

79/11287

पावती

Original/Duplicate

Friday, December 07, 2018

नोंदणी क्र. :39म

3:41 PM

Regn.:39M

पावती क्र.: 14362 दिनांक: 07/12/2018

गावाचे नाव: बिलालपाडा

दस्तऐवजाचा अनुक्रमांक: वसई-11287-2018

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: शांती देवदास गड्डम - -

नोंदणी फी

रु. 23200.00

दस्त हाताळणी फी

रु. 1080.00

पृष्ठांची संख्या: 54

एकूण:

रु. 24280.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

3:49 PM ह्या वेळेस मिळेल.

Sub Registrar Vasai 1

बाजार मुल्य: रु. 2316500/-

मोबदला रु. 2320000/-

भरलेले मुद्रांक शुल्क : रु. 139200/-

सह दुय्यम निबंधक वसई रु.

1) देयकाचा प्रकार: eChallan रकम: रु. 23200/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH009113359201819E दिनांक: 07/12/2018

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु. 1080/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0612201810432 दिनांक: 07/12/2018

बँकेचे नाव व पत्ता:

DELIVERED

S. Gudde



07/12/2018

सूची क्र.2

दुय्यम निबंधक : दु.नि. वसई 1

दस्त क्रमांक : 11287/2018

नोंदणी :

Regn:63m

गावाचे नाव : बिलालपाडा

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2320000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2316500
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन :, इतर माहिती: विभाग क्रमांक 3 गाव मौजे बिलालपाडा तालुका वसई जिल्हा पालघर 401208 येथील सर्वे नं 46 हिस्सा नं 2/7 इन्फिनीटी इंडस्ट्रीयल इस्टेट 1 बिल्डींग नं 1 मधील युनिट नं. 207 दुसरा मजला, ज्याचे क्षेत्र 70.901 चौ. मी. बिल्टअप एरिया इतके((Survey Number : सर्वे नं 46 हिस्सा नं 2/7 ;))
(5) क्षेत्रफळ	1) 70.901 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मे असेट्रोन् रियल इस्टेट एलएलपी तर्फे भागीदार श्री मोहित अशोक नवानी तर्फे कु मु श्री आकाश आर बनिया -- वय:-24; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 1 बंदना 15 वा रोड बांद्रा पश्चिम मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुंबई. पिन कोड:-400050 पॅन नं:-ABFFA7182D
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- शांती देवदास गडूम -- वय:-51; पत्ता:-, -, 103/ए विंग बिल्डिंग नं सी/51 देवकीधाम साई रोड, गोकुलधाम गोरगाव पुर्व मुंबई, -, -, गोरगाव पूर्व, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400063 पॅन नं:-AMBPG4758L
(9) दस्तऐवज करून दिल्याचा दिनांक	07/12/2018
(10) दस्त नोंदणी केल्याचा दिनांक	07/12/2018
(11) अनुक्रमांक, खंड व पृष्ठ	11287/2018
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	139200
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	23200
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

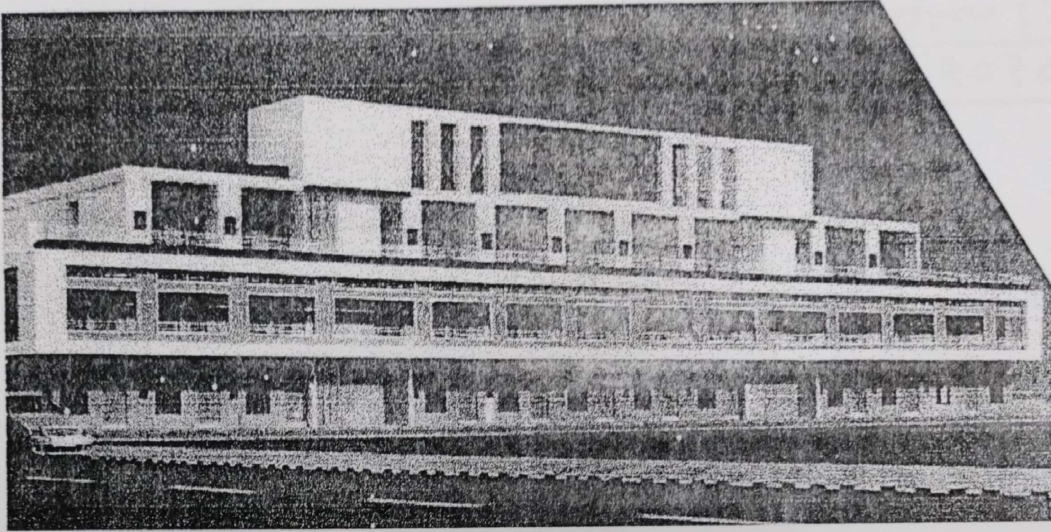
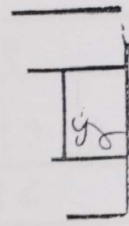
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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

Sharma
07/12/18
ह दुय्यम निबंधक वसई क्र. १

INFINITY INDUSTRIAL ESTA.
S.No.46, H.No.2/7, Village Bilalpada, Tal. Vasai, Di.

54



UNIT NO 207

Mrs. Shanti Devdas Gaddam
(w/o Devdas Gaddam)

ACETRON REAL ESTATE LLP
1, Bandana, 15th Road, Bandra (w), Mumbai - 400 050

महाराष्ट्र शासन-नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन 2018

(पक्षकारांनी भरावयाची माहीती)

- १) दस्ताचा प्रकार : करारनामा. अनुच्छेद कं.(25b)
- २) सादरकर्त्याचे नांव : SHANTI DEVDAS GADDAM
- ३) तालुका : वसई
- ४) गावाचे नांव : बिलालपाडा
- ५) नगरभुमापन कमांक/सर्व्हे कं./अंतिम भुखंड कमांक : 46 हि. नं. 2/7
- ६) मूल्य दरविभाग (झोन) शहरी उपविभाग-विभाग कमांक 3
- ७) मिळकतीचा प्रकार:- खुली जमिन, निवासी, कार्यालय, दुकान, औद्योगिक
प्रती चौ.मी. रु.36,300/-
- ८) दस्तात नमूद केलेल्या मिळकतीचे क्षेत्रफळ : 70.901 चौ.मी. विल्टअप
- ९) कारपार्किंग :-गच्ची: पोटमाळा:
- १०) मजला कमांक : दुसरा मजला उदवाहन सुविधा आहे/ नाही
- ११) बांधकाम वर्ष : घसारा :
- १२) बांधकाचा प्रकार : आर.सी.सी./लॉड बेअरिंग/अर्धे पक्के बांधकाम/ कच्चे बांधकाम
- १३) बाजारमूल्य तक्त्यातील मार्गदर्शक सुचना कं: ज्यान्वये दिलेली घट 10%
- १४) लिह्वे अॅण्ड लायसन्सचा दस्त : १. प्रतीमाह भाडे रक्कम
निवासी/अनिवासी २. अनामत रक्कम/ आगावू भाडे:
३. कालावधी
- १५) निर्धारित केलेले बाजारमूल्य :- 23,16,500/-
- १६) दस्तामध्ये दर्शविलेला मोबदला :- 23,20,000/-
- १७) देय मुद्रांक शुल्क :- 1,39,200/- भरलेले मुद्रांक शुल्क : 1,39,200/-
- १८) देय नोंदणी फी : 23,200/-

वसई-१			
पुस्तक	पृ.नं.	१	५४
१	२०१८		

लिपीक

सह दुय्यम निबंधक वसई

प्रतिज्ञा/घोषणापत्र

मी/आम्ही :- SHANTI DEVDAS GADDAM सत्य प्रतिज्ञेवर कथन करतात की, दस्तऐवजाची विषयवस्तू असलेली मिळकत ही यापूर्वी खरेदी देणा-याने कोठेही विकी, मजग, दान,लीज,मुखत्यार, पोटगी वा इतर अन्य प्रकारे कोठेही जडजोखिमांमध्ये गुंतविलेली नाही. याची नोंदणी करण्यादा-१९०८ मधील असणा-या शोध (search) तरतुदीनुसार खात्री करून घेतलेली आहे. मिळकत ही खरेदी देणार यांच्याच मालकीची आहे. याबाबत सुध्दा अभिलेख मालकी खात्री करून घेतलेली आहे. या मिळकतीबाबत काही वाद उत्पन्न झाल्यास त्याची सर्वरवी जबाबदारी मालकी/आम्हीचारीतील याची मी/आम्ही हमी देतात.

