

ASHAR MERAC TOWER D2- EDEN

NAME: MR. ASHISH KRISHNA SHARMA

MRS. AKRUTI ASHISH SHARMA

ANITA SURENDRA SHARMA

FLAT NO: D2-2602

*Done
12/12/21 Kawana*

24580

THE UNIVERSITY OF CHICAGO
DEPARTMENT OF CHEMISTRY
540 EAST 57TH STREET
CHICAGO, ILLINOIS 60637
TEL: 773-936-3700

536/24580

पावती

Original/Duplicate

Tuesday, December 17, 2024

नोंदणी क्र.: 39म

11:21 AM

Regn.: 39M

पावती क्र.: 26315 दिनांक: 17/12/2024

गावाचे नाव: पांचपाखाडी

दस्तऐवजाचा अनुक्रमांक: टनन9-24580-2024

दस्तऐवजाचा प्रकार : करारनामा

मादर करणाऱ्याचे नाव: आशिष कृष्णा शर्मा

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2300.00

पृष्ठांची संख्या: 115

एकूण:

रु. 32300.00

आपणाम मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

11:39 AM ह्या वेळेस मिळेल.

Sub Registrar Thane 9

वाजार मुल्य: रु.5158715/-

मोवदला रु.7217841/-

भरलेले मुद्रांक शुल्क : रु. 505260/-

सह दृश्यम निबंधक वर्ग २ ठाणे क. ९

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1224160016980 दिनांक: 17/12/2024

वॅकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.300/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1224161417081 दिनांक: 17/12/2024

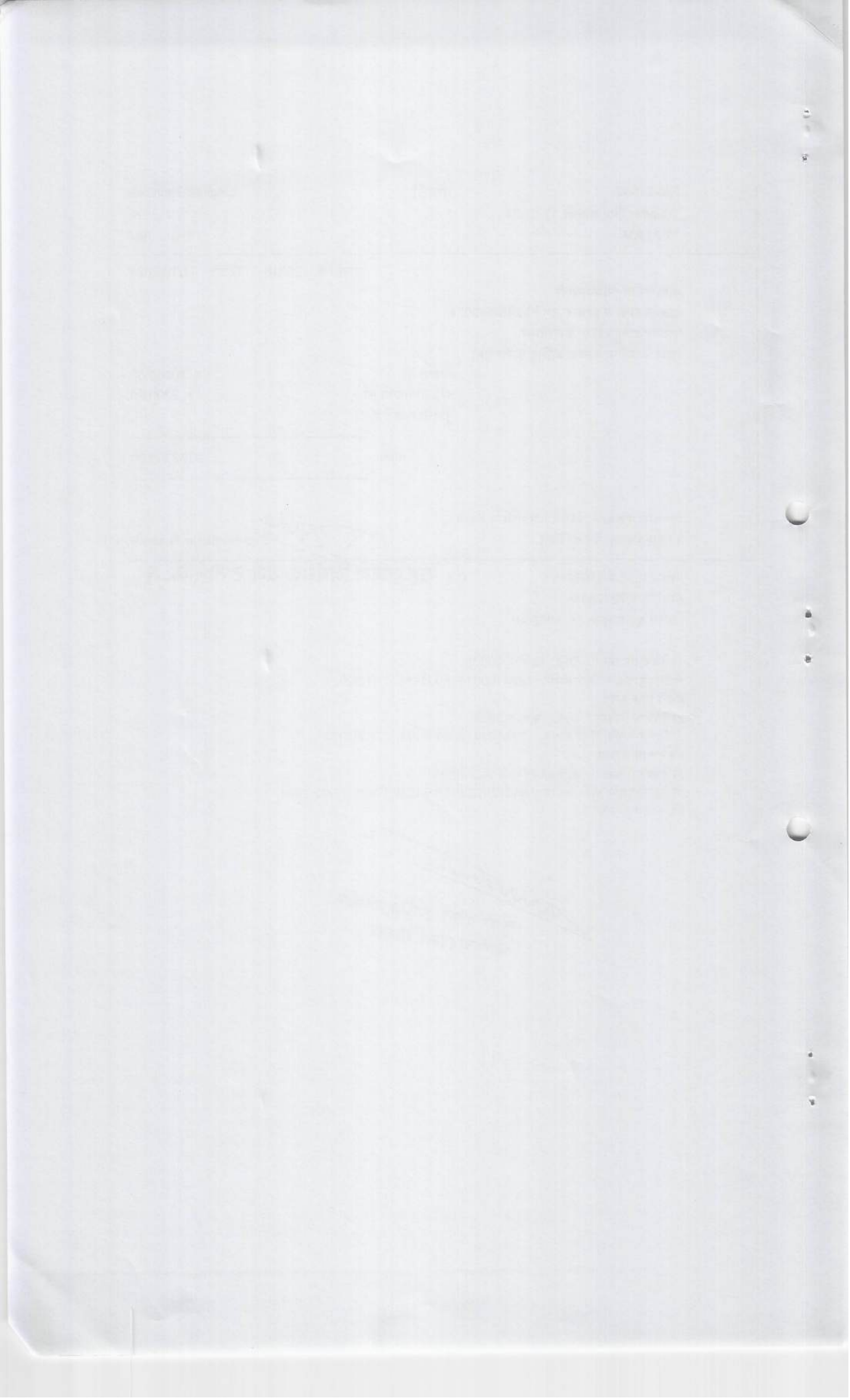
वॅकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH012672234202425E दिनांक: 17/12/2024

वॅकेचे नाव व पत्ता:

सह दृश्यम निबंधक वर्ग २ ठाणे क. ९





सूची क्र.2

दुय्यम निबंधक : दु.नि. ठाणे 9

दस्त क्रमांक : 24580/2024

नोंदणी :

Regn:63m

17/12/2024

गावाचे नाव : पांचपाखाडी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	7217841
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5158715
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :, इतर माहिती: मौजे पांचपाखाडी,तालुका व जिल्हा ठाणे,सदनिका क्र - डी 2 - 2602 क्षेत्र - 36.58 चौ मीटर कार्पेट,सदनिकेस संलग्न बाल्कनी क्षेत्र - 2.42 चौ मीटर,26 वा मजला,आशर मेरेंक टॉवर डी 2 - इडन,प्रकल्प आशर मेरेंक फेज 1,फिनलॅंड इंटरनॅशनल शाळे जवळ,श्रीनगर,वागळे इस्टेट,ठाणे पश्चिम - 400604.,(फ्लॉट नं 5 / 15 जी 5 व)...सोवत 1 कार पार्किंग स्पेस.....((Survey Number : 412 / 2 / ए (पीटी), 422 / 2 (पीटी), 423 / 2, 425 / 2, 426 (पीटी) (किंवा 426 / ए), 428 / 1, 440 / 1 / ए व 484 ;))
(5) क्षेत्रफळ	1) 39 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:-अजय प्रताप आशर तर्फे कबूली जवाबाकरीता कु मु म्हणून लता सुंदरम वय:-62; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: आशर विला, ब्लॉक नं: माविस जिन्नॅशिअम समोर, श्रीनगर, रोड नं: वागळे इस्टेट, ठाणे पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-ADBPA3939J
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-आशिष कृष्णा शर्मा वय:-32; पत्ता:-प्लॉट नं: सदनिका क्र - बी-1301, माळा नं: -, इमारतीचे नाव: लोटस टॉवर , ब्लॉक नं: अन्सल ,मॉडेल टॉवेन समोर, मुलुंड पश्चिम,मुंबई , रोड नं: बी . आर रोड , महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:-DALPS0372B 2): नाव:-आकृति आशिष शर्मा वय:-32; पत्ता:-प्लॉट नं: सदनिका क्र - बी-1301, माळा नं: -, इमारतीचे नाव: लोटस टॉवर , ब्लॉक नं: अन्सल ,मॉडेल टॉवेन समोर, मुलुंड पश्चिम,मुंबई , रोड नं: बी . आर रोड , महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:-CUFPS1969D 3): नाव:-अनिता सुरेंद्र शर्मा . वय:-51; पत्ता:-प्लॉट नं: सदनिका क्र - बी - 1301, माळा नं: -, इमारतीचे नाव: लोटस टॉवर , ब्लॉक नं: अन्सल ,मॉडेल टाऊन समोर, रोड नं: बी आर रोड, मुलुंड पश्चिम, मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:-CYSPTS5831H
(9) दस्तऐवज करून दिल्याचा दिनांक	17/12/2024
(10) दस्त नोंदणी केल्याचा दिनांक	17/12/2024
(11) अनुक्रमांक,खंड व पृष्ठ	24580/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	505260
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेंरा	

१. ग्राह दुय्यम निबंधक वर्ग २ ठाणे क्र. ९

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ASHISH KRISHNA SHARMA	eChallan	69103332024121618412	MH012672234202425E	505260.00	SD	0006997911202425	17/12/2024
2		DHC		1224160016980	2000	RF	1224160016980D	17/12/2024
3		DHC		1224161417081	300	RF	1224161417081D	17/12/2024
4	ASHISH KRISHNA SHARMA	eChallan		MH012672234202425E	30000	RF	0006997911202425	17/12/2024

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

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	20241217804	17 December 2024, 11:03:25 AM			
टनन9					
मूल्यांकनाचे वर्ष	2024				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका : ठाणे				
उप मूल्य विभाग	5/15/G-5ब) गावठाण गा.पाडा, डेअरी फार्म कॉफ व नर्सरी तलाव सर्वे नंबर				
क्षेत्राचे नांव	Thane Municipal Corporation	सर्व्हे नंबर /न. भू. क्रमांक :			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
46000	101800	117500	127200	117500	चौ. मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	42.9चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.26620/-
उद्दवाहन सुविधा -	आहे	मजला -	21st and Above		
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ		= 110 / 100 Apply to Rate= Rs.111980/-			
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर) = (((111980-46000) * (100 / 100)) + 46000) = Rs.111980/-			
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 111980 * 42.9 = Rs.4803942/-			
E) बंदिस्त वाहन तळाचे क्षेत्र		13.94चौ. मीटर			
बंदिस्त वाहन तळाचे मूल्य		= 13.94 * (101800 * 25/100) = Rs.354773/-			
Applicable Rules		= 3, 9, 18, 19, 15			
एकत्रित अंतिम मूल्य		= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनॉईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 4803942 + 0 + 0 + 0 + 354773 + 0 + 0 + 0 + 0 + 0 = Rs.5158715/- = र एक्कावन्न लाख अठ्ठावन्न हजार सात शे पंधरा /-			

Home

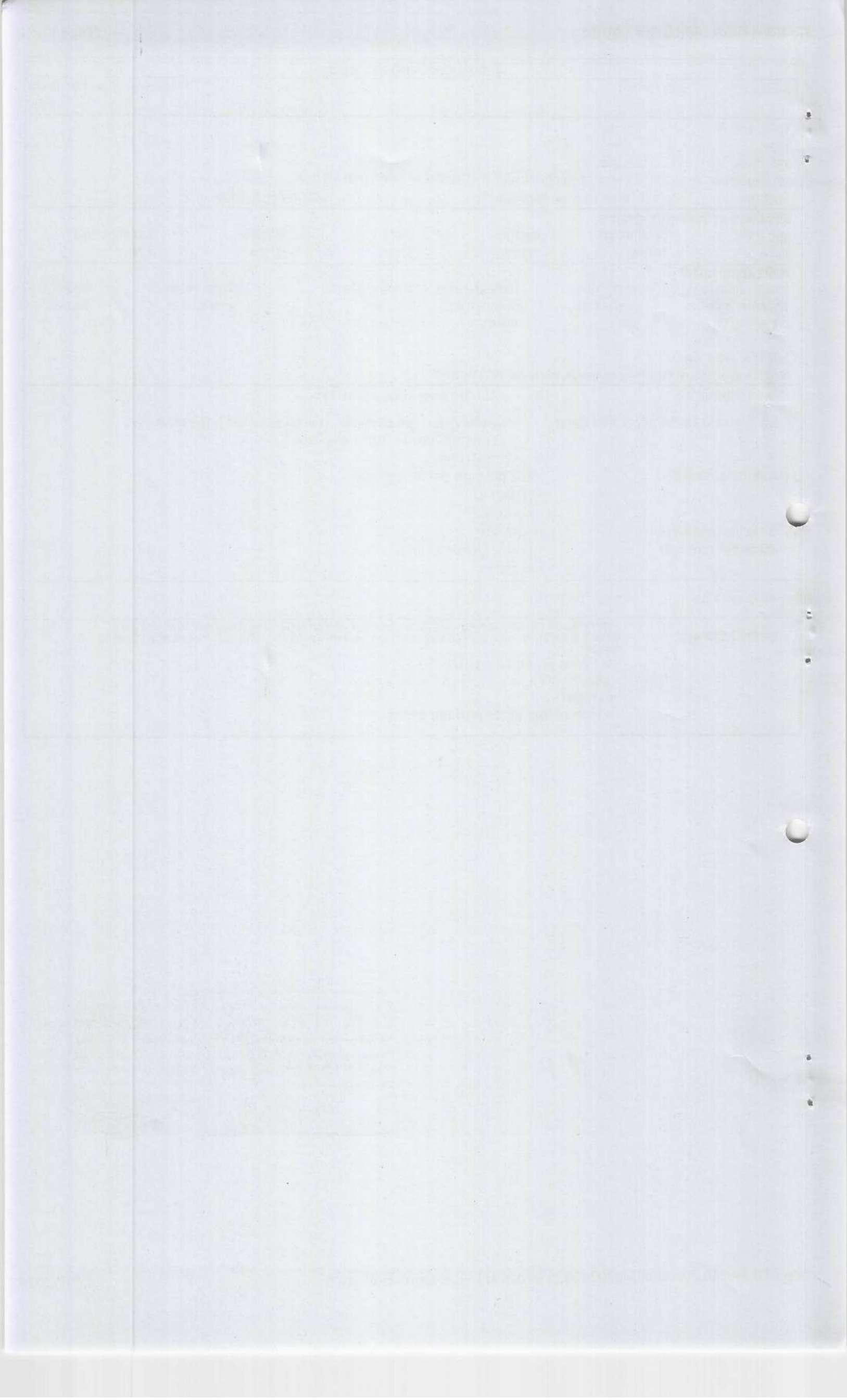
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पत्रक 202410/2024

9/1994







CHALLAN
MTR Form Number-6



GRN	MH012672234202425E	BARCODE	[Barcode]		Date	16/12/2024-17:45:02	Form ID	25.2				
Department	Inspector General Of Registration			Payer Details								
Type of Payment	Stamp Duty			TAX ID / TAN (If Any)								
				PAN No.(If Applicable)								
Office Name	THN9_THANE NO 9 JOINT SUB REGISTRAR			Full Name	ASHISH KRISHNA SHARMA							
Location	THANE			Flat/Block No.	FLAT NO D2- 2602, 26TH FLOOR, ASHAR							
Year	2024-2025 One Time			Premises/Building	MERAC TOWER D2 - EDEN							
Account Head Details				Amount In R.								
0030046401 Stamp Duty				505260.00		Road/Street	BESIDE FINLAND INTERNATIONAL SCHOOL, SHREENAGAR, WAGLE ESTATE					
0030063301 Registration Fee				30000.00		Area/Locality	VILLAGE PANCHPAKHADI, THANE WEST					
						Town/City/District						
						PIN	4	0	0	6	0	4
						Remarks (If Any)	SecondPartyName=AJAY PRATAP ASHAR~					
						Amount In	Five Lakh Thirty Five Thousand Two Hundred Sixty R					
Total				5,35,260.00		Words	upes Only					
Payment Details				IDBI BANK		FOR USE IN RECEIVING BANK						
Cheque-DD Details				Bank CIN	Ref. No.	69103332024121618412	2904488484					
Cheque/DD No.				Bank Date	RBI Date	16/12/2024-17:46:27	Not Verified with RBI					
Name of Bank				Bank-Branch		IDBI BANK						
Name of Branch				Scroll No. , Date		Not Verified with Scroll						

Department ID :

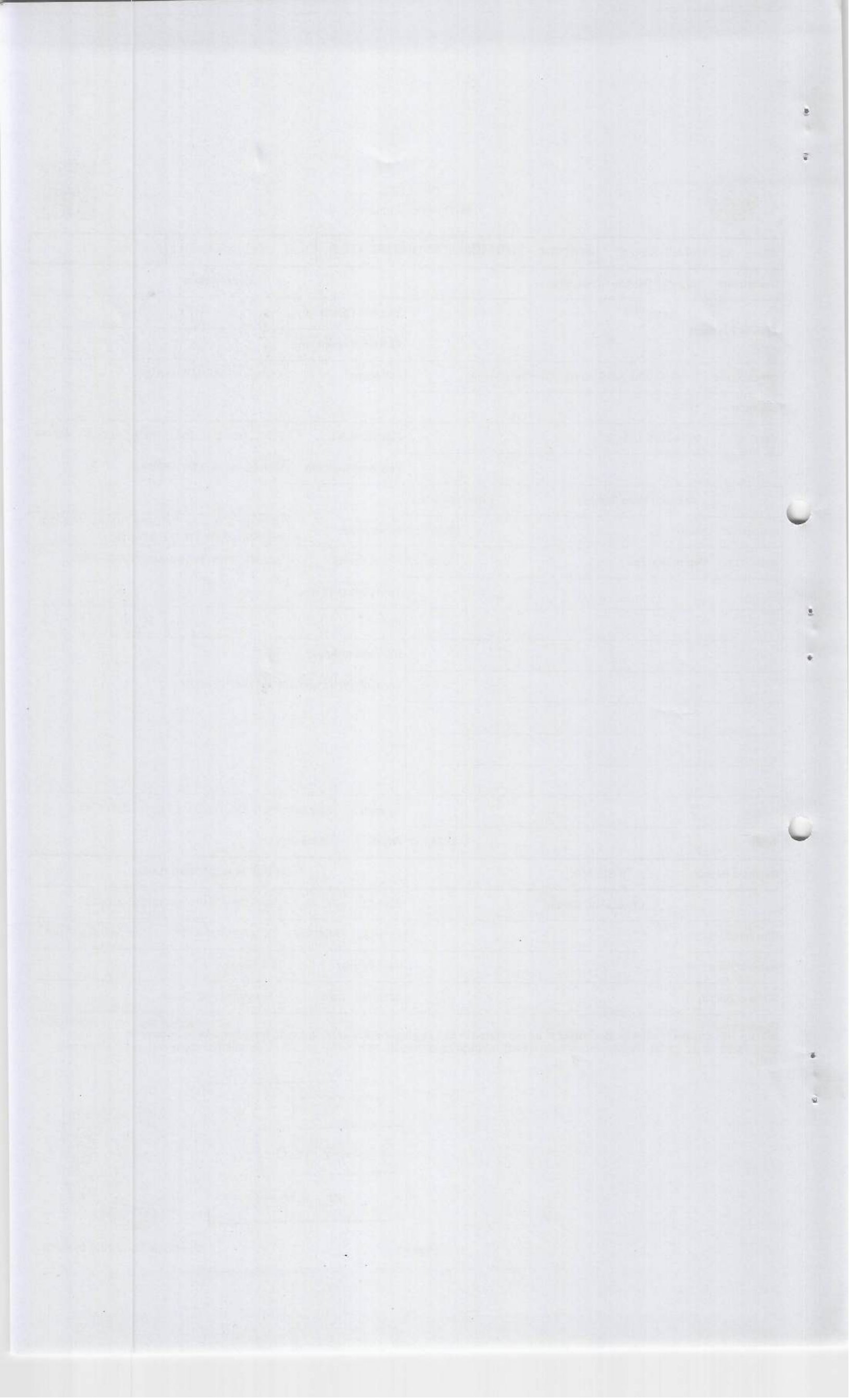
Mobile No. : 9987156345

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

सदर चलान केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलान लागू नाही.

