मुणगेकर)

जमाली सादा :- वाडेघर :- कल्याण जि :- ठाणे



गाव नमुना ६  
फेरफार नोंदकही ( फेरफार पत्रक )

[illegible]

साध : - चन्द्रिगस

तार्किक :- कल्पित

$$\overline{[x_1^2 \cdots x_n]} : \overline{c_j(1)}$$

नोटीसचा अनुक्रमांक	संपादन केल्याचा अधिकाराचे स्वरूप	परिणाम झालेली भुमिपूतन व उपविभाग क्रमांक	अधिकाऱ्याचे नाव, आदेशाद्वारे व थेना
1827	<p>फेरफाराचा प्रकार : अनौदणिकृत</p> <p>नोटीसचा प्रकार :- खरेदी</p> <p>माहिती मिळालेला दिनांक :- 9/13/2023</p> <p>फेरफाराचा दिनांक :- 9/13/2023</p> <p>तिहुन देणार :-</p> <p>1) पॅवर्स हॉलस्ट एंटरप्रायजेस लॉफे भागीदार फरीदा मुस्तफा अतास सा. दांडेकर (खाता क्रमांक 564) यांचे</p> <p>सर्व क्रमांक 51/3/अ/2 . बिगरशेती क्षेत्र 36.7000 आर चौ.मी पैकी</p> <p>बिगरशेती क्षेत्र 36.7000 आर चौ.मी हे त्यांनी</p> <p>सर्व क्रमांक 51/3/ब/1 . बिगरशेती क्षेत्र 11.7000 आर चौ.मी पैकी</p> <p>बिगरशेती क्षेत्र 11.7000 आर चौ.मी हे त्यांनी</p> <p>सर्व क्रमांक 51/3/ब/2 . बिगरशेती क्षेत्र 43.3000 आर चौ.मी पैकी</p> <p>बिगरशेती क्षेत्र 43.8500 आर चौ.मी हे त्यांनी</p> <p>सर्व क्रमांक 51/5/1 . बिगरशेती क्षेत्र 54.4500 आर चौ.मी पैकी</p> <p>बिगरशेती क्षेत्र 21.1800 आर चौ.मी हे त्यांनी</p> <p>सर्व क्रमांक 51/3/अ/1 . बिगरशेती क्षेत्र 108.3000 आर चौ.मी</p> <p>पैकी बिगरशेती क्षेत्र 108.3000 आर चौ.मी हे त्यांनी</p> <p>तिहुन घेणार :-</p> <p>1) गोल्डन आर्च व्हॅन्सर्स एल एल पी लॉफे भागीदार ट्रेसकॉन लि लॉफे</p> <p>डायरेक्टर दिनेश सचिवाल पटेल</p> <p>2) गोल्डन आर्च व्हॅन्सर्स एल एल पी लॉफे भागीदार आन एन आर</p> <p>व्हॅन्सर्स एल एल पी लॉफे भागीदार संजय नवीन मेहता (खाता</p> <p>क्रमांक :- 571)</p> <p>सर्व क्रमांक 51/3/अ/2 बिगरशेती क्षेत्र 36.7000 आर चौ.मी</p> <p>सर्व क्रमांक 51/3/ब/1 बिगरशेती क्षेत्र 11.7000 आर चौ.मी</p> <p>सर्व क्रमांक 51/3/ब/2 बिगरशेती क्षेत्र 43.8500 आर चौ.मी</p> <p>सर्व क्रमांक 51/5/1 बिगरशेती क्षेत्र 21.1800 आर चौ.मी</p> <p>सर्व क्रमांक 51/3/अ/1 बिगरशेती क्षेत्र 108.3000 आर चौ.मी</p> <p>यांना दुसऱ्या निबंधक कल्याण 4 जिल्हा ठाणे यांचेकडील खरेदी</p> <p>दस्ता क्रमांक 13100 दिनांक 12/09/2023 प्रमाणे रक्कम रुपये 0</p> <p>घेऊन खरेदी दिली सबब खरेदी घेण्याच्यावे नाव गाव नमुना नं. 7/12</p> <p>वर दाखल केले.</p>	<p>51/3/अ/1 (मंजूर)</p> <p>51/3/अ/2 (मंजूर)</p> <p>51/3/ब/1 (मंजूर)</p> <p>51/3/ब/2 (मंजूर)</p> <p>51/5/1 (मंजूर)</p> <p>एकूण :- 5</p>	<p>दिनांक. 03-10-2023</p> <p>दिनांक. 03-10-2023</p> <p>दिनांक. 03-10-2023</p> <p>दिनांक. 03-10-2023</p> <p>वर्दी अर्ज पाहिला. मा. मंड. दुसऱ्या</p> <p>निबंधक कल्याण 4 यांचे कडील खरेदी</p> <p>दस्ता क्र 13100/2023 दि 12-09-2023</p> <p>मी सूची क्र 7 ची प्रत पाहिली. यहागार</p> <p>शासन राजपत्र दिनांक 02 जानेवारी</p> <p>2018 मधील अधिनियम क्र. 2 यखोन</p> <p>लॉरतुदीनुसार खरेदीदार कमी मूल्य</p> <p>जमिनीच्या 5 वर्षांच्या आत अल्पविक</p> <p>प्रयोजनासाठी वापर करावयाचा आहे</p> <p>नोटीस लागू तक्रार नाही. सबब नोंद</p> <p>प्रमाणित केली आहे.</p> <p>(प्रिती भास्कर घुडे)</p> <p>मंडळ अधिकारी :- कल्याण</p> <p>ता. : कल्याण</p> <p>जि. : ठाणे</p> <p>दि. : 03/10/2023</p>
	<p>हिलसंबंधितांना नोटीस बजावल्याचा दि. 13/09/2023</p> <p>फेरफार नोंद मिळालेला दि. 03/10/2023</p> <p>( कौस्तुभ हेमराज मुण्णेकर )</p> <p>तलाठी</p> <p>दांडेकर साईन दांडेकर ल. कल्याण जि. ठाणे</p>		



4

साव नमुना ६  
फेरफार नोंदवही ( फेरफार पत्रक )  
[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही ( ठपका करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम १० ]

पत्रक : कलम

कलम : कलम

कलम : कलम

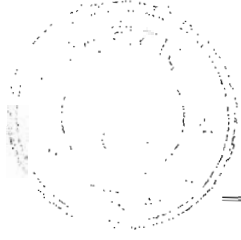
नोंदीचा अनुक्रमांक	संपादन केलेल्या अधिकाराचे स्वरूप	परिणाम झालेले भूभाषण व उपविभाग क्रमांक	अधिकार्याचे नाव, आस्थाक्षरी व येरा
1826	<p>फेरफाराचा प्रकार : अनौदणिकृत नोंदीचा प्रकार :- खरेदी माहिती मिळाल्याचा दिनांक :- 9/13/2023 फेरफाराचा दिनांक :- 9/13/2023</p> <p>लिहून देणार :-</p> <p>(1) मेसर्स हॉमिस्ट एंटरप्राइझेस तर्फे भागीदार फरीदा मुस्तफा अन्वार रा. वाडेघर (खाता क्रमांक 564) यांचे सर्व्हे क्रमांक 51/3/व/2, बिगारशेती क्षेत्र 48.3000 आर चौ.मी पैकी बिगारशेती क्षेत्र 4.4500 आर चौ.मी हे त्यांनी सर्व्हे क्रमांक 51/5/1, बिगारशेती क्षेत्र 54.4500 आर चौ.मी पैकी बिगारशेती क्षेत्र 33.2700 आर चौ.मी हे त्यांनी लिहून घेणार :-</p> <p>(2) मेसर्स लिमिटेड तर्फे डायरेक्टर दिनेश राविलाल पटेल (खाता क्रमांक :- 570) सर्व्हे क्रमांक 51/3/व/2 बिगारशेती क्षेत्र 4.4500 आर चौ.मी सर्व्हे क्रमांक 51/5/1 बिगारशेती क्षेत्र 33.2700 आर चौ.मी यांना दुय्यम निबंधक कल्याण 4 जिल्हा ठाणे यांचेकडील खरेदी दस्त क्रमांक 1309 दिनांक 12/09/2023 प्रमाणे रक्कम रुपये 0 घेऊन खरेदी दिली. सबब खरेदी घेणाऱ्याचे नाव गाव नमुना नं. 7/12 वर दाखल केले.</p> <p>हितसंबंधितांना नोंदीस बजावल्याचा दि. 13/09/2023 फेरफार नोंद निर्मितीचा दि. 03/10/2023</p> <p>( कौस्तुभ हेमराज मुणगेकर ) तलाठी वाडेघर साव्वा वाडेघर ता. कल्याण जि. ठाणे</p>	<p>51/3/व/2 (मंजूर) 51/5/1 (मंजूर)</p> <p>एकूण :- 2</p>	<p>वदी अजय पांहेलार, मा. सह दुय्यम निबंधक कल्याण 4 यांचे कडील खरेदी दस्त क्र. 1309/१/२०२३ दि. १२/०९/२०२३ ची सूची क्र. २ ची प्रत पाहिली. महाराष्ट्र शासन राजपत्र दिनांक ०१ जानेवारी २०१६ मधील अधिनियम क्र. १ मधील तरतुदीनुसार खरेदीदार यांनी सदर जमिनीचा ५ वर्षांच्या आत अकृषिक प्रयोजनासाठी वापर करावयाचा आहे. नोंदीस लागू तक्रार नाही. सबब नोंद प्रमाणित केली आहे.</p> <p>(भिली भास्कर घडगे) मंडळ अधिकारी :- कल्याण ता. : कल्याण जि. : ठाणे दि. : 03/10/2023</p>

"या प्रमाणित प्रतीसाठी फी म्हणून ₹५/- रुपये मिळाले."  
दिनांक :- 03/10/2023  
सांकेतिक क्रमांक :- 272100124213300003102023315

( नाव :- कौस्तुभ हेमराज मुणगेकर )  
तलाठी साव्वा :- वाडेघर ता. :- कल्याण जि. :- ठाणे



5



परिशिष्ट "अ"

महाराष्ट्र जमीन महसूल संहिता, 1966 च्या कलम 42ब/ 42 क/42 ड मधील तरतुदीन्वये  
श्रीगणेशद्वारास छाव्याची सनद  
(अकृषिक वापराची परवानगी)

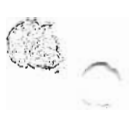
वाचले :-

1.	अर्जदार मे. हॉनेस्ट इंटरप्रायजेस तर्फे भागीदार सौ.फरीदा एम. अत्तार व इतर पत्ता-तळ मजला,समृद्धी हाईटस, डी-विंग, नामदेव विहारच्यामागे,रामबाग लेन नं.04, छत्री बंगल्याजवळ, चिकणघर, ता. कल्याण, जि. ठाणे यांचा सनद मिळणेकामी अर्ज दिनांक 03/02/2023
2.	सहाय्यक अभियंता,(क.वि./डॉ.वि.) कल्याण डोंबिवली महानगरपालिका, कल्याण यांचेकडील झोन पत्र जा.क्र.कडॉमपा/नरवि/7124 दि. 08/02/2023
3.	भारतीय स्टेट बँक ऑफ इंडिया यांचेकडे रुपांतरीत कर व अकृषिक कराची रक्कम रु.14011/-मात्र शासनजमा केलेबाबत या कार्यालयाकडील चलन क्र.MH015174001202223M दिनांक 13/02/2023
4.	अर्जदार यांचे दिनांक 02/02/2023 दिनांक रोजीचे क्षतीपूर्ती व बंधपत्र
5.	महाराष्ट्र शासन, महसूल व वन विभाग यांचेकडील अधिसूचना दिनांक 05/01/2017
6.	महाराष्ट्र शासन, महसूल व वन विभाग यांचेकडील शासन परिपत्रक क्रमांक:एनएपी -- 2021/प्र.क्र.118/ज-1अ दिनांक 13/04/2022
7.	महाराष्ट्र जमीन महसूल अधिनियम 1966 चे कलम 42अ व 42 ब.

ज्याअर्थी मे. हॉनेस्ट इंटरप्रायजेस तर्फे भागीदार सौ.फरीदा एम. अत्तार व इतर पत्ता-तळ मजला,समृद्धी हाईटस, डी-विंग, नामदेव विहारच्यामागे,रामबाग लेन नं.04, छत्री बंगल्याजवळ,चिकणघर, ता. कल्याण, जि. ठाणे यांनी मौजे वाडेंघर,ता. कल्याण जिल्हा ठाणे, येथील खालील नमूद जमिनीवर महाराष्ट्र जमीन महसूल संहिता, 1966 च्या कलम 42-ब च्या तरतुदीन्वये उक्त संहितेच्या कलम 47 अ नुसार देय रुपांतरण कराची रहिवास या अकृषिक प्रयोजनार्थ वापरापोटी रुपांतरीत कर व अकृषिक कराची रक्कम रु.14011/- मात्र अन्वये चलन क्र.MH015174001202223M दिनांक 13/02/2023 अन्वये शासनजमा केलेली आहे.



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प्रस्तावित जमिनीचा स.नं.तपशिल

अ. क्र.	गावाचे नांव	स.नं. / हि.नं.	क्षेत्र (चौ.मी)	जमिनीचा वर्ग	७/१२ नुसार असणारे भोगवटदाराचे नांव	इतर हक्कातील नोंदी व जमिनीवरील भार
1	वाडेघर	51/3/अ/1	10830.00	1	असिफ अबिदीन झोजवाला फरीदा एम. अत्तार मे. हॉनेस्ट इंटरप्राईझेस तर्फे भागीदार युसूफभाई रसूलभाई सामाईक क्षेत्र 0.9630 पो.ख.0.1200	निरंक
2	वाडेघर	51/3/अ/2	3670.00	1	मे. हॉनेस्ट इंटरप्राईझेस तर्फे भागीदार असिफ अबैद्वीन झोजवाला फरीदा एम. अत्तार इसाकभाई रसूलभाई याकुबभाई रसूलभाई सामाईक क्षेत्र 0.3670	निरंक
3	वाडेघर	51/3/ब/1	1170.00	1	मे. हॉनेस्ट इंटरप्राईझेस तर्फे भागीदार असिफ अबैद्वीन झोजवाला फरीदा एम. अत्तार इसाकभाई रसूलभाई याकुबभाई रसूलभाई सामाईक क्षेत्र 0.1170	निरंक
4	वाडेघर	51/5/1	5445.00	1	असिफ अबिदीन झोजवाला इसाकभाई रसूलभाई फरीदा एम. अत्तार मे. हॉनेस्ट इंटरप्राईझेस तर्फे भागीदार सामाईक क्षेत्र 0.5085 पो.ख.0.0360	निरंक
5	वाडेघर	51/3/ब/2	4830.00	1	मे. हॉनेस्ट इंटरप्राईझेस तर्फे भागीदार असिफ अबैद्वीन झोजवाला फरीदा एम. अत्तार इसाकभाई रसूलभाई याकुबभाई रसूलभाई सामाईक क्षेत्र 0.4430 पो.ख.0.0400	निरंक
एकूण			25945.00 चौ.मी.			

ज्याअर्थी सदर जमिनीच्या मंजूर विकास योजनेबाबत सहाय्यक अभियंता,(क.वि./डों.वि.) कल्याण डोंबिवली महानगरपालिका, कल्याण यांचेकडील जा.क्र.कडोंमपा/नरवि/7124 दि. 08/02/2023 अन्वये झोन दाखला दिलेला असून सदर झोन दाखलानुसार 1) पौजे वाडेघर येथील स.नं.51 हि.नं.3/1 ही जमीन 45.00 मी. रूंद ररत्याने तसेच आरक्षण क्र.26 वाचनालय व आरक्षण क्र.27 प्राथमिक शाळा या आरक्षणांनी बाधित असून उर्वरित क्षेत्र

2000

2000

2000

रहवास विभागात समाविष्ट आहे. 2) मौजे वाडेघर येथील स.नं.51 हि.नं.3/2 ही जमीन 45.00 मी. रूंद रस्त्याने बाधित असून उर्वरित क्षेत्र रहवास विभागात समाविष्ट आहे. 3) मौजे वाडेघर येथील स.नं.51 हि.नं.5 ही जमीन 45.00 मी रूंद रस्त्याने बाधित असून उर्वरित क्षेत्र रहवास विभागात समाविष्ट होत आहे.

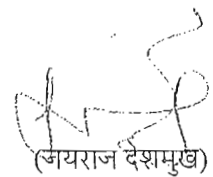
त्याअर्थी आता, उक्त संहितेमधील तरतुदीच्या नियमांच्या तरतुदींना आणि खालील शर्तींना अधीन राहून उपरोक्त जमिनीच्या भारतास सदर जमिनीवर, उक्त नमुद करण्यात आलेला अकृषिक वापर अनुज्ञेय करण्यात आल्याचे मानण्यात आल्याने उक्त संहितेच्या कलम 42ब अन्वये ही सनद देण्यात येत आहे.

१. वरीलप्रमाणे अनुज्ञेय केलेल्या अकृषिक वापरामध्ये नियोजन प्राधिकरणाच्या पूर्वे मंजूरीशिवाय कोणताही बदल करता येणार नाही.
२. आकारणी :-उक्त जमिनीचा भोगवटादार उक्त जमिनीच्या संबंधात या अगोदर वसुली योग्य असलेल्या आकारणीऐवजी वर उल्लेखित विकास/बांधकाम परवानगी प्राप्त झाल्यापासून दिनांक 31 जुलै (वर्ष) रोजी संपणाऱ्या हमीच्या कालावधीत शासनाला प्रत्येक वर्षी रुपये 0.090 प्रती चौ.मी. या दराने परिगणित होणारी वार्षिक आकारणी देईल आणि उक्त कालावधी संपल्यानंतर, उक्त संहिते अन्वये मा. जिल्हाधिकाऱ्याकडून, वेळोवेळी निश्चित करण्यात येईल, अशी सुधारित आकारणी देईल.
३. कल्याण डोंबिवली महानगरपालिकेकडून सदर जमिनीवर अनुज्ञेय असणाऱ्या बांधकामाचे आराखडे मंजूर केलेले नाहीत, परंतु जागेच्या वापराबाबत झोन दाखला दिलेला आहे. सदर झोन दाखल्यानुसार अर्जदार यांनी विनंती केलेले नियोजन प्राधिकारी यांचेकडील विकास आराखडयामधील विषयांकित मिळकतीमधील बांधकाम अनुज्ञेय असलेल्या क्षेत्रावर कल्याण डोंबिवली महानगरपालिका यांचेकडून एका वर्षाचे आत बांधकाम आराखडे मंजूर करून त्यानुसार जमिनीचा विकास करणे अनुज्ञाग्राही यांचेवर बंधनकारक राहील. बांधकाम अनुज्ञेय नसल्यास सदर जमिनीस देणेत आलेली सनद आपोआप रद्द झालेचे समजणेत येईल.
४. विषयांकित जमिनीबाबत कोणत्याही न्यायालयात दावा प्रलंबित नसलेबाबत अर्जदार यांनी प्रतिज्ञापत्र लिहून दिलेले आहे. तथापि सदर जमिनीबाबत कोणत्याही न्यायालयात दावा प्रलंबित असल्यास सदर दाव्यामध्ये जे न्यायनिर्णय होतील ते अनुज्ञाग्राही यांचेवर बंधनकारक राहतील व अर्जदार यांचे विरोधामध्ये निकाल लागल्यास सदर जमिनीस देणेत आलेली सनद आपोआप रद्द होईल याकरिता कोणताही स्वतंत्र आदेश काढण्याची आवश्यकता राहणार नाही.
५. सदर जमिन नविन शेत/डगबा वतन /भोगवटादार वर्ग-2 ची निष्पन्न झाल्यास सदर सनद आदेश आपोआप रद्द होतील.
६. जमिनीवर प्रत्यक्ष विकास अथवा बांधकाम सुरू करण्यापुर्वी सक्षम नियोजन प्राधिकरणाची विकास परवानगी घेणे आवश्यक राहिल.
७. मा.जिल्हाधिकारी / नियोजन प्राधिकरण यांच्या मान्यतेने रेखांकन मंजूर केल्याशिवाय क्षेत्राची पोटविभागणी करता येणार नाही अथवा छोटे भूखंड करून विक्री करता येणार नाही.
८. नियोजन प्राधिकरणाच्या मान्यतेने सदर जमिनीच्या वापरामध्ये किंवा वापराच्या क्षेत्रामध्ये कोणताही बदल झाल्यास, त्याची माहिती अशा मंजूरीपासून 30 दिवसांच्या आत मा. जिल्हाधिकारी यांना देणे बंधनकारक राहील.
९. उक्त जमिनीचा भोगवटादार उक्त जमिनीवर वसुली योग्य असलेले सर्व कर, दर आणि उपकर भरील.
१०. उक्त जमिनीची मोजणी करून मोजणीच्या अनुषंगाने अभिलेख दुरुस्ती करून घेणे अनुज्ञाग्राही यांचेवर बंधनकारक राहिल.

11/17/19



११. उक्त जमीनीवरील संबंधित नियोजन प्राधिकरणाचे सार्वजनिक प्रयोजनासाठीचे आरक्षण असल्यास सदरची जमीन प्रचलित नियमानुसार संबंधित प्राधिकरणाकडे वर्ग करणे किंवा प्रचलित नियमानुसार जमीनीचा वापर करणे बंधनकारक असेल तसेच सदर जमिनीबाबत भूसंपादनाचे तरतुदीनुसार अकृषिक जमीनीसाठी देय असणाऱ्या मोबदल्याची मागणी करणे अनुज्ञाग्राही यांना अनुज्ञेय असणार नाही.
१२. तसेच विषयांकीत जमिनीचे कोणत्याही प्राधिकरणाकडून भूसंपादन प्रस्तावित असल्यास किंवा भविष्यात भूसंपादन झाल्यास सदर जमिनीबाबत सनद परवानगीचे आदेश निर्गमित केलेल्या तारखेपासून रद्द समजण्यात येतील.
१३. अनुज्ञाग्राही यांनी सदर जमिनीबाबत कोणत्याही न्यायालयात दावा प्रलंबित नसलेबाबत व इत्यादीबाबत क्षतीपुर्ती व बंधपत्र दिनांक 03/02/2023 रोजी दिलेले आहे. सदर क्षतीपुर्ती व बंधपत्रामधील सर्व अटीशर्ती अनुज्ञाग्राही यांचेवर बंधनकारक असतील व सदर क्षतीपुर्ती व बंधपत्रामधील अटी व शर्तीचे उल्लंघन झाल्यास दिलेली सनद परवानगी रद्द झाली असे समजण्यात येईल.
१४. अर्जदार यांनी सादर केलेली कागदपत्र खोटी अथवा दिशाभूल करणारी आढळून आल्यास सदरची सनद परवानगी आपोआप रद्द झाली असे समजण्यात येईल.
१५. सदर सनद परवानगीने जमिनीचे फक्त कृषिक प्रयोजनाकडून अकृषिक प्रयोजनाकडे रुपांतरण करण्यात येत असून मालकी हक्कामध्ये कोणताही बदल करण्यात येत नाही. सदरची सनद म्हणजे मालकी हक्काचे प्रमाणपत्र नाही. प्रश्नांकित जमीनीच्या मालकी हक्काबाबत भविष्यात काही वाद उद्भविल्यास किंवा न्यायालयात जमिनीचे मालकी हक्काबाबत बदल झाल्यास सदर सनद परवानगी एकतर्फी रद्द होण्यास अर्जदार हे पात्र राहतील.
१६. सदरची सनद हि महाराष्ट्र जमीन महसूल संहिता 1966 चे कलम 157 चे तरतूदीनुसार आजरोजीचे अभिलेखावरून देण्यात येत आहे. सदर मिळकतीबाबत कोणतेही अभिलेख अथवा फेरफार हे कोणत्याही सक्षम न्यायालयाने रद्द केल्यास अथवा सदरची जमिन भोगवटादार वर्ग-२ ची असल्याचे सिध्द झाल्यास सदर जमिनीस देणेत आलेली सनद ही आपोआप रद्द झाली असे समजण्यात येईल व याकरीता कोणतेही स्वतंत्र आदेश काढणेची आवश्यकता राहणार नाही.
१७. अकृषिक वापर अनुज्ञेय करण्याच्या या सनदेव्यतिरिक्त वित्तीय संस्था/ नियोजन प्राधिकरण यांनी इतर कोणत्याही स्वरूपातील बिनशेती आदेशाची मागणी करू नये.

  
(जयराज देशमुख)

तहसीलदार कल्याण

क्र.महसूल/क-1/टे-2/जमिनबाब/सनद/एसआर-136 /2023

तहसीलदार कार्यालय कल्याण

दिनांक :-

प्रत :- अर्जदार मे. हॉनेस्ट इंटरप्रायजेस तर्फे भागीदार सौ.फरीदा एम. अत्तार व इतर पत्ता-तळ मजला, समृद्धी हाईटस, डी-व्हिंग, नामदेव विहारच्यामागे, रामबाग लेन नं.04, छत्री बंगल्याजवळ, चिकणघर, ता. कल्याण, जि. ठाणे

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प्रत :-उपअधिक्षक भूमि अभिलेख कल्याण,यांचेकडे माहितीसाठी व आवश्यक त्या कार्यवाहीसाठी.

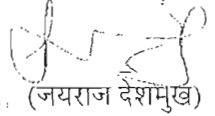
२/- प्रकरणी अनुज्ञाग्राही यांचेकडून मोजणी फी शासन जमा करुन मोजणीची योग्य ती कार्यवाही करावी.

प्रत:- सहाय्यक अभियंता, (क.वि.) कल्याण डोंबिवली महानगरपालिका, कल्याण

प्रत :-मंडळ अधिकारी,कल्याण

प्रत :-तलाठी सजा वाडेघर यांचेकडे माहितीसाठी व आवश्यक त्या कार्यवाहीसाठी.

प्रत :-कार्यालयीन संचिका.

  
(जयराज देशमुख)  
तहसीलदार कल्याण



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scored 15.12.23

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शैलेन्द्र द. जल्लावार

बी. कॉम., एल.एल.बी.

अडवोकेट हायकोर्ट

१०५, विकास हाईड्स, संतोषीमाता रोड, कल्याण (प)

फोन : २३२२५२६, २३२७४४७

email : lawmen2011@yahoo.com

Shailendra D. Jallawar

B.Com., LL.B.,

Advocate High Court

105, Vikas Heights, Santoshimata Road, Kalyan (West)

Tel. : 2322526, 2327447

email : lawmen2011@yahoo.com

Date : 04.12.2023

To  
Trescon Limited,  
304, Third Floor,  
Neelkanth Corporate Park,  
Nathani Road, Vidyavihar West,  
Mumbai 400 086,  
through its Director  
Shri Dinesh Ravilal Patel

**CERTIFICATE**

**Reg:** All those pieces and parcels of land lying, being and situated  
at village Wadeghar, Taluka Kalyan, bearing

Survey No.	Area (sq. mtrs)
51/3/B/2	445
51/5/1	3327
<b>Total →</b>	<b>3772</b>

within the limits of the Kalyan Dombivali Municipal Corporation  
belonging to Trescon Limited.

**Read:**


1. Extracts of 7/12.
2. Relevant Mutation entries.
3. Agreement for Sale dated 12.09.2023 registered at the office of  
Sub-Registrar of Assurances at Kalyan-4 under serial No.  
13087/2023 made and executed between Honest Enterprise,  
partnership firm as the Owners and M/s. Trescon Limited as the  
Purchaser.
4. General Power of Attorney dated 12.09.2023 registered at the  
office of Sub-Registrar of Assurances at Kalyan-4 under serial  
No. 13090/2023 executed by Honest Enterprise, partnership firm  
as the Owners in favour of M/s. Trescon Limited as the  
Purchaser.
5. Deed of Conveyance dated 12.09.2023 registered at the office of  
Sub-Registrar of Assurances at Kalyan-4 under serial No.  
13091/2023 made and executed by Honest Enterprise,  
partnership firm as the Owners in favour of M/s. Trescon Limited  
as the Purchaser.
6. Search Reports.



I have also gone through the search report taken at the office of Sub-Registrar of Assurances at Kalyan and the search reports does not reveal any entry which may fall in the category of encumbrances on the above captioned property.

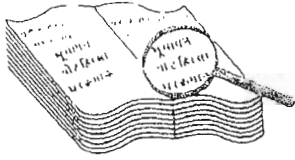
I am of the opinion that the title of the owner to the above captioned properties is clear, marketable, free from encumbrances and M/s. Trescon Limited as the Owner is well and sufficiently entitled to follow the due procedure of law for submission of plans for proposed construction on the above captioned property to the Kalyan Dombivali Municipal Corporation for approval and sanction as per the Development Control Regulations.

This opinion is based on the information provided, documents furnished and searches carried out in the Office of Sub-Registrar of Assurances at Kalyan and in the event, there are any new or additional documents which are not furnished to me or the facts may be different as informed to me subsequently, it could have material impact on my observations and conclusions and this certificate is not issued for sale of flats and units in the building/s to be constructed on the said property.

  
(S. D. Jaliawar)  
Advocate

Scanned 14.12.23

7



GANESH HARI JAGTAP

**G.H. JAGTAP**  
 B.Com.

**SEARCHER**

 Office : 112, 1st Floor, 'A' Wing, Madhav Baug Apt., Zunjarrao Market, Opp. Anand Sports,  
 Station Road, Kalyan (W) 421 301.

 Resi : Datta Kripa Niwas Hsg. Soc., Chawl No. 1/4, Behind Om Sonali Building,  
 Opp. Kala Talav, Thankar Pada, Kalyan (W) 421 301.

Date :- 06/11/2023

**SEARCH REPORT**

 Re:- Property bearing S.No. 51, H.No. 5/1, Area 0 H - 50 R - 85 P + Pot  
 Kharaba 0 H - 03 R - 60 P, Owner - M/s. Honest Enterprises, situated  
 at Mouje **WADEGHAR**, Taluka **KALYAN**, District **THANE**.

 I have taken the Search in respect of the above mentioned property and I have gone  
 through the available Index-II Registers kept in the Office of Sub-Registrar KALYAN  
 No. 1 To 5 for the period of 01 year i.e. 2023.

 I could not take the search for the year 2023 the Index-II register are still not ready in the  
 office of Sub-Registrar Kalyan 1 To 5,

 I have taken the online Index II register eSearch in respect of the above mentioned  
 property available on [www.igrmaharashtra.gov.in](http://www.igrmaharashtra.gov.in).