Sgaddam



खरेदी करणारे (purchaser/s)

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		07 December 2018 06:06:43 PM	
Valuation ID	201812074621		
मुल्यांकनाचे वर्ष	2018	99250 3 yr	
जिल्हा	पालघर	2096	
मुल्य विभाग	तालुका : वसई	सर्वे नंबर/न. भू. क्रमांक : सर्वे नंबर#46	
उप मुल्य विभाग	3-विकसित/विकसन क्षमता असलेल्या जमिनी		
क्षेत्राचे नांव	Vasai-Virar Municipal Corporation		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.			
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने
4500	30100	36300	43600
			औद्योगिक
			36300
			मोजमापनाचे एकक
			चौ. मीटर
बांधीव क्षेत्राची माहिती			
बांधकाम क्षेत्र(Built Up)-	70.901 चौ. मीटर	मिळकतीचा वापर-	औद्योगिक गाळा
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे
उद्ववाहन सुविधा -	नाही	मजला -	2
			मिळकतीचा प्रकार-
			मूल्यदर/बांधकामाचा दर-
			बांधीव
			Rs.36300/-
Sale Type - First Sale			
Sale/Resale of built up Property constructed after circular dt.02/01/2018			
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर			
=(वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी) * मजला निहाय घट/वाढ			
=(36300 * (100 / 100)) * 90/100			
= Rs.32670/-			
A) मुख्य मिळकतीचे मूल्य			
= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र			
= 32670 * 70.901			
= Rs.2316335.67/-			
एकत्रित अंतिम मूल्य			
= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी			
= A + B + C + D + E + F + G + H + I			
= 2316335.67 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0			
=Rs.2316335.67/-			

Home

Print



पुस्तक	११२८६	२	४०
१	२०१८		

घोषणापत्र / शपथपत्र

मी/आम्ही खालील सही करणार मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, म.रा.पुणे यांचे दि. ३०.११.२०१३ रोजीचे परिपत्रक वाचून घोषित करतात की, नोंदणीसाठी सादर केलेल्या दस्तऐवजामधील मिळकत हि फसवणूकद्वारे अथवा दुबार विक्री होत नाही. याचा आम्ही अभिलेख शोध घेतलेला आहे. दस्तातील लिहून देणारे/कुलमुखत्यारधारक हे खरे असून याची आम्ही स्वतः खात्री करुन या दस्तासोबत दोन प्रत्यक्ष ओळखणारे इसम स्वाक्षरीसाठी घेऊन आलो आहे.

सादर नोंदणीचा दस्तऐवज निष्पादित करताना नोंदणी प्रक्रियेनुसार आमच्या जबाबदारीने मी/आम्ही दस्तातील मिळकतीचे मालक/वारस हक्कदार/कब्जेदार हितसंबंधीत व्यक्ती यांची मालकी (Title) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुलमुखत्यारधारकसत्य (P.A. Holder) लिहून देणार हे हयात आहेत व उक्त कुलमुखत्यारपत्र अद्यापही अस्तीत्वात आहे व ते आजपावेतो रदद झालेले नाही याची मी/आम्ही खात्री देत आहोत. तसेच सादरची मिळकत शासन मालकीची नाही व मिळकतीत इतर हक्क, बँक बोजे, विकसन बोजे, शासन बोजे व कुलमुखत्यारधारकांनी केलेले व्यवहाराच्या अधीन राहून आम्ही आमचा आर्थिक व्यावहार पूर्ण करुन दस्तऐवज साक्षीदारा समक्ष निष्पादित केलेला आहे.

या दस्तासोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेले पूरक कागदपत्रे हे खरे आहेत व मिळकतीचा हस्तांतरणबाबत कोणत्याही मा.न्यायालय/शासकीय कार्यालयाचा मनाई नाही. तसेच महाराष्ट्र नोंदणी नियम १९६१चे नियम ४४ नुसार बाधित होत नाही याची मी/आम्ही खात्री देत आहोत.

नोंदणी नियम १९६१ चे नियम ४४ वेळोवेळी न्यायालयाने दिलेल्या निर्णयानुसार दस्तऐवज व त्यामधील मिळकतीचे मालक/कुलमुखत्यारधारक यांची मालकी व दस्तऐवजाची वैधता तपासले हे नोंदणी अधिकारी यांची जबाबदारी नाही. याची आम्हांस पूर्ण पणे जाणीव आहे.

स्थावर मिळकतीविषयी सध्या होत असलेली फसवणूक/बनावटीकरण/संगनमत व त्या अनुषंगाने पोलीस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझे दस्तऐवजातील मिळकतीविषयी होऊ नये म्हणून नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी/आम्ही घोषणापत्र/शपथपत्र लिहून देत आहोत. भविष्यात मी/आम्ही नोंदविण्यात आलेल्या व्यवहारात कायदानुसार मुद्रांक शुल्क किंवा नोंदणी फी कमी लावली/बुडविली असल्यास अथवा नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उदभवल्यास त्यास मी/आम्ही व दस्तऐवजातील सर्व निष्पादक व ओळख देणारे जबाबदार राहणार आहोत. याची आम्हांस पूर्ण कल्पना आहे.

त्यामुळे मी/आम्ही नोंदणी प्रक्रियामध्ये कोणत्याही प्रकारचे गुन्हा घडणारे कृत्य केलेले नाही. जर भविष्यात कायदानुसार कोणतेही गुन्हे घडल्यास मी/आम्ही नोंदणी अधिनियम १९०८ चे कलम ८३ व भारतीय दंड संहिता १९६० मधील नमूद असलेल्या ७ वर्षांच्या शिक्षेस आम्ही पात्र राहणार आहोत याची मूळ मालकी/आम्हीला असा पणे जाणीव आहे. त्यामुळे हे घोषणापत्र/शपथपत्र दस्ताचा भाग म्हणून जोडले जाई.

लिहून देणार



लिहून घेणार

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव

Valuation ID	201812074621
मूल्यांकनाचे वर्ष	2018
जिल्हा	पालघर
मूल्य विभाग	तालुका वसई
उप मूल्य विभाग	3-विकसित/विक
क्षेत्राचे नांव	Vasai-Virar M
वार्षिक मूल्य दर तक्यानुसार मूल्यदर रु.	
खुली जमीन	निवासी सदनिका
4500	30100
बांधीव क्षेत्राची माहिती	
बांधकाम क्षेत्र (Built Up)	70.90 चौ. मीटर
बांधकामाचे वर्गीकरण.	1-आर सी सी
उद्भवान सुविधा -	नाही
Sale Type - First Sale	
Sale/Resale of built up Property constructed at	
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	
A) मुख्य मिळकतीचे मूल्य	
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य +
	= A + B + C
	= 2316335
	= Rs. 2316335

वसई - १
 ११२८०
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CHALLAN
 MTR Form Number-6



MH0091 3359201819E BARCODE
 Date 06/12/2018-22:23:19 Form ID 25.2

Department	Inspector General Of Registration		Payer Details	
Stamp Duty	Registration Fee		TAX ID (If Any)	
Payer Name		PAN No.(If Applicable)		AMBPG4758L
VSI1_VASAI NO 1 SUB REGISTRAR		Full Name		SHANTI DEVDAS GADDAM
Location		Flat/Block No.		UNIT NO 207 SECOND FLOOR INFINITY
PALGHAR		Premises/Building		INDUSTRIAL ESTATE NO 1 BUILDING NO 1
2018-2019 One Time		Road/Street		BILALPADA
Account Head Details		Area/Locality		VASAI EAST
0046401 Stamp Duty	Amount In Rs.	Town/City/District		
	139200.00	PIN		4 0 1 2 0 8
0063301 Registration Fee	23200.00	Remarks (If Any)		PAN2=ABFFA7182D-SecondPartyName=ACETRON REAL ESTATE LLP-
Total		Amount In Words		One Lakh Sixty Two Thousand Four Hundred Rupees Only
1,62,400.00				

Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK	
Cheque/DD Details		Bank CIN	Ref. No.	69103332018120710252	193274088
Cheque/DD No.		Bank Date	RBI Date	06/12/2018-22:24:22	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.
 हे चलन केवल दृश्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे . नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Mobile No. : 93730808



पत्रांक - १			
मु. नं.	११२८८	५५	५५
१	२०१८		

AGREEMENT FOR SALE

THIS AGREEMENT is made at Mumbai this 07th day of DECEMBER in the Christian Year Two thousand and EIGHTEEN BETWEEN M/S. ACETRON REAL ESTATE LLP, a Limited Liability Partnership Company, having its office at Plot No. 15, Road, Bandra (W), Mumbai-400050, hereinafter called "the Promoter" which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners or partner for the time being of the said firm, the survivors and survivor of them and heirs,

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 The Seal of the Government of Maharashtra
 ज. पालघर
 Dist. Palghar

