

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: ट्रॅस्कॉन 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 परत मिळाला

पत्रकाराची सती

दिनांक:

मुळ दस्तऐवज परत मिळाला



सूची क्र.2

दुय्यम निबंधक : सह.दु.नि.कल्याण 4

रजम क्रमांक : 13091/2023

नोंदणी :

Regn.63m

गावाचे नाव : वाडेघर

(1)विनेद्याचा प्रकार	अभिहस्तांतरणपत्र
(2)मोचवता	0
(3) वाजारभाव(भाडेपट्ट्याच्या वास्तविकपट्ट्याकार आकारणी देतो की पट्टेदार ते समुद्र करावे)	1
(4) भू-मापन,पोटॅलिमा व घनक्रमांक(अगल्याम)	1) पानिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन : इतर माहिती: नीजे 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/व /2 and other ; )
(5) क्षेत्रफळ	1) 3772 चौ.मीटर
(6)आकारणी किंवा जूरी वेचवान असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/विहून ट्रेकरा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अगल्याम,प्रतिवादिचे नाव व पत्ता	1): नाव:-मेखरी इन्स्ट्रुमेंट एंटरप्रायजेन्स लॉफे भागीदार फर्गिसा मुस्तफा अनास -- बय:-52; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:- समृद्धी हार्बरदुस, ब्लॉक नं:- वल मजला , रोड नं:- रामबाग येथे नं. 4 छत्री संगणक जवळ विक्रमधर कल्याण प., . पिन कोड:-421301 फोन नं:-AAEFH0065N
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अगल्याम,प्रतिवादिचे नाव व पत्ता	1): नाव:-ट्रेन्काँन लिमिटेड लॉफे डायरेक्टर दिनेश रविवान पटेन् - - बय:-56; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:- निलकंठ कॉर्पोरेट पार्क , ब्लॉक नं:- 304 निमरा मजला , रोड नं:- नाथानी रोड बिद्याश्रिदार प. मुंबई , . मुंबई. पिन कोड:-400086 फोन नं:-AAACP9180B
(9) दस्तऐवज करून दिल्याचा दिनांक	12/09/2023
(10)रजम नोंदणी केल्याचा दिनांक	12/09/2023
(11)अनुक्रमांक,खंड व पृष्ठ	13091/2023
(12)वाजारभावाप्रमाणे मूद्रांक शुल्क	500
(13)वाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)अंग	

मुद्रांकनामादी विचाराने घेतलेला नपथीत:-

मुद्रांक शुल्क आकारणाना निबंदलेला 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	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]



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दस्ता क्र. १३०९१/२०२३  
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 solepay	Date 12/09/2023
Bank CIN 10004152023091200590	REF No. 202325555311996
This is computer generated receipt, hence no signature is required.	

*[Handwritten signature]* *[Handwritten mark]*





CHALLAN  
MTR Form Number-6



GRN	MH007976896202324E	BARCODE			Date	11/09/2023-23:34:38	Form ID	25.1	
Department					Inspector General Of Registration				
Type of Payment					Registration Fee				
Office Name					KLN4_KALYAN 4 JOINT SUB REGISTRAR				
Location					THANE				
Year					2023-2024 One Time				
Account Head Details			Amount In Rs.		Premises/Building				
0030046401 Stamp Duty			500.00		Road/Street				
0030063301 Registration Fee			100.00		Area/Locality				
					Town/City/District				
					PIN				
					4				
					2				
					1				
					3				
					0				
					1				
Remarks (If Any)					PAN2-AAEFH0065N-Second Party Name HONEST ENTERPRISES-				
					कलन - 8				
					दस्तक 23069/2023				
					2/20				
Total					600.00		Amount In		Six Hundred Rupees Only
							Words		
Payment Details					IDBI BANK				
Cheque/DD Details					FOR USE IN RECEIVING BANK				
					Bank CIN		Ref. No.		69103332023081210672
									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. : 8852200158

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

सदर चालन केवल दृश्य निबंधक कार्यालयत मोदणी कलयाणच्या दस्तासाठी लागू आहे. मोदणी न कलयाणच्या दस्तासाठी सदर चालन लागू नाही.



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३ / २०

**DEED OF CONVEYANCE**

This Deed of Conveyance made at Kalyan

on this 12 day of September 2023

**BETWEEN**

*Handwritten signature*

*Handwritten signature*





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४/२०

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M/s **Honest Enterprise**, a partnership firm having its office at Ground Floor, Samrudhi Heights, Rambaug Lane No. 4 end, Near Chhatra 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
<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;

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 26.06.2014 registered at the office of Sub-

*Farida Mustafa Attar*





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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 therein. However, the

*M. M. M.*

*[Signature]*





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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>

*Smith*

*[Signature]*





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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,

*Pratt*

*[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.