SEARCH REPORT IS AS UNDER :-

YEAR	TRANSACTION
2023	Transaction

The transaction of the above mentioned property of which the details is as under :

**TRANSACTION FOR THE YEAR 2023 :-**

(Entry found in SRO KLN - 4 online Index-II register search)

 1) Agreement for Sale Rs. 5,25,00,000/- Market Value Rs. 4,69,92,400/-;  
 S.No. 51/3/B/2, Area 445 Sq.Meters out of 4830 Sq.Meters,  
 S.No. 51/3/1, Area 3327 Sq.Meters out of 5445 Sq.Meters,  
 Total Area 3772 Sq.Meters out of 10275 Sq.Meters,  
 Vendor :- M/s. Honest Enterprises Through its Partner - Farida Mustafa Attar,  
 Purchaser :- Trescon Ltd. Through its Director - Dinesh Ravilal Patel,  
 Date of Execution & Registration 12/09/2023, Reg.No. 13087,  
 Stamp Duty Rs. 36,75,000/- Registration Fee Rs. 30,000/-

(Entry found in SRO KLN - 4 online Index II register search)

2) Conveyance Deed;

 S.No. 51/3/B/2, Area 445 Sq.Meters out of 4830 Sq.Meters,  
 S.No. 51/5/1, Area 3327 Sq.Meters out of 5445 Sq.Meters,  
 Total Area 3772 Sq.Meters out of 10275 Sq.Meters,  
 Vendor :- M/s. Honest Enterprises Through its Partner - Farida Mustafa Attar,  
 Purchaser :- Trescon Ltd. Through its Director - Dinesh Ravilal Patel,  
 Date of Execution & Registration 12/09/2023, Reg.No. 13091,  
 Stamp Duty Rs. 500/- Registration Fee Rs. 100/-

(Entry found in SRO KLN - 4 online Index II register search) :

3) Agreement for Sale Rs. 31,35,00,000/- Market Value Rs. 31,04,22,000/-;

 S.No. 51/3/A/1, Area 10830 Sq.Meters,  
 S.No. 51/3/A/2, Area 3670 Sq.Meters,  
 S.No. 51/3/B/1, Area 1170 Sq.Meters,  
 S.No. 51/3/B/2, Area 4385 Sq.Meters out of 4830 Sq.Meters,  
 S.No. 51/5/1, Area 2118 Sq.Meters out of 5445 Sq.Meters,  
 Total Area 22173 Sq.Meters out of 25945 Sq.Meters,  
 Vendor :- M/s. Honest Enterprises Through its Partner - Farida Mustafa Attar,  
 Purchaser :- Golden Arc Venture LLP Through its Partners - 1) Trescon Ltd. Through its  
 Director - Dinesh Ravilal Patel, 2) RNR Ventures LLP Through its Partner - Sanjay Navin  
 Mehta,  
 Date of Execution & Registration 12/09/2023, Reg.No. 13094,  
 Stamp Duty Rs. 2,19,45,000/- Registration Fee Rs. 30,000/-

...2/-

// 2 //

(Entry found in SRO KLN - 4 online Index II register search)

4) Conveyance Deed;

S.No. 51/3/A/1, Area 10830 Sq.Meters,

S.No. 51/3/A/2, Area 3670 Sq.Meters,

S.No. 51/3/B/1, Area 1170 Sq.Meters,

S.No. 51/3/B/2, Area 4385 Sq.Meters out of 4630 Sq.Meters,

S.No. 51/5/1, Area 2118 Sq.Meters out of 5445 Sq.Meters,

Total Area 22173 Sq.Meters out of 25945 Sq.Meters,

**Vendor** :- M/s. Honest Enterprises Through its Partner - Farida Mustafa Attar,

**Purchaser** :- Golden Arc Venture LLP Through its Partners - 1) Trescon Ltd. Through its Director - Dinesh Ravilal Patel, 2) RNR Ventures LLP Through its Partner - Sanjay Navin Mehta,

Date of Execution & Registration 12/09/2023, Reg.No. 13100,

Stamp Duty Rs. 500/- Registration Fee Rs. 100/-


Attached Govt. Fees paid vide eReceipt No. 1113162599,

Search Application GRN No. MH010634502202324E, dated 06/11/2023,

**HENCE THIS SEARCH REPORT;**

PLACE :- KALYAN;

DATE :- 06/11/2023

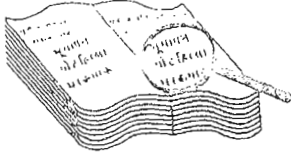
  
**G. H. JAGTAP**  
**SEARCHER** (B.Com.)  
1/4, Datta Kripa Niwas, Chawl Soci. Opp. Kala -  
Talav, Near Sonali Bldg., Thankapada,  
Kalyan (W) - 421301. Mob. 9820429432

scanned 02.12.23

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Mob. : 9820429462



GANESH HARI JAGTAP

**G.H. JAGTAP**  
 B.Com.

**SEARCHER**

 Office : 112, 1st Floor, 'A' Wing, Madhav Baug Apt., Zunjarrao Market, Opp. Anand Sports,  
 Station Road, Kalyan (W) 421 301.

 Resi : Datta Kripa Niwas Hsg. Soc., Chawl No. 1/4, Behind Om Sonali Building,  
 Opp. Kala Talav, Thankar Pada, Kalyan (W) 421 301.

Date :- 06/11/2023

**SEARCH REPORT**

 Re:- Property bearing S.No. 51, H.No. 3/B/2, Area 0 H - 44 R - 30 P +  
 Pot Kharaba 0 H - 04 R - 00 P, Owner - M/s. Honest Enterprises,  
 situated at Mouje WADEGHAR, Taluka KALYAN, District THANE.

 I have taken the Search in respect of the above mentioned property and I have gone  
 through the available Index-II Registers kept in the Office of Sub-Registrar. KALYAN  
 No. 1 To 5 for the period of 01 year i.e. 2023.

 I could not take the search for the year 2023 the Index-II register are still not ready in the  
 office of Sub-Registrar Kalyan 1 To 5.

 I have taken the online Index II register eSearch in respect of the above mentioned  
 property available on [www.iqrmaharashtra.gov.in](http://www.iqrmaharashtra.gov.in).

SEARCH REPORT IS AS UNDER :-

YEAR	TRANSACTION
2023	Transaction

The transaction of the above mentioned property of which the details is as under :

**TRANSACTION FOR THE YEAR 2023 :-**

(Entry found in SRO KLN - 4 online Index II register search)

1) Agreement for Sale Rs. 5,25,00,000/- Market Value Rs. 4,69,92,400/-;

S.No. 51/3/B/2, Area 445 Sq.Meters out of 4830 Sq.Meters,

S.No. 51/5/1, Area 3327 Sq.Meters out of 5445 Sq.Meters,

Total Area 3772 Sq.Meters out of 10275 Sq.Meters,

Vendor :- M/s. Honest Enterprises Through its Partner - Farida Mustafa Attar,

Purchaser :- Trescon Ltd. Through its Director - Dinesh Ravilal Patel,

Date of Execution &amp; Registration 12/09/2023, Reg.No. 13087,

Stamp Duty Rs. 36,75,000/- Registration Fee Rs. 30,000/-

(Entry found in SRO KLN - 4 online Index II register search)

2) Conveyance Deed;

S.No. 51/3/B/2, Area 445 Sq.Meters out of 4830 Sq.Meters,

S.No. 51/5/1, Area 3327 Sq.Meters out of 5445 Sq.Meters,

Total Area 3772 Sq.Meters out of 10275 Sq.Meters,

Vendor :- M/s. Honest Enterprises Through its Partner - Farida Mustafa Attar,

Purchaser :- Trescon Ltd. Through its Director - Dinesh Ravilal Patel,

Date of Execution &amp; Registration 12/09/2023, Reg.No. 13091,

Stamp Duty Rs. 500/- Registration Fee Rs. 100/-

(Entry found in SRO KLN - 4 online Index II register search)

3) Agreement for Sale Rs. 31,35,00,000/- Market Value Rs. 31,04,22,000/-;

S.No. 51/3/A/1, Area 10830 Sq.Meters,

S.No. 51/3/A/2, Area 3670 Sq.Meters,

S.No. 51/3/B/1, Area 1170 Sq.Meters,

S.No. 51/3/B/2, Area 4385 Sq.Meters out of 4830 Sq.Meters,

S.No. 51/5/1, Area 2118 Sq.Meters out of 5445 Sq.Meters,

Total Area 22173 Sq.Meters out of 25945 Sq.Meters,

Vendor :- M/s. Honest Enterprises Through its Partner - Farida Mustafa Attar,

Purchaser :- Golden Arc Venture LLP Through its Partners - 1) Trescon Ltd. Through its  
 Director - Dinesh Ravilal Patel, 2) RNR Ventures LLP Through its Partner - Sanjay Navin  
 Menta,

Date of Execution &amp; Registration 12/09/2023, Reg.No. 13094,

Stamp Duty Rs. 2,19,45,000/- Registration Fee Rs. 30,000/-

...2/-



// 2 //

(Entry found in SRO KLN - 4 online Index II register search)

4) Conveyance Deed;

S.No. 51/3/A/1, Area 10830 Sq.Meters,

S.No. 51/3/A/2, Area 3670 Sq.Meters,

S.No. 51/3/B/1, Area 1170 Sq.Meters,

S.No. 51/3/B/2, Area 4285 Sq.Meters out of 4830 Sq.Meters,

S.No. 51/5/1, Area 2118 Sq.Meters out of 5445 Sq.Meters,

Total Area 22173 Sq.Meters out of 25945 Sq.Meters,

Vendor :- M/s. Honest Enterprises Through its Partner - Farida Mustafa Attar,

Purchaser :- Golden Arc Venture LLP Through its Partners - 1) Trescon Ltd. Through its Director - Dinesh Ravilal Patel, 2) RNR Ventures LLP Through its Partner - Sanjay Navin Mehta,

Date of Execution & Registration 12/09/2023, Reg.No. 13100,

Stamp Duty Rs. 500/- Registration Fee Rs. 100/-


Attached Govt. Fees paid vide eReceipt No. 1113162599,

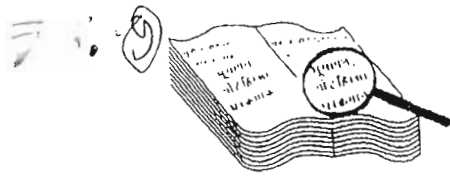
Search Application GRN No. MH010634502202324E, dated 06/11/2023,

HENCE THIS SEARCH REPORT;

PLACE :- KALYAN;

DATE :- 06/11/2023

  
**G. H. JAGTAP**  
SEARCHER (B.Com.)  
1/4, Datta Kripa Niwas, Chawl Soci. Opp. Kala -  
Talegaon, Near Sonali Bldg., Thakarpada,  
Kalyan (W) - 421301. Mob. 9820429462



GANESH HARI JAGTAP

**G.H. JAGTAP**

B.Com.

**SEARCHER**

Office : 112, 1st Floor, 'A' Wing, Madhav Baug Apt., Zunjarrao Market, Opp. Anand Sports, Station Road, Kalyan (W) 421 301.

Resi : Datta Kripa Niwas Hsg. Soc., Chawl No. 1/4, Behind Om Sonali Building, Opp. Kala Talav, Thankar Pada, Kalyan (W) 421 301.

Date :- 02/06/2023

**SEARCH REPORT**

**Re:-** Property bearing S.No. **51**, H.No. **5/1**, Area 0 H – 50 R – 85 P + Pot Kharaba 0 H – 03 R – 60 P, Owner – M/s. Honest Enterprises, situated at Mouje **WADEGHAR**, Taluka **KALYAN**, District **THANE**.

I have taken the Search in respect of the above mentioned property and I have gone through the available Index-II Registers kept in the Office of Sub-Registrar KALYAN No. 1 To 5 for the period of 30 years i.e. 1994 To 2023.

I could not take the search for the year 1995 & 1996 the Index-II register is in Some Pages Torn Condition and for the year 2000 & 2001 the Index-II register is in Torn Condition and for the year January 2013 To June 2013, 2016 To 2023 the Index-II register are still not ready in the office of Sub-Registrar Kalyan 1 and for the year 2018 To 2023 the Index-II register are still not ready in the office of Sub-Registrar Kalyan 2 and for the year July 2015 To 2023 the Index-II register are still not ready in the office of Sub-Registrar Kalyan 3 and and for the year 2013 To 2023 the Index-II register are still not ready in the office of Sub-Registrar Kalyan 4 and for the year July 2016 To 2023 the Index-II register are still not ready in the office of Sub-Registrar Kalyan 5,

I have taken the online Index II register eSearch in respect of the above mentioned property available on [www.igrmaharashtra.gov.in](http://www.igrmaharashtra.gov.in).

SEARCH REPORT IS AS UNDER :-

YEAR	TRANSACTION	YEAR	TRANSACTION
1994	NIL	2009	Transaction
1995	Some Pages Torn	2010	NIL
1996	-- do --	2011	NIL
1997	NIL	2012	Transaction
1998	NIL	2013	NIL
1999	NIL	2014	Transaction
2000	Torn Condition	2015	NIL
2001	-- do --	2016	NIL
2002	Transaction	2017	NIL
2003	NIL	2018	NIL
2004	NIL	2019	NIL
2005	NIL	2020	NIL
2006	Transaction	2021	NIL
2007	Transaction	2022	NIL
2008	NIL	2023	NIL,UPTO 15/05/2023

The transaction of the above mentioned property of which the details is as under :

**TRANSACTION FOR THE YEAR 2002 :-**

(Entry found in SRO KLN – 1 Index II register)

Tenancy Certificate Rs. 871/-;

S.No. **51/5**, Area- 0 H– 84 R– 0 P,

**Vendor** :- Govt.Through A.L.T. & Addl.Tahasildar, Kalyan,

**Purchaser** :- Bandu Kundalik Jadhav,

Date of Execution 03/06/2002, Date of Registration 27/08/2002, Reg.No. 4375,

Stamp Duty Rs. 0/- Registration Fee Rs. 20/-

...2/-

// 2 //

**TRANSACTION FOR THE YEAR 2006 :-**

(Entry found in SRO KLN - 1 Index II register)

Development Agreement Rs. 1,22,62,950/- Market Value Rs. 1,22,62,950/-;

S.No. 51/3/1 Pt, Area 10830 Sq.Meters,

S.No. 51/5, Area 5445 Sq.Meters,

Total Area 16275 Sq.Meters,

**Vendor :-** 1) Manubai Kundalik Jadhav, 2) Bandu Kundalik Jadhav for self & Natural Guardian for Minor - Nagesh, Ashish & Manjiri, 3) Kusum Banduy Jadhav, 4) Jagati Kundalik Jadhav for Self & Natural Guardian for Minor - Chetan & Divya, 5) Geeta Jagan Jadhav, 6) Vishwanath Kundalik Jadhav for Self & Natural Guardian for Minor - Akshay, Sujata & Adivya, 7) Alka Vishwanath Jadhav, 8) Anant Kundalik Jadhav for Self & Natural Guardian for Minor - Rohit & Bhumika, 9) Manisha Anant Jadhav, 10) Vanabai Anant Patil, 11) Suman Kisan Bhagat, 12) Latabai Janardan Patil, 13) Vithabai Pandurang Kadu, 14) Gulabbai Shyam Mhatre, 15) Chandrakant Bama Jadhav, 16) Gaurubai Chandrakant Jadhav, 17) Kashinath Chandrakant Jadhav for Self & Natural Guardian for Minor - Mahendra & Gaurav, 18) Asha Kashinath Jadhav, 19) Arvind Chandrakant Jadhav for Self & Natural Guardian for Minor - Namita & Dipti, 20) Sugandha Arvind Jadhav, 21) Balaram Chandrakant Jadhav, 22) Manubai Balaram Jadhav, 23) Janabai Hari Tare, 24) Kantabai Gotiram Jadhav, 25) Sanjay Gotiram Jadhav, 26) Anjana Sanjay Jadhav, 27) Aruna Sukir Karbhari, 28) Surekha Balaram Shelar, 29) Rekha Pankaj Mhatre, 30) Shaila Devanand Jadhav, 31) Vikram Devanand Jadhav, 32) Rajshree Vikram Jadhav, 33) Macchindra Devanand Jadhav, 34) Mamta Vijay Mhatre, 35) Raibai Appa Lokhande, 36) Sudhabai Arjun Panje, 37) Mandobai Balaram Bhagat, 38) Ambubai Magan Mhatre, 39) Ragho Krishna Jadhav for Self & Natural Guardian for Minor - Jyoti, 40) Raghubai Ragho Jadhav, 41) Santosh Ragho Jadhav for Self & Natural Guardian for Minor - Vishakha & Prathamesh, 42) Yogita Santosh Jadhav, 43) Shailesh Ragho Jadhav, 44) Nanda Rajesh alias Lakshya Thale, 45) Ramesh Nana Karbhari, 46) Ganesh Nana Karbhari, 47) Tulshiram Shankar Jadhav, 48) Mangal Shankar Jadhav, 49) Pandit Shankar Jadhav,

**Purchaser/Developer :-** M/s. Honest Enterprises Through its Partners - 1) Asif Abedin

Zojwalla, 2) Farida M.Attar, 3) Ishakbhai Rasulbhai, 4) Yakubbbhai Rasulbhai,

Date of Execution 26/10/2006 Date of Registration 02/11/2006, Reg.No. 6444,

Stamp Duty Rs. 1,22,630/- Registration Fee Rs. 30,000/-

**TRANSACTION FOR THE YEAR 2007 :-**

(Entry found in SRO KLN - 1 Index II register)

1) Confirmation Deed;

S.No. 51/3/1 Pt, Area 10830 Sq.Meters,

S.No. 51/5, Area 5445 Sq.Meters,

Total Area 16275 Sq.Meters,

(Confirmation Deed for Document No. 6444/2006 dated 27/10/2006)

**Vendor :-** Dhiraj Devanand Jadhav,

**Purchaser :-** M/s. Honest Enterprises Through its Partners - 1) Asif Abedin Zojwalla,

2) Farida M.Attar, 3) Isakbhai Rasulbhai, 4) Yakubbbhai Rasulbhai,

Date of Execution & Registration 27/02/2007, Reg.No. 1362,

Stamp Duty Rs. 20/- Registration Fee Rs. 100/-

(Entry found in SRO KLN - 1 Index II register)

2) Power of Attorney;

S.No. 51/3/1 Pt, Area 10830 Sq.Meters,

S.No. 51/5, Area 5445 Sq.Meters,

Total Area 16275 Sq.Meters,

**Vendor :-** Dhiraj Devanand Jadhav,

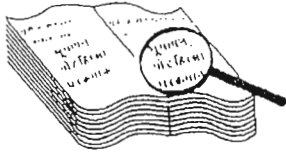
**Power of Attorney Holder :-** M/s. Honest Enterprises Through its Partners - 1) Asif

Abedin Zojwalla, 2) Farida M.Attar, 3) Isakbhai Rasulbhai, 4) Yakubbbhai Rasulbhai,

Date of Execution & Registration 27/02/2007, Reg.No. 1363,

Stamp Duty Rs. 100/- Registration Fee Rs. 100/-

...3/-



GANESH HARI JAGTAP  
**G.H. JAGTAP**  
B.Com.  
**SEARCHER**

Office : 112, 1st Floor, 'A' Wing, Madhav Baug Apt., Zunjarrao Market, Opp. Anand Sports,  
Station Road, Kalyan (W) 421 301.

Resi : Datta Kripa Niwas Hsg. Soc., Chawl No. 1/4, Behind Om Sonali Building,  
Opp. Kala Talav, Thankar Pada, Kalyan (W) 421 301.

// 3 //

**TRANSACTION FOR THE YEAR 2009 :-**

(Entry found in SRO KLN - 2 Index II register)

Agreement for Sale Rs. 1,22,62,950/- Market Value Rs. 1,22,62,950/-;

S.No. 51/3/1 Pt, Area 10830 Sq.Meters,

S.No. 51/5, Area 5445 Sq.Meters,

Total Area 16275 Sq.Meters,

(Stamp Duty Rs. 1,22,600/- paid vide Document No. 6444/2006 dated 02/11/2006 and Rs. 4,90,600/- received)

**Vendor :-** 1) Manubai Kundalik Jadhav, Kusum Bandu Jadhav, Ashish Bandu Jadhav, Jagan Kundalik Jadhav for Self, H.U.F.Karta Pudhari & Natural Guardian for Minor - Chetan & Divya; Geeta Jagan Jadhav, 2) Aika Vishwanath Jadhav, Manisha Anand Jadhav, Vanabai Anant Patil, Suman Kisan Bhagat, Latabai Janardan Patil, Vithabai Pandurang Kadu, Gulab Shyam Mhatre, 3) Asha Kashinath Jadhav Natural Guardian for Minor - Gaurav; Arvind Chandrakant Jadhav for Self, H.U.F.Karta Pudhari & Natural Guardian for Minor - Namita & Dipti, Sugandha Arvind Jadhav, Balaram Chandrakant Jadhav, Manubai Balaram Jadhav, Janabai Haresh Tare, Kantabai Gotiram Jadhav, Sanjay Gotiram Jadhav, Anjani Sanjay Jadhav, Aruna Sukir Karbhari, 4) Surekha Balaram Shelar, Rekha Pankaj Mhatre, Shaila Devanand Jadhav, Vikram Devanand Jadhav, Rajshree Vikram Jadhav, Macchindra Devanand Jadhav, Mamta Vijay Mhatre, 5) Manubai Balaram Jadhav, Raibai Appa Lokhande, Mandobai Balaram Bhagat, Ambubai Magan Mhatre, Ragho Krishna Jadhav for Self, H.U.F.Karta Pudhari & Natural Guardian for Minor - Jyoti; 6) Rangubai Ragho Jadhav, Santosh Ragho Jadhav for Self, H.U.F.Karta Pudhari & Natural Guardian for Minor - Vishakha & Prathamesh; Yogita Santosh Jadhav, Shailesh Ragho Jadhav, Nanda Rajesh alias Lakhya Thale, No. 1, 3 To 6, 10 To 15, 17 To 31, 32 To 35, 37 To 46 Through their Power of Attorney Holder - Asif Abedin Zojwalla, 7) Bandu Kundalik Jadhav for Self, H.U.F.Karta Pudhari & Natural Guardian for Minor - Nagesh & Manjiri; 8) Vishwanath Kundalik Jadhav for Self, H.U.F.Karta Pudhari & Natural Guardian for Minor - Sujata, Akshay & Aditya; 9) Anant Kundalik Jadhav for Self, H.U.F.Karta Pudhari & Natural Guardian for Minor - Rohit & Bhumika; 10) Chandrakant (Chander) Bama Jadhav, 11) Dhiraj Devanand Jadhav, 12) Ramesh Nana Karbhari, Ganesh Nana Karbhari, Tulshiram Shankar Jadhav, Mangal Shankar Jadhav, Pandit Shankar Jadhav Through their Power of Attorney Holder - Asif Abedin Zojwalla,

**Purchaser/Developer :-** M/s. Honest Enterprises Through its Partners - 1) Asif Abedin Zojwalla, 2) Farida M.Attar, 3) Ishakbhai Rasulbhai Through its Power of Attorney Holder - Yakubhbhai Rasulbhai, 4) Yakubhbhai Rasulbhai, Date of Execution 26/06/2009 Date of Registration 07/07/2009, Reg.No. 4190, Stamp Duty Rs. 20/- Registration Fee Rs. 100/-

**TRANSACTION FOR THE YEAR 2012 :-**

(Entry found in SRO KLN - 2 Index II register)

Confirmation Deed;

S.No. 51/3/1 Pt, Area 10830 Sq.Meters,

S.No. 51/5, Area 5445 Sq.Meters out of 9000 Sq.Meters,

Total Area 16275 Sq.Meters,

**Vendor :-** 1) Archana Chandrakant Bhoir, 2) Aarti Vishal Bhoir, 3) Minakshi Prakash Gaikwad, 4) Kunal Dilip Patil, 5) Gajanan Kalu Gaikwad, 6) Ganpat Kalu Gaikwad for Self & Natural Guardian for Minor - Pravin, 7) Chetan Yashwant Mhatre, 8) Jayesh Yashwant Mhatre, 9) Bhagyashree Gajanan Gaikwad, 10) Manjula Prakash Gaikwad, 11) Yogesh Yashwant Mhatre, 12) Reshma Avinash Tare, 13) Rohan Prakash Gaikwad, 14) Vaibhav Ganpat Gaikwad, 15) Vandana Dilip Patil, 16) Dipika Arun Patil, 17) Sayali Ganpat Gaikwad, 18) Prakash Kalu Gaikwad for Self & Natural Guardian for Minor - Mahesh,

**Purchaser :-** M/s. Honest Enterprises Through its Partners - 1) Asif Abedin Zojwalla, 2) Farida M.Attar, Date of Execution 22/06/2012 Date of Registration 28/06/2012, Reg.No. 5527, Stamp Duty Rs. 100/- Registration Fee Rs. 100/-

...4/-

// 4 //

**TRANSACTION FOR THE YEAR 2014 :-**

(Entry found in SRO KLN - 1 Index II register)

Conveyance Deed Rs. 1,22,62,950/- Market Value Rs. 1,22,62,950/-;

S.No. 51/3/1 Pt, Area 10830 Sq.Meters,

S.No. 51/5, Area 5445 Sq.Meters out of 9000 Sq.Meters,

Total Area 16275 Sq.Meters,

**Vendor :-** (I) M/s. Honest Enterprises Through its Partner - Asif Abedin Zojwalla Power of Attorney Holder for - Manubai Kundalik Jadhav & Sr.No. 2 To 65; (II) Confirming Party - M/s. Honest Enterprises Through its Partner - Asif Abedin Zojwalla Power of Attorney Holder for - Ramesh Nana Karbhari & Others,

**Purchaser :-** M/s. Honest Enterprises Through its Partners - 1) Asif Abedin Zojwalla, 2) Farida M.Attar, 3) Ishakbhai Rasulbhai,

Date of Execution & Registration 05/02/2014, Reg.No. 1070,

Stamp Duty Rs. 1,23,000/- Registration Fee Rs. 100/-

**NOTE :-** According to available Manual Index-II register from the year 1994 To 2001 in S.R.O. Kalyan - 1.

**NOTE :-** According to available Computerized Index-II register from the year 2002 To 2012, July 2013 To 2015 in S.R.O. KALYAN - 1.  
Nov. 2005 To 2017 in S.R.O. KALYAN - 2.  
Nov. 2005 To June 2015 in S.R.O. KALYAN - 3.  
Nov. 2005 To 2012 in S.R.O. KALYAN - 4.  
Oct. 2011 To June 2016 in S.R.O. KALYAN - 5.


Attached Govt. Fees paid vide Receipt No. 8095 & 1112932461,

Search Application No. 531 & MH002899068202324E, dated 29/05/2023 & 31/05/2023,

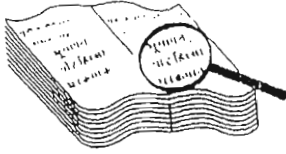
**HENCE THIS SEARCH REPORT;**

PLACE :- KALYAN;

DATE :- 02/06/2023

  
G. H. Jadhav  
SEARCHED (2.0mm)  
/s/ Delta Kripa Khanna, Chief Clerk (Reg. Sec.)  
Taluk, Haver Sahil Nagar, Haver, Dist. Solapur  
Solapur (41-401) 414012

SEARCHED 02/06/23



GANESH HARI JAGTAP

**G.H. JAGTAP**

B.Com.

**SEARCHER**

Office : 112, 1st Floor, 'A' Wing, Madhav Baug Apt., Zunjarrao Market, Opp. Anand Sports,  
Station Road, Kalyan (W) 421 301.

Resi : Datta Kripa Niwas Hsg. Soc., Chawl No. 1/4, Behind Om Sonali Building,  
Opp. Kala Talav, Thankar Pada, Kalyan (W) 421 301.

Date :- 02/06/2023

**SEARCH REPORT**

**Re:-** Property bearing S.No. **51**, H.No. **3/B/2**, Area 0 H - 44 R - 30 P +  
Pot Kharaba 0 H - 04 R - 00 P, Owner - M/s. Honest Enterprises,  
situated at Mouje **WADEGHAR**, Taluka **KALYAN**, District **THANE**.

I have taken the Search in respect of the above mentioned property and I have gone through the available Index-II Registers kept in the Office of Sub-Registrar KALYAN No. 1 To 5 for the period of 30 years i.e. 1994 To 2023.

I could not take the search for the year 1995 & 1996 the Index-II register is in Some Pages Torn Condition and for the year 2000 & 2001 the Index-II register is in Torn Condition and for the year January 2013 To June 2013, 2016 To 2023 the Index-II register are still not ready in the office of Sub-Registrar Kalyan 1 and for the year 2018 To 2023 the Index-II register are still not ready in the office of Sub-Registrar Kalyan 2 and for the year July 2015 To 2023 the Index-II register are still not ready in the office of Sub-Registrar Kalyan 3 and for the year 2013 To 2023 the Index-II register are still not ready in the office of Sub-Registrar Kalyan 4 and for the year July 2016 To 2023 the Index-II register are still not ready in the office of Sub-Registrar Kalyan 5,

I have taken the online Index II register eSearch in respect of the above mentioned property available on [www.igrmaharashtra.gov.in](http://www.igrmaharashtra.gov.in).