रकम - ९
रु ५,३५,२६० / ००
२/१२/२४





AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made at Thane this 17th day of December, Two Thousand and Twenty Four, BETWEEN

MR. AJAY ASHAR (PAN No. ADBPA3939J), an Indian Inhabitant, s/o Mr. Pratap Ashar, residing at Ashar Villa, Opposite Mavis Gymnasium, Shree Nagar Wagale Estate, Thane (West), Thane, Maharashtra - 400 604, hereinafter referred to as **"THE PROMOTER/THE DEVELOPER /THE OWNER"** (which expression shall wherever the context so admits mean and include his heirs, executors, successors, administrators and assigns etc.) of the **ONE PART;**

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पत्र क्र. २४५ ८०/२०२४
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AND

MR. ASHISH KRISHNA SHARMA (PAN No. DALPS0372B) and MRS. AKRUTI ASHISH SHARMA (PAN No. CUFPS1969D) and ANITA SURENDRA SHARMA (PAN No. CYSPS5831H) Indian Inhabitant/s, having their residence at B-1301, Lotus Tower, Ansals, B. R. Road, Opposite Model Town, Mulund (West), Mumbai, Maharashtra - 400 080. hereinafter called "the **ALLOTTEE(S)/PURCHASER(S)**" (which expression shall unless be repugnant to the context or meaning thereof mean and include his/her/their heirs executors, administrators and assigns) of the **OTHER PART**;

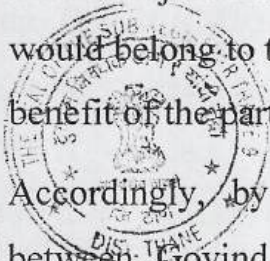
WHEREAS

A. By a Deed of Partnership dated 1st April, 1950 made between Shantilal Jamnadas Ashar therein referred to as the First Partner of the First Part and Dharmaraj Ranchoddas Ashar therein referred to as the Second Partner of the Second Part, the said Shantilal Jamnadas Ashar and Dharmaraj Ranchoddas Ashar agreed to carry out business in partnership in the firm, name and style of Messrs. Great India Net Industry.

B. The said Shantilal Jamnadas Ashar and Dharmaraj Ranchoddas Ashar intended to acquire properties and assets for the benefit of the aforesaid partnership business and due to certain technical difficulties prevailing at that point in time, they mutually agreed to purchase the lands in the name of one of the partners i.e., Dharmaraj Ranchoddas Ashar with an intent that the said lands would belong to the partnership firm and would be utilised for the benefit of the partnership firm.

Accordingly, by an Indenture dated 08th April, 1950 made between Govind Shaligram and others therein referred to as Vendors of the One Part And Dharmaraj Ranchoddas Ashar therein referred to as the Purchaser of the Other Part and

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registered with the office of the Sub-Registrar of Assurances at Thane under Serial No.228 of 1950, the said Govind Shaligram and others granted, conveyed, sold and transferred the lands all situate at Village Pachpakhadi, Thane, Maharashtra- 400 602 in favour of Dharmaraj Ranchoddas Ashar at or for the consideration therein contained as under:—

- D. All those pieces or parcels of lands situate at village Pachpakhadi Taluka Thane District Thana within the jurisdiction or the Sub-registrar of Thana Registration District of Thana and bearing the following description:

S. No	Hissa No.	Area A.G	Kharaba A.G
412	2	5-15	0-3
422	2	1-11	0-9
423	2	0-4	0-0
425	2	0-39	0-4
426	-	2-25 ¼	0-16
428	1 B	0-6	0-0
440	1	2-31	0-17
443	1	1-12	0-2½
"	3	0-1	0-½
"	4	0-0	0-¾
484	-	1-27¾	0-4¼
423	3	0-5	-
		16-17¾	1-16 ¼
	Total Area	Acres 17	Gunthas 34

Munshi
Ashar

Ashar

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वस्त क्र २०५८०/२०२४
३ ५ / १९९५



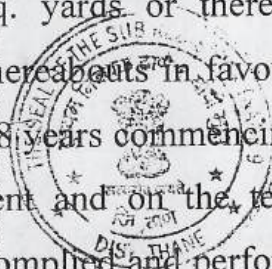
E. The aforesaid lands admeasuring in the aggregate 17 Acres 34 Guntha equivalent to 86,394 sq.yards or thereabouts equivalent to 72,236.615 sq.meters. or thereabouts is hereinafter referred to as **“the Larger Land”**.

F. Since the Larger Land was purchased in the name of Dharmaraj Ranchoddas Ashar but since the same was acquired for the benefit of and on behalf of the partnership firm, the partners of the firm namely Dharmaraj Ranchoddas Ashar and Shantilal Jamnadas Ashar, executed an Affidavit dated 02nd February, 1967 whereby they recorded that the Larger Land alongwith the office building and the factory standing thereon alongwith the plant and machinery installed therein belonged to the said partnership firm of Messrs. Great India Net Industry and that the firm is the owner thereof.

G. By an Indenture of Lease dated 27th October, 1970 made between Dharmaraj Ranchoddas Ashar in his capacity as a partner of Messrs. Great India Net Industry therein called the Lessor of the One Part, and Messrs. Bhartiya Foundry, through its Partner Shantilal Jamnadas Ashar, therein called the Lessee of the Other Part and registered with the office of the Sub-Registrar of Assurances at Thane under Serial No. 5193 of 1970, the said Dharmaraj Ranchoddas Ashar (in his capacity as a partner of Messrs. Great India Net Industry) demised lands bearing Survey No.426 part and 440/1 part admeasuring in the aggregate 16,600

sq. yards or thereabouts equivalent to 13,880 sq. meters or thereabouts in favour of Messrs. Bhartiya Foundry for a term of 98 years commencing from 1st November, 1970 at or for the lease rent and on the terms, covenants and stipulations to be paid, complied and performed by the said Messrs. Bhartiya Foundry as set out in the said Indenture of Lease.

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दस्त क्र २०५८० / २०२४
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- H. It appears that in and around the same time, land bearing Survey No.412 part admeasuring 15,250 sq. yards or thereabouts equivalent to 12,549.05 sq. meters or thereabouts was granted on lease by Messrs. Great India Net Industry in favour of Messrs. R.D. Ashar Engineering Division.
- I. By a Deed of Dissolution dated 12th February, 1975 made between Dharmaraj Ranchoddas Ashar and Shantilal Jamnadas Ashar read with Supplemental Agreement dated 22nd March, 1976, the said Dharmaraj Ranchoddas Ashar and Shantilal Jamnadas Ashar dissolved the partnership firm of Messrs. Great India Net Industry with effect from 12th February, 1975
- J. By a Deed of Partnership dated 24th February, 1975 made between Shantilal Jamnadas Ashar, Pratap Jamnadas Ashar and Bharati Vijay Ashar, the said Shantilal Jamnadas Ashar, Pratap Jamnadas Ashar and Bharati Vijay Ashar agreed to carry out business in partnership in the firm, name and style of Messrs. Great India Net Industry. Since under the Deed of Dissolution dated 12th February, 1975, the said Shantilal Jamnadas Ashar had a right to carry out business in the same name of the earlier partnership, this new partnership firm was also constituted with the same name of Messrs. Great India Net Industry (hereinafter referred to as "New GINI" for the sake of convenience).
- K. The following lands were brought in the said partnership firm of New GINI:

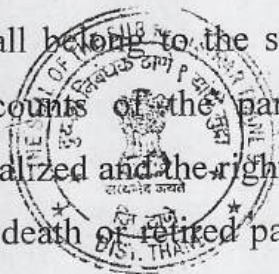
Sr No.	Particulars	Area(in sq. yards)
1.	Area leased to Messers Bhartiya Foundry	16,600
2.	Other areas sorming part of the Laarger Land	23,500
		40,100

40,100
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- L. The aforesaid lands shall hereinafter be referred to as “**New GINI Lands**”.
- (i) The said Bharati Vijay Ashar (known as Bharati Vyas pursuant to her marriage to Dharmendra Vyas) retired from the partnership firm of New GINI with effect from 30th November, 1979.
- M. Pursuant to the retirement of the said Bharati Vijay Ashar alias Bharati Vyas, the said Shantilal J. Ashar and the said Pratap J. Ashar remained to be the only partners of the firm New GINI and they continued to carry out the business of the said firm.
- N. It appears that as time passed by, Ajay Ashar also assisted his father Pratap Ashar and worked with him hand in hand to take care of the business of the firm and properties and assets of the firm.
- O. By a Deed of Partnership dated 9th November, 1993 made between Shantilal Jamnadas Ashar and Pratap Jamnadas Ashar, the said Shantilal Jamnadas Ashar and Pratap Jamnadas Ashar agreed to continue to carry out the business of the firm Messrs. Great India Net Industry and agreed that their share in the partnership shall be in the ratio of 30:70 i.e., 30% to Shantilal Ashar and 70% to Pratap Ashar. The said Deed of Partnership further provided that all the properties and assets shall belong to Shantilal J. Ashar and Pratap Ashar in the ratio of 30:70 and in the event of death or retirement of either partner, the properties, assets and business of the firm including the New GINI Lands shall belong to the surviving / continuing partner subject to the accounts of the partnership firm being made up and being finalized and the rights of the heirs of the deceased partner in case of death or retired partner in case of retirement, as the case may be, being settled by the partner surviving / continuing partner;

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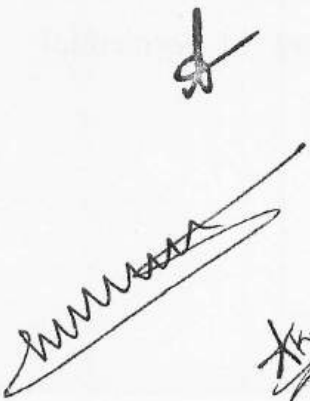


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- P. It appears that with regards to the land that was granted on lease basis to Messrs. Bhartiya Foundry, the said Messrs. Bhartiya Foundry never took physical possession of the said land and did not use / utilise the said land. Further, breaches of several covenants, stipulations and undertakings under the Indenture of Lease including payment of rent, etc., were committed by Messrs. Bhartiya Foundry. The said Indenture of Lease was terminated by way of a termination letter dated 9th October 1990 issued by Advocate R. D. Ovalekar at the instructions of his client New GINI acting through its partner Mr. pratap Ashar. It appears that subsequently, the name of Messrs. Bhartiya Foundry was deleted from the 7/12 extract as lessee;
- Q. The said Shantilal Jamnadas Ashar died on 5th April, 1994 leaving behind his widow Taraben (since deceased) and his two daughters namely Minal Shantilal Ashar (known as Minal Sameer Sata after her marriage) and Smita Shantilal Ashar (known as Smita Pankaj Patel after her marriage) as his only heirs and legal representatives as per the law of succession that governed him at the time of his death;
- R. Pursuant to the demise of Shantilal Jamnadas Ashar, it appears that the firm New GINI was not reconstituted and the heirs of late Shantilal Jamnadas Ashar did not opt to become partners of the said Firm. Therefore, consequentially, all the properties and assets of the said firm New GINI vested in the surviving partner of the firm namely Pratap Ashar subject to settlement of accounts. The only asset of the said firm was land more particularly described in Second Schedule to the registered family arrangement cum Deed of Conveyance dated September 27, 2023 (*referred herein below*) and with various liabilities;







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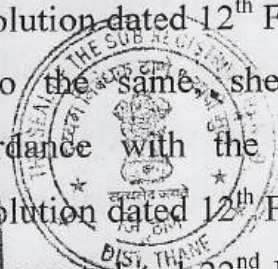


- S. The accounts of the firm were not finalised and hence there was a dispute between the heirs of Shantilal Jamnadas Ashar and Pratap Jamnadas Ashar;
- T. It appears that the said Pratap Ashar and Ajay have been taking care of the properties and assets of New GINI including the New GINI Lands all by themselves since 1994 at their own costs and expense;
- U. In the meanwhile, since the Indenture dated 08th April, 1950 recorded the name of Dharmaraj Ranchoddas Ashar as the owner of the Larger Property (including the New GINI Lands), the revenue records relating thereto came to be mutated to reflect the name of Dharmaraj Ranchoddas Ashar as the owner of the said Larger Land;
- V. The said Dharmaraj Ranchoddas Ashar died on 17th February, 1999 leaving behind his widow Kamlini, his son Ritin and his daughter Kintu as his only heirs and legal representatives as per the law of succession that governed him at the time of his death. Pursuant to his demise the revenue records came to be updated to reflect the name of Kamlini Ashar as the owner of the Larger Land including the New GINI Lands;
- W. In the year 2001, Kamlini Ashar desired to develop certain lands adjoining the New GINI Lands which adjoining lands came to the share of Dharmaraj Ranchoddas Ashar pursuant to the Deed of Dissolution dated 12th February 1975 ("the DRA Lands"). In order to do the same, she got the Larger Land sub-divided in accordance with the distribution made under the Deed of Dissolution dated 12th February, 1975 read with the Supplemental Agreement dated 22nd March, 1976. Several layout and building plans were approved by the Thane Municipal Corporation from time to time with regards to the development of residential

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दस्तावेज २०५८० / २००९

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buildings and a school on portions of the DRA Lands. Since the New GINI lands belonged to the firm New GINI and consequentially to Pratap Ashar, the said lands were left untouched and continued to be in the possession and occupation of Pratap Ashar and his son Ajay Ashar;

- X. The Second Schedule to the registered Family Arrangement Agreement cum Deed of Conveyance dated 27th September, 2023 records the description of the New GINI Lands as on the date of execution of the Family Arrangement Agreement cum Deed of Conveyance dated 27th September, 2023. All the parties to the Family Arrangement Agreement cum Deed of Conveyance have confirmed the description of the New GINI Lands and have recorded the same in the Family Arrangement Agreement cum Deed of Conveyance;
- Y. Pratap Jamnadas Ashar died at Mumbai on 17th September, 2017 leaving behind him his widow Urmila P. Ashar (since deceased), his son, Ajay Ashar and his married daughter Meera Himanshu Ashar as his only heirs and legal representatives as per the Law of Succession that governed him at the time of his death;
- Z. After years of disputes and differences, the heirs of late Shantilal Jamnadas Ashar, Dharmaraj Ranchoddas Ashar and Pratap Jamnadas Ashar amicably settled their disputes and differences and executed a Family Arrangement Agreement cum Deed of Conveyance dated 27th September, 2023 (registered with the office of the Sub-Registrar of Assurances at Thane under Serial No.TNN-2 / 23744 of 2023) read with the Deed of Rectification dated 2nd November 2023 (registered with the office of the Sub-Registrar of Assurances at Thane under Serial No.TNN-2 / 27238 of 2023).

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दस्तावेज क्र. २०५८०/२०२३
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AA. By the aforesaid Family Arrangement Agreement cum Deed of Conveyance dated 27th September, 2023 made between Kamlini Dharamraj Ashar, Ritin Dharamraj Ashar, Kintu Kishor Bajaj of the First Part, Smita Pankaj Patel of the Second Part, Minal Sameer Sata of the Third Part, Ajay Pratap Ashar and Meera Himanshu Ashar of the Fourth Part and registered with the office of the Sub-Registrar of Assurances at Thane under Serial No.TNN-2 / 23744 of 2023 read with the Deed of Rectification dated 2nd November 2023 made between Kamlini Dharamraj Ashar, Ritin Dharamraj Ashar, Kintu Kishor Bajaj of the First Part, Smita Pankaj Patel of the Second Part, Minal Sameer Sata of the Third Part, Ajay Pratap Ashar and Meera Himanshu Ashar of the Fourth Part and registered with the office of the Sub-Registrar of Assurances at Thane under Serial No.TNN-2 / 27238 of 2023, the said Kamlini Dharamraj Ashar, Ritin Dharamraj Ashar and Kintu Kishor Bajaj with the unconditional and irrevocable consent and confirmation of Smita Pankaj Patel and Minal Sameer Sata and Meera Ashar, conveyed in favour of Ajay Ashar the property more particularly described in the Second Schedule thereunder written and in the First Schedule hereunder written and shown on the plan annexed as Annexure 4 to the said Family Arrangement Agreement cum Deed of Conveyance dated 27th September, 2023. Under aforesaid Family Arrangement Agreement cum Deed of Conveyance, it was agreed that residential flats having an aggregate 12,000 RERA sq.ft carpet area shall be provided by Ajay Ashar to Kamlini Dharamraj Ashar in the new buildings that shall be constructed on the said Property. This constructed area may be allotted in last phase of the development of New GINI Lands.

टनन - ९
दस्त क्र २०५६०/२०२४
१२/११५



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- BB. In addition to the aforesaid a perpetual right of way was granted by Kamlini Dharamraj Ashar, Ritin Dharamraj Ashar and Kintu Kishor Bajaj through the land bearing Survey No.412 Hissa No.2(pt), Survey No. 422 Hissa No.2(pt) and Survey No.413 Hissa No.2 aggregating to 1164 sq.mtrs or thereabouts and more particular described in the Fourth Schedule thereunder written and the First Schedule hereunder written and delineated in blue colour lines on the plan annexed as Annexure 1 to the said Family Arrangement Agreement cum Deed of Conveyance dated 27th September, 2023.
- CC. As stated above, by an Indenture of Lease dated 27th October, 1970, registered with the office of the Sub-Registrar of Assurances at Thane under Serial No. 5193 of 1970, lands bearing Survey No.426 part and 440/1 part admeasuring in the aggregate 16,600 sq. yards or thereabouts equivalent to 13,880 sq. meters or thereabouts were demised in favour of Messrs. Bhartiya Foundry for a term of 98 years commencing from 1st November, 1970 at or for the lease rent and on the terms, covenants and stipulations to be paid, complied and performed by the said Messrs. Bhartiya Foundry as set out in the said Indenture of Lease.
- DD. It appears that Shantilal Ashar and Bharati Dharmendra Vyas were the only partners of Messrs. Bhartiya Foundry. Upon the demise of Shantilal Ashar, Bharati Dharmendra Vyas was the only surviving partner of Messrs. Bhartiya Foundry.
- EE. By the Deed of Termination of Lease dated 4th October, 2023 made between Bharati Dharmendra Vyas of the First Part, Dharmendra Vyas, Dhaval Dharmendra Vyas and Deep Dharmendra Vyas of the Second Part, Kamlini Dharamraj Ashar and Ritin Dharamraj Ashar of the Third Part and Ajay Pratap

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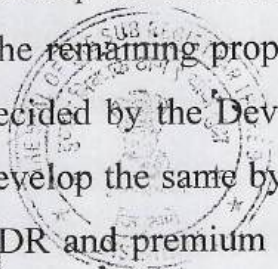
Ashar and Meera Himanshu Ashar of the Fourth Part and registered with the office of the Sub-Registrar of Assurances at Thane under Serial No.TNN-2 / 24067 of 2023, the said Bharati inter-alia confirmed that the Indenture of Lease dated 27th October, 1970 was terminated vide the letter dated 9th October 1990 issued by Advocate R. D. Ovalekar and the said termination is accepted and is binding on Bharati and her heirs, executors and administrators.

FF. The aforesaid Family Arrangement Agreement cum Deed of Conveyance dated 27th September, 2023 provides that a portion of the said Property being land bearing Survey No. 426(pt) admeasuring 896 sq.mtrs forming part of subplot A6 shown in grey colour wash on the plan annexed to the Family Arrangement Agreement cum Deed of Conveyance is encroached upon and a separate Memorandum of Understanding has been executed with the encroachers by virtue whereof the encroachers have vacated and handed over the encroached area to the said Ajay Ashar at or for consideration therein contained.

GG. The Developer has proposed to develop the New GINI Lands also referred as the said property herein and more particularly described in First Schedule hereunder written in Phases. In first phase the Developer shall develop the land admeasuring about 14918.71 sq.mt and more particularly described in Second Schedule hereunder written. In Second phase the Developer shall develop the land admeasuring about 7173.85 sq.mt or thereabout.