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executors and administrators of last of such survivors and/or survivor) of the One Part. And **Mr. Shanti Devdas Gaddam** aged 51, of Mumbai Indian Inhabitant's residing/having office at Flat No.103/ A, Wing, Bldg. No. C/51, Deekidham, Sai Road, Goregaon East, Mumbai 400063, hereinafter called "the Allottee/s" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include, in the case of individual or individual his/her/their respective heirs, executors and administrators, in case of a firm, the partners or partner for the time being thereof, the survivors or survivor of them and the heirs, executors and administrators of the last of such survivors or survivor of them and in the case of company its successors and permitted assigns) of the Other Part;

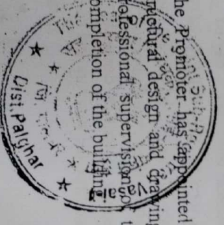
(a) WHEREAS the Promoter is seized and possessed of or otherwise well and sufficiently entitled to Building No.1 having F.S.I. admeasuring 58001.71 sq.ft. built-up area (which includes area of stair case, lift, lobby, fire escape and balcony area) on parcel of land bearing S.No.46, H.No.2/7, Village Blalpada, Tal. Vasai, Dist. Palghar. By development agreement dt. 3rd October 2016 duly registered with sub-register Vasai under document no.8169/2016 more particularly described in the First Schedule hereinafter referred to as "the said property". The said property is purchased by the Promoters herein from M/s. Samrat Ventures a Partnership firm through its Partners Shri Bharat C Patel & Shri Shyam G Shah Kata of Shri Shyam G Shah (HUF) having its office at 703, Raj Vaibhav Tower, Malavi Nagar, Kandivali (W), Mumbai 67 with all the benefits of the permissions sanction etc. upon the terms and conditions recorded therein.

(b) The building of ground plus two floors more particularly described in the 'First Schedule' hereunder written and the Units agreed to be purchased by the Allottee/s shown in red colour boundary line on the plan annexed hereto (hereinafter referred to as "the said building") for the purpose of having the Units constructed thereon to give by Industrial use.

(c) The Promoter has entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects.

(d) The Promoter has registered the Project under the provisions of the Act with the Real Estate Authority at Mumbai no. P99000002356 authenticated copy is attached in Annexure 'D'.

(e) The Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the Structural Engineer till the completion of the building.



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(f) The Promoter has got approval from VVCMC the planning authority of the plans, specifications, elevations, sections and details of the said building.

(g) The said industrial building shall always be known as Infinity Industrial Estate I and same can't be changed without previous consent of the Promoter.

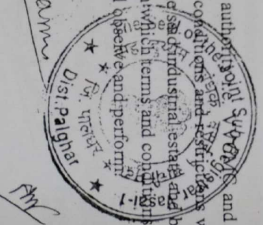
(h) The Allottee/s has/have taken inspection of title deeds and all other documents relating to the said property and also seen duly sanctioned plans and amendments prepared by the Promoter's Architect M/s. Ajay Wade & Associates and the specifications to the amenities to be provided in each industrial gala as well as all documents as specified under the Maharashtra Ownership Flats (Regulation and promotion, construction, sale management and transfer) Act, 1963 (hereinafter referred to as "the said act") and the rules & regulations made thereunder and such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and Rules & Regulations made thereunder and the Allottee/s hereby confirm, admit & record the said act and also further admit, record and confirm that he/she/they has/have full, free and complete inspection thereof and the Allottee/s is/are fully satisfied with the same.

(i) By virtue of development agreement dt. 3rd October 2016, Promoter alone has the sole and exclusive right to sell the Industrial Units in the said building to be constructed by the Promoter on the said property and to enter into agreement with the Allottee/s of the Units and to receive the sale price in respect thereof.

(j) The copy of the certificate of title issued by the Advocate of the Promoter, specifications and amenities and the plans of the Units agreed to be proposed plans to be purchased by the Purchaser approved by the concerned local authority have been annexed herewith and marked Annexure A, B & C respectively.

(k) While sanctioning the said plans concerned local/planning authority and/or Government has laid certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the said property and the said building and upon the due observance and performance of which only the occupation certificate in respect of the said building shall be granted by the concerned local authority.

(l) While sanctioning the said plans the planning authority and such other authorities have laid down certain terms, conditions and stipulations which are to be observed and performed by users of the said industrial estate and by the person who will be conducting industries therein which terms and conditions each of the allottee (including the allottee herein) will observe and perform.



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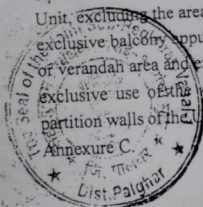
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(m) The Promoter has accordingly commenced construction of the said building in accordance with the said plans. The allottee/s applied to the Promoter for allotment to the Allottee/s Unit No. 207 on 2nd Floor in the Building to be known as **Infinity Industrial Estate I** situated at S.No.46, H.No.2/7, Village Bilalpada, Tal. Vasai, Dist. Palghar.

(n) Under Section 13 of the said Act, the Promoter is required to execute a written Agreement for sale of the said Unit to the Allottee/s, being in fact these presents and also to register the said agreement under Registration Act.

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

1. The Promoter shall construct the building consisting of ground and part upper floor on the said property in accordance with the plans, designs, specifications approved by the concerned local authority and which have been seen and approved by the Allottee with only such variations and modifications as the Promoter may consider necessary or as may be required by the concerned local/planning authority/the Government to be made in them or any of them.
2. Promoter shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the premises of the Allottee except any alteration or addition required by any Government local/planning authorities or due to change in law.
3. That in consideration of the sum of Rs. 23,20,000/- (Rupees: Twenty Three Lakh Twenty Thousand only) (which amount inter alia includes the proportionate price of the common areas and facilities) agreed to be paid by the Allottee/s to the Promoter, Promoter agrees to sell to the Allottee/s and the Allottee/s agree/s purchase the Unit No. 207 on Second Floor in building to be known as described as Infinity Industrial Estate I under construction/constructed by the Promoter on the properties more fully and particularly described in the First schedule hereunder written and admeasuring 70.901 sq. mt. of built up area equivalent to Rera carpet area of sq.mt. (meaning the net usable area of the Unit, excluding the area covered by the external walls, areas under service shaft, exclusive balcony, appurtenant to the said Unit for exclusive use of the Allottee/s or verandah area and exclusive open terrace area appurtenant to the said Unit for exclusive use of the Allottee/s, but includes the area covered by the internal partition walls of the Unit) as shown on the Floor Plan hereto annexed and marked as Annexure C.

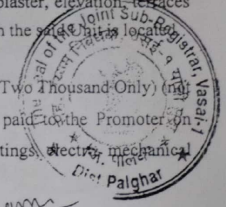


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4. The Allottee has paid on or before execution of this agreement a sum of Rs. 2,24,000/- (Rupees: Two Lakhs, Twenty-Four Thousand only) (not exceeding 10% of the total consideration) as advance payment or application fee and hereby agrees to pay to the Promoter the balance amount of Rs 20,96,000/- (Rupees: Twenty Lakhs Ninety-Six Thousand Only) in the following manner: -
 - i. Amount of Rs. 4,72,000/- (Rupees: Four Lakhs, Seventy-Two Thousand only) (not exceeding 30% of the total consideration) to be paid to the Promoter after the execution of Agreement,
 - ii. Amount of Rs. 3,48,000/- (Rupees: Three Lakhs, Forty-Eight Thousand only) (not exceeding 45% of the total consideration) to be paid to the Promoter on completion of the Plinth of the building or wing in which the said Apartment is located.
 - iii. Amount of Rs. 5,80,000/- (Rupees: Five Lakhs, Eighty Thousand only) (not exceeding 70% of the total consideration) to be paid to the Promoter on completion of the slabs of the building or wing in which the said Unit is located.
 - iv. Amount of Rs. 1,16,000/- (Rupees: One Lakh Sixteen Thousand only) (not exceeding 75% of the total consideration) to be paid to the Promoter on completion of the walls, internal plaster, flooring, doors and windows of the said Unit.
 - v. Amount of Rs. 1,16,000/- (Rupees: One Lakh Sixteen Thousand only) (not exceeding 80% of the total consideration) to be paid to the Promoter on completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Unit.
 - vi. Amount of Rs. 1,16,000/- (Rupees: One Lakh Sixteen Thousand only) (not exceeding 85% of the total consideration) to be paid to the Promoter on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Unit is located.
 - vii. Amount of Rs. 2,32,000/- (Rupees: Two Lac Thirty-Two Thousand Only) (not exceeding 95% of the total consideration) to be paid to the Promoter on completion of the lifts, water pumps, electrical fittings, electrical, mechanical



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and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the Agreement of sale of the building or wing in which the said Unit is located.