SEARCH REPORT IS AS UNDER :-

YEAR	TRANSACTION	YEAR	TRANSACTION
1994	NIL	2009	Transaction
1995	Some Pages Torn	2010	NIL
1996	Transaction	2011	NIL
1997	NIL	2012	NIL
1998	NIL	2013	NIL
1999	NIL	2014	NIL
2000	Torn Condition	2015	Transaction
2001	-- do --	2016	NIL
2002	NIL	2017	NIL
2003	NIL	2018	NIL
2004	NIL	2019	NIL
2005	NIL	2020	NIL
2006	Transaction	2021	NIL
2007	Transaction	2022	NIL
2008	NIL	2023	NIL, UPTO 15/05/2023

The transaction of the above mentioned property of which the details is as under :

**TRANSACTION FOR THE YEAR 1996 :-**

(Entry found in SRO KLN - 1 Index II register)

1) Declaration Cum Indemnity Bond;

S.No. 51/3/1 Pt, **51/3/2 Pt** & 51/6,

Total Area 2 H - 51 R - 6 P = 25160 Sq.Meters = 30000 Sq.Yards,

**Declaring :-** 1) Manubai Kundalik Jadhav, 2) Chandrakant Bama Jadhav, 3) Gotiram Bama Jadhav for Self & Natural Guardian for Minor - Rekha & Surekha, 4) Devanand Bama Jadhav for Self & Natural Guardian for Minor - Mahendra, Dhiraj, Mamta & Vikram, 5) Budhabai Arjun Panje, 6) Mandubai Bala Bhagat, 7) Anubai Magan Mhatre, 8) Bandu Kundalik Jadhav for Self & Natural Guardian for Minor - Ashish, Nagesh & Manjiri, 9) Jagan Kundalik Jadhav, 10) Vishwanath Kundalik Jadhav for Self & Natural Guardian for Minor - Sujata, 11) Ananta Kundalik Jadhav, 12) Vanabai Ananta Jadhav,

...2/-

// 2 //

13) Suman Kisan Bhagat, 14) Latabai Janardhan Patil, 15) Vithabai Pandurang Kadu, 16) Gulabbai Shyam Mhatre, 17) Kashinath Chandrakant Jadhav, 18) Arvind Chandrakant Jadhav, 19) Balaram Chandrakant Jadhav, 20) Janabai Hari Tare, 21) Manubai Bala Jadhav, 22) Sanjay Gotiram Jadhav, 23) Aruna Sukir Karbhari, 24) Kalubai Shankar Jadhav, 25) Mangal Shankar Jadhav, 26) Tulshiram Shankar Jadhav, 27) Pandit Shankar Jadhav, 28) Kankubai Madhukar Patil, 29) Yashubai Rajaram Bhoir, 30) Ankush Mangal Jadhav, 31) Shaniwar Mangal Jadhav, 32) Gurunath Mangal Jadhav, 33) Ramesh Mangal Jadhav, 34) Nirabai Bhagwan More, 35) Laxmi Mangal Jadhav, 36) Gopinath Tulshiram Jadhav, 37) Prakash Tulshiram Jadhav, 38) Tarabai Ramchandra Bhandari, 39) Indirabai Ganpat Mhatre, 40) Nandabai Sukrya Panje, 41) Sulochana Tulshiram Jadhav, 42) Leelabai Balaram Patil, 43) Chandrabai Bharat Kharuk, 44) Motibai Zipyra Patil, 45) Krishna Baji Jadhav, 46) Ragho Krishna Jadhav, 47) Raibai Appa Lokharde, 48) Santosh Ragho Jadhav, 49) Nanda Ragho Jadhav,

Date of Execution & Registration 26/11/1996, Reg.No. 3609,  
Stamp Duty Rs. 200/- Registration Fee Rs. 20/-

(Entry found in SRO KLN - 1 Index II register)

2) Receipts;

S.No. 51/3/1 Pt, **51/3/2 Pt** & 51/6, Total Area 2 H - 51 R - 6 P = 25160 Sq.Meters = 30000 Sq.Yards,

**Declaring :-** 1) Manubai Kundalik Jadhav, 2) Chandrakant Bama Jacha, 3) Gotiram Bama Jadhav for Self & Natural Guardian for Minor - Rekha & Surekha, 4) Devanand Bama Jadhav for Self & Natural Guardian for Minor - Mahendra, Dhiraj, Mamta & Vikram, 5) Budhabai Arjun Panje, 6) Mandubai Bala Bhagat, 7) Anubai Magan Mhatre, 8) Bandu Kundalik Jadhav for Self & Natural Guardian for Minor - Ashish, Nagesh & Manjiri, 9) Jagan Kundalik Jadhav, 10) Vishwanath Kundalik Jadhav for Self & Natural Guardian for Minor - Sujata, 11) Ananta Kundalik Jadhav, 12) Vanabai Ananta Jadhav, 13) Suman Kisan Bhagat, 14) Latabai Janardhan Patil, 15) Vithabai Pandurang Kadu, 16) Gulabbai Shyam Mhatre, 17) Kashinath Chandrakant Jadhav, 18) Arvind Chandrakant Jadhav, 19) Balaram Chandrakant Jadhav, 20) Janabai Hari Tare, 21) Manubai Bala Jadhav, 22) Sanjay Gotiram Jadhav, 23) Aruna Sukir Karbhari, 24) Kalubai Shankar Jadhav, 25) Mangal Shankar Jadhav, 26) Tulshiram Shankar Jadhav, 27) Pandit Shankar Jadhav, 28) Kankubai Madhukar Patil, 29) Yashubai Rajaram Bhoir, 30) Ankush Mangal Jadhav, 31) Shaniwar Mangal Jadhav, 32) Gurunath Mangal Jadhav, 33) Ramesh Mangal Jadhav, 34) Nirabai Bhagwan More, 35) Laxmi Mangal Jadhav, 36) Gopinath Tulshiram Jadhav, 37) Prakash Tulshiram Jadhav, 38) Tarabai Ramchandra Bhandari, 39) Indirabai Ganpat Mhatre, 40) Nandabai Sukrya Panje, 41) Sulochana Tulshiram Jadhav, 42) Leelabai Balaram Patil, 43) Chandrabai Bharat Kharuk, 44) Motibai Zipyra Patil, 45) Krishna Baji Jadhav, 46) Ragho Krishna Jadhav, 47) Raibai Appa Lokharde, 48) Santosh Ragho Jadhav, 49) Nanda Ragho Jadhav,

Date of Execution & Registration 26/11/1996, Reg.No. 3610,  
Stamp Duty Rs. 100/- Registration Fee Rs. 20/-

**TRANSACTION FOR THE YEAR 2006 :-**

(Entry found in SRO KLN - 1 Index II register)

1) Cancellation Deed;

S.No. 51/3/1 Pt, Area 1 H - 08 R - 3 P;

S.No. **51/3/2 Pt**, Area 0 H - 48 R - 3 P;

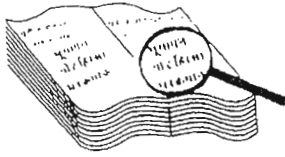
S.No. 51/6, Area 0 H - 95 R - 0 P;

Total Area 2 H - 51 R - 6 P,

**Vendor :-** M/s. Kabra Properties & Securities Pvt.Ltd.Through its Directors - 1) Rajesh Kabra, 2) Gautam Kabra,

**Purchaser :-** 1) Pandit Shankar Jadhav, 2) Manubai Kundalik Jadhav, 3) Chandrakant Bama Jadhav, 4) Gaurubai Chandrakant Jadhav, 5) Kantabai Gotiram Jadhav, 6) Rekha Pankaj Mhatre, 7) Surekha Balaram Shelar, 8) Aruna Sukir Karbhari, 9) Sanjay Gotiram Jadhav, 10) Anjana Sanjay Jadhav, 11) Shaila Devanand Jadhav, 12) Vikram Devanand Jadhav, 13) Rajshree Vikram Jadhav, 14) Mamta Vijay Mhatre, 15) Macchindra Devanand Jadhav, 16) Sudabai Arjun Panje, 17) Mandubai Balaram Bhagat, 18) Ambubai Magan Mhatre, 19) Bandu Kundalik Jadhav for Self & Natural Guardian for Minor - Nagesh, Ashish & Manjiri; 20) Kusum Bandu Jadhav, 21) Jagan Kundalik Jadhav for Self & Natural Guardian for Minor - Chetan & Divya, 22) Geeta Jagan Jadhav, 23) Vishwanath Kundalik Jadhav for Self & Natural Guardian for Minor - Akshay, Sujata & Adivya,

...3/-



GANESH HARI JAGTAP  
**G.H. JAGTAP**  
 B.Com.  
**SEARCHER**

Office : 112, 1st Floor, 'A' Wing, Madhav Baug Apt., Zunjarrao Market, Opp. Anand Sports,  
 Station Road, Kalyan (W) 421 301.

Resi : Datta Kripa Niwas Hsg. Soc., Chawl No. 1/4, Behind Om Sonali Building,  
 Opp. Kala Talav, Thankar Pada, Kalyan (W) 421 301.

// 3 //

24) Alka Vishwanath Jadhav, 25) Anant Kundalik Jadhav for Self & Natural Guardian for Minor - Rohit & Bhumika, 26) Manisha Anant Jadhav, 27) Vanabai Anant Patil, 28) Suman Kisan Bhagat, 29) Latabai Janardan Patil, 30) Vithabai Pandurang Kadu, 31) Gulabbai Shyam Mhatre, 32) Kashinath Chandrakant Jadhav for Self & Natural Guardian for Minor - Mahendra & Gaurav, 33) Asha Kashinath Jadhav, 34) Arvind Chandrakant Jadhav for Self & Natural Guardian for Minor - Namita & Dipti, 35) Sugandha Arvind Jadhav, 36) Balaram Chandrakant Jadhav, 37) Janabai Hari Tare, 38) Manubai Balaram Jadhav, 39) Mangal Shankar Jadhav, 40) Tulshiram Shankar Jadhav, 41) Manjula Tulshiram Jadhav, 42) Karuna Pandit Jadhav, 43) Lalita Pandit Jadhav, 44) Ratna Pandit Jadhav, 45) Manisha Pandit Jadhav, 46) Asha Sandeep Chikhale, 47) Kunkubai Madhukar Patil, 48) Yashubai Rajaram Bhoir, 49) Ankush Mangal Jadhav, 50) Laxmi Ankush Jadhav, 51) Anjali Ramesh Pawshe, 52) Yogita Ankush Jadhav, 53) Sandeep Ankush Jadhav, 54) Shaniwar Mangal Jadhav for Self & Natural Guardian for Minor - Rahul & Neelam, 55) Gurunath Mangal Jadhav for Self & Natural Guardian for Minor - Sushmita, Monika & Roshan, 56) Chandra Gurunath Jadhav, 57) Ramesh Mangal Jadhav for Self & Natural Guardian for Minor - Chaitali & Aniket, 58) Jayshree Ramesh Jadhav, 59) Neerabai Bhagwan More, 60) Laxmi Santosh Tawre, 61) Gopinath Tulshiram Jadhav for Self & Natural Guardian for Minor - Bhavika & Nikita, 62) Neerabai Gopinath Jadhav, 63) Prakash Tulshiram Jadhav for Self & Natural Guardian for Minor - Prashant & Sushant, 64) Rajshree Prakash Jadhav, 65) Tarabai Ramchandra Bhandari, 66) Indrabai Ganpat Mhatre, 67) Nanda Sukhdev Panje, 68) Sulochana Hanuman Mokashi, 69) Leelabai Balaram Patil, 70) Chandrabai Bharat Kharuk, 71) Ragho Krishna Jadhav for Self & Natural Guardian for Minor - Jyoti, 72) Raghubai Ragho Jadhav, 73) Santosh Ragho Jadhav for Self & Natural Guardian for Minor - Vishakha & Prathamesh, 74) Yogita Santosh Jadhav, 75) Shailesh Ragho Jadhav, 76) Nanda Rajesh alias Lakhya Thale, 77) Raibai Appa Lokhande, Date of Execution 26/10/2006 Date of Registration 01/11/2006, Reg.No. 6441, Stamp Duty Rs. 100/- Registration Fee Rs. 100/-

(Entry found in SRO KLN - 1 Index II register)

2) Development Agreement Rs. 36,39,150/- Market Value Rs. 41,59,500/-;

S.No. 51/3/2 Pt, Area 4830 Sq.Meters,

**Vendor :-** 1) Mangal Shankar Jadhav, 2) Ankush Mangal Jadhav, 3) Laxmi Ankush Jadhav, 4) Anu Ankush Jadhav, 5) Yogita Ankush Jadhav, 6) Sandeep Ankush Jadhav, 7) Shaniwar Mangal Jadhav for Self & Natural Guardian for Minor - Rahul & Neelam, 8) Nirmala Shaniwar Jadhav, 9) Gurunath Mangal Jadhav for Self & Natural Guardian for Minor - Sushmita, Monika & Roshan, 10) Chandra Gurunath Jadhav, 11) Ramesh Mangal Jadhav for Self & Natural Guardian for Minor - Chaitali & Aniket, 12) Jayashree Ramesh Jadhav, 13) Nirabai Bhagwan Tare, 14) Laxmi Santosh Tawre, 15) Pandit Shankar Jadhav, 16) Karuna Pandit Jadhav, 17) Lalita Pandit Jadhav, 18) Ratna Pandit Jadhav, 19) Manisha Pandit Jadhav, 20) Leelabai Balaram Patil, 21) Chandrabai Bharat Kharuk, 22) Asha Sandeep Chikhale, 23) Tulshiram Shankar Jadhav, 24) Manjula Tulshiram Jadhav, 25) Gopinath Tulshiram Jadhav for Self & Natural Guardian for Minor - Bhavika & Nikita, 26) Nirabai Gopinath Jadhav, 27) Prakash Tulshiram Jadhav for Self & Natural Guardian for Minor - Prashant & Sushant, 28) Rajashree Prakash Jadhav, 29) Tarabai Ramchandra Bhandari, 30) Indrabai Ganpat Mhatre, 31) Nanda Sukhdev Panje, 32) Sulochana Hanuman Mokashi, 33) Kankubai Madhukar Patil, 34) Yashubai Rajaram Bhoir, 35) Sanjay Gotiram Jadhav, 36) Bandu Kundalik Jadhav, 37) Ragho Krishna Jadhav,

**Purchaser/Developer :-** M/s. Honest Enterprises Through its Partners - 1) Asif Abedin Zojwalla, 2) Farida M. Attar, 3) Ishakbhai Rasulbhai, 4) Yakubhai Rasulbhai, Date of Execution 26/10/2006 Date of Registration 02/11/2006, Reg.No. 6445, Stamp Duty Rs. 41,595/- Registration Fee Rs. 30,000/-

**TRANSACTION FOR THE YEAR 2007 :-**

(Entry found in SRO KLN - 1 Index II register)

Cancellation Deed;

S.No. 51/3/1 Pt, Area 1 H - 08 R - 3 P,

S.No. 51/3/2 Pt, Area 0 H - 48 R - 3 P,

S.No. 51/6, Area 0 H - 95 R - 0 P,

**Vendor :-** M/s. Kabra Properties & Securities Pvt.Ltd.Through its Partners - Rajesh Kabra & Gautam Kabra,

**Purchaser :-** Dhiraj Devanand Jadhav, Date of Execution & Registration 13/06/2007, Reg.No. 4100, Stamp Duty Rs. 100/- Registration Fee Rs. 100/-

...4/-



**TRANSACTION FOR THE YEAR 2009 :-**

(Entry found in SRO KLN - 2 Index II register)

1) Agreement for Sale Rs. 36,39,150/- Market Value Rs. 41,59,500/-;

S.No. **51/3/2 Pt**, Area 4830 Sq.Meters,

(Agreement for Sale for Document No. 6445/2006 dated 02/11/2006),

**Vendor :-** 1) Sulochana Hanuman Mokashi (Karbhari), 2) Kankbai Madhukar Patil, 3) Yesubai Rajaram Bhoir, 4) Bandu Kundalik Jadhav, 5) Chandra Gurnath Jadhav, 6) Ramesh Mangal Jadhav for Self, H.U.F.Karta Pudhari & Natural Guardian for Minor - Chaitali & Aniket, 7) Jayashree Ramesh Jadhav, 8) Nirabai Bhagwan More, 9) Laxmi Santosh Tawre, 10) Karuna Pandit Jadhav, 11) Lalita Pandit Jadhav, 12) Ratna Pandit Jadhav, 13) Manisha Pandit Jadhav, 14) Leelabai Balam Patil, 15) Chandrabai Bharat Kharuk, 16) Asha Sandeep Chikhale, 17) Manjula Tulshiram Jadhav, 18) Gopinath Tulshiram Jadhav for Self, H.U.F.Karta Pudhari & Natural Guardian for Minor - Bhavika & Nikita, 19) Ragho Krishna Jadhav, 20) Laxmi Ankush Jadhav, 21) Anu Ankush Jadhav, 22) Yogita Ankush Jadhav, 23) Sandeep Ankush Jadhav, 24) Shaniwar Mangal Jadhav for Self, H.U.F.Karta Pudhari & Natural Guardian for Minor - Neelam & Rahul, 25) Nirmala Shaniwar Jadhav, 26) Gurnath Mangal Jadhav for Self, H.U.F.Karta Pudhari & Natural Guardian for Minor - Sushmita, Monika & Roshan, 27) Nirabai Gopinath Jadhav, 28) Prakash Tulshiram Jadhav for Self, H.U.F.Karta Pudhari & Natural Guardian for Minor - Prashant & Sushant, 29) Rajashree Prakash Jadhav, 30) Tarabai Chandrakant Bhandari, 31) Indirabai Ganpat Mhatre, 32) Nanda Sukhdev Panje, 33) Sanjay Gotiram Jadhav, Sr.No. 1 To 33 Through their Power of Attorney Holder - Asif Abedin Zojwalla,

**Purchaser :-** M/s. Honest Enterprises Through its Partners - 1) Asif Abedin Zojwalla, 2) Ishakbhai Rasulbhai Through its Power of Attorney Holder - Yakubbhai Rasulbhai, 3) Farida M.Attar, 4) Yakubbhai Rasulbhai, Date of Execution 26/06/2009 Date of Registration 08/07/2009, Reg.No. 4193, Stamp Duty Rs. 1,66,400/- Registration Fee Rs. 100/-

(Entry found in SRO KLN - 2 Index II register)

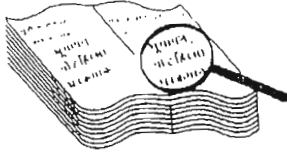
2) Conveyance Deed;

S.No. **51/3/2 Pt**, Area 4830 Sq.Meters,

**Vendor :-** 1) Chandra Gurnath Jadhav, 2) Ramesh Mangal Jadhav for Self, H.U.F.Karta Pudhari & Natural Guardian for Minor - Chaitali & Aniket, 3) Jayashree Ramesh Jadhav, 4) Nirabai Bhagwan More, 5) Laxmi Santosh Tawre, 6) Karuna Pandit Jadhav, 7) Lalita Pandit Jadhav, 8) Ratna Pandit Jadhav, 9) Bandu Kundalik Jadhav, 10) Manisha Pandit Jadhav, 11) Leelabai Balam Patil, 12) Chandrabai Bharat Kharuk, 13) Asha Sandeep Chikhale, 14) Manjula Tulshiram Jadhav, 15) Gopinath Tulshiram Jadhav for Self, H.U.F.Karta Pudhari & Natural Guardian for Minor - Bhavika & Nikita, 16) Ragho Krishna Jadhav, 17) Laxmi Ankush Jadhav, 18) Anu Ankush Jadhav, 19) Yogita Ankush Jadhav, 20) Sandeep Ankush Jadhav, 21) Shaniwar Mangal Jadhav for Self, H.U.F.Karta Pudhari & Natural Guardian for Minor - Neelam & Rahul, 22) Nirmala Shaniwar Jadhav, 23) Gurnath Mangal Jadhav for Self, H.U.F.Karta Pudhari & Natural Guardian for Minor - Sushmita, Monika & Roshan, 24) Nirabai Gopinath Jadhav, 25) Prakash Tulshiram Jadhav for Self, H.U.F.Karta Pudhari & Natural Guardian for Minor - Prashant & Sushant, 26) Rajashree Prakash Jadhav, 27) Tarabai Chandrakant Bhandari, 28) Indirabai Ganpat Mhatre, 29) Nanda Sukhdev Panje, 30) Sulochana Hanuman Mokashi, 31) Kankbai Madhukar Patil, 32) Yesubai Rajaram Bhoir, 33) Sanjay Gotiram Jadhav, Sr.No. 1 To 32 Through their Power of Attorney Holder - Asif Abedin Zojwalla,

**Purchaser :-** M/s. Honest Enterprises Through its Partners - 1) Asif Abedin Zojwalla, 2) Ishakbhai Rasulbhai Through its Power of Attorney Holder - Yakubbhai Rasulbhai, 3) Farida M.Attar, 4) Yakubbhai Rasulbhai, Date of Execution 26/06/2009 Date of Registration 08/07/2009, Reg.No. 4194, Stamp Duty Rs. 100/- Registration Fee Rs. 100/-

...5/-



GANESH HARI JAGTAP

**G.H. JAGTAP**

B.Com.

**SEARCHER**

Office : 112, 1st Floor, 'A' Wing, Madhav Baug Apt., Zunjarrao Market, Opp. Anand Sports,  
Station Road, Kalyan (W) 421 301.

Resi : Datta Kripa Niwas Hsg. Soc., Chawl No. 1/4, Behind Om Sonali Building,  
Opp. Kala Talav, Thankar Pada, Kalyan (W) 421 301.

// 5 //

**TRANSACTION FOR THE YEAR 2015 :-**

(Entry found in SRO KLN - 4 online Index II register search)

Lease Deed Rs. 33,63,228/-;

S.No. 51/3/2 Pt, **51/3/2 Pt** & 51/5, Area 339.72 Sq.Meters,

**Lessor :-** 1) M/s. Honest Enterprises Through its Partner - Asif A.Zojwalla,  
2) Confirming Party - M/s. Honest Enterprises Through its Partner - Asif Abedin Zojwalla,

**Lessee :-** Maharashtra State Electricity Distribution Co.Ltd. Through its Executive Engineer - S.M.Bansode,

Date of Execution &amp; Registration 03/08/2015; Reg.No. 5164,

Stamp Duty Rs. 1,81,680/- Registration Fee Rs. 30,000/-

**NOTE :-** According to available Manual Index-II register from the year  
1994 To 2001 in S.R.O. Kalyan - 1.

**NOTE :-** According to available Computerized Index-II register from the year  
2002 To 2012, July 2013 To 2015 in S.R.O. KALYAN - 1.  
Nov. 2005 To 2017 in S.R.O. KALYAN - 2.  
Nov. 2005 To June 2015 in S.R.O. KALYAN - 3.  
Nov. 2005 To 2012 in S.R.O. KALYAN - 4.  
Oct. 2011 To June 2016 in S.R.O. KALYAN - 5.

Attached Govt. Fees paid vide Receipt No. 8095 &amp; 1112932461,

Search Application No. 531 &amp; MH002899068202324E, dated 29/05/2023 &amp; 31/05/2023,

**HENCE THIS SEARCH REPORT;**

PLACE :- KALYAN;

DATE :- 02/06/2023

2

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4

1000



FIRM M/S. TRESCON LIMITED

DOC NO. 1

DOCUMENT :- AGREEMENT FOR SALE

OWNER :- HONEST ENTERPRISES THROUGH PARTNER  
FARIDA M. ATTAR

PURCHASER :- TRESCON LIMITED THROUGH DIRECTOR  
DINESH R. PATEL

SR. No.	H. NO.	TOTAL AREA	VILLAGE
51	3/B/2	445 Sq. Mtr	Wadeghar
51	5/1	3327 Sq. Mtr	Wadeghar
TOTAL		3772 Sq. Mtr	

DATE 12/9/2023

REG. DATE 12/9/2023

REG. NO. KLN4-13087-2023

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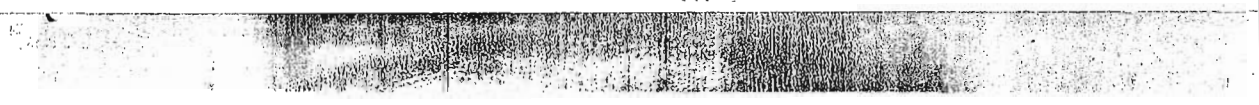
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338/13087  
Tuesday, September 12, 2023  
10:36 AM

पावती

Original/Duplicate  
नोंदणी क्र.: 39म  
Regn.: 39M

पावती क्र.: 14242 दिनांक: 12/09/2023

गावाचे नाव: वाडेघर  
दस्तऐवजाचा अनुक्रमांक: कलन4-13087-2023  
दस्तऐवजाचा प्रकार: करारनामा  
सादर करणाऱ्याचे नाव: ट्रेस्कॉन लि. तर्फे डायरेक्टर दिनेश रविलाल पटेल - -

नोंदणी फी रु. 30000.00  
दस्त हाताळणी फी रु. 800.00  
पृष्ठांची संख्या: 40

एकूण: रु. 30800.00

Joint Sub Registrar Kalyan 4

बाजार मूल्य: रु. 46992400/-  
मोबदला रु. 52500000/-  
भरलेले मुद्रांक शुल्क: रु. 3675000/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 800/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0923126100658 दिनांक: 12/09/2023  
बँकेचे नाव व पत्ता:  
2) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007956046202324E दिनांक: 12/09/2023  
बँकेचे नाव व पत्ता:

मुद्रांक देयकाचा प्रकार: डीडी/धनादेश/पे ऑर्डर  
दिनांक: 12/09/2023  
क्रमांक: 0923126100658

9/12/2023



मूल्यांकन पत्रक (शहरी क्षेत्र-खुली जमीन)					
Valuation ID : 202308257812	25 August 2023.05:02:51 PM				
मूल्यांकनाचे वर्ष	2023				
जिल्हा	ठाणे				
तालुका	तालुका कल्याण				
उपमूल्य विभाग	16/58-विभाग.8-अ वाडेघर या गावातील सर्व मिळकती				
क्षेत्राचे नाव	Kalyan/Dombival Municipal Corporation				
मिळकतीचा क्रमांक	सर्व्हे नंबर#51				
वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
14000	70100	77900	87900	77900	चौ. मीटर
मिळकतीचे क्षेत्र		3327 चौ. मीटर	Bulk Land		
Applicable Rules :		16 ब			
1. 500चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर =14000/-					
500चौ. मीटर क्षेत्रासाठी मूल्य = 500 * 14000					
=70000000/-					
2. 1500चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 90 % मूल्य दर =12600/-					
1500चौ. मीटर क्षेत्रासाठी मूल्य = 1500 * 12600					
=18900000/-					
3. 1327चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 80 % मूल्य दर =11200/-					
1327चौ. मीटर क्षेत्रासाठी मूल्य = 1327 * 11200					
=14862400/-					
जमिनीचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र (1) मूल्य + मिळकतीचे क्षेत्र (2) मूल्य + मिळकतीचे क्षेत्र (3) मूल्य					
=70000000 + 18900000 + 14862400					
= Rs.40762400/-					
= ₹ चार करोड सात लाख बासठ हजार चार शें /-					

कलन - 8  
दस्त क्र. 93064/2023  
9/80

Home Print







मूल्यांकन पत्रक (शहरी क्षेत्र-खुली जमीन)													
Valuation ID : 202308257843	25 August 2023.05:06:05 PM												
मूल्यांकनाचे वर्ष	2023												
जिल्हा	ठाणे												
तालुका	तालुका : कल्याण												
उपमूल्य विभाग	16/58-विभाग.80अ वाडेघर या गावातील सर्व मिल्क ती												
क्षेत्राचे नांव	Kalyan/Dombival Municipal Corporation												
मिल्कतीचा क्रमांक	सर्व्हे नंबर#51												
वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर													
<table border="1"> <thead> <tr> <th>खुली जमीन</th> <th>निवासी सदनिका</th> <th>कार्यालय</th> <th>दुकाने</th> <th>औद्योगिक</th> <th>मोजमापनाचे एकक</th> </tr> </thead> <tbody> <tr> <td>14000</td> <td>70100</td> <td>77900</td> <td>87900</td> <td>77900</td> <td>चौ.मीटर</td> </tr> </tbody> </table>	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक	14000	70100	77900	87900	77900	चौ.मीटर	
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक								
14000	70100	77900	87900	77900	चौ.मीटर								
मिल्कतीचे क्षेत्र	445 चौ.मीटर Layout Plot												
Applicable Rules	.16 क												
<p>1. 445 चौ.मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर = 14000/-</p> <p>445 चौ.मीटर क्षेत्रासाठी मूल्य = 445 * 14000</p> <p>= 6230000/-</p>													
<p>जमिनीचे एकत्रित अंतिम मूल्य = मिल्कतीचे क्षेत्र (1) मूल्य + मिल्कतीचे क्षेत्र (2) मूल्य</p> <p>= 6230000 + 0</p> <p>= Rs.6230000/-</p> <p>= १ बासठ लाख तीस हजार /-</p>													

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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0923126100658	Date 12/09/2023
Received from Honest enterprises , Mobile number 0000000000, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R.Kalyan 4 of the District Thane.	
Payment Details	
Bank Name sbiepay	Date 12/09/2023
Bank CIN 10004152023091200617	REF No. 202325555228494
This is computer generated receipt, hence no signature is required.	



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CHALLAN  
MTR Form Number-6



GRN	MH007956046202324E	BARCODE			Date	11/09/2023-16:10:44	Form ID	25.2
Department Inspector General Of Registration				Payer Details				
Stamp Duty				TAX ID / TAN (If Any)				
Type of Payment Registration Fee				PAN No.(If Applicable)		AAACP9180B		
Office Name KLN2_KALYAN 2 JOINT SUB REGISTRAR				Full Name		TRESCON LIMITED		
Location THANE				Flat/Block No.		51/5/1 AND 51/3/B/2		
Year 2023-2024 One Time				Premises/Building				
Account Head Details			Amount In Rs.		Road/Street			
0030046401 Stamp Duty			3675000.00		WADEGHAR KALYAN			
0030063301 Registration Fee			30000.00		Area/Locality		THANE	
					Town/City/District			
					PIN		4 2 1 3 0 1	
					Remarks (If Any)			
					PAN2=AAEFH0065N-SecondPartyName=HONEST			
					ENTERPRISE-CA=52500000			
					कलन - ४			
					दस्त क्र. १३०८७/२०२३			
					२/८०			
					Amount In		Thirty Seven Lakh Five Thousand Rupees Only	
Total			37,05,000.00		Words			
Payment Details INDIAN BANK				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	02608671109202340152	5065802147	
Cheque/DD No.				Bank Date	RBI Date	11/09/2023-16:16:25	Not Verified with RBI	
Name of Bank				Bank-Branch		INDIAN BANK		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

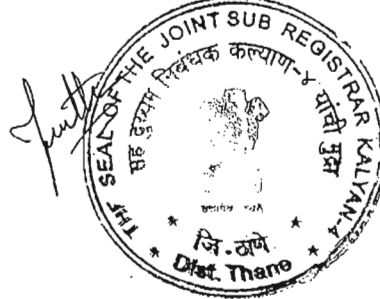
Department ID :

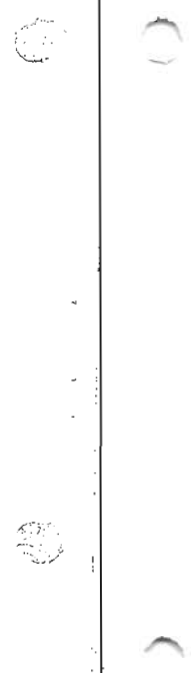
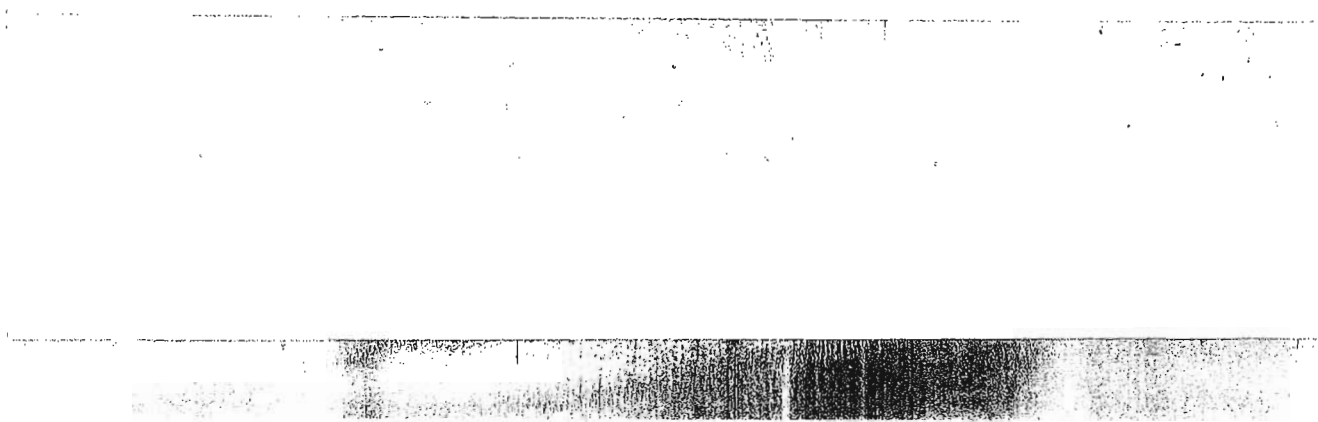
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 8652200158

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.