The remaining property shall be developed in phases as may be decided by the Developer and the Developer shall be entitled to develop the same by utilizing full potential of FSI, FSI by way of TDR and premium and any other FSI or entitlement which may be available and availed by the Developer. The Developer may change the phases of construction from time to time. However the

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first phase as proposed is as per plans approved by Thane Municipal Corporation (TMC) with liberty to Developer to utilize FSI or any additional FSI as may be available from the New GINI lands the said property more particularly described in First Schedule hereunder written and also by utilizing all benefits of TDR or permission to construct and develop under UDCPR, 2020 or UDCPR as applicable ;

HH. The developer is providing four floors consisting of 40 flats as agreed to be provided for inclusive housing admeasuring 2405.40 sq.mts built up area to MHADA in building **D3** on floor no. 2 nd , 3 rd , 4 th and 5 th floor to meet the provisions as constructed area is being given to MHADA as per the provision of UDCPR.

II. The Developers propose to develop a real estate project on the said property and accordingly to construct three residential buildings in Phase 1 of the project as under:-

i. Ashar Merac Tower Joy

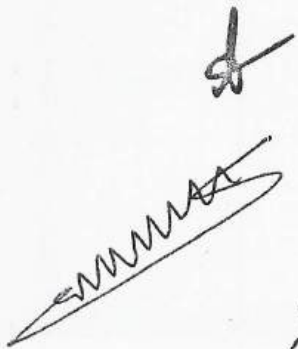
The Developer shall construct "**First residential building**" to be known as Ashar Merac- Tower Joy Phase I. The Ashar Merac- Tower Joy Phase I shall consist of 36 floors (36 Slabs).

ii. Ashar Merac Tower Eden

The Developer shall construct "**Second residential building**" to be known as Ashar Merac- Tower Eden Phase I. The Ashar Merac- Tower Eden Phase I shall consist of 35 floors (35 Slabs).

iii. Ashar Merac Tower Bliss

The Developer shall construct "**Third residential building**" to be known as Ashar Merac- Tower Bliss Phase I. The Ashar Merac- Tower Bliss Phase I shall consist of 35 floors (35 Slabs),







टनन-९
प्लान नं. २४५८० / २०२०
१५ / ११५



- iv. The Promoter/Developer has declared that he intends to construct building as may be permitted so as to consume all types of available FSI and entitlements, including entitlement for construction of green building, to construct and may construct a building of ground and upto 40 upper floors.

Also, in or for the use of the above buildings the Developer shall provide about covered parking spaces as per TMC norms which provides for about 900 parking spaces which may be mechanized parking spaces/surface parking on ground and podium(s) and shall subject to feasibility may provide Two-wheeler parking spaces.

For sake of clarity it is provided that, "stack/mechanized parking system", herein shall mean and include mechanized car parking system and it is proposed to have either or combination of (a) stack parking (b) puzzle parking (c) circulation type parking and (d) any other mechanized / modern / advanced car parking system. The Car Parking facility shall be installed in the basement/Ground Floor or on Podium of the building. The parking space not in mechanized system subject to availability may be allotted at the discretion of the promoter/Developer.

- JJ. The authenticated copies of the plans of the Layout as proposed by the Developer to develop the real estate project and according to which the construction of the buildings and open spaces are

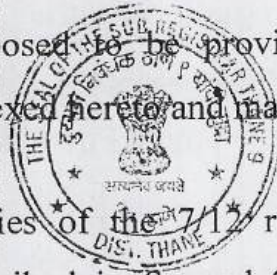
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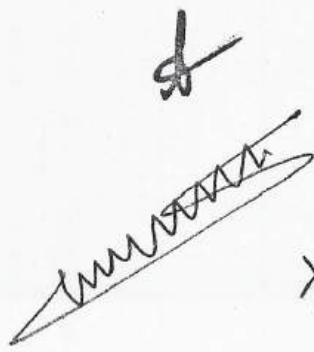


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proposed to be provided for on the said project have been annexed hereto and marked as **Annexure "A"**.

Copies of the 7/12 relating to the Phase I more particularly described in Second Schedule hereunder written reflecting the name of the Owner is annexed hereto and collectively marked as **Annexure "B"**;



- LL. Messrs. Kanga and Company, Advocates and Solicitors have issued Title Certificate dated April 24, 2024 certifying the title of the Owner to the said property and the right of the Developers to develop the said property, a copy whereof is hereto annexed and marked as **Annexure "C"**;
- MM. The Promoter/Developer have entered into a standard Agreement with M/S Joshi Deshaware and Associates registered with the Council of Architects, having their registered office at A-2/3, A wing, 8th Floor, Ashar IT Park, Near Agriculture Office, Road no 16Z, Wagle Industrial Estate, Thane (WEST) 400604 and the said Agreement is as per the format prescribed by the Council of Architects;
- NN. The Developer have appointed Associated Structural Consultants LLP having their office at 607, Opal Square, Near Old Passport Office, Wagle Estate, Thane West, Maharashtra-400604 as the structural engineers for preparing designs, drawing and specifications for the construction of the building to be put up on the said property and have entered into standard agreement with the said structural engineers. The Promoter/Developer accepts the professional supervision of the Architects and the structural Engineer till the completion of the Building.
- OO. The Promoter/Developer have submitted the Development Plans to the TMC and other concerned and relevant government bodies and authorities and the TMC has by its Sanction of Development Permission No. TMCB/TDD/0129/[p/c]2024 dated 30th April 2024 granted its permission for the construction of the Buildings as provided therein.
- PP. The Developer submitted plans and TMC granted amended Commencement Certificate bearing No. TMC/TDD/11 dated 22nd May 2024 for Stilt+1(part)/Podium parking(part) to 5(part)

टनन - ९
दस्तावेज 2024/10/2024
15 १५/११५



floors/podium parking (part) + 6th to 12th floors of Building D1 and Stilt + 1st to 12th floors of building D3 and further, Commencement Certificate bearing no. TMC/TDD/16 dated 30th May 2024 for Stilt+1(part)/Podium parking (part) and 2nd (part/podium parking (part) floors of Building D2.

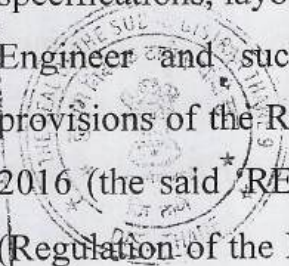
QQ. The Promoter/Developer has obtained further amended permission bearing No. 2000/83 TMC/TDD/49 dated 5th November 2024. The copies of the said Commencement Certificates is annexed hereto and marked as **Annexure (colly) "D"**.

RR. The Promoter/Developer have registered the Project being the building consisting of Residential Units/Premises under the provisions of the Real Estate (Regulations and Development) Act, 2016 with the Real Estate Regulatory Authority at Mumbai bearing Registration MahaRERA number P51700056361 which is available on [https:// maharera.mahaonline.gov.in](https://maharera.mahaonline.gov.in).

SS. The Allottee/Purchaser has approached the Promoter/Developer and expressed its / his / her / their desire to purchase and acquire from the Promoter/Developer the said Unit/Premises for residential use as may be permitted under the existing permission/policy/approval.

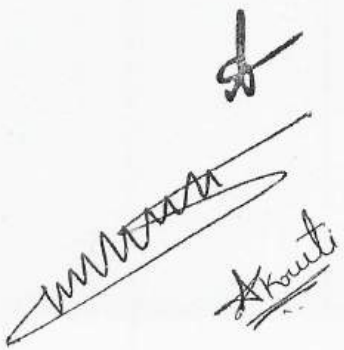
TT. The Promoter/Developer have made available to the Allottee/Purchaser copies of all documents of title relating to the said property along with sanctioned plans, along with specifications, layout plans, details of the Architect and Structural Engineer and such other documents as required under the provisions of the Real Estate (Regulation and Development) Act, 2016 (the said 'RERA') and/or Maharashtra Ownership of Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 ("the said MOFA") and the rules framed thereunder;

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- UU. The Allottee/Purchaser has perused the aforementioned documents and have expressly noted the contents thereof including the terms, conditions and covenants contained therein;
- VV. The Developers have also made available to the Purchaser the information relating to the schedule of the completion of the project, including the provisions of for civic infrastructure like water, sanitation and electricity.
- WW. Being satisfied with the title and the right of the Developer/Promoter to the said property and to develop the same and being satisfied with all the plans, specifications and other documents made available by the Promoter/Developer, the Allottee/Purchaser has agreed to purchase and acquire the Unit/premises in the building in Phase I on payment of consideration money and on terms and condition hereinafter provided;
- WW(A) The Allottee(s)/Purchaser(s) have prior to the execution of these presents paid to the Promoter/Developer a sum of **Rs.3,60,900/-** (Rupees Three Lakhs Sixty Thousand Nine Hundred Only) towards earnest money and have agreed to pay a further sum of **Rs.68,56,941/-** (Rupees Sixty Eight Lakhs Fifty Six Thousand Nine Hundred and Forty One Only) towards further consideration amount simultaneously against the execution and registration of these presents/ Agreement;
- XX. The Allottee(s)/Purchaser(s) have agreed to purchase Flat No. **D2-2602** as more particularly provided hereafter at and for agreed consideration money of **Rs.72,17,841/-** (Rupees Seventy Two Lakhs Seventeen Thousand Eight Hundred and Forty One Only).
- YY. Under Section 4 of MOFA and Section 13 of the said RERA the Promoter/Developer are required to execute a written Agreement for Sale in respect of the said premises with the Allottee/Purchaser


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being these presents and upon the execution of these presents and it being lodged for registration by the Allottee/Purchaser and the Promoter/Developer being informed about the same, the Promoter/Developer are required to admit execution thereof before the concerned Sub-Registrar/s;

ZZ. The parties are accordingly executing these presents in the manner hereinafter appearing;

AAA. The term "Allottee/Purchaser" may include the female gender and plural the said term shall wherever appropriate, mean and include its successors and assigns and in other cases, the said term shall wherever appropriate mean and include all persons claiming right title and interest through such Allottee/Purchaser including their successors in interest;

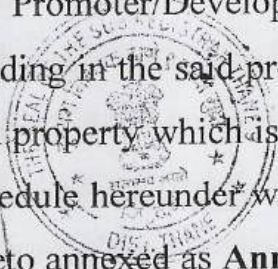
BBB. (a) Developer/Promoter shall mean and include "Promoter" as defined in RERA and Purchaser(s) shall mean and include "Allottee" as defined in RERA.

(b) Flats/Units/Premises shall mean the apartment as defined in RERA.

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

1. The recitals herein shall be deemed to be incorporated in this operative part as if reproduced herein verbatim.
2. The Promoter/Developers shall inter alia construct a Residential building in the said project viz. ASHAR MERAC Phase I on the said property which is more particularly described in the Second Schedule hereunder written and is delineated on the plan thereof hereto annexed as **Annexure "A"** (hereinafter referred to as "**the said land**") in accordance with the plans designs, specifications sanctioned from time to time by TMC.

रजत - ९
दस्तावेज क्र. २०५८० / २०१८
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3. A) The Promoter/Developers may make such minor additions and/or alterations to the said sanctioned plans, layout plans and specifications and the nature of fixtures, fittings and amenities in respect of the flats may be required by the purchaser/s or such minor changes or alteration as may be necessary due to architectural and structural reasons duly recommended and verified by an authorized Architect or Engineer and/or requirements of Thane Municipal Corporation and/or statutory rules and regulations.
- B) The Promoter/Developer may make any other alterations or additions in the sanctioned plans, layout plans and specifications of the building or the common areas within the project in accordance with the provision and/or Rules under RERA as may be applicable.
- C) Notwithstanding anything contained hereinabove the Promoter/Developer has declared that he intends to construct building as may be permitted so as to consume all types of available FSI and entitlements to construct and may construct a building of ground and upto 40 upper floors.
4. The Purchaser/s hereby confirm/s that, prior to the execution of this Agreement, the Promoter/Developers have made available the information of the following and the Purchaser/s have agreed and accepted the same: -
- (a) The Promoter/Developers are absolutely and sufficiently entitled to the development rights in respect of said pieces and parcel of land.
- (b) The nature of the right, title and interest of the Promoter/Developers in respect of the Buildings to be constructed on the said property along with all the relevant documents are as referred to in the recitals recited hereinabove.

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- (c) The plans and specifications in respect of part of the Building to be put up on the said property have been duly approved and sanctioned by TMC and the plans relating to the remaining floors of the Building shall be got sanctioned from time to time as recited hereinabove.
- (d) The project ASHAR MERAC Phase I to be constructed by the Promoter/Developers on the said property shall be constructed, in accordance with the plans, designs and specifications sanctioned by the TMC and other concerned authorities and/or as amended by the Promoter/Developers as provided in Clause 4a and Clause 4b above, from time to time, using and consuming as may be permissible FSI admeasuring 61640.08 sq.mtrs (presently approved 54927.61 sq. mtrs.) or such other or further area i.e. additional floors and area as may be permissible including FSI originating from the said property (basic FSI) and Premium Transfer of Development Rights ("TDR FSI") and further FSI as may be available by way of any other policy/scheme of Government or any other entitlement to construct;
- (e) In case if during the work of construction any increase/additional FSI is available or acquired or obtained or further construction is permitted or permissible then in that event the Promoter/Developers shall be entitled to utilize ~~the~~ ^{any} ~~load~~ the same on the said property either by constructing additional floors or otherwise and the Purchaser/s hereby grant his/her/their express consent to the construction of such additional construction by way of additional floors on the Buildings mentioned hereinabove and/or carry out such additional construction as the Promoter/Developers may deem fit and proper but with the

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express understanding that the total area of the premises agreed to be acquired by the Purchaser/s is not reduced in any manner whatsoever and howsoever;

(f) The Developer at present has proposed to construct buildings as under:-

1. Ashar Merac Tower Joy

The Developer shall construct "**First residential building**" to be known as Ashar Merac- Tower Joy Phase I. The Ashar Merac- Tower Joy Phase I shall consist of 36 floors (36 Slabs).

2. Ashar Merac Tower Eden

The Developer shall construct "**Second residential building**" to be known as Ashar Merac- Tower Eden Phase I. The Ashar Merac- Tower Eden Phase I shall consist of 35 floors (35 Slabs).

3. Ashar Merac Tower Bliss

The Developer shall construct "**Third residential building**" to be known as Ashar Merac- Tower Bliss Phase I. The Ashar Merac- Tower Bliss Phase I shall consist of 35 floors (35 Slabs),

4. At present the Developer has obtained Building Permission for above buildings by proposed utilization of FSI of 54927.61 sq.mtrs. The Developer may avail further FSI or entitlement to construction as may be available under applicable policies of the government, UDCPR, 2020 or TMC and may put additional construction upto 40 floors.

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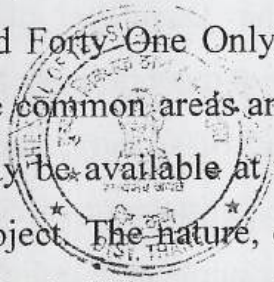
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(g) The Promoter/Developers are entitled to alter/modify the layout of the said property, including altering, modifying, relocating and reshaping the common areas and amenities shown in the presently approved layout or in brochures of sales promotion etc. The Purchaser/s hereby irrevocably authorizes and gives permission in favour of the Promoter/Developers to modify, relocate, reshape, or vary the common areas and amenities or to put up any construction after obtaining the requisite approvals from the appropriate authority under D.C Regulations as may be applicable. The Developer may execute lease in favour of MSEDCL for construction of electric substation which may be in land area earmarked for Phase 2. The electric power from the sub-station shall be transmitted to the entire complex.

5. A. The Purchaser/s hereby agree/s to purchase from the Promoter/Developer and Promoter/Developers do hereby agree to sell to the Purchaser/s Flat No. **D2-2602** on **26th** Floor of **Ashar Merac Tower D2 - EDEN** of the project ASHAR MERAC Phase I, having carpet area of **36.58** sq.mtrs. and bounded by boundary line on the Floor Plan hereto annexed and marked as **Annexure 'E'** and more particularly described in the **THIRD SCHEDULE** hereunder written (hereinafter referred to as "the said Premises") for the consideration of **Rs.72,17,841/-** (Rupees Seventy Two Lakhs Seventeen Thousand Eight Hundred and Forty One Only) which includes the proportionate price of the common areas and facilities appurtenant to the premises, that may be available at the time of completion and handover of the project. The nature, extent and description of the common areas and facilities are described in the **Annexure 'F'** annexed herewith.

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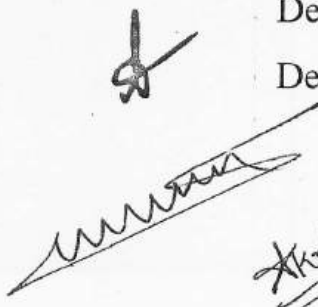
B. The Promoter/Developer has provided for exclusive use of Purchaser a balcony admeasuring 2.42 sq.mtrs area attached to the said flat. The car parking is provided as described in Third Schedule hereunder written and the provisions of the same are hereunder written and marked as **Annexure "G"**.

C. Allocation of car parking shall be done on plans being finalized. It is agreed that parking shall be allotted to the purchaser in **Surface** parking as per allotment by the Developer. In case of specific need like lower level parking in stack parking or surface parking, the same will be considered subject to availability and payment of consideration money as may agreed.

D. The Allottee(s)/Purchaser(s) shall not hold Thane Municipal Corporation liable for hardship arising out of Mechanical parking or failure of Mechanized parking system in future.

6. The Purchaser/s has/have agreed to pay to the Promoter/Developer the aggregate consideration of Rs.72,17,841/- (Rupees Seventy Two Lakhs Seventeen Thousand Eight Hundred and Forty One Only) being the purchase price for the said flat/premises (exclusive of other payments to be made as provided in this agreement hereafter) with **1(One) Surface** Car Parking if expressly allotted for the beneficial use of the flat and the undivided share, right, title and interest available on completion of project in the common areas, amenities and facilities of the said Tower **D2-EDEN** of project Ashar Merac Phase I more particularly described in the **Annexure "F"** hereunder written as under:

a) The Purchaser/s has/have prior to the date of execution of these presents paid a sum of Rs.3,60,900/- (Rupees Three Lakhs Sixty Thousand Nine Hundred Only) (not exceeding 10% of the total consideration) as advance payment or application fee to Promoter/Developers the payment and receipt whereof the Promoter/Developers do hereby admit and acknowledge.


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- b) The Purchaser/s has agreed to pay further payment towards the consideration money of Rs.10,82,668/- (Rupees Ten Lakhs Eighty Two Thousand Six Hundred and Sixty Eight Only) on or before execution of these presents to make 20% of the payment towards consideration.
- c) The Purchaser/s has paid Stamp duty and Registration Charges as applicable.
- d) Further payment of consideration money shall be as under:-
- a) the sum of Rs.14,43,568/- equivalent to 20% on initiation of 2nd slab
 - b) the sum of Rs.14,43,568/- equivalent to 20% on initiation of 19th slab
 - c) the sum of Rs.14,43,568/- equivalent to 20% on initiation of 35th slab.
 - d) Rs.7,21,784/- i.e. 10% of consideration money on completion of flooring work upto of the said flat.
- e) The balance Rs.7,21,785/- 10% of consideration money on or before the Developer/Promoter offering to handover the said premises to the Purchaser/s or on permitting the Purchaser/s to enter into flat whichever is earlier.
- f) The payment terms are as agreed between the parties hereto, and may be modified or altered before or after execution of Agreement as may be mutually agreed.
- g) Provided always that the payment of installment shall be as per construction milestones as per stages given hereinabove. Notwithstanding any other time based payment schedule.
- h) CGST/SGST as payable is not included in consideration money and installments referred above and purchaser shall pay the same as may be demanded. The Purchaser shall deduct TDS under Income Tax Act as applicable.