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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





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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. 17087 / 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.

*[Handwritten Signature]*

*[Handwritten 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>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.

*[Handwritten signature]*

*[Handwritten signature]*





क ल न - ४
दस्त क्र 730e9 / 2023
92/20

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### Details of Payment

Rs.5,25,00,000/- (Rupees Five Crore Twenty Five Lakhs only)

- i) Rs.48,00,000/- (Rupees Forty Eight Lakhs only) by cheque no. 639303 dated 31.07.2023 drawn on Indian Bank, Ghatkopar Branch.
- ii) Rs.46,00,000/- (Rupees Forty Six Lakhs only) by cheque no. 639304 dated 03.08.2023 drawn on Indian Bank, Ghatkopar Branch.
- iii) Rs.2,00,00,000/- (Rupees Two Crores only) paid by cheque No. 639305 dated 28.08.2023 drawn on Indian Bank, Ghatkopar Branch
- iv) 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
- v) 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 Ravilal Patel**  
In pursuance to the board resolution  
dated 28/08/2023




Witness:

1) **Nandkumar Bhoir**

2) **Sameer Chavan**



क ल न - ४  
दस्तक. १३०९१ / २०२३  
१३ / २०

Date : 12-09-23

From  
**M/s Honest Enterprise,**  
a partnership firm  
Ground Floor, Samrudhi Heights,  
Rambaug Lane No. 4 end,  
Near Chhatri Bungalow, Chikanghar,  
Kalyan West, 421 301,  
through its partner  
Mrs. Farida Mustafa Altar

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 :

- (a) 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*



क ल न - ४
दस्त क्र. 930e9 / 2023
92/20

- 2 -

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

दस्तावेज क्र. 930e9/2023

महाराष्ट्र शासन 93/20

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

भूधारणा 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.ची.मी अतिरिक्त क्षेत्र	146	।.से.हनिश्ट एन्टरप्रायझेस वर्क भूपीटार सी.आसीफ.अवेदीन समेजवास्त	48.3000	435.00		( 1806 )	कुळाने नाव व खंड
विन शेती आकारणी	48.3000	।.सो.फरीदा एम.अख्तर				( 1806 )	इतर अधिकार
		।.इसमकभाई नसूलभाई				( 1806 )	सुकडा
		।.याकूबभाई नसूलभाई				( 1806 )	प्रलंबित केरफार : नाही.
		।.सामाईक क्षेत्र					
	564	हनिश्ट एन्टरप्राईझेस	48.3000	435.00		( 1806 )	शेताचा केरफार क्रमांक : 1806 व दिनांक : 01/06/2023
जो केरफार क्र.	[ 7 X 86 X 110 X 153 X 282 X 623 X 702 X 739 X 1029 X 1220 X 1803 ]						सीमा आणि भूमापन किंहे :

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								सागवडीसाठी 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*						गवज पड	0.4400	

टीप : \* सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून १५० रुपये मिळाले."

दिनांक :- 29/08/2023

सांकेतिक क्रमांक :- 272100124213300003820231170

तालुका सहायक कल्याण

जिल्हा ठाणे

( नाव :- कल्याण तालुका सहायक )  
तलाठी सहायक :- वाडेघरता, कल्याण जि. ठाणे





कलन अहवाल दिनांक : 01/06/2023  
दस्त क्र. 930e7/2023  
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

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. अक्षयिक क्षेत्र विन शेती 54.45.00 आकारणी 490.00	564	अक्षय अश्विनी कुजवाला ईसाकभाई रमलभाई करीदा प्रम. अक्षय मि. हनिस्ट हंटरप्राईझेस वर्के भागोदार सामाईक क्षेत्र हनिस्ट एन्टरप्राईझेस	54.45.00 490.00 0.00.00 0 54.45.00 490.00	(1806) (1806) (1806) (1806) (1806)	कुळाचे नाव व खंड इतर अधिकार प्रतिबंधित फेरफार : नाही. शेतटप्प फेरफार क्रमांक 1806 व दिनांक 01/06/2023
चुने फेरफार क्र. ( 10 X 170 X 313 X 632 X 1010 X 1012 X 1190 X 1388 X 1419 X 1516 X 1538 X 1590 ) ( 1614 X 1803 )				सीमा आणि भूमापन विधे	

टीप :- या ७-१२ 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 वारा ( 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