*[Signature]*





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५/४०

**AGREEMENT FOR SALE**

This Agreement made at Kalyan

On this 12 day of September 2023

BETWEEN






M/s **Honest Enterprise**, a partnership firm having its office at Ground Floor, Samrudhi Heights, Rambaug Lane No. 4 end, Near Chhatri Bungalow, Chikanghar, Kalyan West, 421 301, through its partner Mrs. **Farida Mustafa Attar** hereinafter called and referred to as the "Owner" (which expression shall unless it be repugnant to the context or meaning thereof mean and include the said firm, all its partners, or partners for the time being of the said firm jointly and severally and the survivor/s of them and their respective heirs, executors, administrators and assignees) being the Party of the First Part;

AND

**Trescon Limited**, a limited company, registered under the Companies Act, 1956, having its office at 304, Third Floor, Neelkanth Corporate Park, Nathani Road, Vidyavihar West, Mumbai 400 086, through its Director **Shri Dinesh Ravilal Patel**, hereinafter called and referred to as the "Purchaser" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its executors, survivors, administrators and assignees) being the Party of the Second Part;

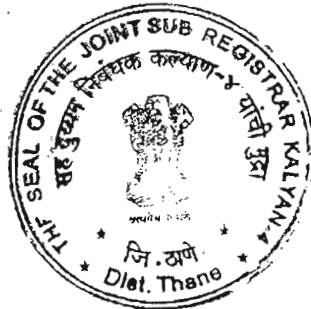
WHEREAS the Owner owns and possesses and / or otherwise well and sufficiently entitled to all those pieces and parcels of land lying, being and situate at village Wadeghar, Taluka Kalyan, District Thane bearing

Survey No.	Hissa No.	Area (sq. mtrs)
51	3/B/2	4830
51	5/1	5445
	<b>Total →</b>	<b>10275</b>

within the limits of Kalyan Dombivali Municipal Corporation hereinafter called and referred to as the "entire property" for the sake of brevity and more particularly described in the First Schedule hereunder written and shown on the plan annexed hereto by Yellow colour

AND WHEREAS Owner has acquired the piece and parcel of land bearing Old Survey No. 51/5/pt, New Survey No. **51/5/1** admeasuring 5445 sq. metres from Shri Bandu Kundlik Jadhav and others under the Deed of Conveyance dated 05.02.2014 registered at the office of Sub-Registrar of Assurances at Kalyan-1 under serial No. 1070/2014 dated 05.02.2014 and the said property stands mutated in the name of the Owner under mutation entry No. 1419;

*[Handwritten signature]*



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AND WHEREAS Owner has acquired the piece and parcel of land bearing Old Survey No. 51/3/2pt, New Survey No. 51/3/B/2 admeasuring 4830 sq. metres from Shri Mangal Shankar Jadhav and others under the Deed of Conveyance dated 26.06.2009 registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 4194/2009 dated 26.06.2009 and the said property stands mutated in the name of the Owner under mutation entry No. 1220;

AND WHEREAS the Owner is well and sufficiently entitled to the said entire property and every part thereof to intending person free from encumbrances and doubts;

AND WHEREAS the Owner is desirous of selling, transferring and conveying a portion of land admeasuring 3772 sq. metres out of the entire property comprising of

Survey No.	Total Area (sq. mtrs)	Area under sale sq.Mts
51/3/B/2	4830	445
51/5/1	5445	3327
<b>Total →</b>	<b>10275</b>	<b>3772</b>

more particularly described in the Second Schedule hereunder written, hereinafter called and referred to as the "said property" and shown on the plan annexed hereto by Red colour

AND WHEREAS the Purchaser being engaged in the field of acquiring and/or developing immovable properties came to know of the same, approached the Owner and during the course of meetings and negotiations, the Owner represented to the Purchaser that they are well and sufficiently entitled to said Property and every part thereof and the title to the said property is clear, marketable and free from encumbrances and doubts and that except them no else has any right, title, interest and possession in the said property or any part thereof and that if any person claims any right and interest from, through or under them, then they shall settle the same at their own costs and expenses and shall indemnify and keep indemnified the Purchaser from any claim, action, suit or demand to that effect and that they have paid the entire consideration to the then owners and claimants and the agreements, power of attorney, deeds and documents in respect of the said property executed by the then Owners and the claimants are still valid, subsisting and completely in force and effect.

*[Signature]*

*[Signature]*



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AND WHEREAS the Owner has agreed to comply with any issues of title, impediments therein as well as any claim or demand raised by any person claiming or having right, title and interest in the said property and every part thereof thereby making available the said property free from any claims and obstruction for development and in no way they will call upon the Purchaser to settle the claims if any of the claimants and further shall at all material times safeguard their interest as well as the interest, right, title and possession of the Purchaser herein. However, the Purchaser shall be entitled to investigate the title of the erstwhile Owner and / or the present Owner herein to the said property in usual manner and shall be entitled to publish public notice/s if necessary, in various newspapers for investigation of the title so also shall be entitled to carry out search in various government office. In case if any adverse entries or claims or objections are found or received during such search, in respect of the said property, then all such adverse claim/s and objections are to be settled and/or set aside by the Owner entirely at its own costs, expenses, risks and liability;

AND WHEREAS relying upon the representations of the Owner as regards the clear and marketable title of the said property, the Purchaser agreed to acquire the aforesaid property for carrying out the development, construction thereon and in lieu thereof the Purchaser have agreed to pay and provide a lump sum monetary consideration of Rs.5,25,00,000/- (Rupees Five Crore Twenty Five Lakhs only);

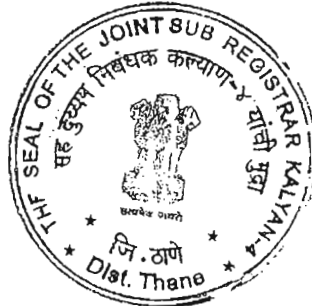
AND WHEREAS the offer of the Purchaser being fair and reasonable is accepted by the Owner;

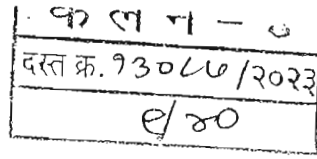
AND WHEREAS in pursuance to the said offer and acceptance the parties hereto are desirous of reducing to writing the understanding reached between the parties by executing these presents.

**Now therefore this agreement witnesses and it is hereby mutually agreed by and between the parties hereto as under:**

1. The Owner do hereby declares and confirms that what is recited hereinabove with regard to its right, title and interest shall be treated as declarations and representations on their part as if the same are set out herein in verbatim and forming an integral part of this Agreement and it shall adhere to fulfil the representations and declarations as recited herein and shall deduce a clear and marketable title to the said property and every part thereof so as to legally, effectively and effectually vest the same in favour of the

*[Handwritten signature]*





Purchaser and/or their nominees or transferees in the manner as envisaged herein.

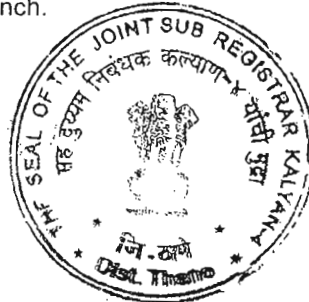
2. The Owner do hereby grants, assigns and transfers free from encumbrances and doubts to the Purchaser all that portion of land admeasuring **3772 sq. metres** out of the entire property comprising of

Survey No.	Total Area (sq. mtrs)	Area under sale sq.Mts
51/3/B/2	4830	445
51/5/1	5445	3327
<b>Total →</b>	<b>10275</b>	<b>3772</b>

more particularly described in the Second Schedule hereunder written, hereinafter called and referred to as the "said property" and shown on the plan annexed hereto by Red colour along with the right to have beneficial enjoyment of the said property and every part thereof and to commence, carry out and complete the entire construction of buildings as may be sanctioned by the Kalyan Dombivali Municipal Corporation or any Town Planning Authorities and/or concerned planning authorities from time to time along with the maximum potentiality of Floor Space Index under the provisions of Unified Development Control and Promotion Regulation inclusive of transferable development rights, staircase floor space index, premium Floor Space Index, ancillary areas, permitted increases and incentives therein as well as the increase in Floor Space Index in future and from time to time thereby using, utilizing and consuming the entire and maximum potentiality of the floor space index from time to time and in lieu of acquiring the said property along in the manner as recited hereinabove.

3. The Purchaser herein has agreed to pay and provide the lump sum monetary consideration of Rs.5,25,00,000/- (Rupees Five Crore Twenty Five Lakhs only) to the Owner in the following manner -

- (i) Rs.94,00,000/- (Rupees Ninety Four Lakhs only) paid prior to and till date of execution of this agreement in the following manner
- a) Rs.48,00,000/- (Rupees Forty Eight Lakhs only) by cheque no. 639303 dated 31.07.2023 drawn on Indian Bank, Ghatkopar Branch.



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b) Rs.46,00,000/- (Rupees Forty Six Lakhs only) by cheque no. 639304 dated 03.08.2023 drawn on Indian Bank, Ghatkopar Branch.

(the payment and receipt whereof the Owner do hereby admit and acknowledge the same and discharge the Purchaser from the payment thereof).

(ii) Rs.2,00,00,000/- (Rupees Two Crores only) paid by cheque No. 639305 dated 28.08.2023 drawn on Indian Bank, Ghatkopar Branch (the payment and receipt whereof the Owner do hereby admit and acknowledge the same and discharge the Purchaser from the payment thereof).

(iii) Rs.2,25,75,000/- (Rupees Two Crores Twenty Five Lakhs Seventy Five Thousand only) paid by cheque No. 639306 dated 29.08.2023 drawn on Indian Bank, Ghatkopar Branch (the payment and receipt whereof the Owner do hereby admit and acknowledge the same and discharge the Purchaser from the payment thereof).

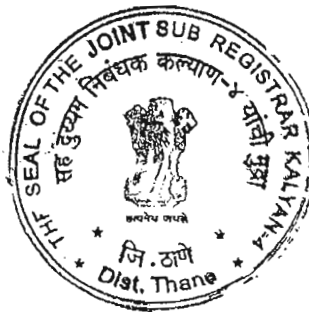
(iv) Rs.5,25,000/- (Rupees Five Lakhs Twenty Five Thousand only) deducted by way of Tax Deducted at Source, the payment challan thereof will be submitted within fifteen days from the date hereof.

The Purchaser categorically declare that the time for payment of the above installments and clearance of post dated cheques on its due dates is and shall be the essence of contract and accordingly the Owner will be executing and registering the deed of conveyance in favour of the Purchaser herein simultaneously along with the execution and registration of this Agreement.

4. The Owner hereby declares and undertakes that:

a) the title to the said property is clear, marketable and free from encumbrances and doubts and further if any defect in title is found, then they shall clear the same at their own costs and expenses and they shall ensure the clear and marketable title of the said property along with the actual, vacant and peaceful possession of the said property and every part thereof and the Purchaser is well and sufficiently entitled to have the beneficial use and enjoyment thereof as the Purchaser may deem fit and proper.

*[Handwritten Signature]*



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- b) they have not created any encumbrances like Agreements, Exchange, Mortgage, Trust, Gift, Lien, Possession, Lease or even otherwise whatsoever and the title to the said property is clear, marketable and free from all reasonable doubts and encumbrances.
- c) that no notice of requisition or acquisition or of whatsoever nature is received by them under any enactments, statutes and prevailing laws nor the said property is subject of any mortgage, charge, lien or any other encumbrances thereon and that the owner has not raised any loan or advances against security of the said property or any part thereof.
- d) they shall pay the taxes, cesses or other charges levied from time to time by Government, Semi-Government or other local authority in respect of the said property till the date of registration of this present Agreement in favour of the Purchaser.
- e) that there are no tenants on the said property and that the said property is not affected by forest or any reservations and that the said property falls in residential zone and the Owner shall procure the necessary no objections and permissions if required to that effect at their own cost and efforts and shall make available the said property vacant and free from encroachments and claims and with a clear and marketable title free from any doubts and encumbrances.
- f) that there are no boundary disputes in respect of the said property and the said property has a clear, adequate and uninterrupted access from the existing municipal road.
- g) they shall at his own risk, costs and expenses settle the claims of the claimants if any, and make available the said property free from any claims and obstruction for development and in no way they will call upon the Purchaser to settle the claims of the claimants if any, and further shall at all material times safeguard the interest, right, title and possession of the Purchaser herein and shall indemnify and keep indemnified the Purchaser from any claims, actions, suits or demands if any raised by any person claiming through or under them or through the previous Owner and/or his predecessors in title.

*[Handwritten signature]*



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- h) there are no activities and business carried out on the said property or any part thereof and there are no income tax, service tax, wealth tax, sales tax or other taxation proceedings whether for recovery or otherwise initiated by any taxation authorities or local authorities pending whereby the said Properties or any part thereof is in any way affected and/or jeopardized or whereby the rights of the Owner to deal with the said Property are in any way is affected.
- i) no material facts affecting the title of the said property is concealed or hidden thereby jeopardizing the interest of the Purchaser.
5. Simultaneously with the execution of this Agreement, the Owner has handed over the actual, vacant and peaceful possession of the said property and every part to the Purchaser herein in part performance of contract and the Purchaser and its representatives, agents and/or their servants, employees, contractors, surveyors are authorised and well and entitled to enter upon and/or have access to the said property and/or any or every part thereof to inspect and/or survey and/or preparing the plans, schemes for development and other incidental acts thereto and also to commence and carry out the incidental developmental work as the bona-fide Purchaser and well and sufficiently and absolutely entitled to be in possession of the said property as they may deem fit and proper without any recourse to the Owner and/or any persons claiming through the owner do hereby accept, confirm and ratify the sale, grant and transfer of the said property in favour of the Purchaser herein.
6. It is agreed between the parties that Purchaser shall at his own costs and expenses follow the due procedure of law and obtain all the sanctions, approvals and clearances including interim sanction of plan, conversion of land to non-agricultural use, acquisition of floor space, increases and incentives in floor space index, building commencement certificate, revised permissions, clearances incur the expenses of scrutiny fees, development charges, Architect fees up to sanction and approval open land tax and other incidental charges thereto and shall obtain the maximum potentiality of floor space index under the provisions of

*[Handwritten signature]*



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Unified Development Control and Promotion Regulation from time to time to be used, utilised and consumed on the said property.

7. The Purchaser do hereby agree and assure to perform the following requisitions at their own costs, risk, liability and responsibility and on principal to principal basis but not as an Agent of the owner viz.:
- (i) to commence, carry out and complete the entire construction in all respect on the said property and every part thereof as per the sanctioned plans and permissions, revisions and modifications therein from time to time along with all the infrastructural facilities and amenities as well as utility areas and to obtain the building completion certificate / occupation certificate in part/s as per the completion and progress of construction in the scheme of construction to be carried out on the said property and finally to complete the entire scheme of construction in all respect.
  - (ii) to follow the due process of law to form and register the cooperative housing society and/or condominium of apartment Owner, and/or any corporate body as the case may be and as and when the occasion needs so.
  - (iii) to defend, contest and follow the due procedure of law in respect of the objection, claim, actions and demand if any raised by any purchaser in respect of the defect in construction of flat or unit or any amenities and infrastructural facilities to be provided in the scheme of construction.
8. The Purchaser are well and sufficiently entitled to sell the flats, shops and units to be constructed in the buildings on the said property to any intending purchasers and to receive and appropriate the sale proceeds, form a cooperative housing society or condominium of apartment owners or any corporate body and further to convey the land and building in favour of such cooperative housing or condominium of apartment owners or any corporate body.
9. The parties hereto agree and assure to render their sincere support, cooperation and co-ordination to each other in the process of formation and registration of the cooperative housing society, condominium of apartment Owner or corporate body and

*Signature*





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to execute and register the final deed of conveyance in favour of such society or any corporate body as the case may be.

10. The Purchaser do hereby agree and assure to perform the following requisitions at their own costs, risk, liability and responsibility and on principal to principal basis but not as an Agent of the owner viz.:
  - i) carry out and complete the entire scheme of construction including all infrastructural and recreational facilities and amenities in the scheme of construction
  - ii) carry out the work of septic tank, drainage system, compound wall, internal road development, storm water drainage, streetlights, bore-well, water tanks, recreational garden
  - iii) to do all the acts, deeds, things and matters in the day to day to day affairs, management and administration of the entire scheme of construction.
  - iv) to obtain the maximum utilisation of floor space index under the provisions of Unified Development Control and Promotion Regulation along with the increases and incentives in floor space index as per the Development Control Regulation on the said property from time to time by paying the premium and cost of acquisition thereto and to obtain the sanctions, approvals, revisions for utilising and consuming the same on the said property.
  - v) to bear and pay expenses and charges for sanction of plans, premium, open land tax in respect of the said property and every part thereof till the date of grant of building completion certificate.
  - vi) to follow the requisite procedure under law and obtain the clearance and approvals in respect of the construction to be carried out and completed on the said property and every part thereof.
11. The Purchaser shall be entitled to enter into separate contracts in their own name with the building contractors, agents, architects and other ancillary service provider related to the development of the said property and for carrying out the said development at their own cost, risk, liability and responsibility.

*[Handwritten Signature]*



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दस्त क्र. १३०८७/२०२३
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12. It is agreed and understood between the parties that the Purchaser at their own costs and expenses shall carry out, construct and complete all the infrastructural and recreational facilities in the scheme of construction and further all the infrastructural and recreational facilities shall be used, utilized and availed by all the purchasers of the buildings in the entire scheme of construction and all the purchasers shall be liable and responsible to pay the charges, outgoings for the maintenance and administration thereof.
13. It is agreed and understood between the parties that the amounts payable by the Purchaser on account of goods' and service tax, value added tax, local body tax, government and semi-government taxes, charges, stamp duty and registration fees will be collected by the Purchaser herein under appropriate heads under the provisions of law and the Purchaser herein shall be liable and accountable for the same.
14. On the execution of this presents, the Purchaser shall at their own costs be entitled to put up their boards and hoardings on the said property showing and/or indicating the proposed development scheme on the said property hereby agreed to be developed and the proposed housing scheme in respect thereof. The Owner have permitted the Purchaser to issue public notices in any newspapers, erect sign boards and name boards on the said property proclaiming the proposed development and if any claim is raised by any person, then the Owner shall clear the same at his own costs and expenses to the entire satisfaction of the Purchaser or their Advocate/s.
15. It is clearly agreed and understood between the parties that the Purchaser shall be responsible for the entire development of the said property including the responsibility of any mishap, accidents, claims and compensation to workmen under all labour laws in relation to the labour employed by Purchaser for the scheme of construction herein and further including the responsibility under all other laws as applicable calling for due diligence in the construction work under them by Purchaser herein and shall bear and pay the construction cost, development cost and other incidental expenses thereof and shall be responsible and liable for the complaints and requisitions of the intending purchasers due to defect in construction and workmanship and shall indemnify and

*[Handwritten signature]*

*[Handwritten signature]*



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१६/२०

keep indemnified the Owner there from. It shall be responsibility of the Purchaser to hand over and deliver the possession of the flats and units to the intending purchasers. The Purchaser shall be liable and responsible to pay the bills of contractors, site office expense, salaries, electric bills and other expenses in respect of the development on the said property. The Purchaser shall further also be liable and responsible for payment of all statutory taxes, duties and levies under the taxation laws governing the said scheme of construction. The Purchaser in terms of the above agree and assure to indemnify and keep indemnified the Owner there from and shall also make good the loss or damage caused to the Owner herein in that behalf.

16. The Purchaser shall also indemnify and keep indemnified the Owner against all losses, damages, injuries, if any, cause or sustain by the Owner due to any breach or violation or permission for development and/or arising out of illegal or unauthorised construction. The Purchaser would carry out all and whatever construction by obtaining all requisite permissions and would not cause any violation or breaches of any of the conditions imposed under such permission and/or would not carry out any illegal or unauthorised construction and in any case shall ensure that the Owner will not be held responsible for any such violation, breach or non-obtainment of permissions and shall keep indemnified the Owner in that regard forever.
17. The Purchaser shall also indemnify and keep indemnified the Owner against all losses, damages, costs, charges expenses that will be incurred or suffered by the Owner on account of or arising out of any breach of any of these terms or any law, rules or regulations or due to accident or any mishap during construction or due to any claim made by any Developer in respect of such construction or otherwise howsoever.
18. It is agreed and understood by and between the parties that the Owner will execute and/or cause the persons having interest in the said property and every part thereof to execute the necessary Deed of Conveyance in favour of cooperative housing society and/or any corporate body or person on completion of the entire construction, sale and disposal of the flats / units therein and/or as and when called upon by the Purchaser.

*[Signature]*

*[Signature]*



क ल न - ०
दस्त क्र. १३०८०/२०२३
१०/१०

19. It is agreed and understood by and between the parties that the Owner shall pay and discharge all taxes and outgoings including municipal taxes, and all other charges, rates, cess taxes that may be levied by the public body or authorities in respect of the said property till the date of this agreement and thereafter the Purchaser will be liable and responsible for the same. It is further agreed and understood that the Purchaser herein are entitled, empowered and authorized to receive the refundable deposit from the town planning authorities, and other concerned authorities and to appropriate the same as they may deem fit and proper.
20. The Owner agrees and undertakes to ensure that no obstruction of whatsoever nature will be caused by any person claiming right in the property through them in the progress of construction to be carried on by the Purchaser as per the plans to be sanctioned by the concerned authorities. The Owner assure that they will not do any act, matter or thing whereby the Purchaser shall be prevented from carrying out the construction work as envisaged under this Agreement.
21. It is agreed and understood by and between the parties that the Purchaser shall have right and authority to create charge, mortgage and lien on the said property and the construction to be carried out on the said property with any banks or financial institution, person or company and to execute, sign and deliver, lodge and register the deed of mortgage, deed of further charge, to execute the Memorandum for Deposit of Title Deeds and to do all further acts, deeds, matters and things as the Purchaser may deem fit and proper at their own risk, costs and expenses and the Owner have granted its express and irrevocable consent for the same and the Purchaser shall indemnify and keep indemnified the Owner from any action, suit, claim, demand if any raised by any person claiming through or under them. It is clarified that such creation of charge and mortgage shall not cause prejudice to the Owner to receive their consideration as recited herein.
22. It is clearly agreed and understood between the parties that if the purchasers of the flats / units of the Purchaser intends to avail the financial assistance and/or housing loan from the financial institutions and/or banks, the Purchaser shall have the right to mortgage the flats and units agreed to be sold to such intending purchasers so as to enable the intending flat / unit purchasers to



charge and mortgage on the flats agreed to be purchased by them from the Purchaser.


23. The Purchaser is well and sufficiently entitled to amalgamate the said property with the other adjacent property/ies, obtain and utilize the maximum potentiality of floor space index under the provisions of Unified Development Control and Promotion Regulation along with increases and incentives in floor space index as per the Development Control Regulation on the said property from time to time and to enter into agreement and document for acquiring such floor space index with such intending person and to construct additional floor, flats, and units thereon and sell the same to any intending purchasers as the Purchaser may deem fit and proper and further the Purchaser are further well and sufficiently entitled to grant the right of access / way from and through the said property to any adjacent plot Owner/holders as the Purchaser may deem fit and proper.
24. It is agreed and understood by and between the parties herein that the Purchaser shall have the right and liberty to induct partners in its partnership firm or change the constitution of their entity without any recourse to the Owner.
25. It is agreed between the parties that as the entire development on the land will be regulated and governed under the provisions of Real Estate (Regulation & Development) Act, 2016 and the rules framed there under to be registered with the Maharashtra Real Estate Regulatory Authority and during the course of such procedure and process of law to be followed by the Purchaser in the capacity as the Promoters, the Owner shall render its sincere and utmost cooperation by submitting the requisite declarations, affidavits, indemnities, undertakings and other incidental submissions to obtain the registration under the said Act and Rules.
26. Simultaneously with the execution of these presents the Owner shall execute a general power of attorney in favour of the Purchaser to perform all the acts, deeds and matters to expedite the process of obtaining requisite certification under Real Estate (Regulation & Development) Act, 2016 with the Real Estate Regulatory Authority permissions and sanctions for having effectual development, construction, sale and transfer of the flats and units in the buildings to be constructed on the said property

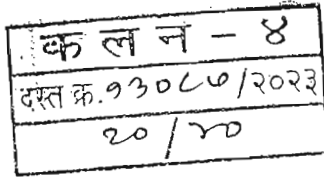


दस्त क्र. 93060/2023
92/20

and ultimately to convey and transfer the land and buildings thereon in favour of any person or firm, cooperative housing society, condominium of apartment owners and/or any corporate body, in accordance with law.

27. Upon directions of the Purchaser, the Owner shall execute and/or cause to execute a formal conveyance of said property together with the said buildings in favour of any person, firm, a cooperative society or such other organization as may be formed by the Purchaser or the purchasers of flats / units in the said building.
28. In event of any dispute arising between the parties hereto, both the parties hereby undertake to refrain from doing any act which will impeditment, obstruct, stop or hinder in any manner the smooth flow of development and construction work on the said property or sales of flats and units whether constructed or under construction or to be constructed or any other activity necessary for smooth functioning of development activities on the said property undertaken jointly by the parties herein. Further, in the event of any dispute arising between the parties hereto with regard to this understanding or the interpretation of the terms hereof, the same shall be resolved amicably by the parties hereto and in case the same is not resolved, then the dispute shall be referred to Arbitration in terms of Arbitration and Conciliation Act of 1996 and the decision of such Arbitrator shall be final and binding upon the parties hereto. It is further agreed between the parties that the place of said arbitration shall be at Kalyan.
29. Save and except as herein otherwise provided all out of pocket expenses for stamp duty, registration fees in respect of this agreement as well as other charges incidental thereto shall be borne and paid by the Purchaser. Each party shall bear the fees/charges of their respective advocate.





- 16 -

**First Schedule**  
(description of the entire property)

All those pieces and parcels of land lying, being and situate at village Wadeghar, Taluka Kalyan, District Thane bearing

Survey No.	Hissa No.	Area (sq. mtrs)
51	3/B/2	4830
51	5/1	5445
Total →		10275

within the limits of Kalyan Dombivali Municipal Corporation and bounded as follows:

On or towards East : Raunak City comprised in Survey No. 51/5/B  
On or towards West : MSEDCL Sub- Station  
On or towards North : Survey No. 51/3/1  
On or towards South : Raunak City comprised in Survey No. 51/5/B

as shown on the plan by Yellow colour, together with all easement rights and benefits thereto

**Second Schedule**  
(description of land under sale)

All that portion of land admeasuring 3772 sq. metres out of the entire property comprising of

Survey No.	Total Area (sq. mtrs)	Area under sale sq.Mts
51/3/B/2	4830	445
51/5/1	5445	3327
Total →	10275	3772

and bounded as follows:

On or towards East : Raunak City comprised in Survey No. 51/5/B  
On or towards West : D.P Road  
On or towards North : D.P. Road  
On or towards South : Raunak City comprised in Survey No. 51/5/B

as shown on the plan by Red colour, together with all easement rights and benefits thereto.

*[Signature]*

*[Signature]*



क ल न - ४
दस्त क्र. १३०८० / २०२३
२१/१०

IN WITNESS WHEREOF the parties hereto have set and subscribed our signatures to this writing on the day and the year first hereinabove mentioned.

SIGNED & DELIVERED  
by the within named  
**Owner**  
M/s **Honest Enterprise,**  
through its partner  
Mrs. **Farida Mustafa Attar**



*Farida*



SIGNED & DELIVERED  
by the within named  
**Purchaser**  
**Trescon Limited,**  
a limited company, through its Director  
**Shri Dinesh Ravilal Patel**  
In pursuance to the board resolution  
dated 28/08/2023

*Dinesh*



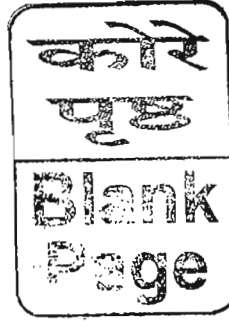
Witness:

1. *Nandkumar Bhoir* *Bhoir*
2. *Samuel Chaitan* *SC*



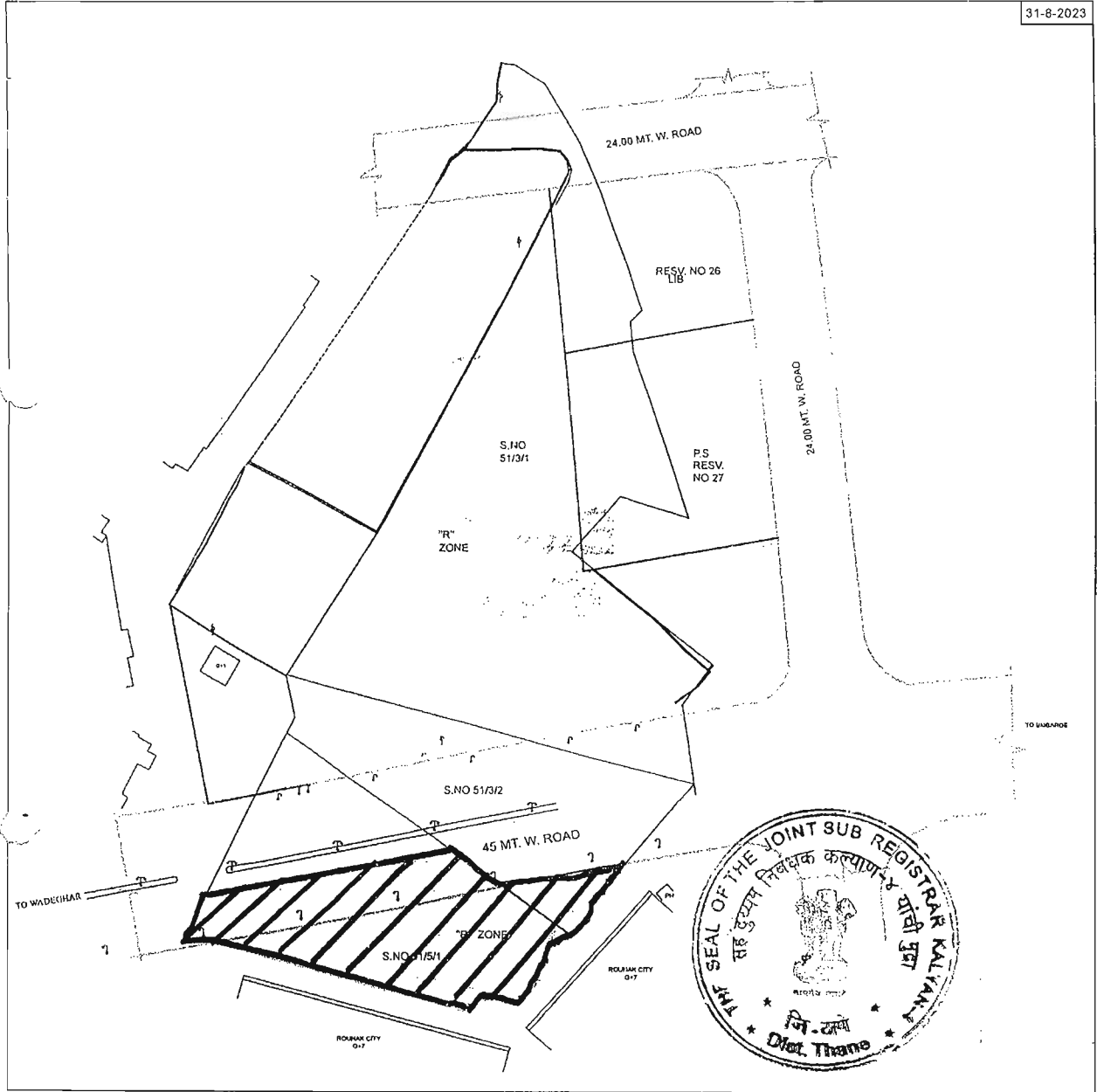


कलन - ४
दस्त क्र. १३०८७/२०२३
२२/४०



कलन - ४  
दस्ता क्र. १३०८० / २०२३  
२३/००

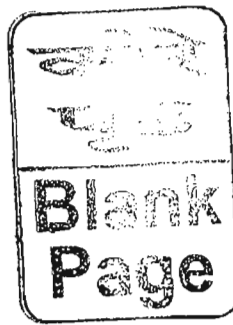
31-8-2023

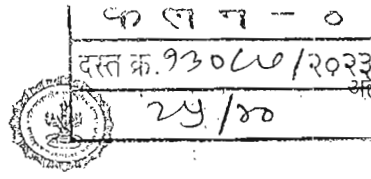


*Pruthi*

*[Signature]*

कलन - ४
दस्त क्र. १३०८०/२०२३
२४/२०





अतिवाल दिनांक : 01/06/2023

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७।

गाव :- वाडेघर (943689)

तालुका :- कल्याण

जिल्हा :- ठाणे

ULPIN : 13079337465

भूमापन क्रमांक व उपविभाग : 51/5/1

13079337465

भू-धारणा पद्धती : भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र आकार पो.ख. फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर.चौ.मी अकृषिक क्षेत्र बिन शेती 54.45.00 आकारणी 490.00	288	अभिषेक अविदीन सोमज्यावा ई.साकभाई नमोलभाई फकीदास अच्यार मे.होनेस्ट इंटरप्राइझेस तर्फे भूमीदार सामाईक क्षेत्र होनेस्ट एन्टरप्राइझेस	(1806) (1806) (1806) (1806) 54.45.00 490.00 0.00.00 0 54.45.00 490.00	कुळाचे नाव व खंड इतर अधिकार प्रतिबिंदित फेरफार : नाही. शेवटचा फेरफार क्रमांक : 1806 व दिनांक 01/06/2023
जुने फेरफार क्र. (10) (170) (313) (632) (1010) (1012) (1190) (1389) (1419) (1516) (1538) (1590) (1614) (1803)				सीमा आणि भूमापन चिन्हे :

टीप :- या ७१२ वरील गाव नमुना - १२ मधील पिकांचे एकूण क्षेत्र हे सकृतदर्शनी गाव नमुना - ७ च्या एकूण क्षेत्राच्या मेळात नाही. याबाबत संबंधितांनी पिकांच्या क्षेत्राची दुरुस्ती करून घ्यावी.