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- i) The payment of each and every installment on due date is the essence of contract. In case of delay in payment without prejudice to any other right of the Developer, the developer shall be entitled to claim interest on delayed payment from the due date till date of payment with interest at highest State Bank of India Marginal Cost of Lending rate plus Two Percent per annum, or interest as may be applicable under the provisions of RERA and in absence of any such provision at 10% p.a. whichever is higher.
- j) The total price above excludes Taxes (consisting of tax paid or payable by the Promoter/Developer by way of CGST/SGST or any other taxes of Central/State Government or Local Body which may be levied in connection with the construction of carrying out the Project payable by the Promoter/Developer) up to the date of handing over the possession of the Flat and same shall be payable by Purchaser as and when demanded. Provided always that Purchaser shall require to make payments of maintenance and other charges and deposits etc. as provided hereafter.
- k) The total price is escalation free save and except escalations/increases due to increase on account of development charges payable to the Thane Municipal Corporation and/or any other authority and/or any other increase in charges which may be levied or imposed by the Thane Municipal Corporation and/or any other authority from time to time. The Promoter/Developer undertakes and agrees that while raising a demand on the Purchaser for increase in development charges, costs, or levies imposed by the Thane Municipal Corporation the Promoter/ Developer 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 Purchaser, which shall only be applicable on subsequent payments.

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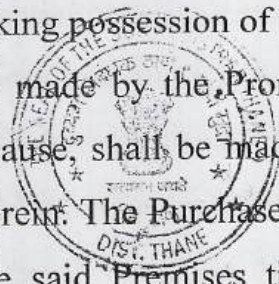


7. The Promoter/Developer may avail Term Loan or Finances /Advances from any Bank or Financial Institution as he may deem fit and may create charge or mortgage of the said property and all constructions put or to be put by the Developer and all receivables to which the Developer may be entitled to in the project or otherwise related thereto. The promoter/developer shall obtain NOC from the Mortgagee as and when required pursuant to the agreement for sale of flat/premises in the building.

8. The Promoter shall confirm the final carpet area that has been allotted to the Purchaser after the construction of the said building is complete and the Occupation Certificate is granted by TMC or such other competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of 3%. The total Sale Consideration payable on the basis of the carpet area of the Premises, shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area, and if such reduction is within the defined limit of 3%, then the Promoter shall refund the excess money paid by Purchaser, within 45 (forty-five) days with annual interest at the rate specified in the RERA Rules, from the date when possession of the said Premises shall be offered by the Promoter, till the date of refund. If there is any increase in the carpet area, within the defined limit of 3%, then the Promoter shall demand additional amount from the Purchaser towards Sale Consideration, which shall be payable by the Purchaser prior to

taking possession of the Premises. It is clarified that the payments to be made by the Promoter/Allottee, as the case may be, under this clause, shall be made at the same rate per square metre as agreed hereon. The Purchaser will not have any right to claim possession of the said Premises till the Purchaser makes payment of all dues towards the consideration of the said Premises as well as other charges and amounts as demanded by the Promoter.

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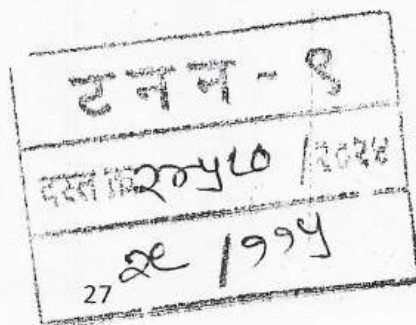
9. Without prejudice to the right of Promoter/Developer to charge interest in the terms as provided herein below the Purchaser/s hereby agree/s that if the Purchaser/s commit three defaults (i) in payment of any of the aforesaid installments, on their respective due dates (time being of the essence of the contract), with or without interest, as the case may be, and/or, (ii) in observing and performing any of the terms and conditions of this Agreement, and if the default continues in spite of 15 (fifteen) days' notice (in writing) by Registered Post AD at the address provided by the Purchaser and/or by email having been given / sent by the Promoter/Developers to the Purchaser/s at the email address provided by the Purchaser, of his intention to terminate this Agreement and of specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Purchaser fails to rectify the breach or breaches mentioned by the Promoter/Developer within the period of the notice then at the end of such notice period the Promoter/Developer shall be at liberty to unilaterally terminate this Agreement. Provided further that, in the event of termination, the Promoter/Developers shall refund to the Purchaser (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to the Promoter/Developer) within a period of thirty days of the effective termination i.e. registration of cancellation agreement, the installments of sale consideration of the Flat which may till then have been paid by the Purchaser to the Promoter/Developer. Provided further that, the Promoter/Developer on expiry of thirty days of giving notice of termination and breach is continued on the part of Purchaser, shall be entitled to sell the flat or deal with it in the way it may deem fit.

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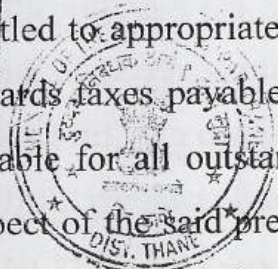


10. The Promoter/Developer shall be entitled to deduct the earnest money that is amount equal to 10% of the total and full consideration money payable/paid by the Purchaser/s to the Promoter/Developers and refund the balance installment amounts. The balance amount will be refunded on effective cancellation of agreement. The amounts paid by the Purchaser/s to the Promoter/Developers till then towards CGST/SGST and other like taxes shall be non-refundable. On the Promoter/Developers terminating this Agreement under this clause, they / he shall be at liberty to sell and dispose of the said premises to any other persons/parties as the Promoter/Developers may deem fit and proper, at such price and upon such terms and conditions as the Promoter/Developers may determine. The Purchaser/s shall not be entitled to raise any dispute or objection to such sale or to claim any compensation or damages of any nature whatsoever from the Promoter/Developers by reason of such sale or transfer being effected by the Promoter/Developers after giving notice for termination and expiry of time provided in notice for payment/rectification in favour of any other person/s or party.

11. Without prejudice to the other rights of the Promoter/Developers under this Agreement and/or in law the Purchaser/s hereby agree and undertake in case the Purchaser/s fail to pay any amount payable under this agreement, the Promoter/Developers shall be

ट न न - ९
दस्त क्र 28460 / 2024
30 / 994

entitled to appropriate the amount received from Purchaser firstly towards taxes payable by the Purchaser then towards the interest payable for all outstanding installments towards consideration in respect of the said premises, cheques bounce charges, if any, then any administrative expenses and lastly towards consideration/outstanding dues in respect of the said premises.



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12. At the discretion of the Developer, if the Purchaser/s communicates his willingness to continue with the agreement, the Agreement shall not be terminated provided the Purchaser pays all the amounts which may be payable on date of his communication to continue with agreement and all outstanding interest and further charge of Rs. 5000/- (Rs. Five Thousand only) as notice charges.

13. The Promoter/Developer shall in respect of any consideration amount or any other amount due to the Promoter/Developer remaining unpaid by the Purchaser/s under the terms and conditions of this agreement will have first lien and paramount charge on the said flat/premises agreed to be allotted to the Purchaser.

14. It is clarified that purchaser accords his irrecoverable consent to the Developer to appropriate any payment made by him, notwithstanding any communication to the contrary, in the following manner:

i. Firstly, towards any cheque bounce charge in case of dishonor of cheque or any other administrative expense incurred by the company towards the booking/allotment of the Unit;

ii. Secondly, towards interest as on date of delayed payments

iii. Thirdly, towards costs and expenses for enforcement of this Agreement and recovery of the Total consideration, dues and taxes payable in respect of the unit;

iv. fourthly, towards outstanding dues including Total consideration in respect of the unit or under the Agreement.

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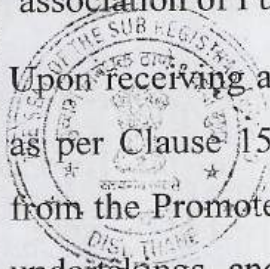
Under any circumstances and except in the manner as aforesaid, no express intimation or communication by the Purchaser, with regard to appropriation/application of the payments made hereunder shall be valid and binding upon the Developer.

15. A. The Purchaser shall take possession of the Flat within 15 days of written notice from the Promoter to the Purchaser intimating that the said Flat is ready for use and occupancy and shall be liable for the maintenance from the date of possession or at the end of 15 days whichever is earlier.

B. However, the Promoter/Developer shall upon obtaining the occupancy certificate/part occupancy certificate from the Thane Municipal Corporation and after receipt of the full payment to be made by the Purchaser as per the agreement shall offer in writing the possession of the said flat/premises in terms of this Agreement. The Purchaser/s shall be bound and liable to take possession of the said flat/premises within Three (3) months from the date of the Promoter/Developers giving written notice to the Purchaser/s. Provided however that the purchaser shall be liable to pay maintenance charges as provided in following paragraphs. The Promoter/Developer agrees and undertakes to indemnify the Purchaser in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter/Developer. The Purchaser/s hereby agrees and undertakes to pay the maintenance charges as determined by the Promoter/Developer or association of Purchasers as the case may be.

Upon receiving a written intimation from the Promoter/Developer as per Clause 15 the Purchaser shall take possession of the Flat from the Promoter/Developer by executing necessary indemnities, undertakings, and such other documentation as prescribed in this Agreement and the Promoter/Developer shall give possession of

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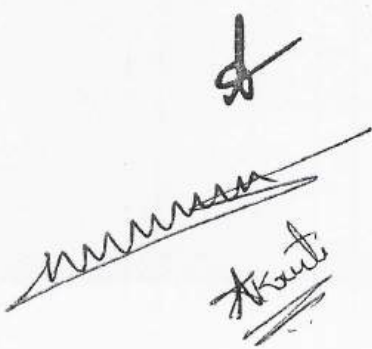


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the Flat to the Purchaser. In case the Purchaser fails to take possession within the time provided in Clause 15 or any other provision the Purchaser shall continue to be liable to pay maintenance charges as applicable.

17. A. The Promoter/Developer shall give Possession of the said premises to the Purchaser/s on or before December 31, 2028 with provision of an extension of 12 months or such extended date as may be allowed by MAHARERA from time to time subject to the concerned authorities granting the necessary sanctions and approvals for the construction and completion of the Buildings to be constructed on the said property and subject to force majeure conditions. If the Promoter/Developer fails or neglects to give possession of the Flat to the Purchaser on account of reasons not beyond his control and his agents by the aforesaid date then the Promoter/Developer shall be liable on demand to refund to the Purchaser the amounts already received by him in respect of the Flat with interest at the same rate as may be mentioned herein from the date the Promoter/Developer received the sum till the date the amounts and interest thereon is repaid. In the above event, neither party shall have any other claim against the other in respect of the said premises or arising out of this Agreement and the Promoter/Developers shall be at liberty to sell and dispose of the said premises to any other person at such price and upon such terms and conditions as the Promoter/Developer may deem fit.

B. The Promoter/Developer shall be entitled to reasonable extension of time for giving delivery of Apartment/Flat on the aforesaid date given in para above by applying to the Real Estate Regulatory Authority constituted under Section 6 of the said RERA, if completion of the building in which the Apartment/ Flat is to be situated is delayed on account of (a) Any force majeure events; (b) Any notice, order, rule, notification of the


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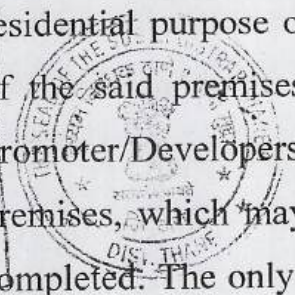


Government and/or other public or competent authority/court;
(c) Any other circumstances that may be deemed reasonable by the Authority.

18. If for any reason other than what is stated herein above, the Promoter/Developers are unable or fail to give possession of the said premises to the Purchaser/s by the date specified hereinabove or any further extended date as granted by the Real Estate Regulatory Authority under section 6 of the said RERA and consequently fails to abide by the time schedule for completing the building/project and handing over the Flat to the Purchaser, the Promoter/Developer agrees to pay to the Purchaser, who does not intend to withdraw from the project, interest that shall be highest State Bank of India Marginal Cost of Lending rate plus two percent, on all amounts paid by the Purchaser, for every month of the delay, till the handing over of the possession. The Purchaser agrees to pay to the Promoter/Developer interest as quoted above herein on all the delayed payment which become due and payable by the Purchaser to the Promoter/Developer under the terms of this Agreement from the date the said amount is payable by the Purchaser to the Promoter/Developer.

19. Upon possession of the said premises being handed over to the Purchaser/s, he/she/they/it shall be entitled to the use and occupation of the said premises for lawful and approved residential purpose only. Upon the Purchaser/s taking possession of the said premises he/she/they/it shall have no claim against Promoter/Developers in respect of any item of work in the said premises, which may be alleged not to have been carried out or completed. The only liability of the Promoter/Developers shall be the statutory liability under Section 14(3) of the said Act which relates to the defect liability period of Five (5) years.

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20. On and from the date of taking possession on entering upon the said premises or from the date of expiry of a period of 15(Fifteen) days from the date of the Promoter/Developer's intimating by letter or email or by any other mode to the Purchaser to take the possession of the said premises, whichever is earlier, the Purchaser/s shall be bound and liable to bear and pay all taxes levied by TMC and/or any other government bodies and authorities and/or statutory bodies and/or authorities and also all the charges for electricity and other services and all other outgoings including common area maintenance, the Society outgoings that shall be payable in respect of the said premises irrespective of whether the purchaser's take the possession or not.
21. The said premises is intended and shall be used for approved residential purposes only and the Purchaser/s shall not use the said premises or any part or portion thereof for any other purposes whatsoever. The Purchaser/s shall use the parking space/s allotted to him/her/it/them only for the purpose of keeping or parking the Purchaser's own vehicle and for no other purpose and the parking space/s and the said premises shall always be sold/transferred together with flat and not separately for any reason whatsoever.
22. It is expressly agreed that the Purchaser/s shall be entitled to use the "Common Areas and Facilities" appurtenant to the said premises and the nature, extent and description of such "Common Areas and Facilities" are set out in the **Annexure "F"** annexed hereto.
23. That as part of the common facilities for the residents of the said project ASHAR MERAC Phase I, the Promoter/Developer proposes to construct amenities more particularly mentioned in Annexure F hereunder subject to the approval from The Municipal Authorities .

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24. The facilities proposed are subject to approval as may be required and may change in accordance with Rules and/or to use full FSI. The Promoter/Developers shall also take necessary approvals from Thane Municipal Corporation for that purpose if so required. The Purchasers of the premises in the project ASHAR MERAC Phase I (including the Purchaser herein) shall contribute proportionately for the maintenance of the same. The ownership thereof shall rest with the Promoter/Developers and a Committee of the members of the flat owners will be formed for maintenance of the said extra amenities / facilities including Swimming Pool provided in complex. The said Committee shall have representatives of the Promoter/Developers who will always be in majority and the balance committee members shall be selected from the flat purchasers. All decisions relating to the said extra maintenance amenities / facilities and its maintenance charges and recurring expenses shall be taken by the said committee. The facilities/amenities shall be finally handed over to the Society of Purchasers.

25. The purchaser of the flat and his family members residing with him in the said flat shall be entitled to use amenities listed in Annexure F on the terms and conditions as may be determined and laid down by the Promoter/Developer or by Society after it is handed over to Society.

26. The Promoter/Developer shall make arrangement for the maintenance of the common amenities including swimming pool located at common podium for Buildings Joy and Eden in the manner they deem fit and proper. However, the Promoter/Developers shall not be liable for any act of commission or omission or failure in maintenance of common amenities. The Purchaser undertakes to abide by all terms, conditions, stipulations, rules, regulations and bye-law in respect of the common amenities and its use and enjoyment thereof as may be framed from time to time by the Promoter/Developers/Society.

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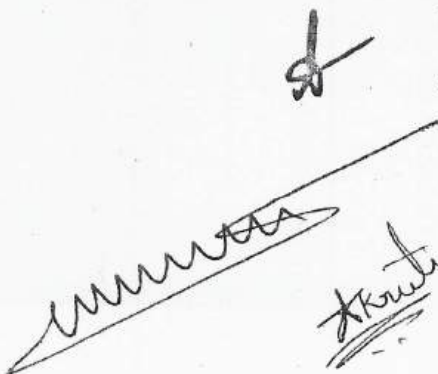
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27. The Promoter/Developers have informed the Purchaser/s as under:

- a) The Promoter/Developers will be providing common infrastructural facilities as may be permitted by TMC in the plans approved or modified and to be approved such as, water pipes, drainage and electrical connections, compound walls etc. to be used by the Purchaser/s of the said premises along with the other purchasers including the co-operative society comprising of all other purchasers of the premises in the Buildings proposed to be constructed on the said property.
- b) The expenses for maintenance, repairs, improvements, replacements in respect of the said infrastructure facilities shall be shared / divided between the purchasers of the premises in the Buildings proposed to be constructed on the said property.

28. The Purchaser/s hereby agree/s and bind/s himself / herself / themselves / itself to pay to the Promoter/Developers in advance the ad-hoc payments in respect of maintenance charges of the common infrastructural facilities and amenities for a period of 24 months or more from the date premises are handed over to the Purchaser/s or from the expiry of 15 days from the date of receipt of O.C. whichever is earlier till the formation and handing over of the building to Society of the purchasers of the premises in the Buildings proposed to be constructed on the said property.

- a) The parties hereto have agreed that car parking agreed or as may be agreed to be given by the Promoter/Developer shall be of covered parking which may be in mechanized parking system. In respect of the parking system/mechanized parking the Promoter/Developer may enter into contract with the servicing company of their choice in respect of maintenance





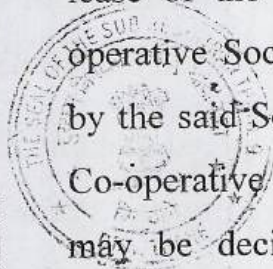
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35 34 / 994



and servicing of parking system, the cost whereof shall be borne and paid by the purchaser on pro-rata basis in the manner as may be decided by the Promoter/Developer and shall be included in the maintenance of said flat / Apartment. For the purpose of smooth operation, maintenance and various matters in respect of facility of parking the Promoter/Developer may retain the servicing company till they handover the property / charge to the organization as mentioned herein and after handing over charge to the organization, such organization shall be at liberty to continue with the services of the same servicing company or at its option can appoint other company of its choice to carry out maintenance and servicing thereof entirely at their cost and expenses. Provided further that the purchaser shall be required to pay all outgoings in respect of dues payable by him towards the maintenance etc. of covered parking system in advance for a period of 24 months, over and above the amount referred in Para (b) hereunder.