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)
					हं.आर. चौ.मी	हं.आर. चौ.मी			हं.आर. चौ.मी	
2022-23	खरीप	288*						गजत पट्ट	0.0360	

टीप : \* सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

\* या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाते.  
दिनांक :- 29/08/2023  
सांकेतिक क्रमांक :- 272100124213300003820231169

तालुका सहायक-कल्याण

( नाव : राजेश चोमराला पणवले )  
सहायकी सहायक, वाडेघर, कल्याण जि. ठाणे





कलन - ४  
 दस्त क्र. १३०९१ / २०२३  
 १५ / १०

जा.बा.नि./क्रमांक/२३/२०२३  
 तलाठी सजा-कल्याण (प.)  
 दिनांक ११/०९/२०२३


प्राली,  
 श्री. योगेश कुडुवे उधावे

क्रिया-ऑनलाईन ई-अप्लिकेशन करिता  
 -हायतक/मिळोबायल

संदर्भ-आपण र.दि. ११/०९/२०२३ रोजीचा  
 ई-ई

डिप्लोमल सद्गुणीय क्रियाबायल आपण गॅरि-  
 काउन्सिल येथील ०१/१२-सर्वे नं. ५१/३/आ१, ५१/३/आ२,  
 ५१/३/आ१, ५१/३/आ२, ५१/५/१, हे ०१/१२ रिकॉर्डिड  
 (online) आहिले, परंतु अजिष्ट व्हायल्यान ई-अप्लिकेशन  
 साठी दिवण घेत नाही, तरी ई-अप्लिकेशन क्रिया करून  
 अप्लिकेशन करण्यासाठी हायतक/मिळोबा येव. लसा  
 ई-ई आपण व्हाय. काहे

प्रस्तुत क्रियाबायल सादर करितो सध  
 मिळवल्या. खोटे दिखलाय. दस्त रिकॉर्ड करून  
 नोंदणी करण्यास काही हरकत नाही अस.  
 विधी रिकॉर्ड दिव. काहे

  
 तलाठी सजा-कल्याण  
 त.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

सूची क्र.2

दुय्यम निबंधक : सह.दु.नि.कल्याण 4

12/09/2023

रज्ज क्रमांक : 13087/2023

नोंदणी :

Regn:63m

गावाचे नाव : वाडेघर

(1)पिकांचा प्रकार	कृष्यनामा
(2)मोंचवना	52500000
(3) वाडारनांक(आदिपट्टाकालका नावनिनाददाकार आकारणी देना की पट्टेदार ने नमुद कारांचे)	46992400

क ल न - ४  
दस्त क्र. 930e1 / 2023  
9e/20

(4) भू-आपान,गोंदशिम्या व पत्रक्रमांक(अमल्याम)	1) पालिकेचे नाव,कल्याण-डोंडिवली इतर वर्णने , इतर माहिती: मोंजे वाडेघर रेलीन न. नं. 51/3/अ /2 अंन 4830 ची मीटर वा पैकी 445 ची मीटर न. नं. 51/5/1 अंन 5445 ची मीटर वा पैकी 3327 ची मीटर एकूण क्षेत्रकळ 10275 ची मीटर वा पैकी 3772 ची मीटर ( ( Survey Number : 51/3/A/1 and others : ) )
(5) क्षेत्रफल	1) 3772 ची मीटर
(6)आकारणी किंवा जुडी देण्यान अंमेल नेला.	
(7) इमलपत्र करन देणा-वा/निहून ठेवणा-वा पक्षकारांचे नाव किंवा दिवाणी न्यायालयवावा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पना.	1): नाव:-मेनस हॉनेस्ट एंटरप्रायजेस लॉके भागीदार करीदा मुनफा अणार -- वय:-52; पना:-प्लॉट नं. -, माला नं. -, इमारतीचे नाव: समृद्धी हॉर्टेन , ब्लॉक नं: वळ मजला , रोड नं: रामबाग लेन नं. 4 खुर्ची करल्या जवळ विकणघर कल्याण प. , महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-AAEFH0065N
(8)इमलपत्र करन देणा-वा पक्षकारांचे व किंवा दिवाणी न्यायालयवावा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पना.	1): नाव:-टेम्कोन लि. लॉके डायरेक्टर दिनेश रविमाम पटेल -- वय:-56; पना:-प्लॉट नं. -, माला नं. -, इमारतीचे नाव: निलकंठ कॉर्पोरेट पार्क , ब्लॉक नं: 304 निमरा मजला , रोड नं: नाथानी रोड विद्याविहार प. मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400086 पॅन नं:-AAACP9180B
(9) रज्जक्रमांक करन दिल्याचा दिनांक	12/09/2023
(10)रज्ज नोंदणी केल्याचा दिनांक	12/09/2023
(11)रज्जक्रमांक,रज्ज क्र.पुन	13087/2023
(12)वाडारनामाप्रमाणे मुद्रांक शुल्क	3675000
(13)वाडारनामाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुन्वाकनावाठी विवागत घेतलेला तपशील:-

मुद्रांक शुल्क आकारनामा नियडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment Area as annexed to it.