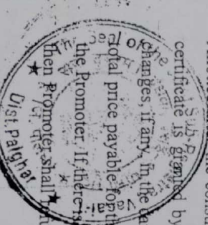
viii. Balance Amount Rs.1,16,000/- (Rupees: One Lakh Sixteen Thousand Only) against and at the time of handing over of the possession of the Unit to the Allottee on or after receipt of occupancy certificate or completion certificate by the VYCMC or any other Planning Authority or Local Authority.

ix. The Total price above excludes Taxes (consisting of tax paid or payable by the Allottee by way of Goods and Service Tax, Value Added Tax, Service Tax and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Allottee) up to the date of handing over the possession of the Unit.

5. 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 Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the competent authorities etc. the Promoter 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, which shall only be applicable on subsequent payments.

6. The Promoter may allow, in its sole discretion, a rebate for early payments of equal instalments payable by the Allottee by discounting such early payments @ % per annum for the period by which the respective instalment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee/s by the Promoter.

7. The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the charges, if any, in the carpet area, subject to a variation cap of **three percent**. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee 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 Allottee/s. If there is any increase in the carpet area allotted to Allottee/s, the Promoter shall demand additional amount from the Allottee/s 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 3 of this Agreement.



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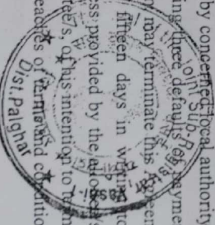
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8. The Allottee/s authorizes the Promoter to adjust/appropriate all payments made by him/her/their name as the Promoter may in its sole discretion deem fit and the Allottee/s undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

9. Time is essence for the Promoter as well as the Allottee/s. The Promoter shall abide by the time schedule for completing the project and handing over the Unit to the Allottee/s and the common areas to the association of the allottees after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Allottee/s shall make timely payment of the instalments and other dues payable by him/her/their name and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause 4 herein above.

10. If the Promoter fails to abide by the time schedule for completing the project and handing over the Unit to the Allottee/s, the Promoter 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 Promoter, interest as specified in the Rule, on all the delayed payments which become due and payable by the Allottee/s to the Promoter under the terms of this Agreement from the date the said amount is payable by the allottee/s to the Promoter.

11. Without prejudice to the right of promoter to charge interest in terms of clause 11 above, on the Allottee/s committing default in payment on due date of any amount due and payable by the Allottee/s to the Promoter under this Agreement (including his/her/their proportionate share of taxes levied by competent local authority and other ongoing) and on the allottee/s committing default in payment of instalments, the Promoter shall at his own option may terminate this Agreement. Provided that, Promoter shall give notice of fifteen days in writing to the Allottee/s, by Registered Post A D at the address provided by the allottee/s and mail at the e-mail address provided by the Allottee/s, of his intention to terminate this Agreement and of the specific breach or breaches of the conditions in



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१	२०१६	

respect of which it is intended to terminate the Agreement. If the Allottee/s fail 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.

Upon termination of this Agreement as aforesaid, the Promoter shall refund to the Allottee/s (subject to adjustment and recovery of any agreed liquidated damage or any other amount which may be payable to the Promoter) within a period of thirty days of the termination, the instalments of sale consideration of the Unit which may till then have been paid by the Allottee/s to the Promoter.

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

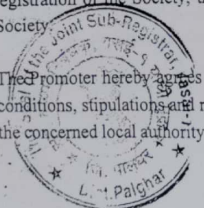
13. At the time of Registration, the Allottee/s shall pay to the Promoter the Allottee's share of stamp duty and registration charges payable, if any, by the said Society or Limited Company, on the conveyance or lease or any document or instrument of transfer in respect of the said property and the said building to be executed in favour of the Society or Limited Company.

14. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee/s as advances or deposits, sums received on account of the share capital for the formation of the Co-operative Society or a Limited Company or towards the outgoing and legal charges and shall utilise the amount only for the purpose for which they have been received.

15. The Promoter shall not be liable to share the maintenance charges, electricity and water charges in respect of the unsold Units. The Promoter shall bear the local body assessments if any payable and nothing else till all such unsold Units are sold.

16. The Promoter hereby declares that no part of the said Floor Space Index has been utilised by the Promoter elsewhere for any purpose whatsoever. The residual F.A.R. (F.S.I.) if any, in the said property or the layout not sanctioned will be available to the Promoter till the registration of the Society. Whereas after registration of the Society, the residual F.A.R. (F.S.I.) shall be available to the Society.

17. The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans and there



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पुस्तक - २			
पुस्तक	पृष्ठ सं.	दिनांक	
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and shall before handing over possession of the Unit to the Allottee, obtain from the concerned local authority, occupation and/or completion certificate in respect of the said Unit.

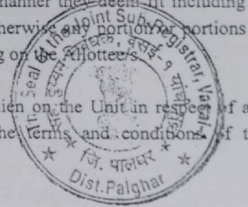
18. The Allottee/s agree/s and undertake/s to pay all the amounts payable under this agreement as and when called upon by the Promoter and the Promoter shall give notice and the absence thereof shall not be admitted as an excuse for non-payments of any amount/s so due. The Allottee/s further agree/s and undertake/s to observe and perform the terms, conditions and covenants contained in this agreement and to keep the Promoter indemnified against the said payment/s and observance and performance of the said terms, conditions and covenants to be observed and performed by the Allottee/s under this agreement.

19. The Allottee/s agree/s and undertake/s to permit and give the Promoter all facilities for making any additions, alterations or to put up any additional structure or floors on the said property as mentioned in clause 20 till the property is conveyed/ assigned or leased to the Society or Limited Company formed and registered. The Allottee/s further agree/s and undertake/s not to object to such construction on the ground of nuisance, annoyance and/or for any other reasons.

20. It is hereby expressly agreed that the Promoter shall be entitled to sell the Units in the said building and other structures on the said property for Industrial-use or for any other use that may be permitted by the Local Authority and other authorities in that behalf and that the Allottee/s or his/her/their permitted transferee and/or transferees shall not change the user of any of the Units from the aforesaid purposes at any time in future. The Allottee/s agrees to bear and pay increase in local taxes, water charges, increases 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 use of the Unit by the Allottee/s viz. use for any purposes other than for Industrial purposes.

21. It is also hereby expressly agreed that so long as it does not in any way affect or prejudice the rights created in favour of the Allottee/s in respect of the Unit, the Promoter shall be at liberty to sell, assign, mortgage or otherwise deal with or dispose off its right, title and interest in the said building and or in the said property or any part thereof or in any other manner they deem fit including to assign and/or give on lease or sub-lease or otherwise dispose off portions of the said property and the same shall be binding on the Allottee/s.

22. The Promoter shall have a first charge and lien on the Unit in respect of any amount payable by the Allottee/s under the terms and conditions of this Agreement.



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right to put up additional construction and storeys and/or consume the balance floor space index and/or additional floor space index of the said property in any other manner whatsoever. The Allottee agrees and undertakes to permit and give the Promoter all facilities for making any additions, alterations or to put up any additional structures or floors on the said property as mentioned in clause 21 till the property is conveyed/assigned or leased. Allottee's further agrees and undertakes not to object to such construction on the ground of nuisance, annoyance and/or for any other reasons.

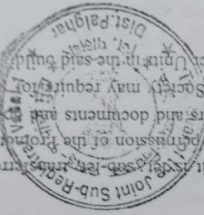
25. Any delay or indulgence shown by the Promoter in enforcing the terms of this Agreement or any forbearance or giving of time to the Allottee's shall not be construed as a waiver on the part of the Promoter for any breach or non-compliance of any of the terms and conditions of this agreement by the Allottee's nor shall be the same in any manner prejudice the rights of the Promoter.

26. The Promoter shall be entitled to enter into agreements with other Allottees on such terms and conditions as the Promoter may deem fit or alter the terms and conditions of the agreements already entered into by the Promoter with other Allottees if any without affecting or prejudicing the rights of the Allottee's in the Unit under this agreement.

27. The name of the building shall forever be Infinity Industrial Estate I whereas the name of the Society shall be determined and fixed by the Allottees.

28. The Allottee shall not let, sub-let, sell, transfer, convey, assign, mortgage, charge or in any manner encumber or deal with or dispose off or part with his/her/their interest or the benefit of this agreement or part with thereof in the Unit until all his/her/their dues of whatsoever nature owing to the Promoter are fully paid and only if the Allottee's has not been guilty of breach or of non-compliance of any of the terms and conditions of this agreement and till such time, the conveyance/assignment or any other document of transfer as hereinafter referred is executed, he/she/they shall have to obtain the previous consent in writing of the Promoter.