गाव नमुना बारा (पिकांची नोंदवही)

महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९।

गाव :- वाडेघर (943689)

तालुका :- कल्याण

जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग : 51/5/1

पिकांखालील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन	शेरा
वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)
					ह.आर. चौ.मी	ह.आर. चौ.मी			ह.आर. चौ.मी
2022-23	खरीप	288*						गवत पड्डे	0.0360

टीप : \* सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

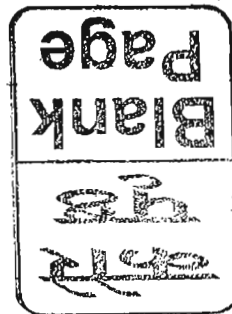
"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."  
दिनांक :- 29/08/2023  
सांकेतिक क्रमांक :- 272100124213300003820231169

तलाठी सहायक-कल्याण  
(नांव : कोणूक महाराज मुण्णेरकर)  
तलाठी सहायक :- वाडेघर तालुका :- कल्याण जि. :- ठाणे

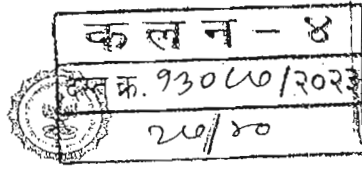


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29-08-2023



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हवाल दिनांक : 29/08/2023

महाराष्ट्र शासन

गाव नमुना सात ( अधिकार अभिलेख पत्रक )

। महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम ३,५,६ आणि ७।

गाव :- वाडेघर ( 943689 )

तालुका :- कल्याण

जिल्हा :- ठाणे

ULPIN : 39184873281

भूमापन क्रमांक व उपविभाग : 51/3/ब/2

39184873281

भू-धारणा  
पध्दती :

भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर.चौ.मी. अक्षांश क्षेत्र बिन शेती 48.3000 आकारणी 483.00	146	म.ह.नेस्ट एन्टरप्रायजेस वर्फे भोगीदास श्री.आसीफ अब्दीन सोमज्योत सो.फरीदा एम.अंजना दमाकभाई नसुलभाई याकुबभाई नसुलभाई सामाईक क्षेत्र	48.3000	435.00		( 1806 )	कुळाचे नाव व खंड इतर अधिकार तुकडा प्रलंबित फेरफार : नाही.
	564	हानेस्ट एन्टरप्राईझेस	48.3000	435.00		( 1806 )	शेवटचा फेरफार क्रमांक : 1806 व दिनांक 01/06/2023
जुने फेरफार क्र. ( 7 ) ( 86 ) ( 110 ) ( 153 ) ( 282 ) ( 623 ) ( 702 ) ( 739 ) ( 1029 ) ( 1220 ) ( 1803 )							सीमा आणि भूमापन चिन्हे

गाव नमुना बारा ( पिकांची नोंदवही )

। महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम २९।

गाव :- वाडेघर ( 943689 )

तालुका :- कल्याण

जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग : 51/3/ब/2

पिकांखालील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन	शेरा
वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)
					ह.आर. चौ.मी	ह.आर. चौ.मी			ह.आर. चौ.मी
2022-23	खरीप	46*						गवत पड	0.4400

टीप : \* सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."  
दिनांक :- 29/08/2023  
सांकेतिक क्रमांक :- 272100124213300003820231170

( नाव : वि.सु.प्र. हिराज मुण्गकर )  
तलाठी सहाय्यक :- वाडेघरता :- कल्याण जि.:-ठाणे

<https://mahaferfar.enlightcloud.com/DDM/PgF001710>

29-08-2023

कलन - ४
दस्त क्र. १३०८०/२०२३
२८/१०

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कलन - ४  
दस्तक्र. १३०८०/२०२३  
२२/००

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तलाठी सजा-कल्याण (प.)  
दिनांक ११/०९/२०२३

प्रार्थी/-

श्री. योगेश भुसारे उवागे

विषय-ऑनलाईन ई-अप्लिकेशन करिता  
-हाथला निवेदन

संदर्भ-आपण दि. ११/०९/२०२३ रोजीचा  
ठर

उपरोक्त संदर्भात विविधाबाबत आपण मजि-  
स्ट्रेटचे येथील ०१/१२ सर्वेज. ५१/३/आ१, ५१/३/आ२,  
५१/३/आ१, ५१/३/आ२, ५१/५/१, हे ०१/१२ सर्वेजिबल  
(online) कराहेत, परंतु शिर्षक कार्यालय ई-अप्लिकेशन  
साठी दिवस घेत नाही, तरी ई-अप्लिकेशन विषय कमी  
अप्लिकेशन करण्यासाठी हाथला निवेदन येव. त्या  
ठर आपण क्रमा. कराहे

प्रस्तुत विविधाबाबत सादर करितो सदर  
निवेदन घेतला. खरोडिबलाय. दस्त क्रमांक १३०८०  
नोदणी करण्यास काही हरकत नाही असा  
विषय निवेदन देव. करे

तलाठी सजा-कल्याण  
ता.कल्याण, जि.ठाणे.





कल न - ४
दस्तावेज नं. ३०८०/२०२३
३०/१०

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Page



CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF TRESCON LIMITED IN ITS MEETING HELD ON SATURDAY, THE 12<sup>TH</sup> DAY OF AUGUST, 2023 AT REGISTERED OFFICE OF THE COMPANY

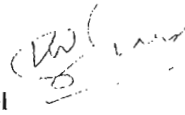
**AUTHORISATION TO MR. DINESH PATEL (DIN: 00462565) MANAGING DIRECTOR TO SIGN AND EXECUTE SALE DEED WITH M/S. HONEST ENTERPRISES**

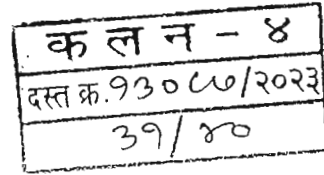
"RESOLVED THAT Mr. Dinesh Patel (DIN: 00462565), Managing Director of the Company, be and is hereby authorised to sign and execute the Sale Deed with M/s. Honest Enterprises with respect to plot admeasuring 3772 sq. mtr. situated at Survey no. 51, Hissa no. 5/1(pt), 3/8/1, Wadeghar, Kalyan."

RESOLVED FURTHER THAT Mr. Dinesh Patel (DIN: 00462565), Managing Director of the Company be and is hereby authorised to discuss, negotiate, finalize, amend, execute and sign documents including but not limited to deeds, papers, agreements, affidavits, applications and writings that may be required, on behalf of the Company and to do all such acts, deeds, matters and things that may be necessary, proper, expedient or incidental for the purpose of giving effect to the aforesaid resolution."

//Certified to be true//

For Trescon Limited

  
Kishor Patel  
Whole Time Director  
DIN: 01131783



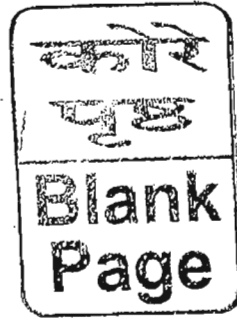
Place: Mumbai  
Date: August 28, 2023



Trescon Limited

Reg. Office: 203-204, Second Floor, Orbit Plaza, New Prabhadevi Road, Prabhadevi, Mumbai, Maharashtra 400 025  
Tel: 022-49153599 | Email: cs@trescon.com | Website: www.trescon.com | CIN: L70100MH1995PLC322341

क ल न - ४
दस्त क्र. १३०८७/२०२३
३२/२०



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



HONEST ENTERPRISE

000000005

Permanent Account Number

AAEEH0005N

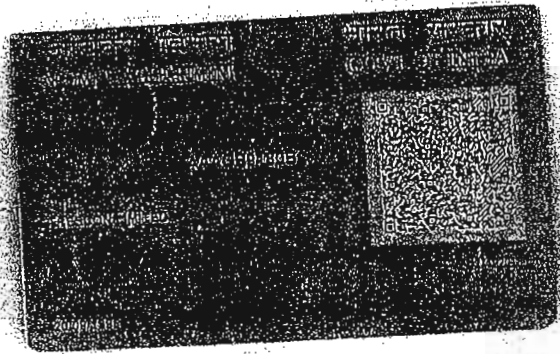
संस्थान

कलन - ४

दस्ता क्र. १३०८७/२०२३

३३/२०

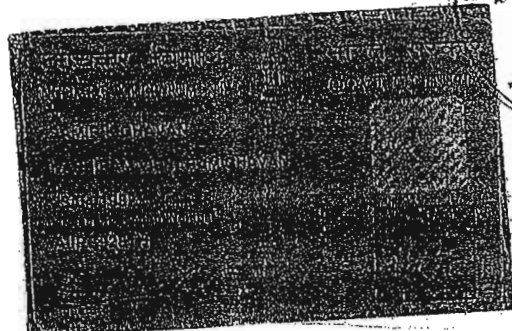
*Handwritten signature*



*Handwritten signature*







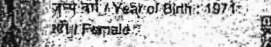



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*Handwritten signature*



कलन - ४  
दस्त क्र १३०८७/२०२३  
३४/२०

   
आधार  
भारत सरकार  
Ministry of Information & Public Relations, Government of India  
नॉटिफिकेशन क्रमांक / Enrollment No-12936021201015  
To,  
करीम मुस्तफा अली  
Farida Mustafa Ali  
Abadi Apartment flat no 205  
Murbadi Road  
near axis bank kalyan (W)  
Kalyan  
Kalyan Dist. Kalyan Thane  
Maharashtra 421301  
08022013  
Ref: 527182 / 102689 / 1037401P  
  
SH3017220850F  
  
आपला आधार क्रमांक / Your Aadhaar No.  
**3758 1143 5399**  
आधार - सामान्य माणसाचा अधिकार  
   
नॉटिफिकेशन क्रमांक / Enrollment No-12936021201015  
To,  
करीम मुस्तफा अली  
Farida Mustafa Ali  
Abadi Apartment flat no 205  
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Kalyan  
Kalyan Dist. Kalyan Thane  
Maharashtra 421301  
08022013  
Ref: 527182 / 102689 / 1037401P  
  
SH3017220850F  
  
आपला आधार क्रमांक / Your Aadhaar No.  
**3758 1143 5399**  
आधार - सामान्य माणसाचा अधिकार



*[Signature]*

   
भारत सरकार  
नॉटिफिकेशन क्रमांक / Enrollment No-12936021201015  
To,  
दिनेश रविनाथ पटेल  
Dinesh Ravinath Patel  
पत्न्य वारीदा / DOB: 12/01/1967  
पुरुष / MALE  


   
भारत सरकार  
नॉटिफिकेशन क्रमांक / Enrollment No-12936021201015  
To,  
S/O: दिनेश रविनाथ पटेल, कमरा नं.  
- 5, के. के. छाया अपार्टमेंट,  
आर. एम. नारकर मार्ग,  
रॉयल्टी दत्ता सामंत ऑफीस  
अवळ, घाटकोपर - पूर्व,  
मुंबई, मुंबई,  
महाराष्ट्र - 400077  
Address:  
S/O: दिनेश रविनाथ पटेल, कमरा नं. 5, K.  
K. Chhaya Apartment, R. M. Narkar  
Marg, Near Dr. Datta Samant Office,  
Ghatkopar - East, Mumbai, Mumbai,  
Maharashtra - 400077  
पत्ता:  
8850 7481 3561

आधार - सामान्य माणसाचा अधिकार Aadhaar - Aam Admi ka Adhika

CHALLAN  
MTR Form Number-6



GRN	MH007956046202324E	BARCODE			Date	11/09/2023-16:10:44	Form ID	25 2
Department Inspector General Of Registration				Payer Details				
Stamp Duty				TAX ID / TAN (If Any)				
Type of Payment Registration Fee				PAN No.(If Applicable)		AAACP9180B		
Office Name KLN2_KALYAN 2 JOINT SUB REGISTRAR				Full Name		TRESCON LIMITED		
Location THANE								
Year 2023-2024 One Time				Flat/Block No.		51/5/1 AND 51/3/B/2		
Account Head Details			Amount In Rs.	Premises/Building				
0030046401 Stamp Duty			3675000.00	Road/Street		WADEGHAR KALYAN		
0030063301 Registration Fee			30000.00	Area/Locality		THANE		
				Town/City/District				
				PIN		4 2 1 3 0 1		
				Remarks (If Any)				
				PAN2=AAEFH0065N~SecondPartyName=HONEST				
				ENTERPRISE-CA=525000				
				कलन - ४				
				दस्त क्र. 93060/2023				
				34/20				
Total			37,05,000.00	Amount In Words		Thirty Seven Lakh Five Thousand Rupees Only		
Payment Details INDIAN BANK				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	ReL.No.	02608671109202340152	5065802147	
Cheque/DD No.				Bank Date	RBI Date	11/09/2023-16:16:25	Not Verified with RBI	
Name of Bank				Bank-Branch		INDIAN BANK		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

Department ID

Mobile No.

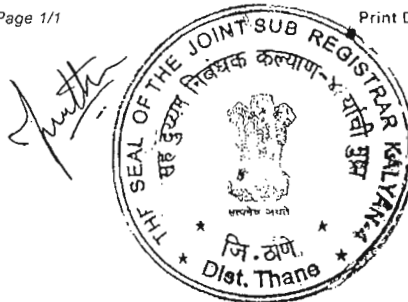
8652200158

NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

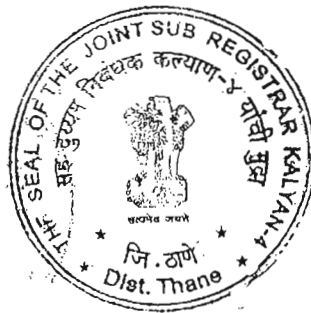
हाचा दस्तऐवज केवळ कर्नाटक नॉटरीन कार्यालय वरतीच वैध आहे. नॉटरीन न कार्यालय वरतीच वैध नाही. कलन नं.

Defacement Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(iS)-338-13087	0004179662202324	12/09/2023-10:33:30	IGR127	30000.00
2	(iS)-338-13087	0004179662202324	12/09/2023-10:33:30	IGR127	3675000.00
Total Defacement Amount					37,05,000.00



कलन - ४
दस्त क्र १३०८८ / २०२३
३६/४०





**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN 0923126100658

Receipt Date 12/09/2023

Received from Honest enterprises , Mobile number 0000000000, an amount of Rs.800/- towards Document Handling Charges for the Document to be registered on Document No. 13087 dated 12/09/2023 at the Sub Registrar office Joint S.R.Kalyan 4 of the District Thane.

DEFACED

₹ 800

DEFACED

**Payment Details**

Bank Name sbiepay

Payment Date 12/09/2023

Bank CIN 10004152023091200617

REF No. 202325555228494

Deface No 0923126100658D

Deface Date 12/09/2023

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

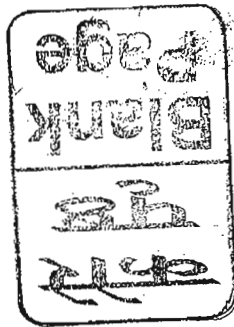
कलन - 8

दस्तक्र. 93060/2023

30/20







३८/२०
२०२३/०७०८०६
४ - ८ - २०२३

338/13087

मंगळवार, 12 सप्टेंबर 2023 10:36

म.पू.

दस्त गोषवारा भाग-1

कलन4 30/80

दस्त क्रमांक: 13087/2023

दस्त क्रमांक: कलन4 /13087/2023

बाजार मूल्य: रु. 4,69,92,400/-

मोबदला: रु. 5,25,00,000/-

भरलेले मुद्रांक शुल्क: रु.36,75,000/-

दु. नि. सह. दु. नि. कलन4 यांचे कार्यालयात

अ. क्रं. 13087 वर दि.12-09-2023

रोजी 10:32 म.पू. वा. हजर केला.

पावती:14242

पावती दिनांक: 12/09/2023

सादरकरणाचे नाव: ट्रेस्कॉन लि. तर्फे डापरेक्टर दिनेश  
रविलाल पटेल --

नोंदणी फी

रु.

30000.00

दस्त हाताळणी फी

रु.

800.00

पृष्ठांची संख्या: 40

दस्त हजर करणाऱ्याची सही:

एकुण: 30800.00

Joint Sub Registrar Kalyan 4

Joint Sub Registrar Kalyan 4

दस्ताचा प्रकार: करारनामा

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

शिक्का क्रं. 1 12/09/2023 10:32:22 AM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 12/09/2023 10:33:37 AM ची वेळ: (फी)

**- प्रतिज्ञा पत्र -**

सदर दस्तऐवज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत  
तरतुदीनुसार नोंदणीस बाखल केला आहे. दस्तामधील संपुर्ण  
मजकूर निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेले कागदपत्रे  
दस्ताची सत्यता कायदेशीर बाबी साठी खालील निष्पादक व्यक्ती  
संपुर्णपणे जबाबदार आहेत. तसेच सदर हस्तांतरण दस्तांमुळे  
राज्यशासन/केंद्रशासन यांच्या कोणताही कायदा/नियम/परिपत्रक  
यांचे उल्लंघन होत नाही.

लिहून देणार सही

लिहून देणार सही





12/09/2023 11:03:19 AM

दस्तावेज क्रमांक 13087/2023

दस्तावेज क्रमांक 13087/2023

दस्तावेज प्रकार - कल्याण

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	द्वयाचित्र	दुभा प्रमाणित
1	नाम: मंगम इन्स्टिट्यूट फॉर इंग्लिश भाषा शिक्षण केंद्र, मुम्बई पत्ता: प्लॉट नं. 1, माळा नं. 1, इमारतीचे नाव: समृद्धी हाईट्स, ब्लॉक नं. 1, मजला नं. 4, छत्री बंगला जवळ, चिखणचूर कल्याण प. , महाराष्ट्र, ठाणे. पिन नंबर: AAEFH0065N	निवृत्त देशी वय :- 52 स्वाक्षरी:		
2	नाम: इम्बर्ग लि. तर्फे डायरेक्टर दिनेश रविनाथ पटेल - पत्ता: प्लॉट नं. 1, माळा नं. 1, इमारतीचे नाव: निळकंठ कॉर्पोरेट पार्क, ब्लॉक नं. 304 निमग मजला , रोड नं. नाथानी रोड विद्याविहार प मुंबई , महाराष्ट्र, मुम्बई. पिन नंबर: AACCP9180B	निवृत्त देशी वय :- 56 स्वाक्षरी:		

वरील दस्तऐवज करून देणारा वधाकर्त्या करारनामा चा दस्तऐवज करून दिल्याचे कबूल करताना,  
शिक्का क्र.3 ची वेळ: 12/09/2023 11:02:26 AM

श्रीलंक:-

खालील इंग्रजी अर्थ निवेदीत करताना की ने दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखताना, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	द्वयाचित्र	दुभा प्रमाणित
1	नाम: नंदकुमार भोईर - वय: 47 पत्ता: मुंगवाड कल्याण पिन कोड: 421401	स्वाक्षरी		
2	नाम: समीर चव्हाण - वय: 40 पत्ता: चांगट ठाणे पिन कोड: 400601	स्वाक्षरी		

शिक्का क्र.4 ची वेळ: 12/09/2023 11:03:08 AM

शिक्का क्र.5 ची वेळ: 12/09/2023 11:03:31 AM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Kalyan 4

प्रमाणीत करण्यात येते की सदर  
दस्त क्र. 9306 मध्ये 20 पाने  
आहेत. पुस्तक क्रमांक 2 वर  
नोंदला दि. 22/09/2023

सह. दय्यम निवेदक कल्याण-4

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	TRESCON LIMITED	eChallan	02608671109202340152	MH007956046202324E	3675000.00	SD	0004179662202324	12/09/2023
2		DHC		0923126100658	800	RF	0923126100658D	12/09/2023
3	TRESCON LIMITED	eChallan		MH007956046202324E	30000	RF	0004179662202324	12/09/2023

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

13087 /2023

1. Verify Scanned Document for correctness through the portal (4 steps) or printout after scanning.
2. Get print immediately after registration.



scanned 14-09-23

12/09/2023

दस्ता क्रमांक: 13087/2023

नोंदणी

Regn:63m

## गावाचे नाव : वाडेघर

(1) विवेकाचा प्रकार	करारनामा
(2) मोबदला	52500000
(3) वाजाराभाव(भांडोपट्याच्या वाचनिपट्टाकार आकारणी देतो की पट्टेदार ने संमूद करावे)	46992400
(4) भू-भाषण, पोटहिस्सा व घरक्रमांक(अमल्यास)	1) पालिकेचे नाव: कल्याण-डोंविवली इतर वर्णन : इतर माहिती: मोजे वाडेघर येथील म. नं. 51/3/व/2 क्षेत्र 4830 चौ.मीटर या पैकी 445 चौ.मीटर म. नं. 51/5/1 क्षेत्र 5445 चौ.मीटर या पैकी 3327 चौ.मीटर एकूण क्षेत्रफळ 10275 चौ.मीटर या पैकी 3772 चौ.मीटर ( Survey Number : 51/3/A/1 and others , )
(5) क्षेत्रफळ	1) 3772 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असलेले तसे.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मॅसेर्स हॉनेस्ट एंटरप्रायजेस तर्फे भागीदार फरीदा मुस्तफा अन्तार - - वय:-52; पत्ता:-प्लॉट नं:-, माला नं:-, इमारतीचे नाव: समृद्धी हार्डट्स, ब्लॉक नं: तळ मजला, रोड नं: रामवाग लेन नं. 4 छत्री वंगल्या जवळ चिकणघर कल्याण प., महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-AAEFH0065N
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-ट्रेस्कोन लि. तर्फे डायरेक्टर दिनेश रविलाल पटेल - - वय:-56; पत्ता:-प्लॉट नं:-, माला नं:-, इमारतीचे नाव: निळकंठ कापरेट पार्क, ब्लॉक नं: 304 तिसरा मजला, रोड नं: नाथानी रोड विद्याविहार प. मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400086 पॅन नं:-AAACP9180B
(9) दस्तऐवज करून दिल्याचा दिनांक	12/09/2023
(10) दस्तऐवज नोंदणी केल्याचा दिनांक	12/09/2023
(11) अनुक्रमांक, खंड व पृष्ठ	13087/2023
(12) वाजाराभावाप्रमाणे मुद्रांक शुल्क	3675000
(13) वाजाराभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेल्या तपशील:-

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



सह.दुय्यम निबंधक कल्याण - ४

## Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount.	Used At	Deface Number	Deface Date
1	TRESCON LIMITED	eChallan	02608671109202340152	MH007956046202324E	3675000.00	SD	0004179662202324	12/09/2023
2		DHC		0923126100658	800	RF	0923126100658D	12/09/2023
3	TRESCON LIMITED	eChallan		MH007956046202324E	30000	RF	0004179662202324	12/09/2023

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

1111

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1

2

10

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1

2



4



FIRM M/S. TRESCON LIMITED

DOC NO. 2

DOCUMENT :- POWER OF ATTORNEY

OWNER :- HONEST ENTERPRISES THROUGH PARTNER  
FARIDA M. ATTAR

PURCHASER :- TRESCON LIMITED THROUGH DIRECTOR  
DINESH R. PATEL

SR. No.	H. NO.	TOTAL AREA	VILLAGE
51	3/B/2	445 Sq. Mtr	Wadeghar
51	5/1	3327 Sq. Mtr	Wadeghar
TOTAL		3772 Sq. Mtr	

DATE 12/9/2023

REG. DATE 12/9/2023

REG. NO. KLN4-13090-2023



338/13090

Tuesday, September 12, 2023

11:11 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 14245 दिनांक: 12/09/2023

गावाचे नाव: वाडेघर

दस्तऐवजाचा अनुक्रमांक: कलन4-13090-2023

दस्तऐवजाचा प्रकार: कुलमुखत्पारपत्र

सादर करणाऱ्याचे नाव: ट्रेस्कॉन लि. तर्फे डायरेक्टर दिनेश रविलाल पटेल - -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 500.00

पृष्ठांची संख्या: 25

एकूण:

रु. 600.00

Joint Sub Registrar Salyan 4

बाजार मूल्य: रु. 1/-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क: रु. 500/-

1) देयकाचा प्रकार: DHC रुकम: रु. 500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0923122500564 दिनांक: 12/09/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रुकम: रु. 100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007976831202324E दिनांक: 12/09/2023

बँकेचे नाव व पत्ता:

मुख्य अधिकारी, पत्राचार विभाग

पत्राचार विभागाची शिफारस

लिपिक:

आयुक्त निदेशक कार्यालय

9/12/2023



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0923122500564	Date 12/09/2023
Received from Honest enterprises , Mobile number 0000000000, an amount of Rs.500/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R.Kalyan 4 of the District Thane.	
Payment Details	
Bank Name sbiepay	Date 12/09/2023
Bank CIN 10004152023091200530	REF No. 20232555573124
This is computer generated receipt, hence no signature is required.	

*[Handwritten signature]*

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४ 9/23







CHALLAN  
MTR Form Number-6



GRN	MH007976831202324E	BARCODE			Date	11/09/2023-23:26:59	Form ID	48(f)
Department Inspector General Of Registration					Payer Details			
Stamp Duty					TAX ID / TAN (If Any)			
Type of Payment Registration Fee					PAN No.(If Applicable) AAACP9180B			
Office Name KLN4_KALYAN 4 JOINT SUB REGISTRAR					Full Name TRESCON LIMITED			
Location THANE					Flat/Block No. as per mentioned the document			
Year 2023-2024 One Time					Premises/Building			
Account Head Details					Amount In Rs.			
0030046401 Stamp Duty					500.00			
0030063301 Registration Fee					100.00			
					Road/Street			
					Area/Locality			
					Town/City/District			
					PIN			
					0 0 0 0 0 0			
					Remarks (If Any)			
					PAN2=AAEFH0065N~SecondPartyName=HONEST ENTERPRISES~			
					कलन - ४			
					दस्त क्र. 93020 / 2023			
					2/24			
					Amount In Six Hundred Rupees Only			
Total					600.00			
Payment Details IDBI BANK					FOR USE IN RECEIVING BANK			
Cheque-DD Details					Bank CIN Ref. No. 69103332023091210848 2828057388			
Cheque/DD No.					Bank Date RBI Date 11/09/2023-23:27:45 Not Verified with RBI			
Name of Bank					Bank-Branch IDBI BANK			
Name of Branch					Scroll No. , Date Not Verified with Scroll			

Department ID :

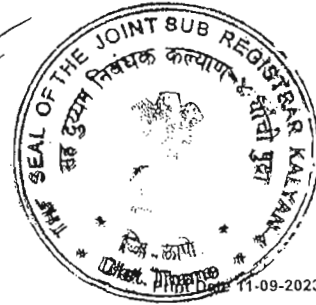
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

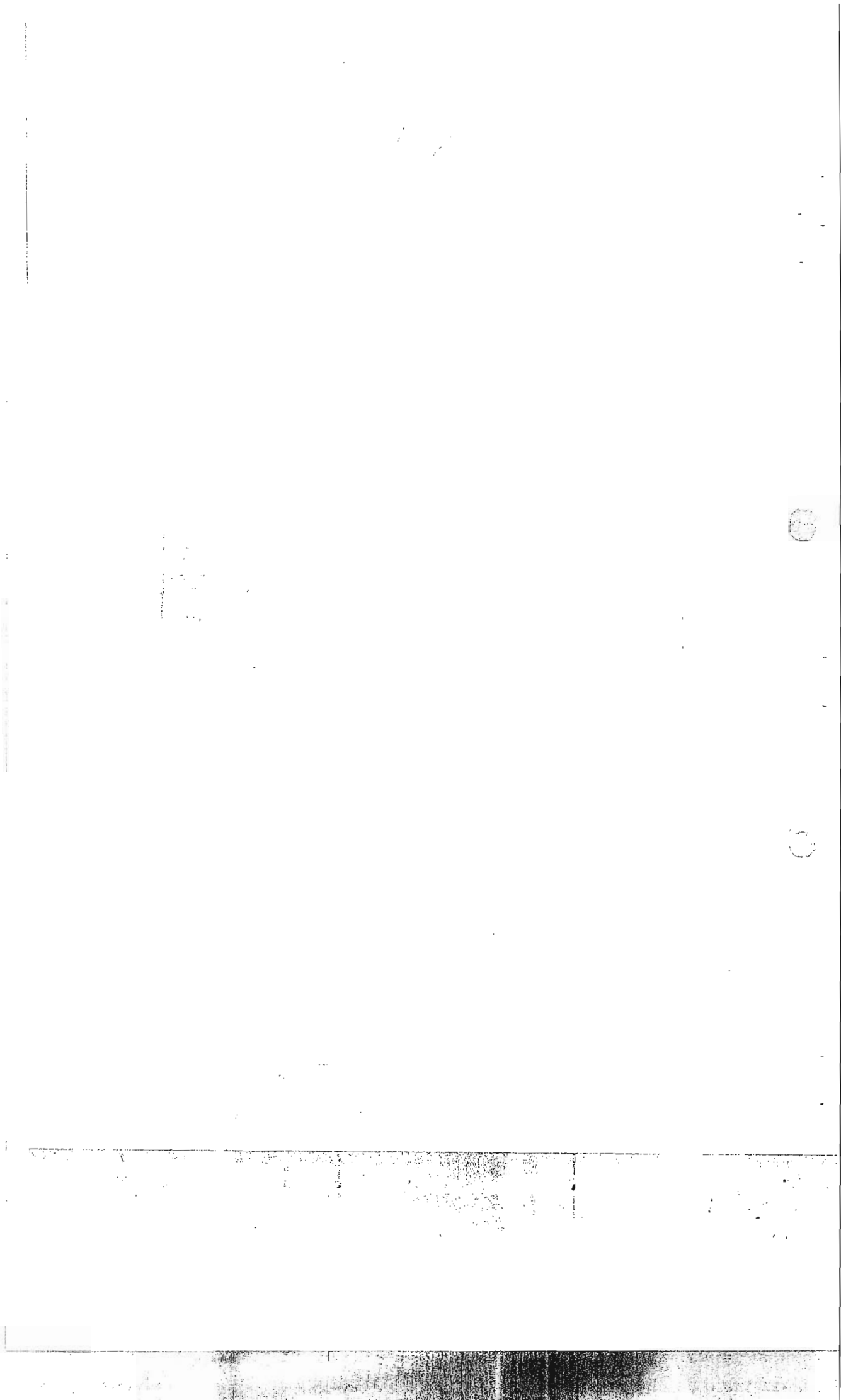
Mobile No. : 8652200158

*[Handwritten Signature]*

*[Handwritten Signature]*







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GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, We, M/s **Honest Enterprise**, a partnership firm having its office at Ground Floor, Samrudhi Heights, Rambaug Lane No. 4 end, Near Chhattri Bungalow, Chikanghar, Kalyan West, 421 301, through its partner Mrs. **Farida Mustafa Attar**

DO HERBEY SEND GREETINGS:

*Farida*

*[Signature]*



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WHEREAS by and under an Agreement for Sale dated 12/09/23 registered at the office of Sub-Registrar of Assurances at Kalyan 4 under serial No. 13087 / 2023 we have agreed to sell, transfer and convey all that portion of land admeasuring **3772 sq. metres** out of the entire property comprising of

Survey No.	Total Area (sq. mtrs)	Area under sale sq.Mts
51/3/B/2	4830	445
51/5/1	5445	3327
<b>Total →</b>	<b>10275</b>	<b>3772</b>

within the limits of Kalyan Dombivali Municipal Corporation to **Trescon Limited**, a limited company, registered under the Companies Act, 1956, having its office at 304, Third Floor, Neelkanth Corporate Park, Nathani Road, Vidyavihar West, Mumbai 400 086, through its Director **Shri Dinesh Ravilal Patel**, at and for the price/consideration and on the terms and conditions and consideration therein contained.