- b) Within 15 days after notice in writing is given by the Promoter/Developer to the Purchaser that the Apartment/Flat is ready for use and occupancy, and from the date of entering upon the said premises whichever is earlier, the Purchaser/s shall be liable to bear and pay the proportionate share of outgoings in advance to the Promoter/Developer until the lease of the said property is executed in favor of a Co-operative Society or till building management is taken over by the said Society whichever is earlier and thereafter to the Co-operative Society that shall be formed, such amounts that may be decided by the Promoter/Developer or the Co-operative Society as the case may be for (a) Insurance Premium (b) All Municipal and other taxes that may from

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time to time be levied in respect of the said property and/or building and betterment charges or such other levies by the Thane Municipal Corporation and/or government water taxes and water charges, common lights, repairs, salaries of clerks bill collectors chowkidars, sweepers, and all other expenses necessary and incidental to the management and maintenance of project land and buildings (c) Outgoings for the maintenance and management of the estate, and the amenities, common lights and other outgoings such as collection charges, charges for watchmen, sweeper and maintenance of accounts, insurance premiums or any other outgoings incurred in connection with the said property and the Buildings along with service tax as applicable. The Purchaser/s agrees and binds himself to pay to the Promoter/Developer his provisional monthly contribution in addition to payments to be made as provided elsewhere in these presents sum of Rs.90,676/- [approximately estimated towards 24 Months dues towards the above] in advance and/or further or such amounts as may be fixed by the Promoter/Developer towards the aforesaid outgoings. Provided that the Promoter/Developers shall be liable to pay only the municipal rates and taxes, at actuals, in respect of the unsold Apartments in the Buildings to be constructed on the said property and shall not be liable to contribute for maintenance charges. The amounts so paid by the Purchaser to the Promoter/Developer shall not carry any interest and remain with the Promoter/Developer until a lease being of the structure of the building is executed for the Society or a limited company as aforesaid. On such lease being executed for the structure of the building the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over

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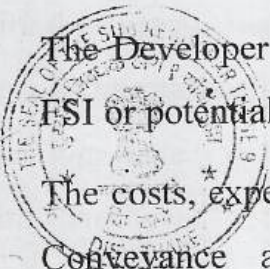
by the Promoter/Developer to the Society or the Association of Societies as the case may be.

- c) Within 3 months from the date of issuance of the full Occupation Certificate or the full Completion Certificate with respect to the Real Estate Project whichever is later, the part of the Real Estate Project comprising the building, habitable floors and common areas and amenities therein together with the FSI/development potential consumed in construction thereof, shall be transferred to the co-operative society of flat purchasers in the Phase/ project. For sake of clarity, it is provided that it is a project in layout and the promoter shall execute the Conveyance of the entire undivided or inseparable land underneath all buildings jointly or otherwise within three months from the date of issue of Occupancy Certificate to the last of the building or wing in the layout.
- d) The Developer may promote and form one or more societies for the Phase I building. The conveyance in favour of society/(s) shall be executed after completion of the entire project in the said property more particularly referred in First Schedule hereunder written.
- e) Provided further that the Developer may execute conveyance in favour of association of societies when formed by the societies in the said property more particularly referred in First Schedule hereunder written.

f) The Developer shall be entitled to avail unutilized portion of FSI or potential for construction.

g) The costs, expenses, charges, levies and taxes on the Society Conveyance and the transaction contemplated thereby including stamp duty and registration charges shall be borne and paid by the purchasers/ society/ association.

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h) Post the receipt of the full occupation certificate, the Society shall be responsible for the operation and management and/or supervision of the Real Estate Project including any common areas facilities and amenities and the Promoter shall not be responsible for the same.

29. A. The Purchaser/s in addition to the consideration money shall pay to the Promoter/Developers on the execution of these presents' development charges and miscellaneous and other costs as provided hereunder: -

- i) Rs. NIL lump sum amounts of legal charges for this Agreement and formation of Society etc. as provided herein.
- ii) Rs.651/- for share money, application and entrance fee of the Society etc.
- iii) Advances towards Maintenance and Insurance premiums etc. as may be applicable.
- iv) Rs.1,75,000/- (Rupees One Lakh Seventy Five Thousand Only) towards Development charges or Infrastructure charges.
- v) Electric Meter and other charges as may be applicable.
- vi) Rs.65,000/- plus GST towards one time club house charges to Developer.

B. The terms and conditions with respect to operation of the club and recurring fees/monthly annual fees shall be as per terms and conditions as may be decided by promoter or after it is handed over to society, by society

उप न - ९
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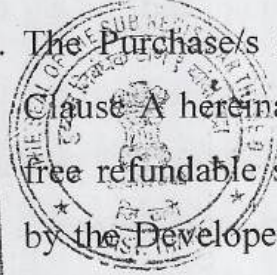
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C. The right to use the facilities at the Club shall be personal to the Purchaser of the Unit in the Building and shall not be transferable in any manner to any third person or party whatsoever, save and except to the transferee of the Unit upon the sale / Transfer of the Unit by the Purchaser. It is, however, clarified that the promoter/FMC shall be entitled to grant membership rights to such other person(s) associated with the management or maintenance of the building/complex as they may deem fit and the Purchaser shall not be entitled to object to the same.

D. The amounts received/receivable by the Promoter/ Developer as provided hereinabove may be utilized alternatively for one or other requirement. In case there shall be deficit in this regard, the Purchaser/s shall forth with on demand pay to the Promoter/Developer within seven days of the demand his proportionate share to make up the deficit and in the event the Purchaser fails to pay the same in time the Purchaser shall be liable to pay the same with interest at highest State Bank of India Marginal Cost of Lending rate plus Two Percent per annum, or interest as may be applicable under the provisions of RERA and in absence of any such provision at 10% p.a. whichever is higher notwithstanding anything contained in this agreement, the payment of above amounts in time shall be essence of contract.

E. The Purchase/s shall, in addition to the amount specified in Clause A hereinabove, pay to the Promoter or society interest free refundable security deposit of amount as maybe decided by the Developer/Society for carrying out fit-out works in the said Premises, which shall be refunded (without any interest) to the Purchase/s upon completion of the fit-out work and subject to compliance of all conditions as may be specified by the

एनन - ९
दस्तावेज क्र. २०५६० / २०२४
०६२ / १९५



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Promoter, and provided that the Purchase/s has not caused any damage to the structure of the building and has not carried out any unauthorized work, while carrying out such fit-out work. In the event, the Purchase/s shall have carried the fit-out work or any other interior work in the said Premises in breach of any of the conditions specified herein, the Promoter shall be entitled to forfeit the said interest free refundable security deposit.

30. If within a period of 5 (Five) years from the date of handing over possession of the said premises to the Purchaser/s, the Purchaser/s brings to the notice of the Promoter/Developers any structural defect in the said premises or any defect on account of workmanship, quality, or provision of service, then in that event, wherever possible, such defects shall be rectified by the Promoter/Developer at his own cost and in case it is not possible to rectify such defects then the Purchaser/s shall be entitled to receive from the Promoter/Developers reasonable compensation for such defect or change in the manner provided under this said RERA.

31. Provided further that notwithstanding any provisions regarding the liability of the Promoter/Developer about any structural defect in flat or building or any account of workmanship, quality or provision of service, the Promoter/Developer shall be ceased to be liable in respect thereof for all acts arising out of or related to the works carried out by the Purchaser/s or arising due to failure on the part of Purchaser/s to take proper care. Provided further that the liability of the Promoter/Developer regarding structure or workmanship shall cease on any change or alteration in the original is made or disturbed by the Purchaser/s.

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दिनांक 28/4/2024
83 / 994



32. The Purchaser/s hereby agree/s and undertake/s that any Grill work shall be done by the purchaser/s at its own cost.. However, the design of the Grill will be provided by the Developer to maintain uniformity of building elevation. In case of deviation in design, the Developer reserves the right to take down grill at any point even after possession.

33. The Purchaser/s hereby agree/s and undertake/s that in case of any payments are required to be made to the Government of Maharashtra or the statutory/ revenue / administrative bodies and authorities under any head or name whatsoever, arising strictly on account of construction of the Buildings proposed to be constructed on the said property and sale of flats to the new purchasers at any point of time either during the work of construction being carried out on the said property or after the juridical and physical possession of the said premises is handed over by the Promoter/Developers to the Purchaser/s or otherwise, then in that event, such payments shall be made by the flat purchasers alone or by the Co-operative Housing Society or the body formed by the Purchaser/s. The Promoter/Developers shall not be called upon to make any payments for the aforesaid purpose or contribute towards the same in any manner whatsoever.

34. The Purchaser/s for himself / herself / itself / themselves and his/her/its/their nominee/s, heirs, executors, administrators and assigns and to the intent that the covenants herein contained shall

be binding upon all the persons in whose hands the said premises shall come, hereby covenant/s with the Promoter/Developers as follows:



a) To maintain the premises at Purchaser/s' own cost in good tenantable repair and condition from the date of possession of the said premises are taken or from the date of expiry

टनन - ९
दस्तावेज क्र २०५८० / २०२४
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of a period of Fifteen days from the date of the Promoter/Developers offering possession of the said premises to the Purchasers, whichever is earlier and shall not do or suffer to be done anything in or to the building in which the said premises are situated, staircase or any passages which may be against the rule, regulations or bye-laws of concerned local or any other authority or change/alter or make addition in or to the building in which the said premises are situated and the said premises itself or any part thereof;

b) Not to store in the said premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the said premises are situated or storing of which goods is objected to by the concerned local or other 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 in which the said premises are situated, including entrances of the building in which the said premises are situated and in case any damage is caused to the building in which the said premises are situated or the premises on account of negligence or default of the Purchaser/s in this behalf, the Purchaser/s shall be liable for the consequences of the breach;

c) To carry out at its own cost all internal repairs to the said premises and maintain the said premises in the same condition, state and order in which it was delivered by the Promoter/Developer to the Purchaser/s and shall not do or suffer to be done anything in or to the building in which the said premises are situated or to the said premises which

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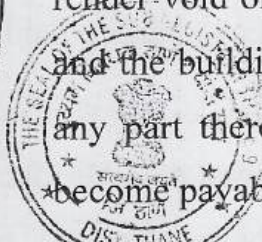
may be in contravention of the rules and regulations and bye-laws of the concerned local authority or other public authority. And in the event of the Purchaser/s committing any act in contravention of the above provision, the Purchaser/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

d) Not to demolish or cause to be demolished the said premises or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the said premises or any part thereof, nor any alteration in the elevation and outside colour scheme of the Buildings in which the said premises are situated and shall keep the portion sewers, drain pipes in the said premises 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 said premises are situated and shall not chisel or in any other manner damage the columns, beams, walls, slabs or RCC, Pardis or other structural members in the said premises without the prior written permission of the Promoter/Developers and/or the Society or the Limited Company;

e) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said property and the building in which the said premises are situated or any part thereof or whereby any increase premium shall become payable in respect of the insurance.

f) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said premises in the

टनन - ९
दस्त क्र. 204/2028
102 / 994



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compound or any portion of the said property and the building in which the said premises are situated.

- g) Pay to the Promoter/Developers within 15 days of demand by the Promoter/Developers, his/their/its share of security deposit demanded by concerned local authority or Government or giving water, electricity or any other service connection to the building in which the said premises are situated.
- h) To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of any change of user, if any, of the said premises by the Purchaser/s;
- i) The Purchaser/s and the persons to whom the other Apartments in the Buildings are sold or are agreed to be sold hereby agree to sign and execute all papers, documents and do all other things for safeguarding the interest of the Promoter/Developers and all persons acquiring the remaining Apartments in the Buildings constructed on the said property.
- j) The Purchaser shall be entitled to put grills at his own cost only as per grill design provided and approved by developer to maintain building elevation.
- k) Maintain and repair all signages associated with building at all times.

35. The Purchaser agrees that the Building and maintenance and upkeep of the Common Areas and Amenities of the Building/ Project shall be managed by a facility management company ("FMC") when appointed by the Promoter. The FMC will be appointed to ensure quality and services and standard of upkeep

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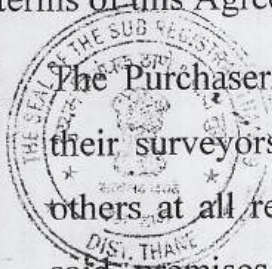


and maintenance. The contract entered by promoter with the FMC shall be continued after the handing over building and its management to the society or any other body of the purchasers. It shall be obligatory on the society which includes the purchaser herein to ensure the quality and standard of facility management services.

36. The Purchaser/s shall not let, sub-let, transfer, assign or part with its interest or benefit under this Agreement or part with the possession of the said premises till such time that the occupation certificate of the unit is received and all the amounts payable by the purchaser are paid in full and the purchaser is not in breach of any of the terms and conditions of this agreement.

37. The Purchaser/s shall observe and perform all the rules and regulations which the Society may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the Buildings and the said premises therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies and the Purchaser/s shall also observe and perform all the stipulations and conditions laid down by the Society regarding the occupation and use of the said premises in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement;

ट न न - ९
दस्तावेज क्र २०५८०/२०२४
०८ / १९९



a) The Purchaser/s shall allow the Promoter/Developers and their surveyors and agents with or without workmen and others at all reasonable times to enter into and upon the said premises or any part thereof for the purpose of making, maintaining, repairing, improving, replacing, re-

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building, cleaning, lighting and keeping in order and good condition the said infrastructural facilities as also services, drains, pipes, cables, water connections, telephone and electric connections, wires, part structures and other conveniences belonging to or serving the said premises or the building in which the said premises are located and for the purpose of laying down, maintaining, repairing and testing drainage lines, water pipes and electric wires and for similar purposes.

- b) The Purchaser/s shall not do or permit to be done any act or thing which may render void or voidable any insurance of any premises or any part of the Building or cause any increased premium to be payable in respect thereof or which is likely to cause nuisance or annoyance to users and occupiers of the other premises in the Building. However, it is clarified that this does not cast any obligation upon the Promoter/Developers to insure the building or premises agreed to be sold to the Purchaser/s.
- c) Not to use the refuge area provided in the Building for any purpose whatsoever as the same is exclusively provided for a refuge in case of fire in the Building.
- d) The Purchaser/s shall not to do any act or deed which shall be in violation of the terms and conditions attached to the various sanctions/approvals/NOCs etc. set out in the recitals hereinabove.
- e) The Purchaser hereby expressly agrees that all obligations on the part of Purchaser shall be complied with Purchaser as may be required by the Promoter/Developers and Promoter/Developer shall be entitled to call upon the Purchaser to comply with the same and/or rectify or take

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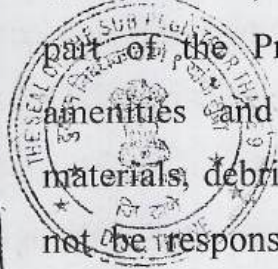
any action in respect thereof. Nothing contained in these Presents is intended to be nor shall be construed to be a grant, demise or assignment in law of the said premises or of the said property, hereditaments and premises or any part thereof or of the Building thereon or any part thereof.

f) Nothing contained in these Presents is intended to be nor shall be construed to be a grant, demise or assignment in law of the said premises or of the said property, hereditaments and premises or any part thereof or of the Building thereon or any part thereof.

g) The Purchaser on or before the Date of Hand Over, undertakes to deposit with the Promoter an interest-free refundable amount by way of deposit as a security (hereinafter referred to as the "Fit out Deposit") to secure the promoter or thereafter to society against any damage that may be caused to the said Building and/or common amenities and facilities while entering into the Premises whether with/without the Purchaser's furniture, fixtures, equipment and materials etc. and/or during the implementation of the fit-out/interior works in the Premises. The Fit-out Deposit shall be refunded by the Promoter/society to the Purchaser, without interest, upon completion of the fit-out/interior works in the Premises by the Purchaser, subject to no damage being caused to any

part of the Premises, the said Building and common amenities and facilities and subject to no building materials, debris etc. lying on the site. The Promoter shall not be responsible for any kind of loss and/or damage and/or theft in respect of the materials of the Purchaser lying in the Premises.

टनन - ९
दस्ता क्र २०५८० / २०२४
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- h) The Purchaser/s shall carry all interior and other works with due care and caution and take proper care of the Flat.
38. The Purchaser/s hereby agree/s and undertake/s to indemnify and keep indemnified the Promoter/Developers and the Society from and against any loss, damage, inconvenience, disturbance, litigation, that they may suffer or be put to by reason of the Purchaser/s committing a breach of any of the terms and conditions set out in this Agreement and/or in the bye-laws of the said Society and/or any applicable laws, rules and regulations.
- a. The Promoter/Developers shall, within three months from the date on which fifty one (51) percent of the total number of the Purchasers in the building have booked their apartments, apply to the Registrar for registration of Co-operative Society to initiate process for registration of Society.
- b. The Promoter/Developers shall, within Six months of registration of the Society or completion of project whichever is later as aforesaid, cause to be transferred to the society/ association of societies all the right, title and the interest of the Promoter/Developers in the said structure of the Building in which the said premises is situated.
39. The Purchaser/s for himself / herself / itself / themselves and his/her/its/their nominee/s, heirs, executors, administrators and assigns and to the intent that the covenants herein contained shall be binding upon all the persons in whose hands the said premises shall come, hereby covenant/s as follows: -
- a) The Purchaser/s shall maintain at his/her/their own costs the said premises agreed to be purchased by him/her/them from the date of possession of the said premises are taken or from the date of expiry of a period of 15 (Fifteen) days as provided in Clause 15 above and shall abide by all bye-laws, rules and

दस्तावेज क्र. २०५८०/२०१९

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regulations of the Government, Local Bodies and Authorities, Electricity Supply Company, the Co-operative Society (as the case may be) and shall attend to answer and be responsible for all actions and violations of any of the conditions or rules or bye-laws and shall observe and perform all the terms and conditions contained in this Agreement. The Purchaser shall be liable to pay property tax and municipal dues as per Municipal Rules.

b) The Purchaser/s shall from time to time sign and execute the application for the formation and registration of the Society including the byelaws of the proposed society within Seven days of the intimation by the Promoter/Developers. The Purchaser shall be bound from time to time to sign all the papers and documents and all other deeds as the Promoter/Developers may require him/her/them to do from time to time for safeguarding the interest of the Promoter/Developers and the Purchaser/s of other premises in the Buildings. Failure to comply with the provisions of this clause will render this Agreement ipso facto to come to an end. The Purchaser/s shall ensure that as and when the Promoter/Developers shall so require, the Co-operative Society shall pass the necessary resolution confirming the right of the Promoter/Developers as aforesaid to carry out additional construction work as stated hereinabove on the Buildings and also confirming the right of the Promoter/Developers to sell on Ownership basis other premises in the Buildings.

c) The Purchaser/s shall after obtaining the possession of the said premises and in the event of any amount becoming payable by way of levy or premium to the Concerned Local Authority or to the State Government or any amount becoming payable by way of betterment charges or development levies or any other

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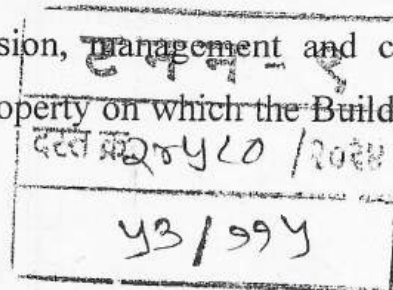


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payment of a similar nature in respect of the said Apartment/premises, the same shall be reimbursed by the Purchaser/s to the Promoter/Developers in the proportion of the area of the said Apartment/premises.

- d) The Purchaser/s shall on demand, deposit with the Promoter/Developers his/her/their proportionate share towards the installation of water meter and electric meter and/or any other charges/deposit to be paid by the Promoter/Developers to the Local Authority or Body concerned and/or to any other Concerned Authority.
- e) The Purchaser/s shall make the payments of installment of purchase price, as herein in this Agreement stipulated on time to the Promoter/Developers and all other amounts payable to the Promoter/Developers in time. In the event of the Purchaser/s making any default in payment of the purchase price installments to the Promoter/Developers and/or his/her/their share in taxes, maintenance, deposits and other outgoings regularly as agreed to herein by him/her/them, to the Promoter/Developers, the Promoter/Developers will have right to terminate this Agreement or seek specific performance against the Purchaser/s for recovering the same.
- f) After the possession of the said Premises is handed over to the Purchaser/s if any additions or alterations in or about or relating to the Buildings are required to be carried out by the Government, Local Authority or any other Statutory Authority, the same shall be carried out by the purchasers of various premises in the Buildings at his/her/their own costs and the Promoter/Developers shall not be in any manner liable or responsible for the same.