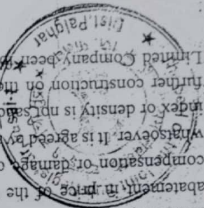
29. The Allottee's and the persons to whom the Unit is to be assigned or transferred, assigned or given possession of (after prior written assignment of the Promoter) shall from time to time, sign all applications, papers and documents and shall acts, deeds and things as the Promoter and/or the Society may require, and guarding the interest of the Promoter and/or the other Units in the said building.



Signature

23. Till the time the Society or Limited Company is formed and registered, the Promoter has reserved the right to give for the purpose of advertising open space in the said property including on the terrace either by putting up support and/or by using compound walls for the said purpose on such terms and conditions as the Promoter may desire. The said right shall continue to subsist even after the property is conveyed/assigned/leased to the Society or Limited Company and the same shall be incorporated in the proposed conveyance/assignment/lease. The Promoter shall pay a sum of Rs. 1/- per year to the Society or Limited Company to be formed after the said property is conveyed/assigned/leased to the Society, Limited Company as such provided that if any Municipal rates, taxes, certain assessments are imposed on the Owners of the said property or the Society by respect of any advertisement/hoarding put on the open spaces or terrace or any other portion of the said property, the same shall be borne and paid wholly by the Promoter or its nominee. The Promoter or its Nominee shall be exclusively entitled to the income that may be derived by display of such advertisement at any time hereafter. The Allottee's herein shall not be entitled any abatement in full of the said premises or to object to the same for any reason whatsoever and shall allow the Promoter, his agents, servants, etc. to enter into the said property including the terraces and other open spaces in the said building for the purpose of putting up and/or preserving the hoardings. The Promoter shall be entitled to transfer or assign such rights to any person or persons whom they deem fit to the Allottee's or the proposed society or Limited Company shall not raise any objection thereof.

24. If any portion of the said property is acquired or notified to be acquired by Government, or any other Public Body or Authority at or before the time the society or Limited Company is formed and registered, shall be entitled to receive all the benefits in respect thereof and/or the Compensatory F.S.I. or all or part of the benefits which may be permitted in lieu thereof. The Promoter shall also be entitled to use any additional F.S.I. or additional constructions that may be permitted by the Local Body or concerned authority on the said property for reasons whatsoever including F.S.I. in respect of any adjoining or neighbouring property. Such additional structures and storeys will be the sole property of the Promoter who will be entitled to dispose off the same in any way they choose. The Allottee's hereby irrevocably consents to the same. Under the circumstances aforesaid, the Allottee's shall not be entitled to raise any objection or to abatement in price of the Unit agreed to be acquired by him/her/their compensation or damage on the ground of inconvenience or any other ground whatsoever. It is agreed by and between the parties that if the permitted floor space index or density is not sanctioned in the building being put up and/or at any further construction on the said property is allowed prior to the society or Limited Company being formed or registered, then the Promoter shall have



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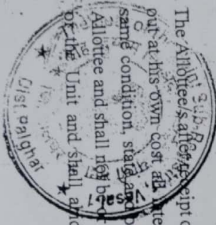
30. Nothing contained in this agreement is intended to be or shall be construed as a grant, demise or assignment in law of the said Unit or of the said property and building or any part thereof. The Allottee/s shall has/have no claim save and except in respect of the Unit hereby agreed to be sold to him/her/them and all open spaces, staircases, lobbies, unallotted by the Promoter until the said property and/or any part thereof is transferred to the proposed Co-operative Society or Limited Company as mentioned herein but subject to the rights of the Promoter under this agreement.

31. The Allottee/s shall on receipt of possession as provided in the agreement use the Unit or any part thereof or permit the same to be used only for purpose of Industrial, Godown, shop or office or for such other purposes as permissible in law and or by the Local authorities and/ or any concerned authorities in that behalf and which is not likely to cause nuisance or annoyance to the other occupiers of the said building and/or the owners and occupiers of neighbouring property or properties. He shall use the garage or parking space only for purpose of keeping or parking the Allottee's own vehicle.

32. The Allottee shall on receipt of possession as provided in clause 33 above not store in the Unit any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the said building or storing of which goods is objected by the concerned local authority and shall not carry or cause to be carried heavy packages which may damage or likely to damage the staircase, common passages, or any other structure of the building, otherwise Allottee/s shall be liable for the consequence of the breach.

33. The Allottee after receipt of possession of the said Unit as stated in this agreement shall neither demolish or cause to be demolished the Unit or any part thereof, nor at any time make or cause to be made addition or alteration of whatever nature or to the Unit or any part thereof, nor do any alteration in the elevation and outside colour scheme of the said building in which the Unit is situated and shall keep the portions, sewers, drain pipes in the Unit and appurtenances thereto in good tenable repair and condition and in particular so as to support shelter and protect the other parts of the building in which the Unit is situated and shall not chisel or in any other manner damage to columns, beams, walls, slabs, or RCC pards or other structural members in the Unit without the prior written permission of the Promoter and/or the Society or the Limited Company.

34. The Allottee/s after receipt of the possession as stated in this agreement shall carry out at his own cost all internal repairs to the Unit and maintain the Unit in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not be suffered to be done anything in or to the said building of the Unit and shall abide by all the by-laws, rules and regulations of the



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Government or the concerned local authority or any other public authority and in the event of the Allottee/s committing any act in contravention of the above provisions, the Allottee/s shall be responsible and liable for the consequences thereof to the Government/concerned local authority and/or any other public authority.

35. The Allottee shall not be entitled to any rebate and/or concession in the price of his/her/their Unit on account of the construction of any other building/s and/or structure and/or the changes, alterations and additions made in the building or structure or on account of any advertisement /hoarding put up on the said property.

36. It is expressly agreed and confirmed by the Allottee/s hereto that till the proposed Society or Limited Company is formed and the property is transferred to the said society or Limited Company, the Allottee/s shall have no right in the said property.

37. 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/Under Certificate of Posting at their respective addresses specified below:

Name of Allottee: **Mrs. Shanti Devdas Gaddam**
 Allottee's Address: Flat No.103/A, Wing, Bldg. No. C/51,
 Deokidham, Sai Road, Gokultham,
 Goregaon East, Mumbai 400063.
 Notified Email ID: devdas.gaddam18@gmail.com

M/s. **Aectron Real Estate LLP (Promoter)**
 Address: 1, Bandana, 15th Road, Bandra (W), Mumbai 400050.
 Notified Email ID: ashok@nawanycorp.com

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

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



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39. The Promoter shall give the possession of the Unit to the Allottee's on or before the December' 2018. If the Promoter fails or neglects to give possession of the Unit to the Allottee's on account of reasons beyond his control and of his agreement as per the provisions of section 9 of the Maharashtra Ownership Flats Act, by the aforesaid date or dates prescribed in section 8 of the said Act then the Allottee shall have an option to exercise his right of terminating this agreement demanding refund of the money paid to the Promoter till then and the Promoter shall be liable to refund to the Allottee the amounts already received by him in respect of the Unit with simple interest specified in clause 11 above from the date the Promoter received the sum till the date of the amounts and interest hereon repaid.

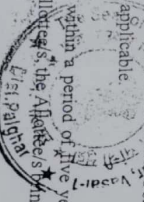
40. The Promoter shall be entitled to reasonable extension of time for giving delivery of Unit on aforesaid date, if the completion of building in which the Unit is situated is delayed on account of:

- i. non-availability of steel, cement other building materials, water or electricity supply;
- ii. War civil commotion or act of God.
- iii. Any notice, order, rule, notification of the Government and/or other public or competent authority.

41. The Promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee's as per the agreement shall deliver in writing the possession of the Unit, to the Allottee's in terms of this Agreement to be taken within 15 (fifteen) days from the date of issue of such notice and the Promoter shall give possession of the Unit to the Allottee's. The Promoter shall and undertakes to indemnify the Allottee's in case of failure of fulfillment of the provisions, formalities, documentation on part of the Promoter. The Allottee's agrees to pay the maintenance charges as determined by the Promoter or association of allottees, as the case may be. The Promoter shall offer possession to the Allottee's in writing within 7 days of receiving the occupancy certificate of the Project.

42. Upon receiving a written intimation from the Promoter as per clause 41, Allottee's shall take possession of the Unit from the Promoter by executing necessary indemnities, undertakings and such other documentations as prescribed in this Agreement and the Promoter shall give possession of the Unit to the allottee's. In case the Allottee's fails to take possession within the time period in clause 43 such Allottee's shall continue to be liable to pay maintenance charges as applicable.

43. If within a period of five years from the date of handing over the Unit to Allottee's, the Allottee's brings to the notice of the Promoter any structural defect



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in the Unit or the building in which the Unit is situated or any defects on account of workmanship, quality or provision of service, then wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Allottee's shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act.