सह.दुय्यम निबंधक कल्याण - ४



कलन - ४  
दस्त क. 930e9 / 2023  
20/20

## 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]



क ल न - ४  
 दस्त क्र ३०९ / २०२३  
 २१ / २०



C202-0-1C

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*Handwritten signature*





कलन - ४  
 दस्त क्र. 93029/2023  
 22/20



भारतीय विशिष्ट पहचान प्राधिकरण  
**भारत सरकार**  
 Unique Identification Authority of India  
 Government of India

मातृदिव्याका क्रमांक / Enrollment No 1293/50212/01015

To,  
 फरिदा मुस्तफा अली  
 Farida Mustafa Alier  
 shedin apartment flat no 205  
 murad road  
 near axis bank kalyan (W)  
 Kalyan  
 Kalyan D.C. Kalyan Thane  
 Maharashtra 421301

Ref: 52 / 18C / 102889 / 103740 / B



SH301722896DF



आपला आधार क्रमांक / Your Aadhaar No. :

**3758 1143 5399**

आधार - सामान्य माणसाचा अधिकार

भारत सरकार  
 GOVERNMENT OF INDIA



फरिदा मुस्तफा अली  
 Farida Mustafa Alier  
 जन्म वर्ष / Year of Birth : 1971  
 लिंग / Gender : Female

3758 1143 5399

*Farida*



आधार - सामान्य माणसाचा अधिकार

भारत सरकार  
 GOVERNMENT OF INDIA



दिनेश रविनाथ पटेल  
 Dinesh Ravil Patel  
 जन्म तारीख / DOB: 12/01/1967  
 पुरुष / MALE

8850 7481 3561

भारतीय विशिष्ट पहचान प्राधिकरण  
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:  
 S/O: रविनाथ पटेल, कमर नं  
 - 5, के. के. छाया अपार्टमेंट,  
 कार. एन. मारकर मार्ग,  
 डॉक्टर दत्ता सामंत कॉम्प्लेक्स  
 प्रकळ, चाटकोपर - पूर्व,  
 मुंबई, मुंबई,  
 महाराष्ट्र - 400077

Address:  
 S/O Ravil Patel, Room no-5, K.  
 K. Chhaya Apartment B. N. Nacker  
 Marg, Near Dr. Datta Samant Office,  
 Complex - East Mumbai, Mumbai,  
 Maharashtra - 400077

आधार-सामान्य माणसाचा अधिकार Aadhaar-Aam Admi ka Adhika



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



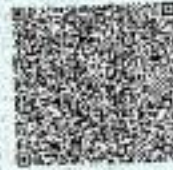
कलन - ४  
दस्त क्र 930e9 / 2023  
23/20

HONEST ENTERPRISE  
BC0872005  
Partnership Account type  
AAEPH0006N

*[Handwritten signature]*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA



श्री लक्ष्मी अन्न माल  
श्री लक्ष्मी अन्न माल  
AAACP0180B  
TRESCON LIMITED  
17/12/19