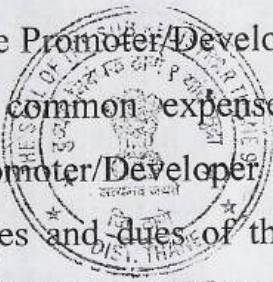
- g) On the vesting possession, management and control of the building and the said property on which the Buildings stands to



the respective Co-operative Society and/or association as stated herein above, the Co-operative Society shall take over complete responsibility for the management of the Buildings and shall be solely responsible for collections of dues from its members and for the disbursement of such collections in relation to Building along with the said property on which the Building stands including payment of property taxes, cess, municipal taxes, salaries of the employees charged with the duties for the maintenance of the said property and the security of the building to the intent that the said property shall be kept free from all claims, attachments and sale or other legal encumbrances, charges and liens. If the Co-operative Society fails to perform its obligations mentioned hereinabove the Promoter/Developer in any event shall stand absolved from its responsibility of managing the building, receiving and paying the outgoings including the property taxes, cesses, Municipal taxes and other incidental charges connected with the maintenance and security of the Building. The Purchaser/s shall ensure by executing any document or documents or doing all acts, deeds and things as he/she/they may be required to do by the Promoter/Developers that such obligations as aforesaid are undertaken and performed by the Society or being his/her/their successor in interest and failure or lapse on the part of the Purchasers in so doing shall entitle the Promoter/Developers to rescind this Agreement and the consequences of recession/termination as provided herein shall follow.

टनन - 40
 वस्तु क्रमांक 10 / 2024
 10 / 2024

The Promoter/Developer shall not be liable to pay any maintenance or common expenses in respect of the unsold premises. The Promoter/Developer shall however bear and pay the municipal taxes and dues of the corporation for the same from the date of occupancy certificate. The Developer shall be entitled to become



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member of the society in respect of the unsold flats and the Developer's shares shall be transferred by society in the name of purchaser of the said flat/units and the society shall not charge any premium or NOC charges by whatever name called.

41. The Promoter/Developer shall further be entitled to maintain the signage of the building at their own cost but shall not be liable to make any payment towards the same to the society or the purchaser. Also provided that the society shall if not maintained by developer shall be liable to maintain and shall not disturb the signage at any time.
42. The Car-parking Space allotted to the Purchaser in covered Car Parking System shall be used by the Purchaser for its own use. The said right of exclusive use shall be heritable and transferable along with the Unit/s to which it belongs and not otherwise.
43. Any delay or indulgence by the Promoter/Developers in enforcing the terms of this Agreement or any forbearance or giving time to the Purchaser/s shall not be considered as a waiver on the part of the Promoter/Developers of any breach or noncompliance of any of the terms and conditions of this Agreement by the Purchaser/s nor shall the same in any manner prejudice the remedies of the Promoter/Developers.
44. All payments, which are to be made under this Agreement, shall be made/effectuated by Account Payee Cheques drawn in favour of the Promoter/Developer and payable at Mumbai/Thane, and no payments made otherwise than as aforesaid, shall be valid or binding upon the Promoter/Developers. Further, no receipts for any payments shall be valid or binding unless it is issued by the Promoter/Developers on their printed letterhead/receipt form and duly signed.

45. TDS Certificate in form of 16B is required to be issued by the Purchaser as a final confirmation of credit to the

एनए-१
दिनांक २२/०५/२०२०
५५/११५



Promoter/Developers in respect of the taxes deducted and deposited into the Government Account.

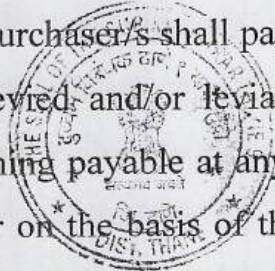
46. The /Promoter/Developers shall be entitled to alter the terms and conditions of the Agreement relating to the unsold premises in the Buildings of which the said premises form part and the Purchaser/s shall have no right to object to the same.
47. All letters, circulars, receipts and/or notices issued by the Promoter/Developers dispatched by post or by courier to the address known to them of the Purchaser/s will be a sufficient proof of the receipt of the same by the Purchaser/s and shall completely and effectually discharge to Promoter/Developers. For this purpose, the Purchaser/s has/have given the address as mentioned hereinabove.
48. Any dispute between the parties shall be settled amicably following conciliation proceedings. In case of failure to settle the dispute amicably, the same shall be decided as per the provisions of the Real Estate (Regulation and Development Act, 2016, Rules and Regulations), there under.
49. The full stamp duty in accordance with the Maharashtra Stamp Act, 1958 in respect of this Agreement shall be borne and paid by the Purchaser alone. The registration charges and related expenses shall be paid by the Purchaser in advance.

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दस्त क्र २७५८० / २०२४

५६ / १९९५

50. The Purchaser/s shall pay the amount of GST, or any other tax, cess etc. levied and/or leviable and/or becoming payable now and/or becoming payable at any time hereafter on the said Flat/Apartment and/or on the basis of this Agreement under the provisions of The Central Goods and Services Tax Act, 2017 and/or the Municipal Tax etc. and/or any other tax statute.



[Handwritten signature]
Suresh
K. Kout.

[Handwritten signature]

THE FIRST SCHEDULE

Description of the Larger Land

All those pieces and parcels of lands all situate, lying and being at Village Panchpakhadi, Taluka Thane, District Thane, Maharashtra and bearing the following Sub-Plot Numbers, Survey Nos., Hissa Nos and areas:

Survey Nos and areas as per Family Arrangement Agreement cum Deed of Conveyance dated 27 th September, 2023		Corresponding Survey Nos and areas as per revenue records		Sub-Plot No. as per Architects certificate and sanctioned plan
Survey No.	Area (in sq.mtrs)	Survey No.	Area (in sq.mtrs)	
412/2(pt)	4740	412/2A(pt)	4740	A2 (pt)
422/2(pt)	4901.77	422/2(pt)	4902	A2(pt)
423/2	400	423/2	400	A5(pt)
425/2(pt)	3020	425/2(pt)	2748.75	A4-X (pt) and A5(pt)
426(pt)	5906.28	426/A(pt)	6072.77	A4-X (pt), A4-Z (pt) and A6 (pt)
440/1/1(pt)	6326.20	440/1A(pt)	9086.17	A4-Z(pt)
440/1(pt)	3433.94			A6(pt)
484(pt)	6116.49	484	5337	A5
Road Area	166.49			Road Area
Total	35,011.17			

₹ 33,286.69
40/2024/2024
40/1994



Admeasuring in the aggregate 35,011.17 sq.mtrs as per Conveyance but 33,286.69 sq.mtrs (excluding road area of 166.49 sq.mtrs) as per revenue records.

THE SECOND SCHEDULE ABOVE REFERRED TO:

All those pieces and parcels of lands all situate, lying and being at Village Panchpakhadi, Taluka Thane, District Thane, Maharashtra and bearing the following Sub-Plot Numbers, Survey Nos., Hissa Nos and areas as : i) Survey No.412/2/A(pt); ii) Survey No. 422/2(pt); iii) Survey No. 423/2; iv) Survey No. 425/2; v) Survey No. 426(pt)(or 426/A) vi) 428/1 vii) 440/1/A and viii) 484 admeasuring in the aggregate 14918.71 sq.mtrs bounded as follows:

East: FIS School and Ashar Estate (S.No. 412/2,426)

West: Nala/Residential Structures (S.No. 422,423)

North: Private Plot/ MIDC Road

South: Nala

THE THIRD SCHEDULE ABOVE REFERRED TO:

Description of the Apartment/ Flat

The Apartment/ Flat No. **D2-2602** admeasuring **36.58** sq. mtrs carpet area along with exclusive use benefit of balcony area admeasuring **2.42** sq.mtrs., on **26th** floor together with **1(One)** car parking space in

Surface car parking system as agreed, in Building known as **Ashar Merac Tower D2 – EDEN**, beside Finland International School, Wagle Estate, Shreenagar, Village Panchpakhadi, Taluka Thane, District Thane - 400 604 and being constructed on the said property more particularly described in the Second Schedule hereinabove written.



टनन - ९
५८/११५

[Handwritten signatures and marks]

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

SIGNED SEALED AND DELIVERED)

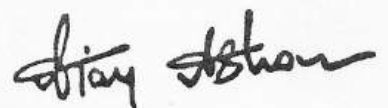
By the within named Promoter/Developer)

MR. AJAY PRATAP ASHAR)

in the presence of)

1. 





2. 

SIGNED SEALED AND DELIVERED)

by the within named Purchaser(s))

1) MR. ASHISH KRISHNA SHARMA)

2) MRS. AKRUTI ASHISH SHARMA)

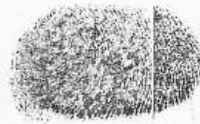
3) ANITA SURENDRA SHARMA)


In the presence of)

1. 

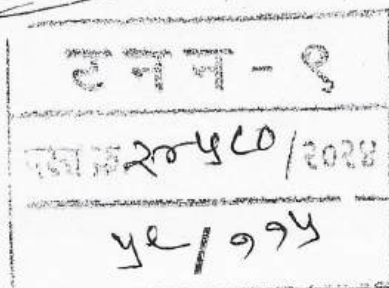








2. 





MEMO OF RECEIPT

Received of and from the within named purchaser(s) **MR. ASHISH KRISHNA SHARMA** and **MRS. AKRUTI ASHISH SHARMA** and **ANITA SURENDRA SHARMA** the amounts towards consideration money as under:

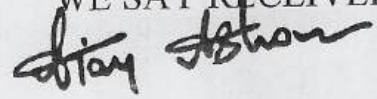
Sr. No.	Cheque/NEFT No.	Purchasers Bank & Branch	Amount
1	521142	Axis Bank Limited, L. B. S. Marg, Mulund (West) Branch, Mumbai – 400 080.	99,000/-
2	521143	Axis Bank Limited, L. B. S. Marg, Mulund (West) Branch, Mumbai – 400 080.	2,46,900/-
3	521145	Axis Bank Limited, L. B. S. Marg, Mulund (West) Branch, Mumbai – 400 080.	15,000/-
		TOTAL	3,60,900/-

Rs.3,60,900/-

WITNESS:

① 
② 

WE SAY RECEIVED



AJAY PRATAP ASHAR

रुनन - ९
सक्र. २०५८०/२०२४
६०/११५



LIST OF ANNEXURES

Annexure "A" – Layout Plan

Annexure "B" – Copies of 7/12 extracts

**Annexure "C" – Title Certificate by Kanga & Co. dated
24th April 2024**

**Annexure "D" – Commencement Certificate dated 22nd May 2024 and
30th May 2024 and 5th November 2024.**

Annexure "E" - Floor Plan

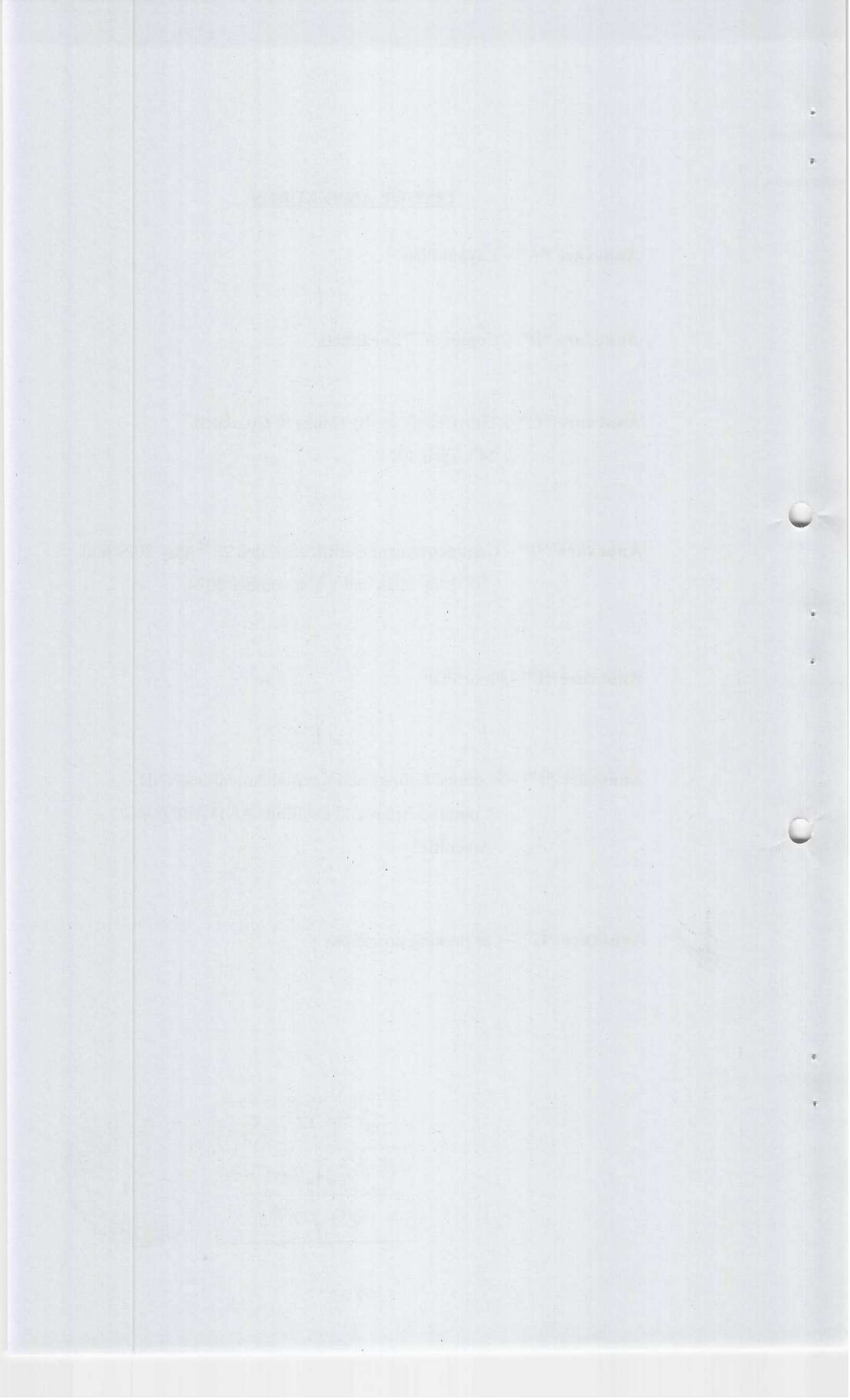
**Annexure "F" – Fixtures, Fittings and Internal Amenities AND
Common Areas and Facilities AND Additional
Amenities**

✂

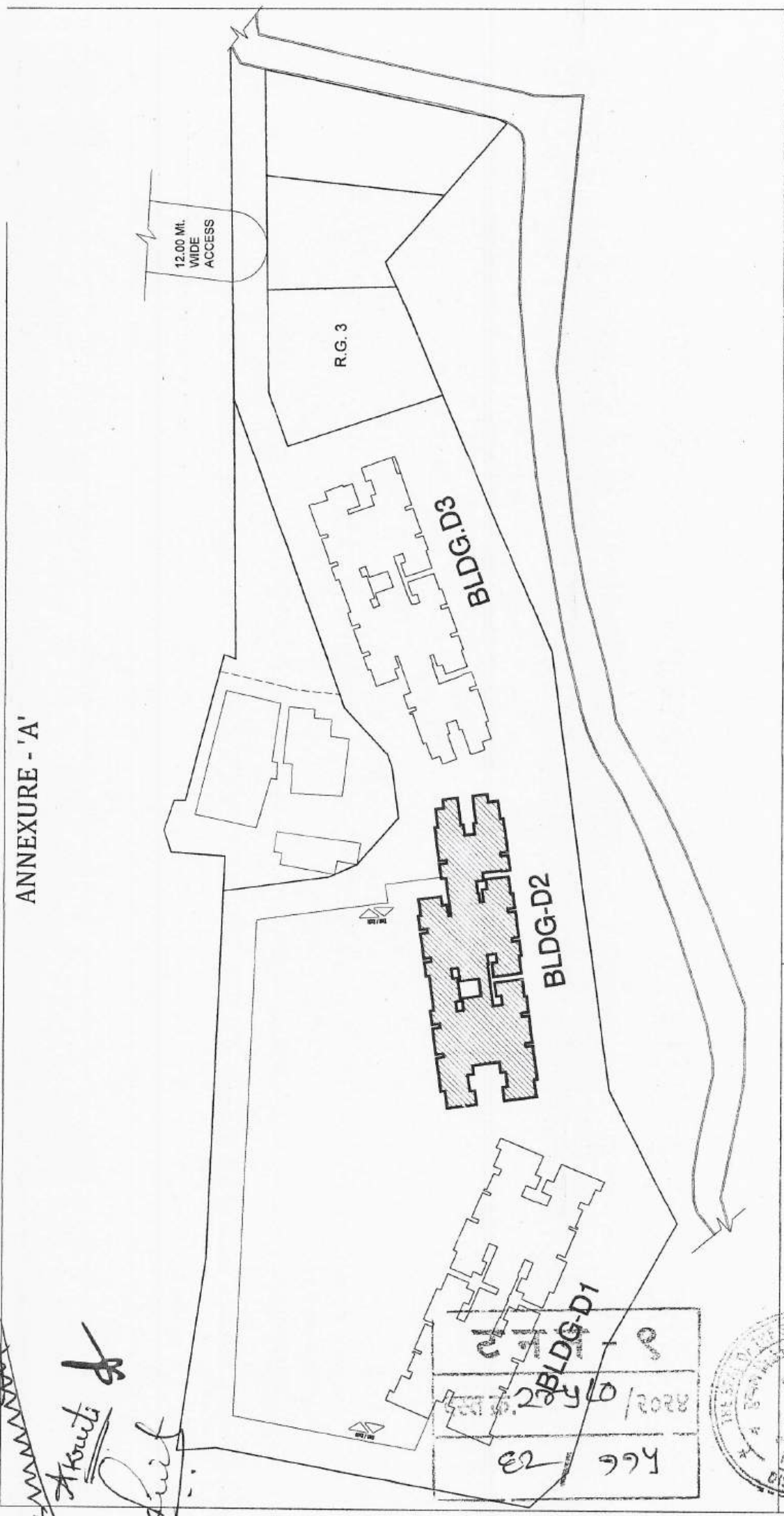
Annexure "G" – Car parking provisions

एनन-९
दस्तावेज २०५७/२०२४
९१/११५





ANNEXURE - 'A'