44. The parties hereto specifically declare and confirm that:

a) The Allottee has inspected the said property and has ascertained for himself/herself /themselves that the Unit is not yet ready for use and occupation.

b) Building completion Certificate (Occupation Certificate) in respect of the said building has not yet been issued by the VVCMC the competent authority and consequently under the provisions of section 3(2) (i) of the Maharashtra Ownership Flats Act, 1963, the Promoter is not entitled to allow the Allottee's to enter into possession of the Unit till such certificate is given by the concerned Authority.

c) It is specifically agreed and declared that the possession of the Unit is not given or transferred to the Allottee before the execution or at the execution or after the execution of this agreement without executing the conveyance/assignment/lease in respect thereof and lodging the same for registration with the Registering Authority. In the event of the Allottee's insists on receiving possession prior thereto and if the Promoter is in a position to and agree to give same, and any stamp duty and/or other charges, or levies become payable on these presents and/or on such possession letter and/or on any record thereof or otherwise, the same shall be borne and paid by the Allottee's alone.

d) This Agreement is not an Agreement to sell an immovable property or conveyance/assignment/lease within the meaning of the terms under the Bombay Stamp Act 1958 and no interest in immovable property lies or is intended to be transferred to prevested inter vivos in the Unit.

45. Subject to what is stated hereinabove, possession of the Unit shall be delivered to the Allottee's after the said building is ready for use and occupation and subject to the Allottee's having complied with and/or having observed and performed all the terms and conditions of this agreement and the Allottee's has paid all the payments due to be paid by him/her/them to the Promoter from time to time without committing any default in payment thereof.



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52. The Powers and authority of the Society or the Allottees herein and other Allottees shall be subject to the overall powers, control and authority of the Promoter in any of the matters concerning the building and other structures on the said property, the construction and completion thereof and all amenities pertaining to the same and in particular the Promoter shall have absolute authority and control as regards the unsold Units and the disposal thereof.

53. The Promoter shall if necessary become a member of the Society in respect of their rights and benefits conferred herein or otherwise. If the Promoter transfers, assigns and dispose off such rights and benefits at any time to anybody, the assignee, transferee and/or the Allottee/s thereof shall become the member of the Society in respect of the same rights and benefits. The Allottee/s herein and the Society will not have any objection to admit such assignee or transferee as the member of the Society.

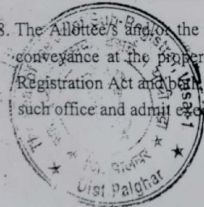
54. Any additions and alterations in the Unit and/or in respect of the specifications and amenities by the Allottee/s may if agreed by the Promoter shall be carried out at the risk and extra costs of the Allottee/s which shall be paid in advance by the Allottee/s before the work is carried out by the Promoter.

55. This Agreement shall always be subject to the provisions of the Maharashtra Ownership Flat Act (Maharashtra Act No. XV of 1971) and the Rules made thereunder/said Act and the Rules made thereunder.

56. The transaction covered by this contract is understood to be liable to Goods and Service Tax which will be borne and paid by the Allottee/Promoter. However, stamp duty & Registration applicable on the document as per current rate and reckoner rate shall be borne and paid by the Allottee/Promoter. If, however, reason of any amendment to the constitution or enactment or amendment or any other law, Central or State, this transaction is held to be liable to tax as a sale or otherwise, either wholly or in part and any inputs or material or equipments used or supplied in execution of or in connection with this transaction are liable to tax hereinafter at or time the same shall be payable by the Allottee/s alongwith other Allottees on demand at any time.

57. The Promoter shall not be responsible for the consequences arising out of change in law or change in Municipal and other laws, rules, regulations, etc.

58. The Allottee/s and/or the Promoter shall present this agreement as well as conveyance at the proper registration within the time limit prescribed by the Registration Act and both the Allottee/s and the Promoter/P.A. holder will appear at such office and admit execution thereof.



S. G. Gaidam

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59. The Allottee shall pay brokerage at the rate of - % of the total price to NA on signing this agreement.

THE FIRST SCHEDULE HEREINABOVE REFERRED TO

ALL THAT Building No.1 having FSI admeasuring 5388.53 sq.mts. equivalent to 58001.71 sq.ft built-up (which area includes area of staircase, lift, lobby, Fire escape and balcony area) having Ground, First and second part upper floor our of land more particularly described in the first schedule hereinabove written .

- on or towards the East : by Survey No.46/2/9
- on or towards the West : by Proposed Building No.2
- on or towards the North : by 12-meter Internal Road
- on or towards the South : by Playground

SECOND SCHEDULE HEREINABOVE REFERRED TO

The building no.1 admeasuring 5388.53 sq.mts. equivalent to 58001.71 sq.ft built-up is sanctioned by Planning Authority VVCMC vide order no.VVCMC/TP/CC/NP-5315/981/2013-14 dt.29.06.2013.

Unit No. 207 on 2nd Floor in the Building to be known as Infinity Industrial Estate I admeasuring 70.901 sq. mt. of built up area equivalent to Rera carpet area of ... sq.mt. situate on piece or parcel of land bearing Survey No.46 H.No.2/7, admeasuring 9450sq.mts., situate lying and being at Village Bilalpada, Taluka Vasai, District Palghar and within the limits of registration of Sub-District of Vasai and within the registration District Palghar.



S. G. Gaidam

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

SIGNED, SEALED AND DELIVERED)
 by the withinnamed Promoter)
 LLP)
 M/s. Acetron Real Estate LLP)
 PAN No. ABFFA7182D)

For M/s. Acetron Real Estate

Flour paw J
 PARTNER

In the presence of

1. *Shaddam*
2. *Shishankar*

SIGNED, SEALED AND DELIVERED)
 by the withinnamed Allottee/s)
 Mrs. SHANTI DEVDAS GADDAM)
 PAN No. AMBPG4758L)

Sgaddam

in the presence of

1. *Shaddam*
2. *Shishankar*



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RECEIPT

Received of and from the withinnamed Allottee/s the sum of Rs. 2,24,000/- (Rupees: Two Lakh, Twenty-Four Thousand Only) being earnest money and part/full payment payable to us by cheque no. details as follows:

Date	Cheque No.	Amount	Bank /Branch
02/08/2018	'000315	2,24,000/-	Bank of Baroda, Goregaon East
	TOTAL	2,24,000/-	

WITNESS

1. *Shaddam*
2. *Shishankar*

WE SAY RECEIVED
 for ACETRON REAL ESTATE LLP.

Flour paw J
 Partner



ANNEXURE "B"

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SPECIFICATIONS & AMENITIES

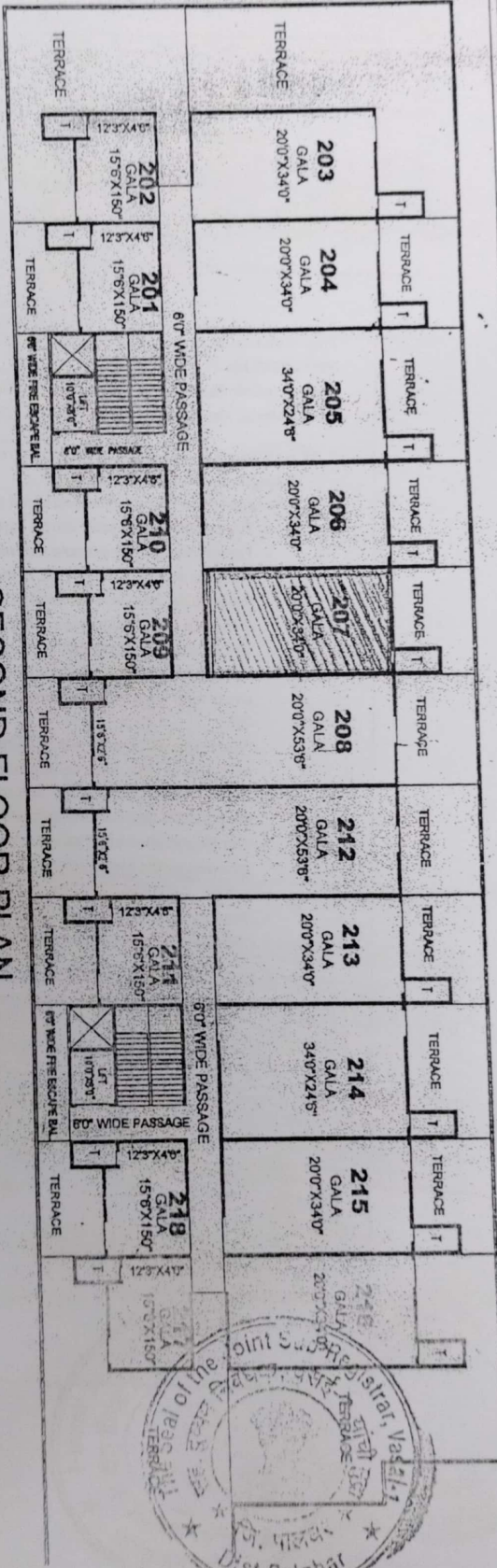
1. R.C.C. frame structure for heavy Small Scale industrial use.
2. Distemper paint/putty in all units.
3. Acrylic/semi-acrylic paint in all common areas and exterior.
4. Provision of borewell water supply for bathrooms.
5. Electrical fittings at reasonable distance in compound, common passage area, staircase landing, mid-landing and fire balcony.
6. 2 lifts of 1.5 tons each of local brand.
7. a) Two separate spacious staircases.
b) Staircase bays designed for maximum light and ventilation.
c) Staircase side walls painted in two coats of cement paints upto ceiling height.
8. a) Each Unit/group of Units supplied with two M.S. Rolling Shutters.
b) Aluminium windows with marble window sill and maximum available opening.
c) M.S. Grill in all windows.
9. a) Overhead and underground storage water tanks of adequate capacities.
b) Water Pump.
10. a) Unit/Group of Units shall be provided with a toilet block consisting of W.C., Urinal and hand wash basin of unbranded local made.
b) Glazed tiles upto 7'-0" height in all bathrooms.
c) Aluminium door and aluminium louvre windows in each bathroom.
d) Well laid out drainage system connected to septic tank of adequate capacity.
11. Suitably levelled concrete compound paving all around the building.