AND WHEREAS by and under the said agreement we have agreed to grant the power of attorney for the purpose of carrying out the acts, deeds, things and matters in connection thereto and accordingly we are executing the same.

NOW KNOW YE ALL MEN AND THESE PRESENTS WITNESSETH THAT we,

M/s **Honest Enterprise**, a partnership firm, through its partner Mrs. **Farida Mustafa Attar**

do hereby nominate, constitute and appoint **Trescon Limited**, a limited company, through its Director **Shri Dinesh Ravilal Patel**, comprising of the present Directors as well as the Directors from time to time as our true and lawful attorney jointly and / or each of them severally to do the following acts, deeds, things and matters in respect of the said property viz.

1. To deal and correspond with the Kalyan Dombivali Municipal Corporation, Town Planning authorities, Collector, Mumbai Metropolitan Region Development Authority including all its departments or officers or any other authority with or relating to or touching to the said immovable property described in the Second Schedule hereunder written to carry out the following acts, deeds, things, matters namely;
  - (i) To apply for and obtain the sanction of the building plans to be sanctioned with future amendments, alterations or additions as may be required by the said attorneys and to obtain the building commencement certificate and/or



*[Handwritten signature]*

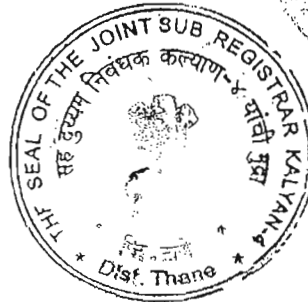
कलन - ४
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revised plans and also to obtain the transfer development rights to be used on the said property from any sources and to get the plans revised / amended.

- (ii) To deal and correspond with the assessment department of the Municipal Authorities, Town Planning authorities, Collector, Mumbai Metropolitan Region Development Authority and dispose and deal with all the matters in connection with or relating to the property described in the Second Schedule hereunder written.
  - (iii) To sign all applications, papers, undertakings, affidavits, indemnity, terms and conditions as may be from time to time required by the Municipal Authorities, Town Planning authorities, Kalyan Dombivali Municipal Corporation, Collector, Mumbai Metropolitan Region Development Authority.
  - (iv) To sign and file undertakings as may be necessary to the Municipal Authorities, Town Planning authorities, Kalyan Dombivali Municipal Corporation, Collector, Mumbai Metropolitan Region Development Authority such further acts, deeds, matters etc., as may be necessary or required for the purpose and intent of the power of attorney and the aforesaid purpose of sanction of layout etc.,
  - (v) To pay the necessary deposits to be paid to the Municipal Authorities, Town Planning authorities, Kalyan Dombivali Municipal Corporation, Collector, Mumbai Metropolitan Region Development Authority or any other concerned authority also to apply for refund thereof and to receive the same as and when the occasion arises.
2. To employ and / or engage Architects, Advocates, Clerks, Servants and / or discharges such Architects, Advocates, Clerks, Contractors, Servants and to do all acts, deed, matters, things herein contained.
  3. To appear on our behalf and in our name and to represent our interest before the city survey authorities, Land Revenue Authorities, Assessors of the Municipal Rates and taxes, Town Planning Authorities, Kalyan Dombivali Municipal Corporation, Collectors, Commissioners of Police and municipal Officer for the development of the said property.

*Further*

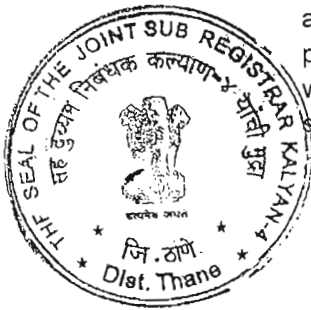
*[Signature]*



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4. To effectuate the survey of the said property and for that purpose to make applications, cause to get the said property measured through Government Surveyor and obtain the map and survey report from such survey authorities.
5. To carry on correspondence and negotiations and also settle with all concerned authorities and bodies including the Government of Maharashtra, all the departments, Kalyan Dombivali Municipal Corporation and / or Town Planning Authorities and / or the Competent Authority in connection with the development of the said property.
6. To make the necessary applications for obtaining the necessary permissions concerning the change of the user of the said property from Agricultural to Non-Agricultural or other user as the said Attorney may think fit and proper and for that purpose to sign the various documents, affidavits, applications and / or incidental writings thereto and to appear and represent our interest before the concerned competent authorities.
7. To proceed with and comply with the terms of the Kalyan Dombivali Municipal Corporation, Town Planning authorities, Collector, Mumbai Metropolitan Region Development Authority in respect of sanction of plans and permissions and for the purpose to do all the acts, deeds, things and matters in connection with the development of the said property, to obtain the maximum potentiality of floor space index under the provisions of Unified Development Control and Promotion Regulation along with increases and incentives in floor space index as per the Development Control Regulation on the said property from time to time as per the rules and regulation of the Kalyan Dombivali Municipal Corporation, Town Planning authorities, Collector, Mumbai Metropolitan Region Development Authority.
8. To commence, file and prosecute any action, petition/s, appeals, suits or other proceedings at law against any person or persons in respect of the matters or things relating to our affairs and to appear and defend all actions, suits or other proceedings commenced or to be commenced against us or whereunto we shall think fit to compromise, refer to arbitration, submit to judgment, discontinue or become non-suited in any



*[Handwritten signature]*

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such actions, suit or proceedings as aforesaid and also to accept services to writs or summons, notice or other proceedings. To defend and appear for in the any suit proceedings in respect of the said property in any court of law including High Court and Supreme Court and safeguard the said property and every part thereof.

9. To apply for and obtain I.O.D. and commencement certificate for construction of building from the municipal authorities and for that purpose to sign applications and other papers, to pay necessary fees and do all other acts and things necessary for that purpose and in that behalf.
10. Simultaneously on execution of these presents, to commence, carry out and complete and/or cause to be commenced carried out and/or completed construction work at their/his i.e. Attorney's entire costs on the said Property, in accordance with the sanctioned Plans and Permissions and Specifications and so far as any construction work is concerned, to see that all applicable rules and regulations which are made by the Government of Maharashtra and/or Competent Authority and/or Municipal Authorities and/or Police Authorities and/or any other Competent Authorities for the time being, are strictly observed.
11. To apply for and obtain the occupation and / or part completion certificate / completion certificate in respect of the building/s to be constructed and completed on the said property and to hand over the possession of the flats, shops, units, garage, stilt to respective purchasers.
12. To sign all applications, papers, undertakings, affidavits, indemnity, terms and conditions as may be from time to time required by the Municipal Corporation.
13. To give necessary letters, writings, and undertakings to the Municipal Corporation or Town Planning Authorities, Fire Brigade Department for occupying the said building/s and/or to obtain necessary "No Objection Certificate" from the said Department in connection with the said buildings.
14. To hand over to the Municipal Authorities, Town Planning authorities, Collector, Mumbai Metropolitan Region

*[Signature]*

*[Signature]*

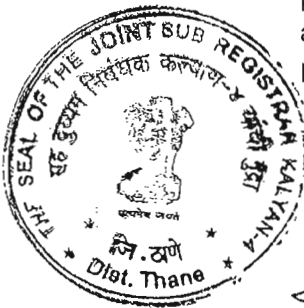


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Development Authority or any other concerned authority, the said property or part of it if the same is comprised under road widening scheme and/or other reservations as per development plan of the Town Planning Authorities and/or for the same is under set back and/or other reserved purposes and in lieu thereof to take the benefit of the floor space index or any other benefit permitted by the concerned authority.

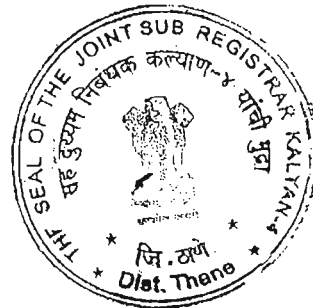
15. To pay the necessary charges, deposits, assessments, taxes to the concerned government, semi-government and municipal authorities and apply for the refund thereof as the said attorneys may think fit and proper and to receive and appropriate the same.
16. To amalgamate the said property with any other property and/or properties as the said Attorneys may think fit and proper and also after amalgamation to submit the layout plans or sub-division plans of one or more amalgamated properties or the said properties and get the same duly approved from the Municipal Authorities, Town Planning authorities, Collector, Mumbai Metropolitan Region Development Authority or any other concerned authority.
17. To make necessary applications for water, sewerage and electric connection with the concerned authorities at the expense of our attorneys and to obtain necessary orders in pursuance thereto and to do all acts, to carry out and lay the water sewerage and electric connection for the purpose of development of the said property to make application to the M.S.E.D.C.L. for electrical connections. To apply to the Fire Brigade Authorities for seeking the necessary permissions, approvals, no objection certificates and sanctions for effectual development of the said property and to do all the acts, deeds, things and matters for the said purpose to obtain the same as the Attorney may deem fit and proper.
18. To carry on correspondence, to prepare sign and execute papers, applications and documents, including affidavits, complaints, petitions, declarations, indemnity and undertakings etc, as may be required for the purpose of constructing the said proposed building or buildings on the said property.



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19. To negotiate for sale of the flats, shops, garages, units, stilt in the proposed construction of the buildings on the said property or any part thereof and to receive and appropriate the sale proceeds thereof.
20. To execute from time to time agreement or agreements for sale on Ownership basis or otherwise in respect of such units, flats, shops, garages and stilt constructed in the building or buildings on the said property and lodge the said agreement/s for registration and admit the execution of any such agreement/s before the Sub-Registrar or registrar of assurances.
21. To receive the consideration out of such sale of flats, shops, units etc. and for that purpose to pass on the valid receipts for the same and appropriate the sale proceeds, receipts, consideration arising out of said sale of flats, shops, units, garage, stilt for their exclusive use and benefit.
22. To appear and represent before any and all concerned authorities and parties as may be necessary required or advisable for protection or in connection with the development of the said property.
23. To mortgage the said property as well as the rights accrued under the agreement dated 12/09/22 and / or the flats, units, shops, garage, stilt and/or building to be constructed on the said property with any banks (i.e. Nationalised / Scheduled / Co-operative / Private) / any financial institution, non-banking financial companies (NBFC), Real Estate Investment Trusts (REIT), Mutual Fund Houses and/or any other finance companies and obtain the construction loan and / or credit facilities, loans and advances and for the said purpose negotiate with them and execute, sign and deliver, lodge and register the deed of mortgage, deed of further charge, to execute the Memorandum for Deposit of Title Deeds and to do all further acts, deeds, matters and things as the attorney may deem fit and proper and also to create charge and mortgage on the said property and the construction to be carried on the property described in the Second Schedule hereunder written as the attorney may deem fit and proper.
24. In case of acquisition of the said property or any part thereof to represent us in acquisition proceedings and to receive

*Further*





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compensation and give receipts for moneys received and also to oppose the said proceedings if they are of the opinion that the said proceedings are against our interest.

25. To follow the requisite procedure under the provisions of Real Estate (Regulation & Development) Act, 2016 and the rules framed there under to be registered with the Maharashtra Real Estate Regulatory Authority and to comply with all the requisite declarations, affidavits, indemnities, undertakings and other incidental submissions to obtain the certificate of registration under the said Act and Rules and further to adhere to and abide by the rules and regulations thereof and shall also comply with the requisitions as laid down therein.
26. To take necessary steps for formation of the co-operative society with an intent to transfer the said property or any part or portion thereof with structures in favour of the said society and for the purpose to submit the necessary applications, writings, undertakings and declarations as may be required and to appear and represent before the Registrar or other authorities under the Maharashtra Co-operative Societies Act, 1960 and Rules there under. To follow the requisite procedure under the provisions of the Maharashtra Apartment Ownership Act, 1970 and Rules framed there under and to sign and execute the declarations, deed of apartments and other incidental writings thereto and further to lodge and admit the execution thereof before the Registering Authorities.
27. To sign and execute other requisite and incidental deeds, documents and assurances in pursuance to the agreement for sale including the deed of correction, supplementary agreements, deeds, documents and writings in one or more sets in respect of the said property and also to execute the deed of conveyance, transfer deed in their favour or in favour of person / persons as the Attorney may deem fit and proper or in favour of a co-operative Housing Society or condominium of Apartment or any corporate body as the attorney may think fit and to take all the steps for effective registration and to register of all such documents with the sub-registrar of assurances and also to follow the requisite procedure for obtaining clearances under the provisions of Income Tax Act if required for completing the said transaction.



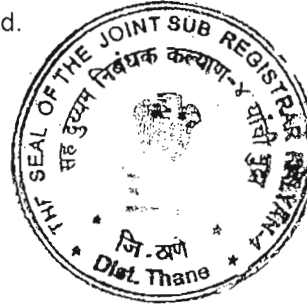
*[Handwritten signature]*

*[Handwritten signature]*

28. To appear and represent before the Sub-Registrar of Assurances and lodge the above deeds, documents, assurances and writings for registration and admit the execution thereof and get all those documents perfectly ordered for registration and to comply with all the formalities as laid down in the Maharashtra Stamp Act, and Indian Registration Act from time to time.
29. To sign, execute the deed of conveyance, transfer deeds, assurances and writings thereto including supplementary agreement, confirmation deeds, correction deeds, documents and writings in pursuance the agreement and to appear before the Sub-Registrar of Assurances and lodge confirmation, transfer deeds, documents, assurances and incidental writings and get the same perfectly ordered for registration and / or also to lodge the signed and executed agreement, transfer deeds, documents, confirmations, assurances, incidental writings, etc. by us for registration and admit the execution thereof before the Sub-Registrar of Assurances and get all and/or any of those deeds and documents perfectly ordered for registration and to comply with the provisions under the Indian Registration Act, 1908 and Maharashtra Stamp Act, 1958.
30. To substitute and appoint from time to time one or more attorneys in place of the attorney hereunder with the same or limited powers to act, remove, and appoint other attorney/s if the said Attorney thinks fit and proper for the effectual and effective development of the said property and every part thereof.
31. AND for more effectually removing any doubt which may arise as to the true meaning of these presents or as to the construction or application of the powers hereby granted we hereby declares that the powers hereby granted shall not in any case be deemed to revoke any power or authorities hereto before given to our attorneys by us or be deemed to be limited to such transactions and matters as are herein expressly mentioned but the same are intended to extend and shall in all cases extend to any other matters or transactions not herein precisely mentioned or defined which in the course of the business may the attorney be deemed to be requisite or expedient to be done or performed.

*Further*

*[Signature]*



32. All costs, charges, expenses of and incidental to act, deed, matter or things, done or caused to be done by our said attorney in or about the exercise of our powers herein contained shall be borne and paid as provided by our said attorney alone and shall be responsible for the same and our said attorney shall indemnify and keep indemnified ourselves and our estate and effects from and against any loss and damages that may be caused to us by reason of our attorney doing or causing to be done any acts, deeds, matters or things by virtue of these presents.

AND generally to do all other acts, deeds, matters and things whatsoever in or about our estate property and affairs herein either particularly or generally described as amply and effectually to all intents and purposes and as we could do in our own person if these presents had not been made.

AND we hereby agree ratify and confirm and whatsoever our attorney or any substitute or substitutes acting under them shall or purport to do lawfully or cause to be done by virtue of these presents.

THIS POWER OF ATTORNEY is irrevocable and the same will not be revoked by us from the date hereof and all powers and authorities conferred upon our attorney under this Power of Attorney shall be exercised by our attorney entirely at their own risk, costs and expenses.

#### First Schedule

All those pieces and parcels of land lying, being and situate at village Wadeghar, Taluka Kalyan, District Thane bearing

Survey No.	Hissa No.	Area (sq. mtrs)
51	3/B/2	4830
51	5/1	5445
Total →		10275

within the limits of Kalyan Dombivali Municipal Corporation and bounded as follows:

On or towards East : Raunak City comprised in Survey No. 51/5/B

On or towards West : MSSEDCL Sub- Station

On or towards North : Survey No. 51/3/1

On or towards South : Raunak City comprised in Survey No. 51/5/B together with all easement rights and benefits thereto.

as shown on the plan by Yellow colour, together with all easement rights and benefits thereto

*[Signature]*

*[Signature]*



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### Second Schedule

All that portion of land admeasuring **3772 sq. metres** out of the entire property comprising of

Survey No.	Total Area (sq. mtrs)	Area under sale sq.Mts
51/3/B/2	4830	445
51/5/1	5445	3327
Total →	10275	3772

and bounded as follows:

On or towards East : Raunak City comprised in Survey No. 51/5/B

On or towards West : D.P Road

On or towards North : D.P. Road

On or towards South : Raunak City comprised in Survey No. 51/5/B

together with all easement rights and benefits thereto.

as shown on the plan by Red colour, together with all easement rights and benefits thereto

IN WITNESS WHEREOF parties have set and subscribed their signatures to this writing on this 12 day of SEPT 2023.

### SIGNED & DELIVERED

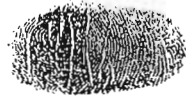
by the within named

#### Executants

M/s Honest Enterprise,

through its partner

Mrs. Farida Mustafa Attar



*Farida*



### Power of Attorney accepted by

Trescon Limited,

a limited company, through its Director

Shri Dinesh Ravilal Patel

In pursuance to the board resolution

dated 28/08/2023

*Dinesh*



Witness:

1. *Nandkumar Bhoir*

2. *Sameer Chavan*

*Bhoir*  
*Chavan*

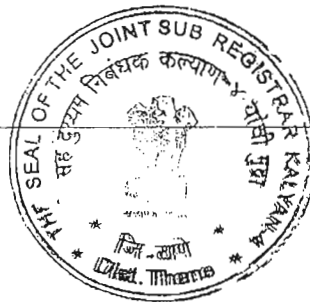
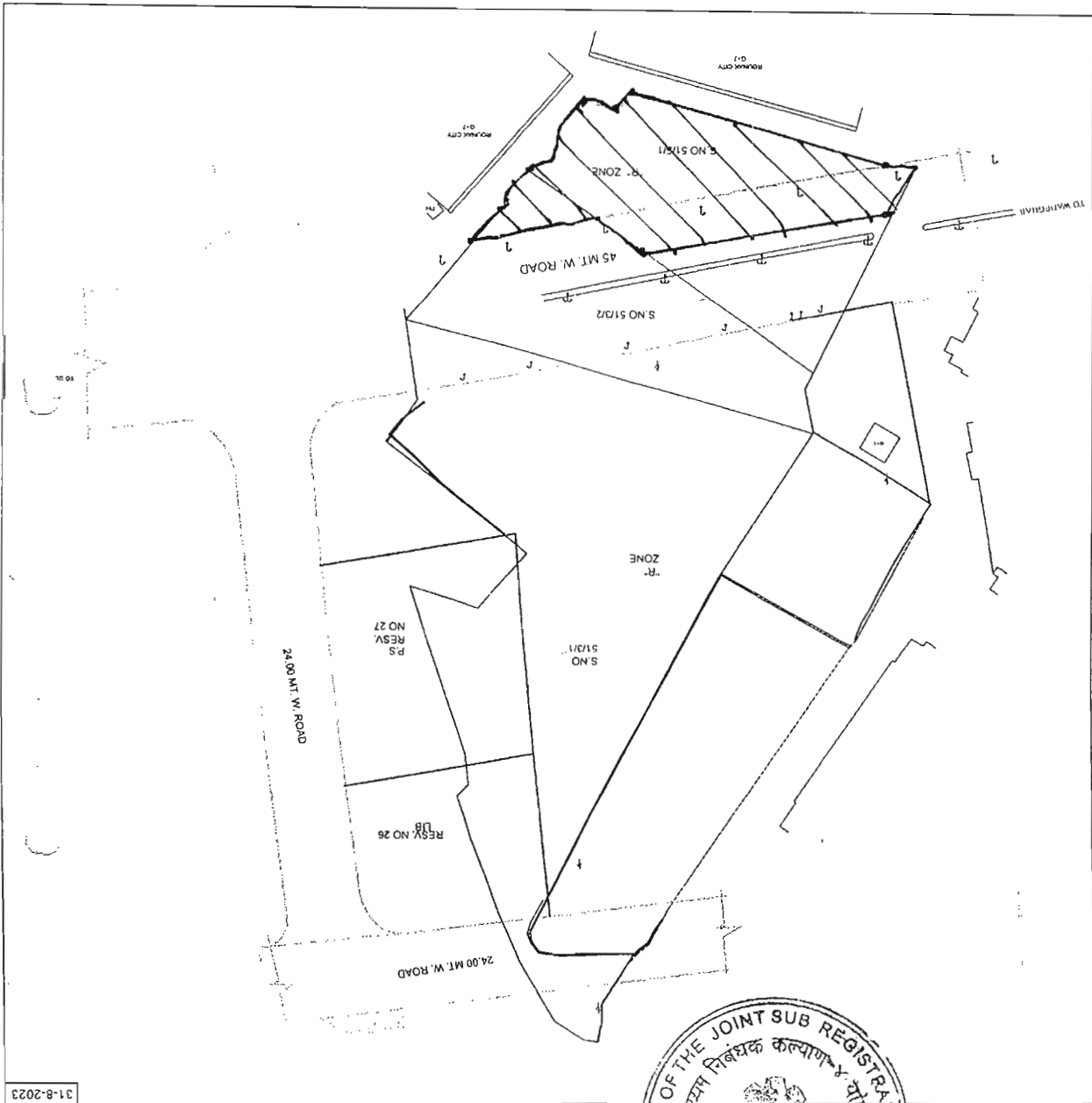


कलन - ४  
दस्त क्र. १३०८०/२०२३  
१४/२५

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कलन - ४  
 दस्त क्र १३० ८०/२०२३  
 १५/२५



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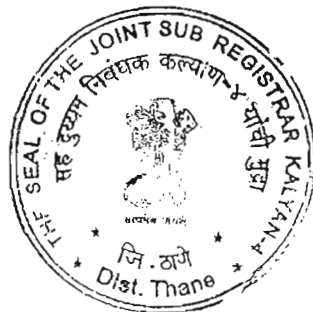
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31-8-2023

कलन - ४  
दस्त क्र. १३००/२०२३  
१६/२५

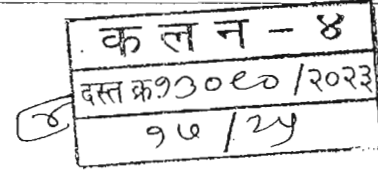


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## गावाचे नाव वाडेघर

(1) दिवंगिताचा प्रकार	वरागनामा
(2) मांडवना	52500000
(3) वाडागभावा(भाडेपट्ट्याच्या वायवितपट्टाकार आकारणी देना की पट्टेदार ने नमुद पत्तये)	46992400



(4) भू-मापन, पोट्टिस्मा व परक्रमांक(अमल्यास)	1) पालिकेचे नाव: कल्याण-डांबिवली इतर वर्णन, इतर माहिती: मांजे वाडेघर येथील म. नं. 51/3/व/2 क्षेत्र 4830 चौ.मीटर या पैकी 445 चौ.मीटर म. नं. 51/5/1 क्षेत्र 5445 चौ.मीटर या पैकी 3327 चौ.मीटर एकूण क्षेत्रफळ 10275 चौ.मीटर या पैकी 3772 चौ.मीटर ( ( Survey Number 51/3/A/1 and others. ) )
(5) क्षेत्रफळ	1) 3772 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असलेले वेव्हा.	
(7) दस्तऐवज करून देणा-या/विहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश अमल्यास, प्रविष्टादिचे नाव व पत्ता.	1) नाव:- मेसर्स हॉनेस्ट गंटरप्रायजेस तर्फे भागीदार फरीदा मुन्सा अन्वार - वय:- 52, पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: समृद्धी हार्डवेअर, ब्लॉक नं: लळ मजला, गेड नं: रामबाग लेन नं. 4 छत्री वंगल्या जवळ चिकणघर कल्याण प., महाराष्ट्र, ठाणे. पिन कोड:- 421301 पॅन नं:- AAEFH0065N
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश अमल्यास, प्रविष्टादिचे नाव व पत्ता	1) नाव:- टेम्स्कॉन लि. तर्फे डायरेक्टर दिनेश गविलाल पटेल - वय:- 56, पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: निककंट कापेरिट पार्क, ब्लॉक नं: 304 निमरा मजला, गेड नं: नाथानी गेड विद्याविहार प., मुंबई महाराष्ट्र, मुम्बई. पिन कोड:- 400086 पॅन नं:- AAACP9180B
1) दस्तऐवज करून दिल्याचा दिनांक	12/09/2023
(10) दस्त नोंदणी केल्याचा दिनांक	12/09/2023
(11) अनुक्रमांक, खंड व पृष्ठ	13087/2023
(12) वाडागभावाप्रमाणे भुत्रांक शुल्क	3675000
(13) वाडागभावाप्रमाणे नोंदणी शुल्क	30000
(14) श्रेय	

मुल्यांकनामाटी विचारात घेतलेला तपशील:-

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



सह.दुयम निबंधक कल्याण - ४





9/12/23, 11:07 AM



कलन - ४
दस्त क्र. १३०२०/२०२३
१५/२५

Index-II

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	TRESCON LIMITED	eChallan	02608671109202340152	MH007956046202324E	3675000.00	SD	0004179662202324	12/09/2023
2		DHC		0923126100658	800	RF	0923126100658D	12/09/2023
3	TRESCON LIMITED	eChallan		MH007956046202324E	30000	RF	0004179662202324	12/09/2023

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



भारत सरकार  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

HONEST ENTERPRISE



00005/2006

पुनर्निर्माण विभाग

AAEPH00000N

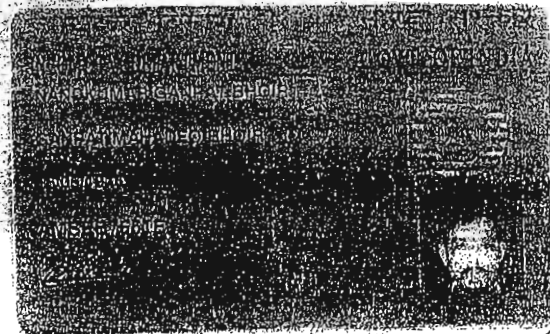
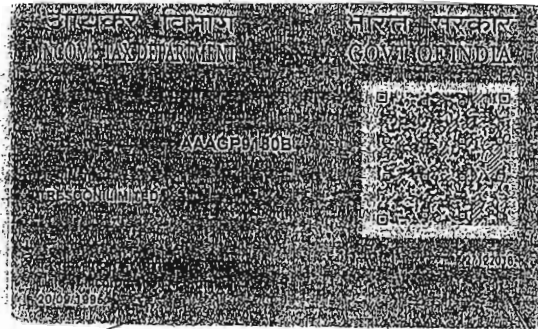
00005/2006

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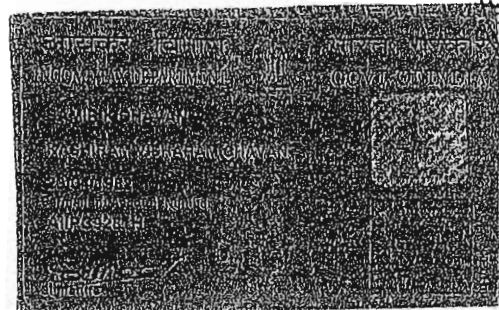
कलन - ४

दस्त क्र. १३०८०/२०२३

१८/२५



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कलन - ४

दस्त क्र. १३० ८०/२०२३

२०/२५



भारत सरकार

Unique Identification Authority of India  
Govt of Maharashtra

नॉन-विशेषीकरण/Enrollment No. 1293/60212/01015

To,  
Fardis Mustafai Adil  
apartment flat no 203  
murbad road  
near axis bank kalyan (W)  
Kalyan  
Kalyan D.C., Kalyan Thane  
Maharashtra 421301

Ref: 52/18C/102869/309740/1



SH3017228950F



आपला आधार क्रमांक / Your Aadhaar No. :

3758 1143 5399

आधार - सामान्य माणसाचा अधिकार



भारत सरकार

Fardis Mustafai Adil

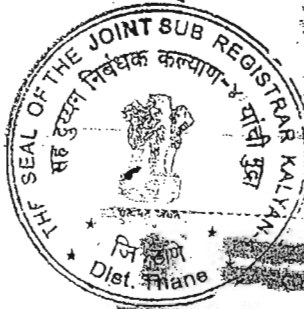
जन्म वर्ष / Year of Birth: 1971

लिंग / Gender: Female



3758 1143 5399

आधार - सामान्य माणसाचा अधिकार



दिनेश रविनाथ पटेल  
Dinesh Rawal Patel  
जन्म तारीख / DOB: 12/01/1967  
पुरुष / MALE



नागरिक विशिष्ट पहचान प्राधिकरण

पत्ता:  
S/O: रविनाथ पटेल, कम नं  
- 5, के. जे. खाया अपार्टमेंट,  
छात्र, एम. मारुतार मार्ग,  
जिल्हा दफा सामंज्य बोर्ड  
जवळ, पाटकोपर - पूर्व,  
मुंबई, मुंबई,  
महाराष्ट्र - 400077

Address:  
S/O: Rawal Patel, Room No-5, K  
J. Chaturji Apartment B, N. Marla  
Mang. Near Dr. Datta Samant Office,  
Chaturji - East Mumbai, Mumbai,  
Maharashtra - 400077

8850 7481 3561

8850 7481 3561

आधार-सामान्य माणसाचा अधिकार

Aadhaar-Aam Admi ka Adhika



कलन - ४  
वस्तु क्र १५०९०/२०२३  
०९/०५

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**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN 0923122500564

Receipt Date 12/09/2023

Received from Honest enterprises , Mobile number 0000000000, an amount of Rs.500/-, towards Document Handling Charges for the Document to be registered on Document No. 13090 dated 12/09/2023 at the Sub Registrar office Joint S.R.Kalyan 4 of the District Thane.