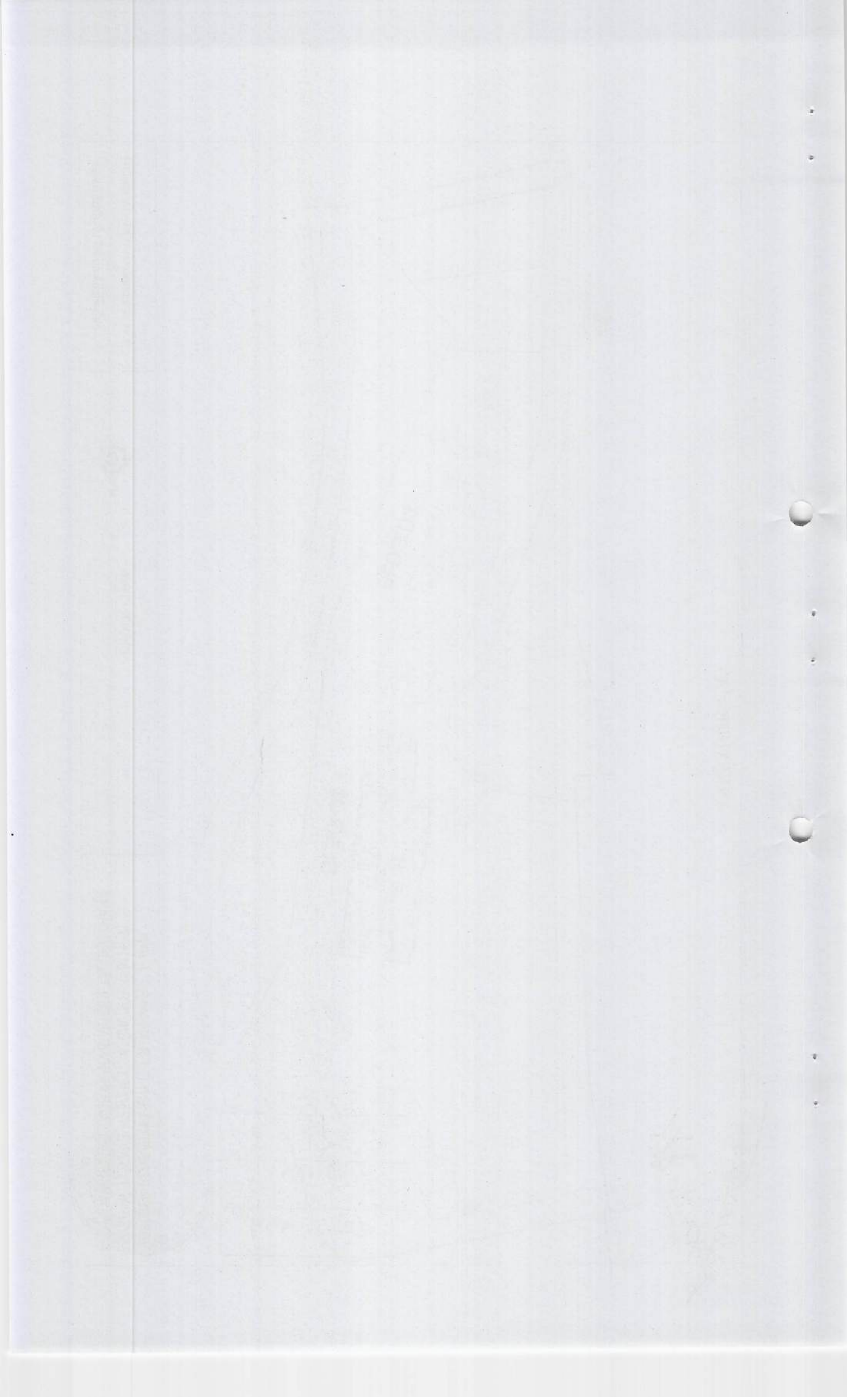
Handwritten signatures and scribbles:
 Akhuti
 Smit

ASHAR MERAC (TOWER - D2-EDEN)
 maharERA no.P51700056361

BLOCK PLAN

PROPOSED REDEVELOPMENT C.T.S. No. 412/2 A (PT),
 422/2 (PART), 423/2, 425/2(PT), 426/A (PT), 428/1(PT),
 440/1, 484(PT) VILLAGE PANCHPAKHADI TALUKA THANE







अहवाल दिनांक : 15/12/2023

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९६१ यातील नियम ३,५,६ आणि ७]

गाव :- पांचपाखाडी
(943884)

तालुका :- ठाणे

जिल्हा :- ठाणे

ULPIN : 38530932621

भूमापन क्रमांक व उपविभाग : 412/2 अ

38530932621

भू-धारणा पध्दती : भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे आर.चौ.मी.चौ.से.मी. एकक	83	ठाणे महानगरपालिका ठाणे	28.49.00	1.61		(4597)	कुळाचे नाव व खंड
अकृषिक क्षेत्र	292	कमलिनी धर्मराज आशर	133.71.00	7.52		(4709)	इतर अधिकार
बिन शेती 209.60.00 आकारणी 11.79	504	अजय प्रताप आशर	47.40.00	2.66		(4709)	इतर 80.00 चौ.मी.चटई क्षेत्राच्या मर्यादित सदनिका बांधण्यासाठीचे क्षेत्र (4708) [नामसही जमीन (कमाल धारणा व विनियमन) अधिनियम १९६६ चे कलम 20/21 अन्वये टुर्नल घटक गृहबांधणी योजनेखालील क्षेत्र हस्तांतरणस बंदी क्षेत्र 2000 चौ.मी. (4477)] (4708) प्रलंबित फेरफार : नाही. शेवटचा फेरफार क्रमांक : 4709 व दिनांक : 15/12/2023
जमिनी फेरफार क्र	(898) (1340) (3078) (4021) (4124) (4213) (4341) (4512) (4597)						सीमा आणि भूमापन चिन्हे :

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९६१ यातील नियम २९]

गाव :- पांचपाखाडी (943884)

तालुका :- ठाणे

जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग : 412/2 अ

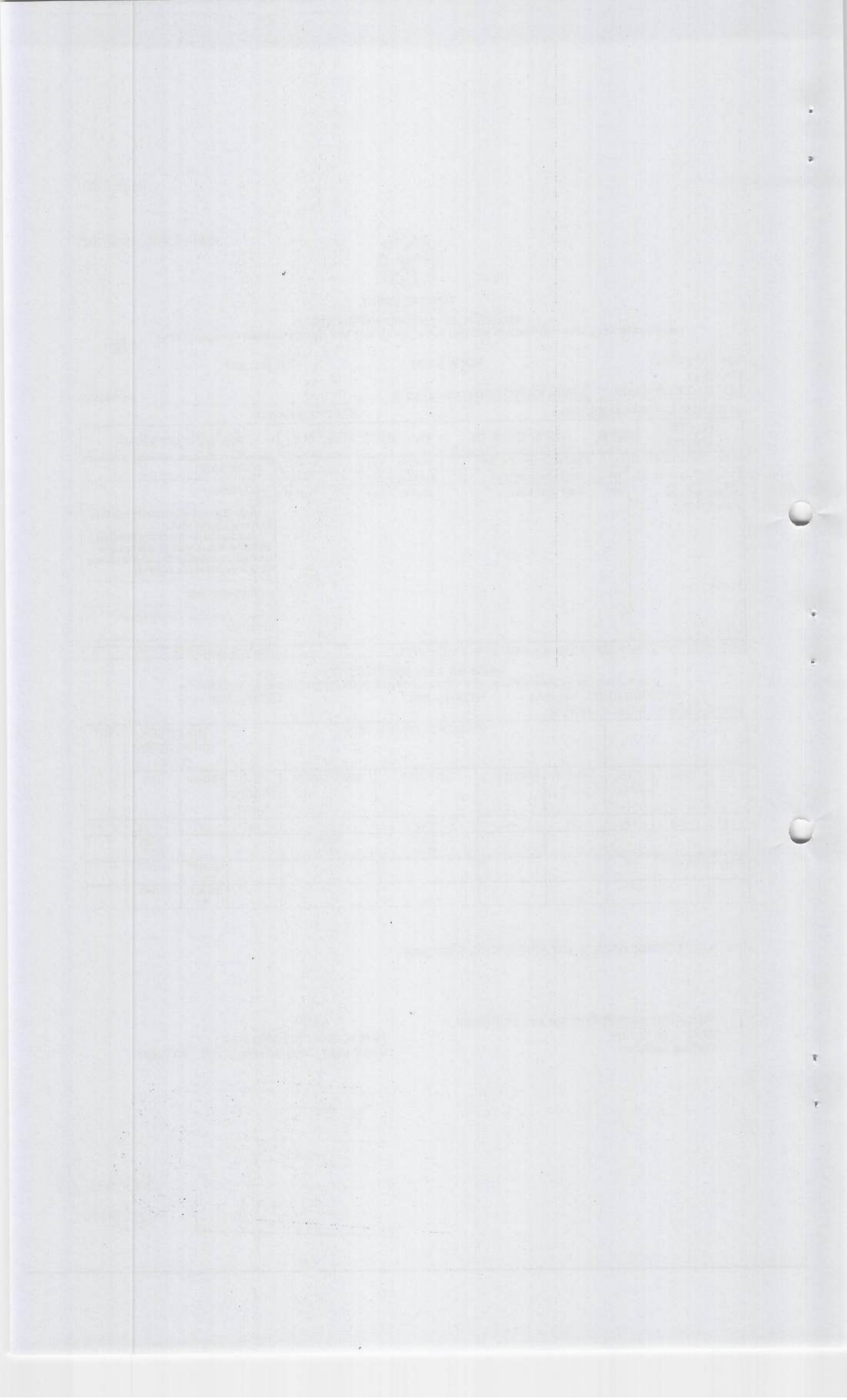
पिकाखालील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन	शेरा	
वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					ह.आर. चौ.मी	ह.आर. चौ.मी			ह.आर. चौ.मी	
2021-22	संपूर्ण वर्ष	292						बिनशेती पड	181.1100	
		83						बिनशेती पड	28.4900	

टीप : * सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."
दिनांक :- 15/12/2023
सांकेतिक क्रमांक :-(नाव :- उत्तमराव जानदेव शेडगे)
तलाठी साझा :- पांचपाखाडीता :- ठाणे जि :- ठाणे

टल न - ९
२०५८० / २०२४
९३ / ११५





अहवाल दिनांक : 15/12/2023



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३,५,६ आणि ७]

E

गाव :- पांचपाखाडी
(943884)

तालुका :- ठाणे

जिल्हा :- ठाणे

ULPIN : 17251784418

भूमापन क्रमांक व उपविभाग : 422/2

17251784418

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 : हे.आर.चौ.मी	292	कमलिनी धर्मराज आशर	0.02.98	0.12	0.09.00	(4709)	कुळाचे नाव व खंड
अ) लागवड योग्य क्षेत्र	504	अजय प्रताप आशर	0.49.02	1.94		(4709)	इतर अधिकार
जिरायत							प्रसवित फेरफार : नाही.
बागायत							शेवटचा फेरफार क्रमांक : 4709 व दिनांक : 15/12/2023
एकण खा यो	0.52.00						
ब) पोट-खराब क्षेत्र (लागवड अयोग्य)							
वर्ग (अ)	0.09.00						
वर्ग (ब)							
एकण पो ख	0.09.00						
एकण क्षेत्र	0.61.00						
अ-ब							
आकारणी	2.06						
नदी किंवा विशेष							
आकारणी							
जने फेरफार क्र.	(1340) (1497) (3078) (4021)						सीमा आणि भूमापन चिन्हे :

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९]

गाव :- पांचपाखाडी (943884)

तालुका :- ठाणे

जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग : 422/2

पिकाखालील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन	शेरा	
वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	
					हे.आर. चौ.मी	हे.आर. चौ.मी			हे.आर. चौ.मी	(११)
2021-22	संपूर्ण वर्ष	292						चाल पड	0.5200	

टीप : * सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

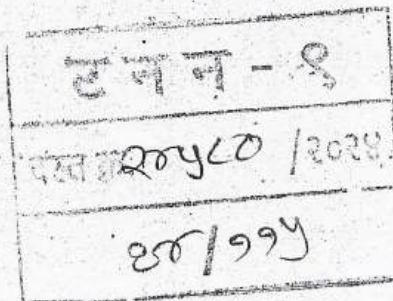
"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."

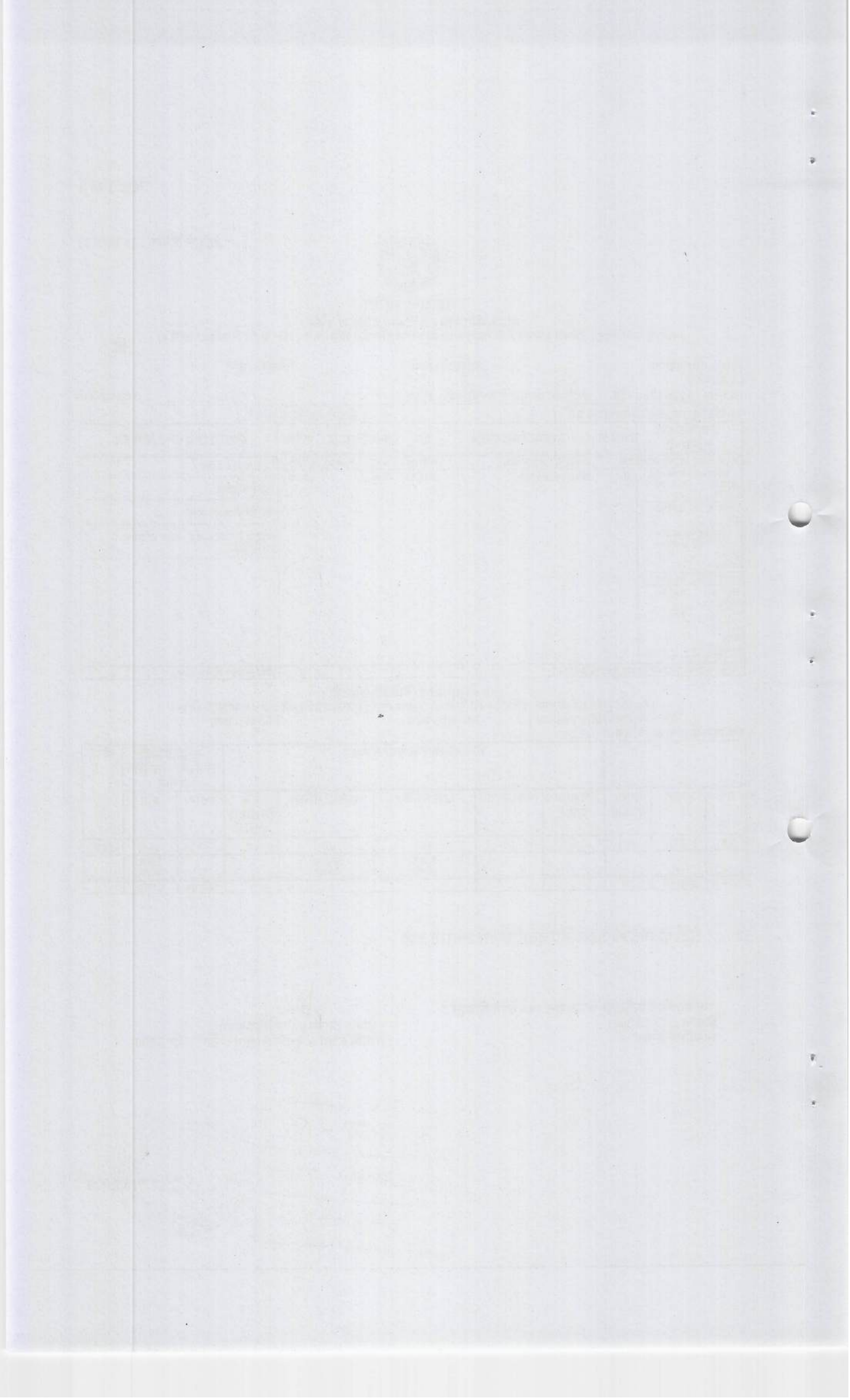
दिनांक :- 15/12/2023

सांकेतिक क्रमांक :-

(नाव :- उत्तमराव जानदेव शेडगे)

तलाठी साझा :- पांचपाखाडीता :- ठाणे जि :- ठाणे





अहवाल दिनांक : 15/12/2023



महाराष्ट्र शासन

गाव नमूना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- पांचपाखाडी
(943884)

तालुका :- ठाणे

जिल्हा :- ठाणे

ULPIN : 29344999171

भूमापन क्रमांक व उपविभाग : 423/2

29344999171

अ-धारणा पध्दती : भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे आर.चौ.मी.चौ.से.मी. एकक अक्षांशिक क्षेत्र चिन शेती 4.00.00 आकारणी 0.19	292 504	कमलिनी धर्मराज आशर अजय प्रताप आशर	4.00.00	0.19	1	(4709) (4709)	कुळाचे नाव व खंड इतर अधिकार प्रलंबित फेरफार : नाही. शेवटचा फेरफार क्रमांक : 4709 व दिनांक : 15/12/2023
जमिनी फेरफार क्र. (738) (898) (1340) (3078) (4021) (4508)							सीमा आणि भूमापन चिन्हे

गाव नमूना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९]

गाव :- पांचपाखाडी (943884)

तालुका :- ठाणे

जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग : 423/2

पिकाखालील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन	शेरा
वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)
					हे.आर. चौ.मी	हे.आर. चौ.मी			हे.आर. चौ.मी
2019-20	संपूर्ण वर्ष							अक्षांशिक वापर	4.0000

टीप : * सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."

दिनांक :- 15/12/2023

सांकेतिक क्रमांक :-

(नाव :- उत्तमराव जानदेव शेडगे)

तलाठी साझा :- पांचपाखाडीता :- ठाणे जि :- ठाणे

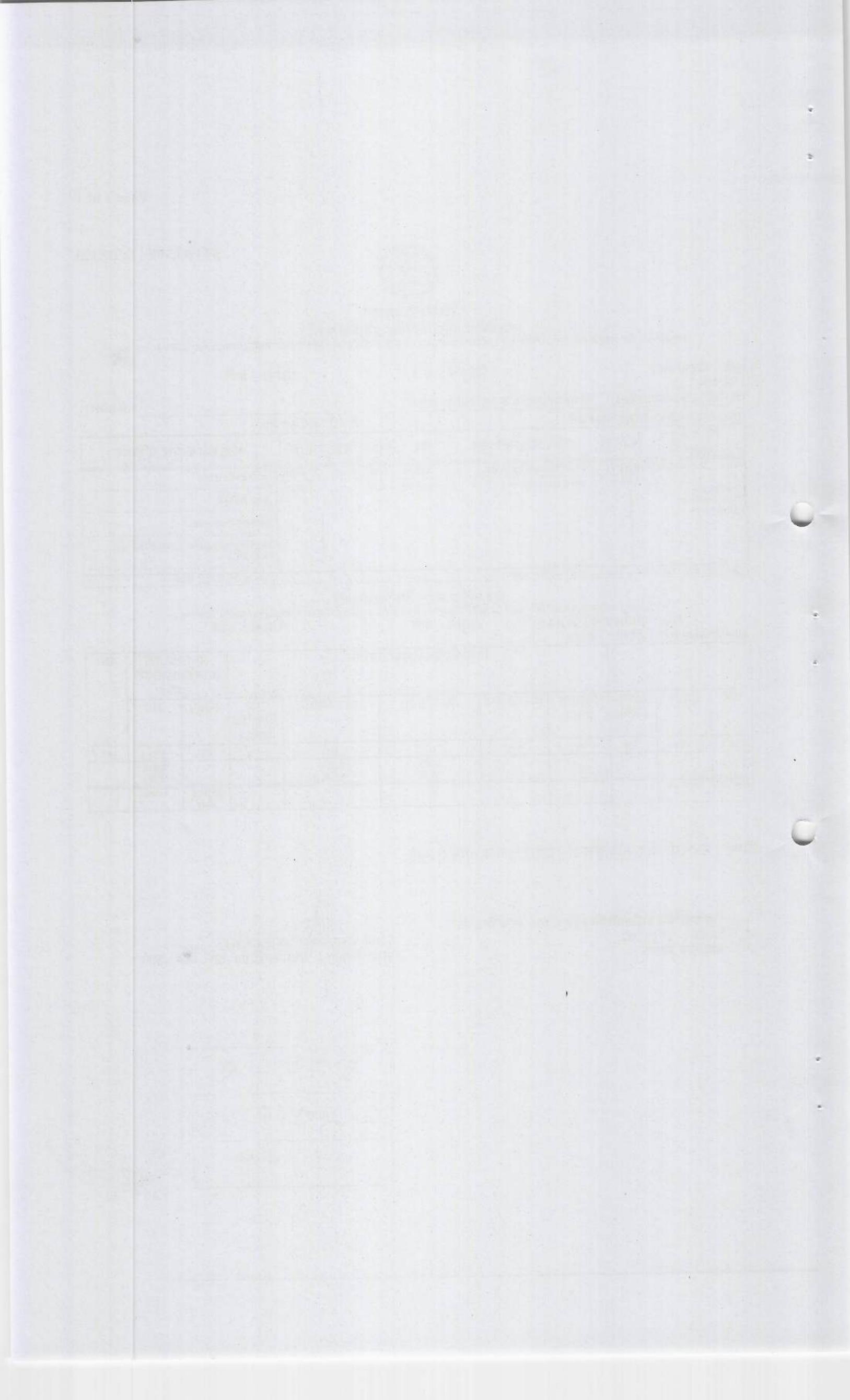
ट न न - ९

२०२५/२०२३

६५ / ११५



12/15/2023



अहवाल दिनांक : 15/12/2023



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९६१ यातील नियम ३,५,६ आणि ७]

E

गाव :- पांचपाखाडी
(943884)

तालुका :- ठाणे

जिल्हा :- ठाणे

ULPIN : 28558813345

भूमापन क्रमांक व उपविभाग : 425/2

28558813345

भू-धारणा पध्दती : भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे अकारणी	292	कमलिनी धर्मराज आशर	27.48.75	1.17		(4709)	कुळाचे नाव व खंड
अकारणी क्षेत्र	295	आशर इस्टेट बिल्डिंग सो को ऑप	16.51.25	0.83		(4444)	इतर अधिकार
बिन शती 44.00.00 आकारणी 2.00	504	अजय प्रताप आशर	27.48.75	1.17		(4709)	प्रलंबित फेरफार : नाही.
उत्तरे फेरफार क्र. (898) (1340) (3078) (4021) (4444) (4511) (4536)							शेवटचा फेरफार क्रमांक : 4709 व दिनांक : 15/12/2023
							सीमा आणि भूमापन चिन्हे :

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९६१ यातील नियम २९]

गाव :- पांचपाखाडी (943884)

तालुका :- ठाणे

जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग : 425/2

पिकाखालील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					हे.आर. चौ.मी	हे.आर. चौ.मी			हे.आर. चौ.मी	
2019-20	संपूर्ण वर्ष							बिनशती पड	44.0000	

टीप :- * सदरची नोंद मोबाइल अॅप द्वारे घेणेत आलेली आहे

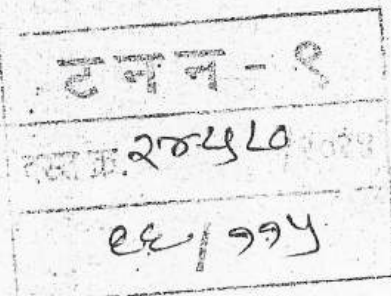
"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."