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ANNEXURE "C"

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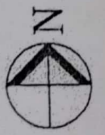
SECOND FLOOR PLAN

HEAD OFFICE:
ACETRON REAL ESTATE LLP

1/2, BANDANA, 15TH ROAD,
BANDRA, MUMBAI-400050.
TEL.-26005388, 26006742

INFINITY INDUSTRIAL ESTATE

PLOT NO.1, S.NO.46/2/7
VILLAGE: BILALPADA, VASAI (EAST)
DIST: PLAGHAR.



VASAI OFFICE:

107/108, TIRUPATI TRADE CENTR
NEAR STATION, NAVGHAR,
VASAI (E), DIST: PALGHAR

पुस्तक	दस्तावेज	प्लॉट नं.	अंश
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ANNEXURE "D"



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 **P99000002355**

Project: Infiniti Industrial Estate I, Plot Bearing / CTS / Survey / Final Plot No.: S.No.46, H.No.2/7 at Vasai-Virar City Corp), Vasai, Palghar, 401028;

1. **Acetron Real Estate LLP** having its registered office / principal place of business at **Tehsil: Mumbai, District: Mumbai Suburban, Pin: 400050.**

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 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, Rules 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 scheduled bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by 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 **31/07/2017** and ending with **31/12/2018** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 5.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

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

Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhur
(Secretary, MahaRERA)
Date: 7/31/2017 5:55:30 PM

Dated: 31/07/2017

Place: Mumbai

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



गुणकार्यालय, विद्यार
 विद्यार (पूर्व),
 ता. वसई, जि. ठाणे, पिन ४०१ ३०५.



दस्तावेज क्र. : ०१५०-२५२५१०२/०२/०१/०४/०४
 क्र. वस. : ०१५०-२५२५१०२
 ई-मेल : vasainvitracorporation@v
 शा. क्र. : वस. वि. शा. म.
 दिनांक :

WCMC/TP/CCNP-5315/981/2013-14

To,
 Mr. Dahyalal Patel,
 Shop No 12, Sathi palace,
 Opp. Jain Mandir,
 Ambadi Road, Vasai (W)
DIST-THANE

Sub : **Development Permission for the proposed Layout of Industrial Building land bearing S.No. 46, H.No.2/7 of Village Bilalpada, Taluka Vasai, Thane.**

Ref : 1) TLR MR No. 661/2011 Dated. 1/12/2012.
 2) Your Registered Engineer's letter dated 01/04/2013

Sir/ Madam,
 Development Permission is hereby granted for the proposed Layout of Industrial Building named under Sec. 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XI) It is conditions mentioned in the letter No. VWSR / TP / CC / VP-5315 dated 06/2013 The detail of the layout is given below:
 1 Name of Assessee/owner / P.A. Holder : Mr. Dahyalal Patel

- 2 Location : Bilalpada
- 3 Land use (Predominant) : Industrial, Residential I- Zone R- Zone
- 4 Deduction
 - a. P.G. Reservation 1079.41
 - b. Recreation Ground 117.259
- 5 Balance Plot area 7198.00
- 6 FSI Permissible 0.75
- 7 Permissible BUA 5398.50
- 8 Proposed BUA 5329.49

The details of the building is given below:

Bldg.No	Wings	Predominant Use	No. of Floors	No. of Gallias	No. of Flats	Total B.U.A. (in Sq.m.)
1		Industrial	G+2 pt	28	--	4783.01
2		Industrial	Ground	04	--	546.48



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29/06

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. ठाणे, पिन ४०१ ३०५.



वसई-१		
पुस्तक	दस्त क्र.	
	११२८८	३३५०
१	५.२०१८	

दूरधनी : ०२५०-२५२५१०/०२/०३/०४/०५/०६
ईमेल : ०२५०-२५२५१०५
ई-मेल : vasavirarcorporation@yashoo.com

सा.क्र. : व.वि.स.म.
दिनांक :

VVCMC/TP/CC/VP-5315/१११/२०१३-१४..... 2.....

२१/०६/२०१३

- 1) The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue (As per Section 48 of MR & TP Act, 1966 and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulations-2001).
- 2) The amount of Rs. 1,07,800/- (One Lac seven thousand Eight Hundred Only) deposited vide receipt No.105658 dated 20/06/2013 & Rs. 11800/- (Rupees Eleven Thousand Eight Hundred Only) deposited vide receipt No.105662 dated 20/06/2013 with VVCMC as interest from security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any other building Control Regulation & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Corporation.
- 3) You shall transport all the construction material in a good transport system and the material shall not be stacked in unhygienic / polluting condition.
- 4) You shall see that water shall not be stored to lead to unhygienic conditions like mosquito breeding, disease prone conditions.
- 5) You shall provide drainage, sewerage, water storage systems strictly to the satisfaction of VVCMC. Else occupancy certificate shall not be granted to you, which may please be noted.
- 6) You have to fix a board of public notice regarding unauthorised covering of marginal open spaces before applying for occupancy certificate of next building as per the format finalised by VVCMC.
- 7) You shall develop the road to the satisfaction of VVCMC applying before PCC. You shall give detailed engineering report comprising reclamation level to be maintain, Storm Water drainage systems, sewerage systems and water supply (tank sizes etc) before applying for PCC.
- 8) You shall construct cupboard if any, as per sanctioned D.C Regulations.
- 9) You shall be responsible for disputes occur due to access & title.
- 10) You shall provide Mosquito Proof treatment in order to avoid Mosquito Breeding to the satisfaction of VVCMC. Occupancy certificate will not be granted if Mosquito Treatment is not provided.
- 11) You shall provide two distinct pipelines for drinking, cooking and for other rest of the activities.
- 12) Rain Water Harvesting system shall be provided by drilling bore and recharging the underground aquifer as per Government Notification Dtd. 10/03/2005 & 06/07/2005.



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Handwritten initials.



पत्र क्र. २	१२/८०	३४/५०
१		
२		

मुख कार्यालय, विहार
विहार (पुणे),
ठा. बस, वि. ठाणे, फिर वॉर ३०४.



पुस्तकी : ०३१०-३३३५०६०६३५५५५
फोन : ०३१०-३३३५०६०
ईमेल : vasavivirarcorporation@gmail.com

आ. क्र. : वा. वि. वा. नं.
दिनांक : २१/०६/२०१३

WCMC/TP/CCNP-5315/ 981/ 2013-14 3

२१/०६/२०१३

- 13) You shall submit NOC from Chief Fire Officer before applying for PCC.
- 14) You shall construct the compound wall before PCC.
- 15) The responsibility of obtaining any other statutory NOC as per other acts shall be the applicant.
- 16) You shall submit sub soil investigation report for structural stability & Rain Harvesting purpose before P.C.C.
- 17) You shall submit sand bed before applying for O.C.

Encl.: a/a.

1. C.C. to Asst. Commissioner, UCD
2. Vasavi Virar City Municipal Corporation.
3. The collector,
4. The Office of the Collector, Thane.
5. The Tahsildar.
6. Office of the Tahsildar, Vasavi.
7. M/s. Ajay Wade & Associates
8. A/6, Sai Tower, 1st Floor, Ambhad Road, Vasavi (W), Dist. Vasavi, DIST. THANE



Deputy Director Town Plan
Vasavi Virar City Municipal Corporation

Your faith



मुख कार्यालय, विहार
विहार (पुणे),
ठा. बस, वि. ठाणे, फिर वॉर ३०४.