DEFACED

₹ 500

DEFACED

**Payment Details**

Bank Name sbiepay

Payment Date 12/09/2023

Bank CIN 10004152023091200530

REF No. 202325555573124

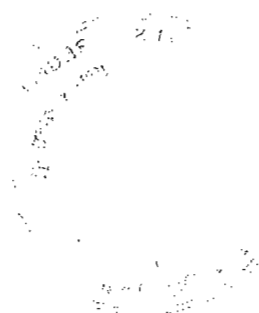
Deface No 0923122500564D

Deface Date 12/09/2023

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

कलन - ४  
दस्त क्र. १३०९०/२०२३  
२३/२५





338/13090  
मंगळवार, 12 सप्टेंबर 2023 11:11  
म.पू.

दस्त गोषवारा भाग-1

कलन4 27/27  
दस्त क्रमांक: 13090/2023

दस्त क्रमांक: कलन4 /13090/2023

बाजार मुल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु. 500/-

दु. नि. सह. दु. नि. कलन4 यांचे कार्यालयात

अ. क्र. 13090 वर दि. 12-09-2023

रोजी 10:38 म.पू. वा. हजर केला.

पावती: 14245

पावती दिनांक: 12/09/2023

सादरकरणाचे नाव: ट्रेस्कॉन लि. तर्फे डायरेक्टर दिनेश  
रविलाल पटेल --

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 500.00

पृष्ठांची संख्या: 25

दस्त हजर करणाऱ्याची सही:

एकुण: 600.00

Joint Sub Registrar Kalyan 4

Joint Sub Registrar Kalyan 4

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: a जेव्हा तो प्रतीफलार्थ देण्यात आलेला असून त्यामुळे कोणतीही स्थावर मालमत्ता विकण्याचा प्राधिकार मिळत  
असेल तेव्हा

शिवका क्र. 1 12/09/2023 10:38:21 AM ची वेळ: (सादरीकरण)

शिवका क्र. 2 12/09/2023 10:39:13 AM ची वेळ: (फी)

- प्रतिज्ञा पत्र -

सदर दस्तऐवज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत  
वरतुदीनुसार नोंदणीस दाखल केला आहे. दस्तामधील संपुर्ण  
पंजकुर निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेले कागदपत्रे  
दस्ताची सत्यता कायदेशीर बाबी साठी खालील निष्पादक व्यक्ती  
संपुर्णपणे जबाबदार आहेत. तसेच सदर हस्तांतरण दस्तामुळे  
राज्यशासन/केंद्रशासन यांच्या कोणताही कायदा/नियम/परिपत्रक  
यांचे उल्लंघन होत नाही.

लिहून घेणार सही

लिहून देणार सही





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12/09/2023 11:22:32 AM

दस्तावेज गोपनीयता भाग-2

कलन 4

29/23

18

दस्तावेज क्रमांक: 13090/2023

दस्तावेज क्रमांक: कलन 4/13090/2023

दस्तावेजाचा प्रकार: कलनमुख्यारपत्र

अनु क्र. पक्षकाराचे नाव व पत्ता

- 1 नाव: ट्रेस्कोन लि. तर्फे डायरेक्टर दिनेश रविवाम पटेल --  
पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: निळकंठ कार्पोरेट  
पार्क, ब्लॉक नं: 304 तिमरा मजला, रोड नं: नाथानी रोड  
विद्याविहार प मुंबई , महाराष्ट्र, मुंबई.  
पिन नंबर: AAACP9180B

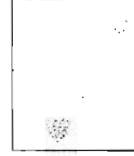
पक्षकाराचा प्रकार

पॉवर ऑफ अटॉर्नी  
होल्डर  
वय :- 56  
स्वाक्षरी:-

आयाचित्र



उमा प्रमाणित



- 2 नाव: गेमर्स हॉनेस्ट गॅट्रप्रायजेस तर्फे भागीदार फरीदा मुस्तफा  
पत्ता: -  
पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: समृद्धी हाईट्स ,  
ब्लॉक नं: नळ मजला , रोड नं: गमवाग वेन नं. 4 छत्री बंगल्या  
जवळ चिक्कणधर कल्याण प. , महाराष्ट्र, ठाणे.  
पिन नंबर: AAEFH0065N

कलनमुख्यार देणार  
वय :- 52  
स्वाक्षरी:-



वरील दस्तावेज करून देणार तथाकथीत कलनमुख्यारपत्र चा दस्त देवज करून दिल्याचे कळुन करताना.  
शिक्का क्र.3 ची वेळ: 12/09/2023 11:21:51 AM

श्रीलक्ष्मी:-

खालील दस्त असे निवेदीत करताना की ने दस्त देवज करून देणा-यानां व्यक्तीशः ओळखनात, व त्यांची ओळख पटविनात

अनु क्र. पक्षकाराचे नाव व पत्ता

- 1 नाव: नंदकुमार भोंडरे --  
वय: 47  
पत्ता: मुन्नाड कल्याण  
पिन कोड: 421401

स्वाक्षरी

आयाचित्र



उमा प्रमाणित



- 2 नाव: गणीर नव्हाण --  
वय: 40  
पत्ता: खोपट ठाणे  
पिन कोड: 400601

स्वाक्षरी



शिक्का क्र.4 ची वेळ: 12/09/2023 11:22:19 AM

शिक्का क्र.5 ची वेळ: 12/09/2023 11:22:44 AM नांदणी गुप्तक 4 मध्ये

Joint Sub Registrar Kalyan 4

प्रमाणित करण्यात येते की सदर  
दस्त क्र. 93060 मध्ये 29 जाने  
आहत. पुस्तक क्रमांक 2 वर  
नोंदला दि. 29/09/2023

सह. दाय्यम निवेदक कल्याण-४

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	TRESCON LIMITED	eChallan	69103332023091210848	MH007976831202324E	500.00	SD	0004179858202324	12/09/2023
2		DHC		0923122500564	500	RF	0923122500564D	12/09/2023
3	TRESCON LIMITED	eChallan		MH007976831202324E	100	RF	0004179858202324	12/09/2023

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

13090 /2023

1. Verify Scanned Document for correctness through the email (if registered on a side) or follow after scanning.  
2. Get print immediately after registration.



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https://10.10.246.39/MarathiReports/HTMLreports/HtmlReportSummary2.aspx?cross=eHJvTJJ0EH

1/1

Scanned 14.09.23



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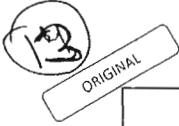


5

6







FIRM M/S. TRESCON LIMITED

DOC NO. 3

DOCUMENT :- DEED OF CONVEYANCE

OWNER :- HONEST ENTERPRISES THROUGH PARTNER  
FARIDA M. ATTAR

PURCHASER :- TRESCON LIMITED THROUGH DIRECTOR  
DINESH R. PATEL

SR. No.	H. NO.	TOTAL AREA	VILLAGE
51	3/B/2	445 Sq. Mtr	Wadeghar
51	5/1	3327 Sq. Mtr	Wadeghar
TOTAL		3772 Sq. Mtr	

DATE 12/9/2023

REG. DATE 12/9/2023

REG. NO. KLN4-13091-2023



338/13091

पावती

Original/Duplicate

Tuesday, September 12, 2023

नोंदणी क्र.: 39म

11:11 AM

Regn.: 39M

पावती क्र.: 14246 दिनांक: 12/09/2023

गावाचे नाव: वाडेघर

दस्तऐवजाचा अनुक्रमांक: कलन4-13091-2023

दस्तऐवजाचा प्रकार: अभिहस्तांतरणपत्र

सादर करणाऱ्याचे नाव: ट्रेस्कोन लिमिटेड तर्फे डायरेक्टर दिनेश रविलाल पटेल --

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 540.00

पृष्ठांची संख्या: 27

एकूण:

रु. 640.00

Joint Sub Registrar Kalyan 4

बाजार मूल्य: रु. 1/-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क: रु. 500/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 540/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0923124300627 दिनांक: 12/09/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007976896202324E दिनांक: 12/09/2023

बँकेचे नाव व पत्ता:

मुळ दस्तऐवज मारत विलगला

पक्षकाराची सही

सिपीक

पक्षकाराच्या निरर्थक कल्पना

9/12/2023

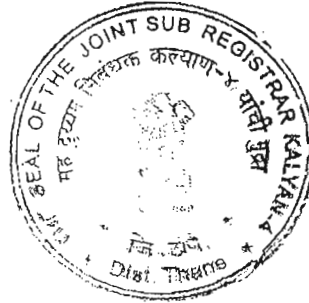




कलन - ४  
दस्ता क्र. १३०६९/२०२३  
१/२०

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0923124300627	Date 12/09/2023
Received from Honest enterprises , Mobile number 0000000000, an amount of Rs.540/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R.Kalyan 4 of the District Thane.	
Payment Details	
Bank Name sbiepay	Date 12/09/2023
Bank CIN 10004152023091200590	REF No. 202325555311996
This is computer generated receipt, hence no signature is required.	

*[Handwritten signature]*







CHALLAN  
MTR Form Number-6



GRN	MH007976896202324E	BARCODE	11 09 2023 23 34 38		Date	11/09/2023-23:34:38	Form ID	25 1
Department Inspector General Of Registration				Payer Details				
Stamp Duty				TAX ID / TAN (If Any)				
Type of Payment Registration Fee				PAN No.(If Applicable)		AAACP9180B		
Office Name KLN4_KALYAN 4 JOINT SUB REGISTRAR				Full Name		TRESCON LIMITED		
Location THANE				Flat/Block No.		51/5/1 AND 51/3/B/2		
Year 2023-2024 One Time				Premises/Building				
Account Head Details			Amount In Rs.		Road/Street			
0030046401 Stamp Duty			500.00		WADEGHAR KALYAN			
0030063301 Registration Fee			100.00		Area/Locality			
					Thane			
					Town/City/District			
					PIN			
					4 2 1 3 0 1			
					Remarks (If Any)			
					PAN2=AAEFH0085N-SecondPartyName=HONEST ENTERPRISES-			
					क ल न - ४			
					दस्त क्र. 73069/2023			
					2/20			
					Amount In Six Hundred Rupees Only			
Total			600.00		Words			
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN		Ref. No.		69103332023091210872 2828057716
Cheque/DD No.				Bank Date		RBI Date		11/09/2023-23:35:42 Not Verified with RBI
Name of Bank				Bank-Branch		IDBI BANK		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

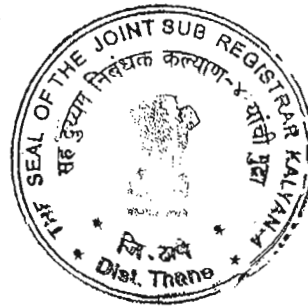
Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 8652200158

सदर चलन केवल दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

*[Handwritten Signature]*





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दस्तक्र. १३०८१/२०२३
३/२०

### DEED OF CONVEYANCE

This Deed of Conveyance made at Kalyan

on this 12 day of September 2023

BETWEEN

*Signature*

*Signature*



M/s **Honest Enterprise**, a partnership firm having its office at Ground Floor, Samrudhi Heights, Rambaug Lane No. 4 end, Near Chhattri Bungalow, Chikanghar, Kalyan West, 421 301, through its partner Mrs. **Farida Mustafa Attar** hereinafter called and referred to as the "**Owner**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include the said firm, all its partners, or partners for the time being of the said firm jointly and severally and the survivor/s of them and their respective heirs, executors, administrators and assignees) being the Party of the First Part;

AND

**Trescon Limited**, a limited company, registered under the Companies Act, 1956, having its office at 304, Third Floor, Neelkanth Corporate Park, Nathani Road, Vidyavihar West, Mumbai 400 086, through its Director Shri **Dinesh Ravilal Patel**, (which expression shall unless it be repugnant to the context or meaning thereof mean and include its executors, survivors, administrators and assignees) being the Party of the Second Part;

WHEREAS the Owner owns and possesses and / or otherwise well and sufficiently entitled to all those pieces and parcels of land lying, being and situate at village Wadeghar, Taluka Kalyan, District Thane bearing

Survey No.	Hissa No.	Area (sq. mtrs)
51	3/B/2	4830
51	5/1	5445
Total →		10275

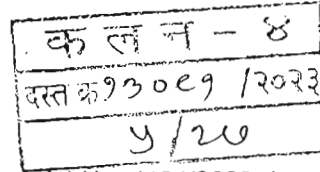
within the limits of Kalyan Dombivali Municipal Corporation hereinafter called and referred to as the "**entire property**" for the sake of brevity and more particularly described in the First Schedule hereunder written and shown on the plan annexed hereto by Yellow colour

AND WHEREAS Owner has acquired the piece and parcel of land bearing Old Survey No. 51/5/pt, New Survey No. **51/5/1** admeasuring 5445 sq. metres from Shri Bandu Kundlik Jadhav and others under the Deed of Conveyance dated 05.02.2014 registered at the office of Sub-Registrar of Assurances at Kalyan-1 under serial No. 1070/2014 dated 05.02.2014 and the said property stands mutated in the name of the Owner under mutation entry No. 1419;

AND WHEREAS Owner has acquired the piece and parcel of land bearing Old Survey No. 51/3/2pt, New Survey No. **51/3/B/2** admeasuring 4830 sq. metres from Shri Mangal Shankar Jadhav and others under the Deed of Conveyance dated 26.06.2008 registered at the office of Sub-

*[Handwritten signature]*





Registrar of Assurances at Kalyan-2 under serial No. 4194/2009 dated 26.06.2009 and the said property stands mutated in the name of the Owner under mutation entry No. 1220;

AND WHEREAS the Owner is well and sufficiently entitled to the said entire property and every part thereof to intending person free from encumbrances and doubts;

AND WHEREAS the Owner is desirous of selling, transferring and conveying a portion of land admeasuring 3772 sq. metres out of the entire property comprising of

Survey No.	Total Area (sq. mtrs)	Area under sale sq.Mts
51/3/B/2	4830	445
51/5/1	5445	3327
<b>Total →</b>	<b>10275</b>	<b>3772</b>

more particularly described in the Second Schedule hereunder written, hereinafter called and referred to as the "said property" and shown on the plan annexed hereto by Red colour.

AND WHEREAS the Purchaser being engaged in the field of acquiring and/or developing immovable properties came to know of the same, approached the Owner and during the course of meetings and negotiations, the Owner represented to the Purchaser that they are well and sufficiently entitled to said Property and every part thereof and the title to the said property is clear, marketable and free from encumbrances and doubts and that except them no else has any right, title, interest and possession in the said property or any part thereof and that if any person claims any right and interest from, through or under them, then they shall settle the same at their own costs and expenses and shall indemnify and keep indemnified the Purchaser from any claim, action, suit or demand to that effect and that they have paid the entire consideration to the then owners and claimants and the agreements, power of attorney, deeds and documents in respect of the said property executed by the then Owners and the claimants are still valid, subsisting and completely in force and effect.

AND WHEREAS the Owner has agreed to comply with any issues of title, impediments therein as well as any claim or demand raised by any person claiming or having right, title and interest in the said property and every part thereof thereby making available the said property free from any claims and obstruction for development and in no way they will call upon the Purchaser to settle the claims if any of the claimants and further shall at all material times safeguard their interest as well as the interest, right, title and possession of the Purchaser herein. However, the





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Purchaser shall be entitled to investigate the title of the erstwhile Owner and / or the present Owner herein to the said property in usual manner and shall be entitled to publish public notice/s if necessary, in various newspapers for investigation of the title so also shall be entitled to carry out search in various government office. In case if any adverse entries or claims or objections are found or received during such search, in respect of the said property, then all such adverse claim/s and objections are to be settled and/or set aside by the Owner entirely at its own costs, expenses, risks and liability;

AND WHEREAS relying upon the representations of the Owner as regards the clear and marketable title of the said property, the Purchaser agreed to acquire the aforesaid property for carrying out the development, construction thereon and in lieu thereof the Purchaser have agreed to pay and provide a lump sum monetary consideration of Rs.5,25,00,000/- (Rupees Five Crore Twenty Five Lakhs only);

AND WHEREAS the offer of the Purchaser being fair and reasonable is accepted by the Owner and the parties executed Agreement for Sale on 12/09/2023 and subsequently executed Power of Attorney in favour of the Purchaser herein and the said Agreement and Power of Attorney are registered at the office of Sub-Registrar of Assurances at Kalyan 4 under serial No. 13087/2023 and 13090/2023 respectively.

AND WHEREAS in pursuance to the said Agreement for Sale, the Owner have received the full and final consideration of Rs.5,25,00,000/- (Rupees Five Crore Twenty Five Lakhs only) in the manner as listed in the annexure herein and as per the understanding reached between the parties Owner do hereby convey and transfer the said property in favour of the Purchaser absolutely and forever by executing the present Deed of Conveyance.

NOW THIS DEED OF CONVEYANCE WITNESSTH THAT in consideration of the amount of Rs.5,25,00,000/- (Rupees Five Crore Twenty Five Lakhs only) received by the Owner from the Purchaser in the manner as mentioned in the Agreement for Sale dated 12/09/23, the Owner do hereby grant, sell, assign, release, convey and assure unto the said Purchaser forever free from encumbrances and doubts all that portion of land admeasuring **3772 sq. metres** out of the entire property comprising of

Survey No.	Total Area (sq. mtrs)	Area under sale sq.Mts
51/3/B/2	4830	445
51/5/1	5445	3327
<b>Total →</b>	<b>10275</b>	<b>3772</b>

*[Signature]*

*[Signature]*



more particularly described in the Second Schedule hereunder written, hereinafter called and referred to as the " **said property** " and shown on the plan annexed hereto by Red colour absolutely and forever in favour of the Purchaser free from all encumbrances, together with all and similar houses, out houses, edifices, courtyards, areas, compounds, sewers, ditches, fences, trees, drains, ways, paths, passages, commons, gullies, wells, waters, water-course, plants, lights, liberties, privileges, easements, profits, advantages, rights, members, appurtenances whatever to the said property or any part thereof belonging or in any way appertaining to or with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed therewith or reputed or known as part or member thereof to belong or be appurtenant thereto AND also together with all deeds, documents, writings, vouchers and other evidences of title relating to the said price or parcel of land or ground hereditaments or any part thereof AND ALL the estate, rights, title, interest, use, property, possession, benefits, claims and demand whatsoever at law and in equity of the said Owner into the said property or any part thereof to have and to hold all and singular the said property hereby granted, conveyed and assured or expressed so to be with them and every of their rights, members, appurtenance unto and to the use and benefit of the said Purchaser forever.

AND THIS DEED FURTHER WITNESSETH THAT the said Owner do hereby for themselves and their executors and administrators covenants with the said Purchaser that notwithstanding any act, deed, matter or thing whatsoever by the Owner or by any person or person lawfully or equitably claiming by, from through under or interest for, they made done, committed, omitted or knowingly or willingly suffered to the contrary they the said Owner now have in themselves good right, full power and absolute authority to grant convey and assure the said property hereby granted, conveyed or assured or intended so to be unto and to the use of the said Purchasers in the manner aforesaid AND that they shall be lawful for the Purchaser from time to time and at all time hereafter peaceably and quietly to hold, enter upon, have occupy, possess and enjoy the said property hereby granted with their appurtenances and receive rents, issues and profits thereof and of every part thereof to and for their own use and benefit, without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the said Owner or their executors and survivors or any of them from or by any person lawfully or equitably claiming or to claim by from under or in trust for their or any of them AND that free and clear and freely and clearly and absolutely acquitted, exonerated mortgagor released and forever discharged or otherwise by the said Owner well and sufficient saved,

*Further*

*[Signature]*



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defended, kept harmless and indemnified of, from and against all former and other estates, titles, charges and encumbrances whatever either already or to be hereafter had made executed, occasioned or suffered by the said Owner or by any other person or persons lawfully or equitably claiming or to claim by, from under or in trust for them or any of them.

AND THIS DEED FURTHER WITNESSETH that the said Owner and all persons having or lawfully or equitably claiming any estate, rights, title or interest at law or in the said property hereby granted or any part thereof by, from under or in trust for they, the Owner or their successors and survivors or any of them shall and will from time to time and at all time hereafter at the request and cost of the said Purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deed, things, matters, conveyances and assurances in the law whatsoever for the better, further and more perfectly and absolutely granting unto and to the use of said Purchaser in the manner aforesaid as shall or may be reasonably required by the said Purchaser, its executors, administrators or assigns or their counsel in law and the Owner doth hereby covenant with the Purchaser that they the Owner have not done, omitted or knowingly or willingly suffered or been party or privy to any act, deed or thing whereby they are prevented from granting and conveying the said property in the manner aforesaid or whereby the same or any part thereof are, is can or may be charged, encumbered or prejudicially affected in estate, title or otherwise howsoever.

AND THIS DEED FURTHER WITNESSETH that the Owner do hereby covenants with the Purchaser that they shall unless prevented by fire or some inevitable accident from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchaser for the time being of the said land and hereditaments or any part thereof, produce or cause to be produced to them or agents or agents at any trial, hearing, commission, examination or otherwise as occasion shall require the title deeds for the purpose of maintaining, defending and providing his estate, title or possession to the said piece or parcel of land or ground, hereditaments and property the right whereof are hereby sold, assigned, transferred and assured or intended so to be and also at the like request and costs deliver or cause to be delivered to the Purchaser for the time being of the said land or ground, hereditaments or any part thereof, such attested or other copies, extracts or abstracts from the said documents as they may require and shall in the mean time and unless prevented as aforesaid keep the said documents, safe, un-obliterated and un-cancelled.



AND THIS DEED FURTHER WITNESSETH that, in pursuance of understanding and consideration, the Owner have handed over the actual, physical and peaceful vacant possession of the said land to the Purchaser herein in discharge of their obligations in part performance of contract and have authorized the Purchaser to carryout effectual development of the said property in pursuance to the sanctioned plans and permissions along with the right and authority to get the same revised, modified and altered as Purchaser may deem fit and proper and the Owner declare that the understanding as regards the absolute sale of the said property is valid, subsisting and completely in force and they are well and sufficiently entitled to grant, assign and transfer the said property in the manner as envisaged herein and they have not created any encumbrances like Agreements, Exchange, Mortgage, Trust, Gift, Lien, Possession, Lease or even otherwise whatsoever on the said property and the title of the Owner to the said property is clear and marketable.

AND THIS DEED FURTHER WITNESSETH THAT the Owner have granted the absolute right and authority to the Purchaser to develop the said property and to use, consume and utilize the said Floor Space Index under the provisions of the Unified Development Control and Promotion Regulation along with the permitted increases and incentives in floor space index as may be sanctioned by the Kalyan Dombivali Municipal Corporation and / or Town Planning Authorities and for that purpose to prepare and submit the revised plans and permissions for sanction and approval to the Municipal / Town Authorities, Mumbai Metropolitan Region Development Authority as the Purchaser may deem fit and proper for availing the maximum potentiality of floor space index and permitted increases therein from time to time.

AND THIS DEED FURTHER WITNESSETH THAT from the date of execution of this presents the Purchaser alone shall pay and discharge all taxes and outgoings including municipal taxes, charges, rates, cess taxes that may be levied by the public body or authorities in respect of the said property and every part thereof and in no way the Owner are responsible for the same nor the Purchaser shall hold the Owner responsible for the same.

AND THIS DEED FURTHER WITNESSETH THAT the Purchaser has the right and authority to amalgamate the said property with the other adjacent properties and / or to sub-divide the same and obtain the sanction and approval of layout and shall further have the right to obtain the maximum potentiality of floor space index as permitted under the provisions of the Unified Development Control and Promotion Regulation as they may deem fit and proper and to receive such benefits arising out

*[Signature]*

*[Signature]*



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there from as they may deem fit and proper without any liability to the Owner.

AND THIS DEED FURTHER WITNESSETH THAT the Purchaser shall have the absolute right and authority to enter into joint venture development, partnership arrangement and / or further enter into any arrangement for development of the said property either wholly or in part to any intending Purchaser as they may think deem fit and proper without prejudice to the right, title and interest and without any liability therefor.

AND THIS DEED FURTHER WITNESSETH THAT the Owner have executed an General Power of Attorney on 13090 registered at the office of Sub-Registrar of Assurances at Kalyan 4 under serial No. 13090 / 2023 in favour of the Purchaser and the said Power of Attorney is irrevocable in nature and the Purchaser is entitled to exercise all the powers and authorities conferred upon them and to perform the acts, deeds and matters necessary to effectuate the legal and perfect transfer of the said property in the records of right as well as the development, sale and transfer of the said property.

The Owner hereby declares that the title to the said property is clear; marketable and free from doubts and encumbrances and the undertaken to get transferred the said property in the revenue records in the name of the Purchaser.

The Owner hereby declare that they have not received any summons, notices issued by any Court of law, authority, tribunal, Forum in respect of any litigation, suit, appeal or any other legal matter filed, pending, under trail before it in respect of said property. The Owner hereby declare that they have not received any notices of acquisitions or requisitions issued by any Government Authority, local body, Road Authority Property for acquiring or requiring or requiring said property or any part of it for reservation under DP plan or any other purpose.

AND THIS DEED FURTHER WITNESSETH THAT the terms, conditions and covenants as inter-alia provided in the Agreement for Sale dated 12-9-27 registered at the office of Sub-Registrar of Assurances at Kalyan 4 under serial No. 19087 / 2023 are valid, subsisting and binding upon the parties hereto and the Purchaser is well and sufficiently entitled to have beneficial enjoyment of the said property and every party thereof as the sole and absolute owner thereof and in pursuance to the said agreement the parties hereto are executing the present Deed of Conveyance.

The Owner agrees and assures to execute the further writings and assurances to effectuate the legal and perfect transfer of the said property as in favour of the Purchaser.

*[Signature]*

*[Signature]*



The parties hereto declare that the requisite Stamp Duty and Registration Fees on Agreement for Sale dated 12/09/23 are paid and as per the provisions of Maharashtra Stamp Act, the stamp duty of Rs.500/- is paid on this Deed of Conveyance.

All expenses in connection with this Deed of Conveyance i.e. stamp duty, registration fees and out of pocket expenses are borne and paid by the Purchaser alone.

#### First Schedule

(description of the entire property)

All those pieces and parcels of land lying, being and situate at village Wadeghar, Taluka Kalyan, District Thane bearing

Survey No.	Hissa No.	Area (sq. mtrs)
51	3/B/2	4830
51	5/1	5445
<b>Total →</b>		<b>10275</b>

within the limits of Kalyan Dombivali Municipal Corporation and bounded as follows:

On or towards East : Raunak City comprised in Survey No. 51/5/B  
On or towards West : MSEDCL Sub- Station  
On or towards North : Survey No. 51/3/1  
On or towards South : Raunak City comprised in Survey No. 51/5/B  
as shown on the plan by Yellow colour, together with all easement rights and benefits thereto

#### Second Schedule

(description of land under sale)

All that portion of land admeasuring **3772 sq. metres** out of the entire property comprising of

Survey No.	Total Area (sq. mtrs)	Area under sale sq.Mts
51/3/B/2	4830	445
51/5/1	5445	3327
<b>Total →</b>	<b>10275</b>	<b>3772</b>

and bounded as follows:

On or towards East : Raunak City comprised in Survey No. 51/5/B  
On or towards West : D.P Road  
On or towards North : D.P. Road  
On or towards South : Raunak City comprised in Survey No. 51/5/B  
as shown on the plan by Red colour, together with all easement rights and benefits thereto.

*Signature*

*Signature*



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#### Details of Payment

Rs.5,25,00,000/- (Rupees Five Crore Twenty Five Lakhs only)

- Rs.48,00,000/- (Rupees Forty Eight Lakhs only) by cheque no. 639303 dated 31.07.2023 drawn on Indian Bank, Ghatkopar Branch.
- Rs.46,00,000/- (Rupees Forty Six Lakhs only) by cheque no. 639304 dated 03.08.2023 drawn on Indian Bank, Ghatkopar Branch.
- Rs.2,00,00,000/- (Rupees Two Crores only) paid by cheque No. 639305 dated 28.08.2023 drawn on Indian Bank, Ghatkopar Branch
- Rs.2,25,75,000/- (Rupees Two Crores Twenty Five Lakhs Seventy Five Thousand only) paid by cheque No. 639306 dated 29.08.2023 drawn on Indian Bank, Ghatkopar Branch
- Rs.5,25,000/- (Rupees Five Lakhs Twenty Five Thousand only) paid by way of Tax Deducted at Source, the payment challan thereof will be submitted within fifteen days from the date hereof.

the payment and receipt whereof the Owner do hereby admit and acknowledge the same and discharge the Purchaser from the payment thereof.

IN WITNESS WHEREOF the parties hereto have set and subscribed our signatures to this writing on the day and the year first hereinabove mentioned.

SIGNED & DELIVERED  
by the within named Owner  
M/s **Honest Enterprise,**  
through its partner  
Mrs. **Farida Mustafa Attar**




SIGNED & DELIVERED  
by the within named Purchaser  
**Trescon Limited,**  
a limited company, through its Director  
**Shri Dinesh Ravila Patel**  
In pursuance to the board resolution  
dated 28/08/2023




Witness:

1) **Nandkumar Rao**

2) **Sameer Chavan**



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१३/२०

Date : 12-09-23

From  
M/s Honest Enterprise,  
a partnership firm  
Ground Floor, Samrudhi Heights,  
Rambaug Lane No. 4 end,  
Near Chhatr Bungalow, Chikanghar,  
Kalyan West, 421 301,  
through its partner  
Mrs. Farida Mustafa Attar

To  
Trescon Limited,  
a limited company,  
304, Third Floor, Neelkanth Corporate Park,  
Nathani Road, Vidyavihar West,  
Mumbai 400 086,  
through its Director  
Shri Dinesh Ravilal Patel,



Sir,

Sub: All that portion of land admeasuring 3772 sq. metres out of the entire property comprising of

Survey No.	Total Area (sq. mtrs)	Area under sale sq.Mts
51/3/B/2	4830	445
51/5/1	5445	3327
Total →	10275	3772

and bounded as follows:

On or towards East: Raunak City comprised in Survey No. 51/5/B  
On or towards West : D.P Road  
On or towards North : D.P. Road  
On or towards South : Raunak City comprised in Survey No. 51/5/B  
as shown on the plan by Red colour, together with all easement rights  
and benefits thereto.

Ref: Agreement for Sale dated 12-9-23

This is to record and confirm that we have handed over the actual, vacant and peaceful possession of the above said property to you today in part performance of the above referred agreement and you as the bona-fide purchaser/developer are well and sufficiently entitled to :

- enter upon the said land for the purpose of development and to put up boards and hoardings on the said properties showing and/or indicating the proposed development scheme on the said land hereby agreed to be developed and the proposed housing scheme in

*[Handwritten signature]*



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respect thereof and further to carry out construction on the said properties in accordance with the sanctioned / revised plan.

- (b) carry out infrastructural development on the said properties.
- (c) construct the buildings on the said property and to use, occupy and hold the same and to carry out effectual development of the said properties.
- (d) do all the acts, deeds and matters to protect the possession and encroachment on the said land and to have beneficial possession of the said land to achieve the effectual development of the said property.

Hence this letter of possession.