*[Handwritten scribble]*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA



MANDKUMAR GANPAT BHOIR  
GANPAT MAHADEO BHOIR  
006/1975  
AMSFBY861E

*[Handwritten signature]*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA



BAMER K CHAVAN  
KASHIRAM VISHARAM CHAVAN  
23/04/1982  
AIPPC9281H

*[Handwritten mark]*







**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						
Type of Payment	Stamp Duty Registration Fee				TAX ID / TAN (If Any)						
Office Name	KLN4_KALYAN 4 JOINT SUB REGISTRAR				PAN No.(If Applicable)	AAACPS160B					
Location	THANE				Full Name	TRESCON LIMITED					
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			500.00	Road/Street	WADEGHAR KALYAN						
0030063301 Registration Fee			100.00	Area/Locality	Thane						
				Town/City/District							
				PIN		4	2	1	3	0	1
				Remarks (If Any)	PAN2-AAEFH0065N-SecondPartyName=HONEST ENTERPRISES-						
				<div style="border: 2px solid blue; padding: 5px; display: inline-block;"> <p align="center"><b>क ल न - ४</b></p> <p align="center">दस्त क्र १३०९९ / २०२३</p> <p align="center">२४ / २६</p> </div>							
Total			600.00	Amount In Words	Six Hundred Rupees Only						
Payment Details				IDBI BANK	FOR USE IN RECEIVING BANK						
Cheque/DD Details				Bank CIN	Ref. No.	69103332023091210672		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.  
 याचि चालाना प्रत्येक दस्तावेजासाठी मालकी नोंदणी कार्यालयाला द्यावयाची लागू आहे. चालाना नोंदणी कार्यालयाला द्यावयाची आहे असे नोंदणी कार्यालयाला द्यावयाचे आहे.

Challan Defacement Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	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



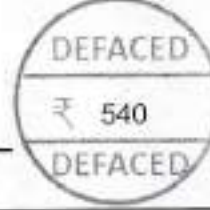
**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

### 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.



### 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.

क ल न - ४  
दस्त क्र. १३०९१/२०२३  
२५/२६





338/13091

मंगळवार, 12 सप्टेंबर 2023 11:12

म.पू.

दस्त गोषवारा भाग-1

कलन4

28/20

दस्त क्रमांक: 13091/2023

दस्त क्रमांक: कलन4/13091/2023

बाजार मूल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. कलन4 यांचे कार्यालयात

अ. क्रं. 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 -**

दस्त दस्तऐवज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत  
दस्तुदीनुसार नोंदणीस दाखल केला आहे. दस्तामधील संपु-  
पत्रांकुर निष्पत्तिक व्यक्ती,साक्षीदार व सोबत जोडलेले कागदपत्रे  
दस्ताची सत्यता कायदेशीर सही साठी खालील निष्पत्तिक व्यक्ती  
संपुर्णपणे जबाबदार आहेत. तसेच सदर हस्तांतरण दस्तामुळे  
राज्यशासन/केंद्रशासन यांच्या कोणत्याही कल्पना/नियम/परिपत्रक  
यांचे उल्लंघन होत नाही.

लिहून देणार सही

लिहून देणार सही





दस्त गोपवाग भाग-2

कलन4 20/20  
दस्त क्रमांक:13091/2023

12/09/2023 11:24:43 AM

दस्त क्रमांक :कलन4/13091/2023

दस्ताचा प्रकार :-अभिहस्तांतरणपत्र

अनु क्र.	पधकाराचे नाव व पत्ता	पधकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	ना.र.ट्रेसकॉन लिमिटेड वॉर्क इन्वॉयसटिंग दिनेश रविलाल पटेल -- पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: निळकंठ कॉर्पोरेट पार्क, प्लॉक नं.: 304 विरग मजला, रोड नं.: नाशानी रोड बिद्याविहार प. सुवर्ग, सुवर्ग, पिन नंबर:AAACP9180B	निवृत्त पेशार वय :-56 स्वाक्षरी:-		
2	ना.र.संममं इन्व्हेस्टमेंट एंटरप्रायझेस वॉर्क भागीदार करीदा मुस्तफा अन्सारी -- पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: समृद्धी हार्टेस, प्लॉक नं.: लड मजला, रोड नं.: रामवाग प्लॉट नं. 4 छत्री बंगला ब्रह्म विक्लवधन कल्याण प., पिन नंबर:AAEFH0065N	निवृत्त पेशार वय :-52 स्वाक्षरी:-		

वरील दस्तांतून करून देणार तयारकीत अभिहस्तांतरणपत्र चा दस्त वेबज करून दिल्याचे कळवून देण्यात,  
शिक्का क्र.3 ची वेळ: 12 / 09 / 2023 11 : 23 : 26 AM

ओळख:-

खोलीत दस्त असे निवेदीत करताना की ते दस्तांतून करून देणा-यानां खोलीत: ओळखनात, व त्यांची ओळख पटवितात

अनु क्र.	पधकाराचे नाव व पत्ता	पधकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	ना.र.संयुक्त भार्गव -- वय:47 पत्ता:मुन्वाड कल्याण पिन नंबर:421401	स्वाक्षरी		
2	ना.र.समीर चव्हाण -- वय:40 पत्ता:बॉम्बे टाऊन पिन नंबर:400601	स्वाक्षरी		

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

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 Charges]

1. Verify Scanned Document for correctness through thumbnail  
2. Get print immediately after registration.

For feedback, please write to us at feedback.us@jrk@gmail.com



13091 /2023