पुस्तकी : ०३१०-३३३५०६०६३५५५५५५
फोन : ०३१०-३३३५०६०
ईमेल : vasavivirarcorporation@gmail.com

आ. क्र. : वा. वि. वा. नं.
दिनांक :

२१/०६/२०१३

CONDITIONS FOR COMMENCEMENT CERTIFICATE

The set of the conditions as mentioned below shall be read with the Commencement Certificate of the particular building as mentioned.

1. The commencement certificate is liable to be revoked by the Municipal Corporation if :-
 - a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Corporation is contravened.
 - c) The Commissioner, WCMC is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him, in such event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
2. The applicant shall :-
 - a) Give notice to the Municipal Corporation immediately after starting the development work in the land under reference.
 - b) Give notice to the Municipal Corporation on completion upto the plinth level & obtained plinth completion certificate before the commencement of the further work.
 - c) Given written notice to the Municipal Corporation regarding completion of the work.
 - d) Obtain an occupancy certificate from the Municipal Corporation.
 - e) Permit authorized officers of the Municipal Corporation to enter the building or premises for the purpose of inspection with regard to observing building control regulations and conditions of the certificate.
 - f) Pay to MUNICIPAL CORPORATION the development charges as indicated in Appendix 'A' along with interest @ 18% p.a. on the balance amount. If the rate of interest is enhanced by MUNICIPAL CORPORATION, the same will be applicable. The applicant shall pay to MUNICIPAL CORPORATION the development charges as agreed in the undertaking submitted by him on dated 03/01/2011.

Cond. 2.



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पत्र क्र. २	१२/८०	३४/५०
१		
२		

प्लान नं. १	
१२२८०	८०/५०
१	२०१८



मुख्य कार्यालय, विरार
विहार (पूव)
आ. बार्ड, वि. नं. १०१, वि. नं. १०१.

दूरध्वनी : ०२१०-२५२५१०१/०२/०३/०४/०५/०६
फॅक्स : ०२१०-२५२५१००
ई-मेल : vasavi@corporation.virar.org

आ. नं. : व. वि. नं. म.
दिनांक :

असमाप्त : ३ जुलै २०१३

WCMC/TP/CCMP-5315/ 981/2013-14 6.....
29/06/2013

41. You will construct the society room as proposed and approved in the plan and it will not be used other than for society's purpose. This society room shall be handed over to the Co-operative housing Society to be formed in due course.
42. For the portion of the compound wall rounded off at the corner at roan junctions M.S. grills over 0.75 m of brick work upto the height of 1.5 m from the ground shall be provided.
43. This development permission enable you to construct upto plinth level only. For further construction plinth completion certificate has to be obtained from the office.
44. Nos. of trees shall be planted on site.
45. You will not take up any development activity on the aforesaid property till the court matter pending if any in any court of law, relating to this property is well settled.
46. Only one unit shall come up in each gala and no sub-division of gala for subletting or accommodating other unit shall be allowed.
47. You shall submit detailed proposal for rain water harvesting and solid waste disposal to treat dry and organic waste separately by design department before applying for plinth completion certificate.
48. You shall submit detailed proposal for sewage treatment plant by way of package vermiculture project before applying for plinth completion certificate. You shall use fly ash bricks or blocks or clay fly ash bricks or cement fly ash bricks or blocks or similar products of a combination of aggregate of them in the construction of the project and as per the notification of Ministry of Environment & Forest Govt. of India date 27th Aug. 2003.
49. Notwithstanding anything contained in the Development Control Regulations, the Development plan provisions or the approvals granted / being granted to you, it shall be lawful for the part of the Municipal Corporation to impose new conditions for compliance or may be to impose new conditions for compliance as may be required and deemed fit to adhere to any general or specific orders or directives of any Court of Law, Central / State Government, Central / State Government, Central / State PSU, Local Authority or any public authority as may be issued by them from time to time.
50. You have to fix up board of public notice regarding unauthorised covering of marginal open spaces before applying for occupancy certificate of next building as per the format framed by MUNICIPAL CORPORATION.



TRUE COPY
JAY WADE & ASSOCIATES
ARCHITECTS ENGINEERS SURVEYORS
WCMC/ENCR/1/3
6-1st Floor, Salt Tower, Attabadi Rd,
Vasai (West), Dist. Thane
Vasai (West) - 401 223 50025

Deputy Director of Town Planning
Vasai - Virar City Municipal Corporation

79/11287

शुक्रवार, 07 डिसेंबर 2018 3:41 म.नं.

दस्त गोषवारा भाग-1

वसई ५३/५०

दस्त क्रमांक: 11287/2018

दस्त क्रमांक: वसई 1 /11287/2018

बाजार मुल्य: रु. 23,16,500/- मोबदला: रु. 23,20,000/-

भरलेले मुद्रांक शुल्क: रु.1,39,200/-

दु. नि. सह. दु. नि. वसई 1 यांचे कार्यालयात

पावती:14362

पावती दिनांक: 07/12/2018

अ. क्र. 11287 वर दि.07-12-2018

सादरकरणाराचे नाव: शांती देवदास गड्डम - -

रोजी 3:26 म.नं. वा. हजर केला.

नोंदणी फी

रु. 23200.00

दस्त हाताळणी फी

रु. 1080.00

पृष्ठांची संख्या: 54

एकुण: 24280.00

Sgawdam
दस्त हजर करणाऱ्याची सही:

Sub Registrar

सह दुय्यम निबंधक वसई क्र. १

Sub Registrar Vasai 1

सह दुय्यम निबंधक वसई क्र. १

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

शिक्षा क्र. 1 07 / 12 / 2018 03 : 26 : 58 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 07 / 12 / 2018 03 : 29 : 31 PM ची वेळ: (फी)

प्रतिज्ञा पत्र
*सदर दरलएवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. *दस्तातील संपुर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार, व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. *दस्ताची सत्यता, वैधता कायदेशीर बावीसाठी दस्त निष्पादक व कर्तृव्यभारक हे संपुर्णपणे जबाबदार राहतील. *दस्तऐवजासोबत जोडलेले कागदपत्रे कुठल्याही प्रकारचे व्यवृत्ती इत्यादी वनावट आढळून आल्यास याची संपूर्ण जबाबदारी निष्पादकाची राहिल.
Sgawdam
लिहून देणारे: लिहून घेणारे:





दस्त गोषवारा भाग-2

वसई १०/१०

दस्त क्रमांक:11287/2018

07/12/2018 3 43:14 PM

दस्त क्रमांक :वसई1/11287/2018

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:शांती देवदास गड्डम - - पत्ता:-, - , 103/ए विंग बिल्डिंग नं सी/51 देवकीधाम साई रोड गोकुलधाम गोरगाव पुर्व मुंबई, - , - , गोरगाव पूर्व , MAHARASHTRA, MUMBAI, Non- Government. पॅन नंबर:AMBPG4758L	लिहून देणार वय :-51 स्वाक्षरी:- <i>Sgadham</i>		
2	नाव:मे अॅसेट्रोन रियल इस्टेट एलएलपी तर्फे भागीदार श्री मोहित अशोक नवानी तर्फे कु मु श्री आकाश आर बनिया - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 1 बंदना 15 वा रोड बांद्रा पश्चिम मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पॅन नंबर:ABFFA7182D	लिहून देणार वय :-24 स्वाक्षरी:- <i>Abhir</i>		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:07 / 12 / 2018 03 : 30 : 37 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:कुमारी शुभम गड्डम - - वय:22 पत्ता:गोरगाव पूर्व पिन कोड:400063	<i>Sgadham</i> स्वाक्षरी	
2	नाव:विद्याधर शिरधनकर - - वय:65 पत्ता:जोगेश्वरी पु पिन कोड:400060	<i>Shiradhakar</i> स्वाक्षरी	

शिक्का क्र.4 ची वेळ:07 / 12 / 2018 03 : 31 : 22 PM

शिक्का क्र.5 ची वेळ:07 / 12 / 2018 03 : 31 : 51 PM नोंदणी पुस्तक 1 मध्ये

सह.दुय्यम निबंधक, वसई-१

EPayment Details.

sr.	Epayment Number	Defacement Number
1	0612201810432	0612201810432D
2	MH009113359201819E	0005001135201819

11287 /2018

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2. Get print immediately after registration.

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प्रमाणित करण्यांत येते की या दस्तामध्ये एकूण पाने ५० आहेत.

सह.दुय्यम निबंधक, वसई-१

पुस्तक क्रमांक ११२८०
क्रमांकभिर नोंदणी
सह.दुय्यम निबंधक, वसई-१
माहे १२ सन २०१८