Yours faithfully,

**M/s Honest Enterprise,**  
a partnership firm,  
through its partner

**Mrs. Farida Mustafa Attar**

Possession Accepted by

**Trescon Limited,**  
a limited company, through its Director  
**Shri Dinesh Ravilal Patel,**

Witness :

- 1) Nandkumar Bhoir
- 2) Sameer Chavan



कलन - ४ हवाल दिनांक : 29/08/2023

विस्त क्र. 93029 / 2023

महाराष्ट्र शासन

9y / 20

गाव नमुना सात ( अधिकार अभिलेख पत्रक )

। महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यांतील नियम ३, ५, ६ आणि ७ ।

गाव :- वाडेघर ( 943689 )

तालुका :- कल्याण

जिल्हा :- ठाणे

ULPIN . 39184873281

भूमापन क्रमांक व उपविभाग : 51/3/ब/2

39184873281

भू-धारणा  
पद्धती :

भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर.चौ.मी अक्षयिक क्षेत्र बिन शेती 48.3000 आकारणी 483.00	(46)	मे.होन्स्ट एन्टरप्रायजेस प्राईव्हेट लि. भागीदार श्री आसीफ अहमदीन समजवादा श्री.मुरीदा एम अन्सार इस्माकभाई रसुलभाई मयकृष्णभाई रसुलभाई सामाईक क्षेत्र	48.3000	435.00	}	(1806)	कुळाचे नाव व खंड  इतर अधिकार तुकडा  प्रलंबित फेरफार : नाही.
	564	होन्स्ट एन्टरप्राईझेस	48.3000	435.00	}	(1806)	शेवटचा फेरफार क्रमांक : 1806 व दिनांक : 01/06/2023
जुने फेरफार क्र. ( 7 ) ( 86 ) ( 110 ) ( 153 ) ( 282 ) ( 623 ) ( 702 ) ( 739 ) ( 1029 ) ( 1220 ) ( 1803 )							सीमा आणि भूभाषण चिन्हे :

गाव नमुना बारा (पिकांची नोंदवही)

महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९।

गाव :- वाडेघर ( 943689 )

तालुका :- कल्याण

जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग : 51/3/ब/2

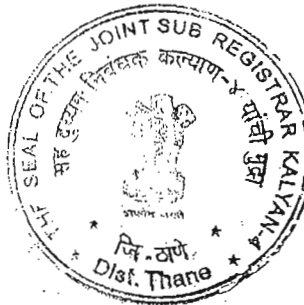
			पिकाखालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					ह.आर. चौ.मी	ह.आर. चौ.मी			ह.आर. चौ.मी	
2022-23	खरीप	46*						गवत पड	0.4400	

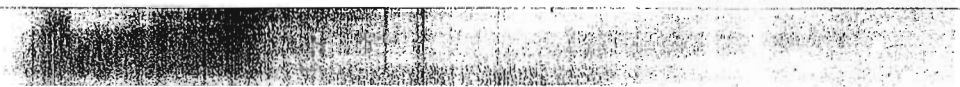
टीप : \* सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."  
दिनांक :- 29/08/2023  
सांकेतिक क्रमांक :- 272100124213300003820231170

~~तल्लाडी~~ सद्भा-कल्याण

ना/कल्याण जि.ठाणे  
(नाव :- वि.रा.सि.भ.स.म.राज मुण्डीकर)  
तलाठी सहाय :- वाडेघरता :- कल्याण जि.:-ठाणे







कलन अहवाल दिनांक : 01/06/2023  
दस्त क्र. 93067/2023  
१६/२०

महाराष्ट्र शासन

गाव नमुना सात ( अधिकार अभिलेख पत्रक )

( महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७ )

गाव :- वाडेघर ( 943689 )

तालुका :- कल्याण

जिल्हा :- ठाणे

ULPIN : 13079337465

भूमापन क्रमांक व उपविभाग : 51/5/1

13079337465

भूधारणा पद्धती : भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर.चौ.मी. अकृषिक क्षेत्र	288	अशोक अश्विनी सोमवास				(1806)	कुळाचे नाव व खंड
बिन शेती 54.45.00		इसाक भाई नम्रुतभाई				(1806)	
आकारणी 490.00		फरीदा पंम अन्ना				(1806)	इतर अधिकार
		मे. हानेस्ट इंटरग्राईडोस तर्फे	54.45.00	490.00		(1806)	प्रलंबित फेरफार : नाही.
		भूपीदार					
		सामाईक क्षेत्र	0.00.00	0			
	564	हानेस्ट एन्टरप्राईझेस	54.45.00	490.00		(1806)	शेवटचा फेरफार क्रमांक : 1806 व दिनांक 01/06/2023
जुने फेरफार क्र ( 10 ) ( 170 ) ( 313 ) ( 632 ) ( 1010 ) ( 1012 ) ( 1190 ) ( 1389 ) ( 1419 ) ( 1516 ) ( 1538 ) ( 1590 ) ( 1614 ) ( 1803 )							सीमा आणि भूमापन चिन्हे :

टीप :- या ७१२ वरील गाव नमुना - १२ मधील पिकांचे एकूण क्षेत्र हे सकृतदर्शनी गाव नमुना - ७ च्या एकूण क्षेत्राच्या मेळात नाही. याबाबत संबंधितांनी पिकांच्या क्षेत्राची दुरुस्ती करून घ्यावी.

गाव नमुना बारा ( पिकांची नोंदवही )

( महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम २९ )

गाव :- वाडेघर ( 943689 )

तालुका :- कल्याण

जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग : 51/5/1

पिकांखालील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन	शेरा
वर्ष	हेगम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)
					हे.आर. चौ.मी	हे.आर. चौ.मी			हे.आर. चौ.मी
2022-23	खरीप	288*						गवत पड	0.0360

टीप : \* सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून ₹५/- रुपये मिळाले."  
दिनांक :- 29/08/2023  
सांकेतिक क्रमांक :- 272100124213300003820231169

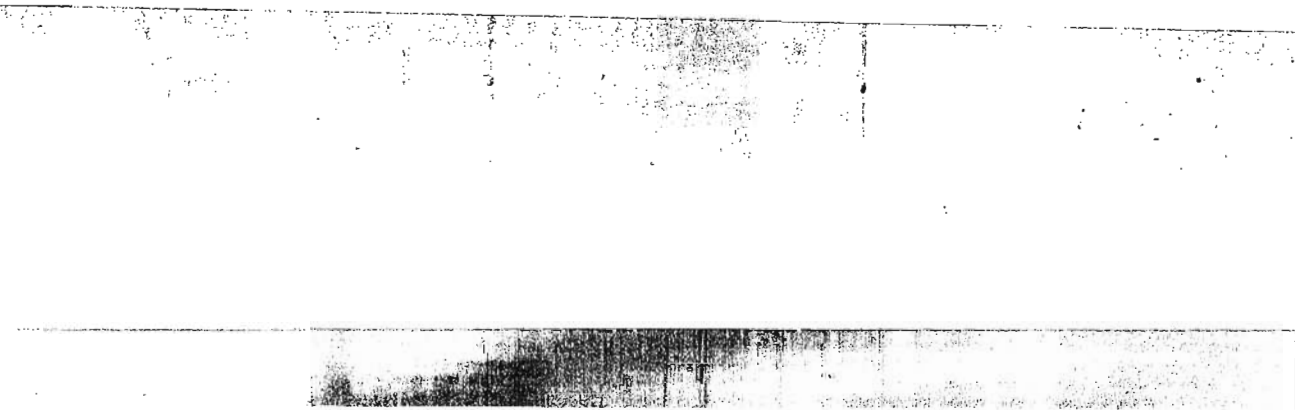
तालुका सहायक-कल्याण

( नवः कल्याण जमीन महसूल अधिकार )  
तलाठी साठी :- वाडेघर तालुका :- कल्याण जि :- ठाणे



<https://mahaferfar.enlightcloud.com/DDM/PgHtml712>

29-08-2023



कलन - ४  
दस्त क्र. १३०८१ / २०२३  
१८ / १०

जा.बा.नि./क्रमांक/२३/२०२३  
तलाठी सजा-कल्याण (प.)  
दिनांक ११/०९/२०२३

प्रार्थी,  
श्री. योगेश भुवनेश्वर उधारे

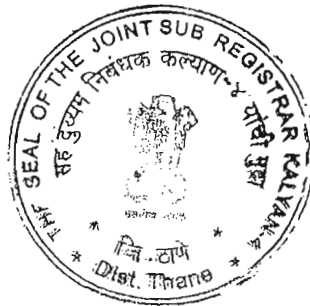
विषय - धातुनकाराई ई-अप्लिकेशन करिता  
- हायलंड मिस्त्रोबाबल

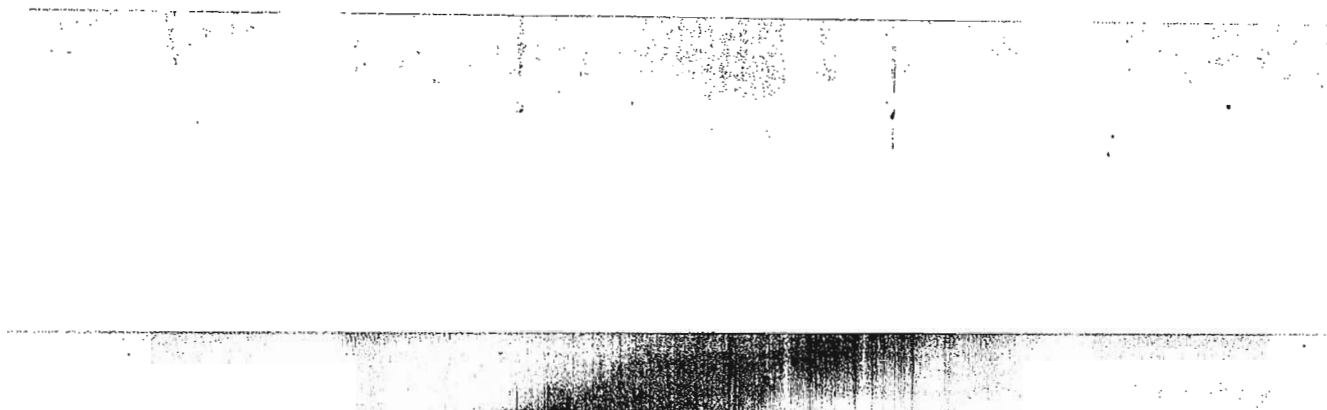
संदर्भ - हायलंड दि. ११/०९/२०२३ रोजीचा  
ठरव

उपरोक्त संदर्भात धातुनकाराई हायलंड मिस्त्रोबाबल  
वार्ड नं. १०/१२ सर्वे नं. ५१/३/आ१, ५१/३/आ२,  
५१/३/आ१, ५१/३/आ२, ५१/५/१, हे १०/१२ सर्वे नं. १०/१२  
(१०/१२) आलेले, परंतु धातुनकाराई ई-अप्लिकेशन  
साठी दिवून घेत नाही, तरी ई-अप्लिकेशन विषय कलन  
अप्लिकेशन करण्यासाठी हायलंड मिस्त्रोबाबल यांचा लक्षा  
ठरव हायलंड मिस्त्रोबाबल यांचे आहे

प्रस्तुत धातुनकाराई सादर करितो सदर  
निष्कर्षाचा. धातुनकाराई हायलंड मिस्त्रोबाबल  
नोद्वारे करण्यास काही हरकत नाही असा  
विषय निष्कर्ष देण्यात येतो

तलाठी सजा-कल्याण  
ता. कल्याण, जि. ठाणे.





CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF TRESCON LIMITED IN ITS MEETING HELD ON SATURDAY, THE 12<sup>TH</sup> DAY OF AUGUST, 2023 AT REGISTERED OFFICE OF THE COMPANY

**AUTHORISATION TO MR. DINESH PATEL (DIN: 00462565) MANAGING DIRECTOR TO SIGN AND EXECUTE SALE DEED WITH M/S. HONEST ENTERPRISES**

"RESOLVED THAT Mr. Dinesh Patel (DIN: 00462565), Managing Director of the Company, be and is hereby authorised to sign and execute the Sale Deed with M/s. Honest Enterprises with respect to plot admeasuring 3772 sq. mtr. situated at Survey no. 51, Hissa no. 5/1(pt), 3/B/1, Wadeghar, Kalyan."

RESOLVED FURTHER THAT Mr. Dinesh Patel (DIN: 00462565), Managing Director of the Company be and is hereby authorised to discuss, negotiate, finalize, amend, execute and sign documents including but not limited to deeds, papers, agreements, affidavits, applications and writings that may be required, on behalf of the Company and to do all such acts, deeds, matters and things that may be necessary, proper, expedient or incidental for the purpose of giving effect to the aforesaid resolution."

//Certified to be true//

For Trescon Limited

  
**Kishor Patel**  
**Whole Time Director**  
**DIN: 01131783**



**Place: Mumbai**  
**Date: August 28, 2023**



Trescon Limited





11  
12

गावाचे नाव : वाडेघर

- (1) विवेचना प्रकार करारनामा
- (2) मोबदला 52500000
- (3) वातावरण (मांडपट्ट्याच्या वायव्यपट्ट्याक आकारणी देणे की पट्ट्याने नमूद करणे) 46992400

कलन - 8

दस्त क्र. 73001/2023

9e/20

- (4) भूभाग (पॉटहिसमा व चक्रमाक (असल्यास)) 1) पाविकेचे नाव: कल्याण-डोंडिवली इतर वर्णन , इतर माहिती: मोजे वाडेघर येथील स. नं. 51/3/व /2 क्षेत्र 4830 चौ.मीटर या पैकी 445 चौ.मीटर स. नं. 51/5/1 क्षेत्र 5445 चौ.मीटर या पैकी 3327 चौ.मीटर एकूण क्षेत्रफल 10275 चौ.मीटर या पैकी 3772 चौ.मीटर ( ( Survey Number 51/3/A/1 and others , ) )
- (5) क्षेत्रफल 1) 3772 चौ.मीटर
- (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.
- (7) दस्तगंज करून देणा-या/निवून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. 1): नाव:-मॅसेर्स हॉनेस्ट एंटरप्रायजेस तर्फे भागीदार फरीदा मुन्तफा अन्तार - - बय:-52; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: समृद्धी हार्डवेम , ब्लॉक नं: नळ मजला , गेड नं: रामबाग लेन नं. 4 छत्री येथल्या जवळ विकणघर कल्याण प. , महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-AAEFH0065N
- (8) दस्तगंज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. 1): नाव:-ट्रेस्कॉन लि. तर्फे डायरेक्टर दिनेश रविनाथ पटेल - - बय:-56; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: निळकंठ कापॉरि पार्क , ब्लॉक नं: 304 निमरा मजला , गेड नं: ताशानी रोड विद्याविहार प. मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400086 पॅन नं:-AAACP9180B
- (9) दस्तगंज करून दिल्याचा दिनांक 12/09/2023
- (10) दस्त नॉदणी केल्याचा दिनांक 12/09/2023
- (11) अग्रक्रमांक, खंड व पृष्ठ 13087/2023
- (12) वातावरण भावाप्रमाणे मूद्रांक शुल्क 3675000
- (13) वातावरण भावाप्रमाणे नॉदणी शुल्क 30000
- (14) शेर

मुल्यांकनासाठी विभागन घेतलेला तपशील:-

मूद्रांक शुल्क आकारनामा निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or Cantonment Area annexed to it.



सह.दुय्यम निबंधक कल्याण - ४

कलन - ४

दस्त क्र. 93029/2023

20/20

Index-II

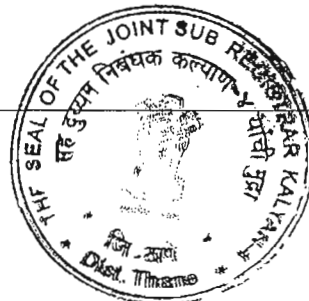
## Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	TRESCON LIMITED	eChallan	02608671109202340152	MH007956046202324E	3675000.00	SD	0004179662202324	12/09/2023
2		DHC		0923126100658	800	RF	0923126100658D	12/09/2023
3	TRESCON LIMITED	eChallan		MH007956046202324E	30000	RF	0004175662202324	12/09/2023

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



29/20



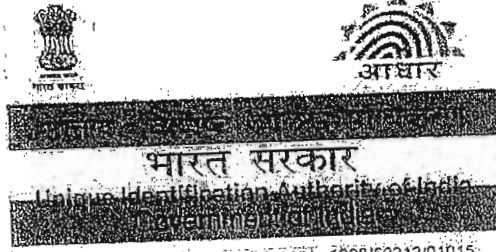
*Smith*



C

B

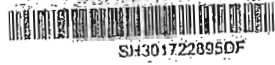
कलन - ४  
दस्त क्र. १३०९१/२०२३  
२२/२०



नॉटिफिकेशन क्रमांक / Enrollment No 1283/60212/01015

To,  
फरिदा मुस्तफा अली  
Farida Mustafa Alier  
abedlin apartment flat no 203  
marbat road  
near axis bank kalyan (W)  
Kalyan  
Kalyan D.C. Kalyan Thane  
Maharashtra 421301

Ref: 52/18C/102069/102740/P

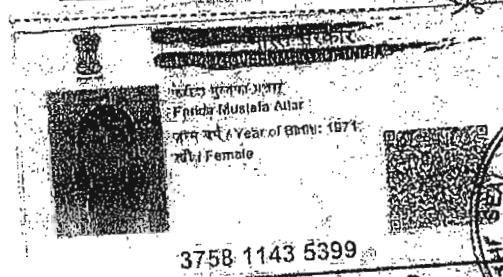


SH3017228950F

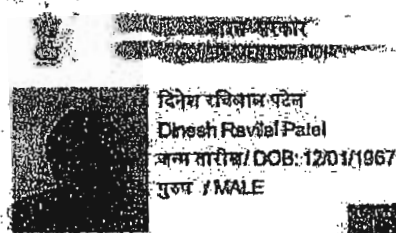
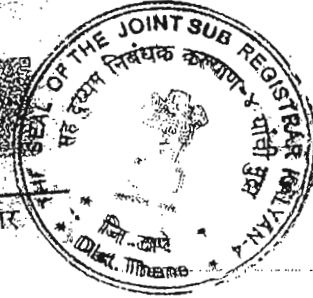
आपला आधार क्रमांक / Your Aadhaar No. :

3758 1143 5399

आधार - सामान्य माणसाचा अधिकार



आधार - सामान्य माणसाचा अधिकार



8850 7481 3561

पत्ता: S/O रविश पटेल, कम नं. 5, के. के. खाया अपार्टमेंट, आर. एन. नारकर मार्ग, डॉक्टर दत्ता धामत ऑफीस जवळ, माटकोपर - पूर्व, मुंबई, महाराष्ट्र - 400077

Address: S/O Ravish Patel, Room no-5, K. K. Khaya Apartment, R. N. Narkar Marg, Near Dr. Datta Dhama Office, Matunga - East, Mumbai, Maharashtra - 400077

8850 7481 3561

आधार-सामान्य माणसाचा अधिकार

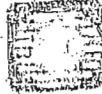
Aadhaar-Aam Admi ka Adhika

कलन - ४
दस्तावेज क्र 93049 / 2023
23/20

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



HONEST ENTREPRENEUR

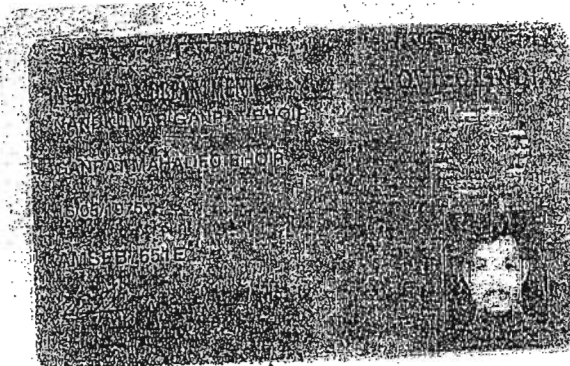
00082006

Registration Number: 0000000000000000

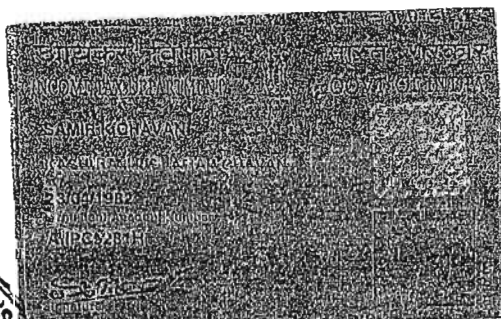
AAEFH00000

Signature

*Signature*



*Signature*



*Signature*



CHALLAN  
MTR Form Number-6



GRN	MH007976896202324E		BARCODE			Date	11/09/2023-23 34:38		Form ID	25 1	
Department Inspector General Of Registration						Payer Details					
Stamp Duty						TAX ID / TAN (If Any)					
Type of Payment Registration Fee						PAN No.(If Applicable)		AAACP9180B			
Office Name KLN4_KALYAN 4 JOINT SUB REGISTRAR						Full Name		TRESCON LIMITED			
Location THANE						Flat/Block No.		51/5/1 AND 51/3/B/2			
Year 2023-2024 One Time						Premises/Building					
Account Head Details				Amount In Rs.		Road/Street		WADEGHAR KALYAN			
0030046401 Stamp Duty				500.00		Area/Locality		Thane			
0030063301 Registration Fee				100.00		Town/City/District					
						PIN		4 2 1 3 0 1			
						Remarks (If Any)					
						PAN2=AAEFH0065N~SecondPartyName=HONEST ENTERPRISES~					
						<div style="border: 1px solid black; padding: 5px; text-align: center;"> <b>क ल न - ४</b>  <b>दस्त क्र १३०९९ / २०२३</b>  <b>२४ / २६</b> </div>					
						Amount In		Six Hundred Rupees Only			
				600.00		Words					
Payment Details IDBI BANK						FOR USE IN RECEIVING BANK					
Cheque-DD Details						Bank CIN		Ref. No.		69103332023091210872 2828057716	
Cheque/DD No.						Bank Date		RBI Date		11/09/2023-23:35:42 Not Verified with RBI	
Name of Bank						Bank-Branch		IDBI BANK			
Name of Branch						Scroll No. , Date		Not Verified with Scroll			

Department ID: Mobile No.: 8652200158

NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

नोंटी क कलनकलन दस्तासली सलर वलन लल

Challan No. 13091

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-338-13091	0004179927202324	12/09/2023-10:41:17	IGR127	100.00
2	(IS)-338-13091	0004179927202324	12/09/2023-10:41:17	IGR127	500.00
Total Defacement Amount					600.00



Print Date 12-09-2023 05:18:43







**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

### Receipt of Document Handling Charges

PRN 0923124300627

Receipt Date 12/09/2023

Received from Honest enterprises , Mobile number 0000000000, an amount of Rs.540/-, towards Document Handling Charges for the Document to be registered on Document No. 13091 dated 12/09/2023 at the Sub Registrar office Joint S.R.Kalyan 4 of the District Thane.

DEFACED

₹ 540

DEFACED

### Payment Details

Bank Name sbiepay

Payment Date 12/09/2023

Bank CIN 10004152023091200590

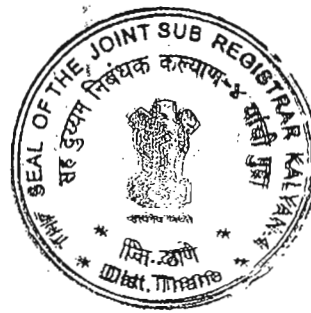
REF No. 202325555311996

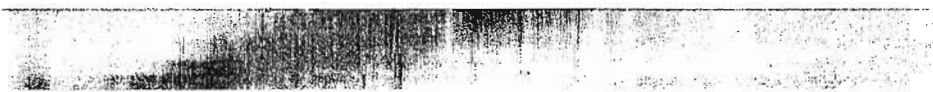
Deface No 0923124300627D

Deface Date 12/09/2023

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

कलन - ४  
दस्तक्र. १३०९१/२०२३  
२५/२६





338/13091  
मंगळवार, 12 सप्टेंबर 2023 11:12  
म.पू.

दस्त गोष्टवारा भाग-1

कलन4 22/20  
दस्त क्रमांक: 13091/2023

दस्त क्रमांक: कलन4 /13091/2023

बाजार मुल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु. 500/-

दु. नि. सह. दु. नि. कलन4 यांचे कार्यालयात

अ. क्र. 13091 वर दि. 12-09-2023

रोजी 10:40 म.पू. वा. हजर केला.

पावती: 14246

पावती दिनांक: 12/09/2023

सादरकरणाचे नाव: ट्रेस्कॉन लिमिटेड तर्फे डायरेक्टर दिनेश  
रविलाल पटेल --

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 540.00

पृष्ठांची संख्या: 27

एकुण: 640.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Kalyan 4

Joint Sub Registrar Kalyan 4

दस्ताचा प्रकार: अभिहस्तांतरणपत्र

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

शिक्का क्रं. 1 12/09/2023 10:40:24 AM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 12/09/2023 10:41:25 AM ची वेळ: (फी)

### - प्रतिज्ञा पत्र -

दस्तऐवज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत  
अस्तुदीनुसार नोंदणीस दाखल केला आहे. दस्तामधील संपु-  
र्णपत्रे निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेले कागदपत्रे  
दस्ताची सत्यता कायदेशीर बाबीं साठी खालील निष्पादक व्यक्ती  
संपुर्णपत्रे जबाबदार आहेत. तसेच सदर हस्तांतरण दस्तांमुळे  
राज्यशासन/केंद्रशासन यांच्या कोणताही कायदा/नियम/परिपत्रक  
यांचे उल्लंघन होत नाही.

लिहून देणार सही

लिहून देणार सही







12/09/2023 11:24:43 AM

दस्तावेज गोपनीय भाग-2

कलन 4

26/12/20

दस्तावेज क्रमांक: 13091/2023

दस्तावेज क्रमांक: कलन 4/13091/2023

दस्तावेज प्रकार: अभिलेखीकरणपत्र

अनु. क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	उमा प्रमाणित
1	नाम: ट्रेस्कॉन लिमिटेड वर्क हायरवेयर दिनेश रविलाल पटेल - - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: निळकंठ कॉर्पोरेट पार्क, ब्लॉक नं: 304 निमरा मजला, गेड नं: नाथानी गेड विद्याविहार प. मुंबई, मुम्बई. पिन नंबर: AAACP9180B	लिहून देणार वय: 56 स्वाक्षरी:		
2	नाम: मेमर्स टॅनेस्ट पॅटर्नप्रायजेस वर्क भागीदार फगीदा मुस्तफा प्रकार: - - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: समुंद्री हाईट्स, ब्लॉक नं: नळ मजला, गेड नं: रामबाग लेन नं. 4 छत्री वंगल्या जवळ चिक्कणचूर कल्याण प., पिन नंबर: AAEPFH0065N	लिहून देणार वय: 52 स्वाक्षरी:		

वरील दस्तावेज करून देणार तथाकथीत अभिलेखीकरणपत्र चा दस्तऐवज करून दिल्याचे कथुन करतात.  
शिक्का क्र.3 ची वेळ: 12/09/2023 11:23:26 AM

आपल्या:-

मागील इमम असे नियंत्रीत करताना की ते दस्तावेज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु. क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	उमा प्रमाणित
1	नाम: नंदकुमार भोईर - - वय: 47 पत्ता: भुरगड कल्याण पिन कोड: 421401	स्वाक्षरी:		
2	नाम: यमीर चव्हाण - - वय: 40 पत्ता: खोणट शण पिन कोड: 400601	स्वाक्षरी:		

प्रमाणित करण्यात येते की सदर  
दस्त क्र. 3009 मध्ये 26 जाने  
आहेत. पुस्तक क्रमांक 9 वर  
नोंदला दि. 21/09/2023

शिक्का क्र.4 ची वेळ: 12/09/2023 11:24:29 AM

शिक्का क्र.5 ची वेळ: 12/09/2023 11:24:54 AM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Kalyan 4

सह. दाय्यम निवर्तक कल्याण-4

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	TRESCON LIMITED	eChallan	69103332023091210872	MH007976896202324E	500.00	SD	0004179927202324	12/09/21
2		DHC		0923124300627	540	RF	0923124300627D	12/09/21
3	TRESCON LIMITED	eChallan		MH007976896202324E	100	RF	0004179927202324	12/09/21

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

1309

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after registration.
2. Get print immediately after registration.

For feedback, please write to us at feedback@isra@gmail.com



https://10.10.246.39/MarathiReports/HTMLreports/HtmlReportSummary.aspx?Page=45rY8Nme

scanned 14.09.23



12/09/2023

सूची क्र.2

दुय्यम निबंधक सह दु.नि.कल्याण 4

दस्ता क्रमांक 13091/2023

नॉंदणी

Regn:63m

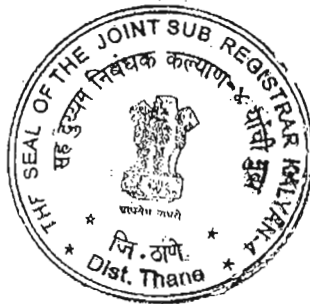
गावाचे नाव : वाडेघर

(1) विवेकाचा प्रकार	अभिहस्तांतरणपत्र
(2) गोंदळा	0
(3) शासनाच्या (भाडेपट्ट्याच्या) यादीत नोंदवलेल्या आकारणी देता की पट्टेदार न नमूद करावे)	1
(4) भू-मालक, पॉटहोल्डर या पत्रक्रमांक (असल्यास)	1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन : इतर माहिती: मौजे वाडेघर येथील स. नं. 51/3/व /2 क्षेत्र 4830 चौ.मीटर या पैकी 445 चौ.मीटर स. नं. 51/5/1 क्षेत्र 5445 चौ.मीटर या पैकी 3327 चौ.मीटर एकूण क्षेत्रफळ 10275 चौ.मीटर या पैकी 3772 चौ.मीटर ( Survey Number . 51/3/व /2 and other . ) )
(5) क्षेत्रफळ	1) 3772 चौ.मीटर
(6) आकारणी किंवा जूडी देण्यात असेल तेव्हा,	
(7) दस्तऐवज करून देणा-या/विहून ठेवणा-या पक्षकाराचे नाव किंवा टिबाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मेसर्स हॉनेस्ट एंटरप्रायजेस तर्फे भागीदार फरीदा सुलतफा अन्तार - - वय:- 52; पत्ता:- प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: समृद्धी हार्टटूम, ब्लॉक नं: नळ मजला , गेट नं: रामबाग लेन न. 4 झुडी बंगल्या जवळ चिकणघर कल्याण प. , पिन कोड:- 421301 पॅन नं:- AAEFH0065N
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा टिबाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- ट्रेड्कोन लिमिटेड तर्फे डायरेक्टर दिनेश रविलास पटेल - - वय:- 56; पत्ता:- प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: निळकंठ कार्पोरेट पार्क , ब्लॉक नं: 304 निमरा मजला , गेट नं: नाथानी गेट विद्याविद्वान प्र मुंबई , , मुम्बई. पिन कोड:- 400086 पॅन नं:- AAACP9180B
(9) दस्तऐवज करून दिल्याचा दिनांक	12/09/2023
(10) दस्त नोंदणी केल्याचा दिनांक	12/09/2023
(11) अन्तक्रमांक, खंड व पृष्ठ	13091/2023
(12) वाज्राभावाप्रमाणे मूद्राक शुल्क	500
(13) वाज्राभावाप्रमाणे नोंदणी शुल्क	100
(14) शेर	

मूल्यांकनासाठी विचारात घेतलेला तपशील:-

मूद्राक शुल्क आकारनाचा नियमाला अन्तर्गत

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



सह.दुय्यम निबंधक कल्याण - ४



## Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	TRESCON LIMITED	eChallan	69103332023091210872	MH007976896202324E	500.00	SD	0004179927202324	12/09/2023
2		DHC		0923124300627	540	RF	0923124300627D	12/09/2023
3	TRESCON LIMITED	eChallan		MH007976896202324E	100	RF	0004179927202324	12/09/2023

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

100

100

100

100

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