दिनांक :- 15/12/2023

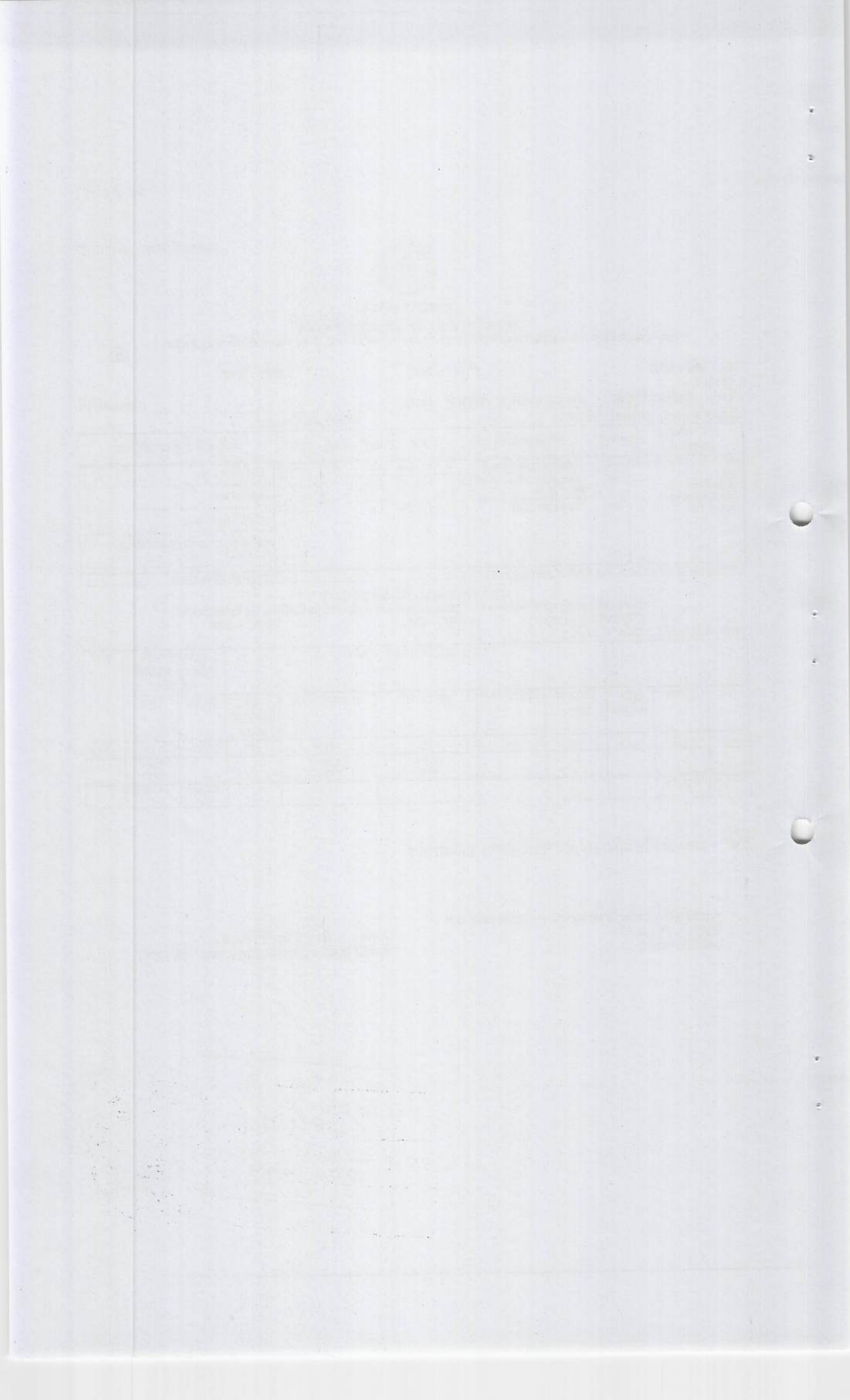
सांकेतिक क्रमांक :-

(नाव :- उत्तमराव जानदेव शेडगे)

तलाठी साझा :- पांचपाखाडीता :- ठाणे जि :- ठाणे



12/15/2023





अहवाल दिनांक : 15/12/2023

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- पांचपाखाडी
(943884)

तालुका :- ठाणे

जिल्हा :- ठाणे

ULPIN : 30652228108

भूमापन क्रमांक व उपविभाग : 426/अ

30652228108

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 आर.चौ.मी.सं.मी. एकक	292	कमलिनी धर्मराज आशर	35.95.03 8.24 (4709)	कुळाचे नाव व खंड
अकृषिक क्षेत्र	295	आशर इस्टेट बिल्डिंग सो को ऑप हौसिंग सो ली	12.47.20 3.43 (4561)	इतर अधिकार
दिनांक शेती 109.15.00 आकारणी 25.59	504	अजय प्रताप आशर	60.72.77 13.92 (4709)	इतर नागरी जमीन (कमाल धारणा व विनियमन) अधिनियम १९६६ चे कलम 20/२१ अन्वये दुर्बल घटक गृहबांधणी योजनेखालील क्षेत्र हस्तांतरणास बंदी (4477) [हस्तांतरण] (4501) [अभ्युपेक्षा] फाउंडी याने भूहस्तांतरणाने 90/ वर्षांचे कमीत कमी घटकनी दरवर्षी आढे रुपये 3000/- तीन हजार- (4501) प्रलंबित फेरफार : नाही. शेवटचा फेरफार क्रमांक : 4709 व दिनांक : 15/12/2023
जमने फेरफार क्र. (686) (738) (1340) (3078) (3528) (4021) (4213) (4444) (4500) (4511) (4561)				सोमा आणि भूमापन चिन्ह :

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९]

गाव :- पांचपाखाडी (943884)

तालुका :- ठाणे

जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग : 426/अ

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)
					हे.आर. चौ.मी	हे.आर. चौ.मी			हे.आर. चौ.मी
2019-20	संपूर्ण वर्ष							अकृषिक वापर	109.1500

टीप : * सदरची नोंद मोबाइल अॅप द्वारे घेणेत आलेली आहे

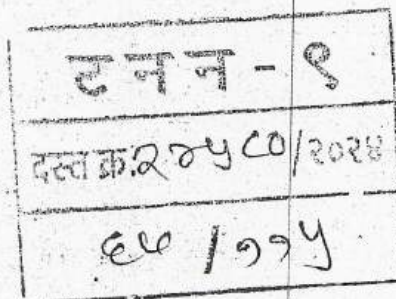
"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."

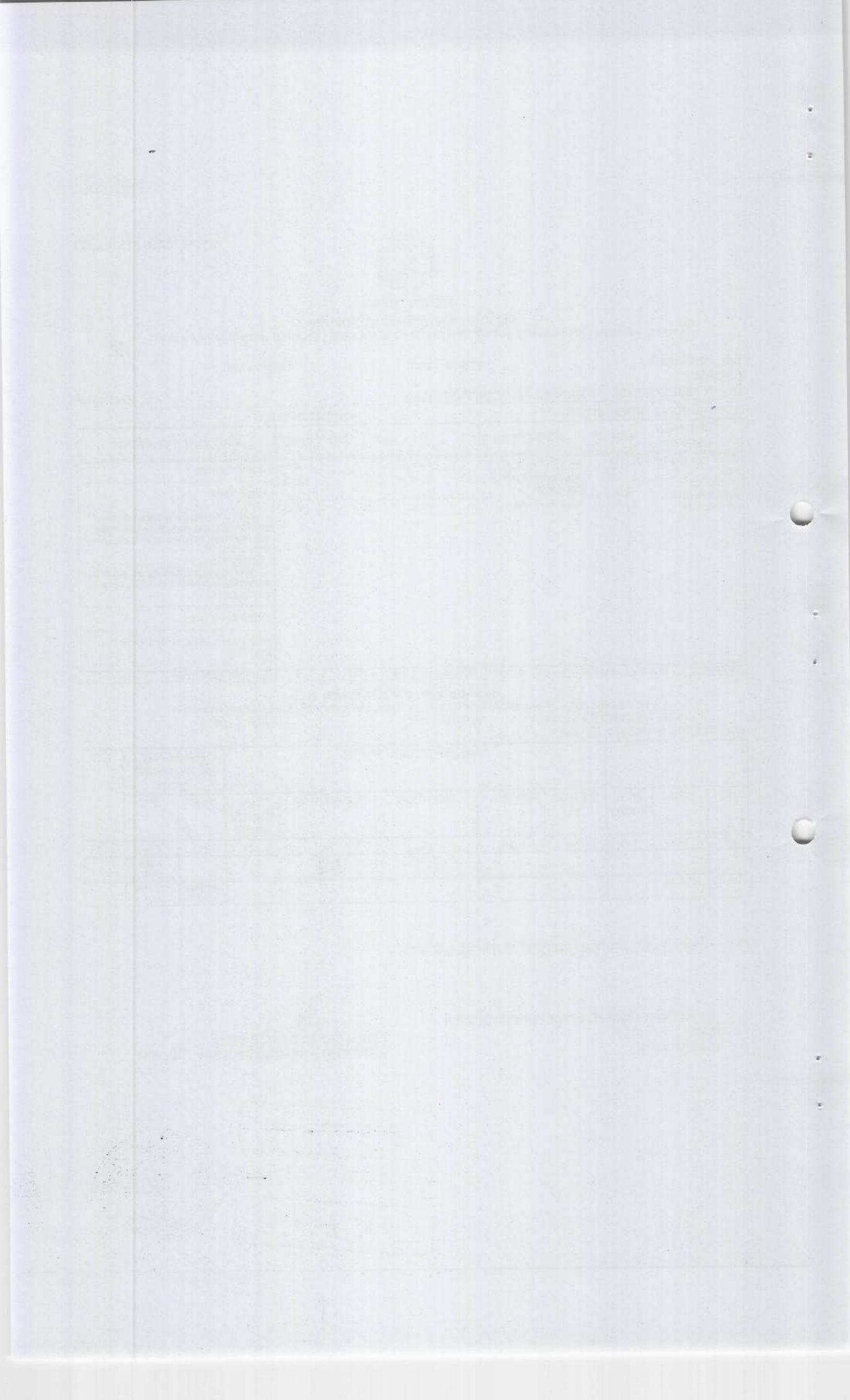
दिनांक :- 15/12/2023

सांकेतिक क्रमांक :-

(नाव :- उल्लमराव जानदेव शेडगे)

तलाठी साझा :- पांचपाखाडीता :- ठाणे जि :- ठाणे







अहवाल दिनांक : 15/12/2023

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३,९,६ आणि ७]

गाव :- पांचपाखाडी
(943884)

तालुका :- ठाणे

जिल्हा :- ठाणे

ULPIN : 33587390133

भूमापन क्रमांक व उपविभाग : 440/1 अ

33587390133

भ-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	83	ठाणे महानगरपालिका ठाणे	10.10.00	0.41		(4597)	कुळाचे नाव व खंड इतर अधिकार इतर नागरी जमीन (कमाल धारणा व विनियमन) अधिनियम 1966 चे कलम 20-21 अन्वये दुर्बल घटक गृहबांधणी योजनेखालील क्षेत्र हस्तांतरणास बंदी (4477) (4597) इतर यापैकी 2036.17 चौ.मी. क्षेत्रापुरती नागरी जमीन (कमाल धारणा व विनियमन) अधिनियम 1966 चे कलम 20/21 अन्वये दुर्बल घटक गृहबांधणी योजनेखालील क्षेत्र हस्तांतरणास बंदी" अशी नोंद कमी करून त्याऐवजी 80.00 चौ.मी.चटई क्षेत्राच्या मर्यादित सदनिका बांधण्यासाठीचे क्षेत्र अशी नोंद दाखल केली असे. (4708) प्रलंबित फेरफार : नाही. शेवटचा फेरफार क्रमांक : 4709 व दिनांक : 15/12/2023
अधिक क्षेत्र	292	कमलिनी धर्मराज आशर	14.63.83	0.59		(4709)	
बिन शेती 115.60.00 आकारणी 470	504	अजय प्रताप आशर	90.86.17	3.70		(4709)	
जमो फेरफार क्र (686) (738) (1340) (3078) (3528) (4021) (4213) (4341) (4477) (4512) (4538) (4597)							सीमा आणि भूमापन चिन्हे :

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९]

गाव :- पांचपाखाडी (943884)

तालुका :- ठाणे

जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग : 440/1 अ

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	(११)
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					हे.आर. चौ.मी	हे.आर. चौ.मी			हे.आर. चौ.मी	
2021-22	संपूर्ण वर्ष	292						बिनशेती पड	105.5000	
		83						बिनशेती पड	10.1000	

टीप : * सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून ₹१५/- रुपये मिळाले."
दिनांक :- 15/12/2023

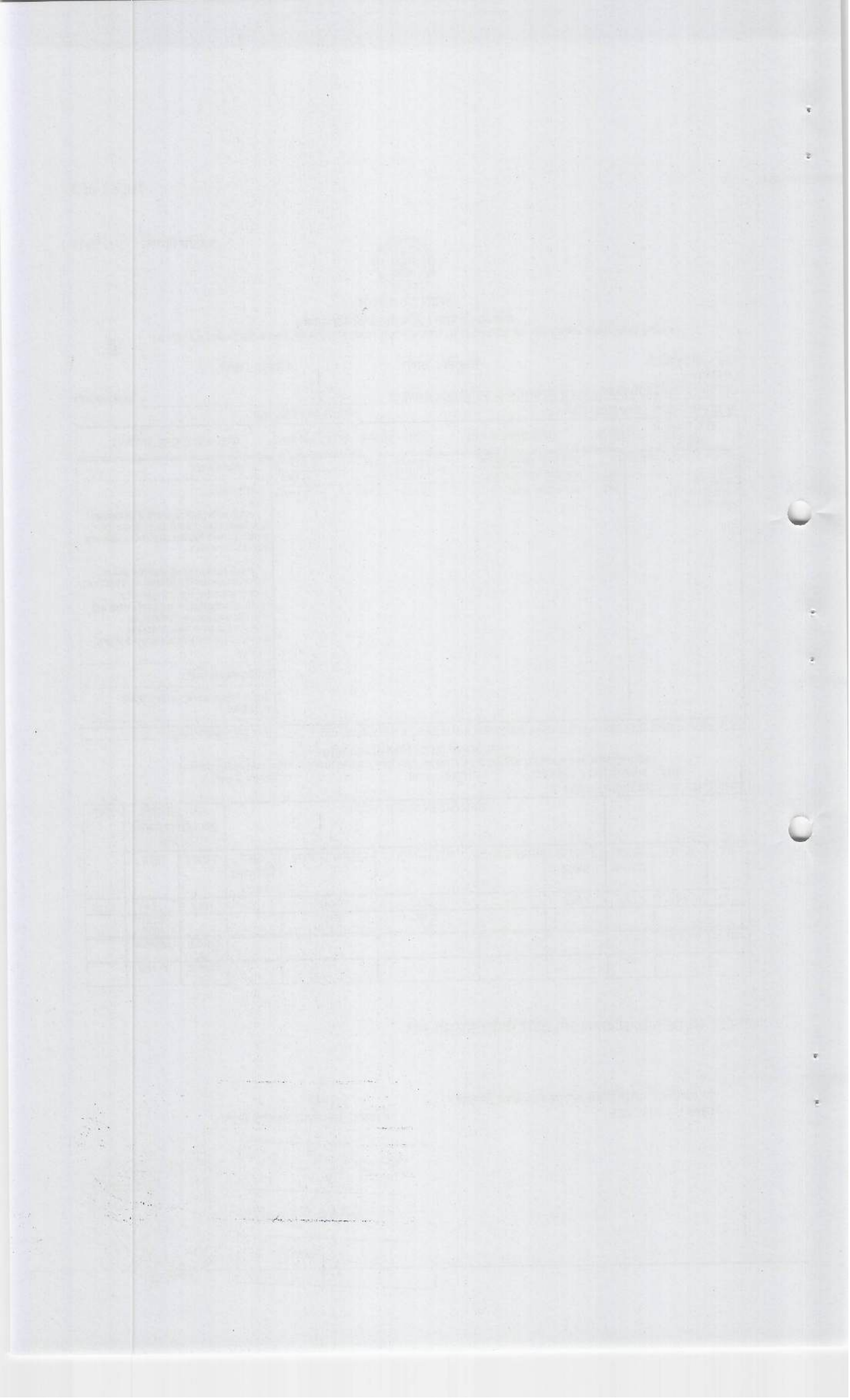
(नाव :- उत्तमराव जानदेव शेडगे)

रजम - ९

पत्र क्र २०५८०/२०२४

६८/११५





अहवाल दिनांक : 15/12/2023



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- पांचपाखाडी
(943884)

तालुका :- ठाणे

जिल्हा :- ठाणे

ULPIN : 27571301454 भूमापन क्रमांक व उपविभाग : 484

27571301454

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 हे.आर.चौ.मी. (292)		कमलिनी धर्मराज आशार	0.53.37	9.39	0.04.30	(4709)	कुळाचे नाव व खंड
अ) लागवड योग्य क्षेत्र निरायत 0.68.50	295	आशार इस्टेट बिल्डिंग सी को ऑप होसिंग सो ली	0.15.13	2.66		(4444)	इतर अधिकार
ब) पोट-खराब क्षेत्र (लागवड अयोग्य) वर्ग (अ) 0.04.30 वर्ग (ब) एकूण पो.ख. 0.04.30 एकूण क्षेत्र 0.72.80 अर्थ) आकारणी 12.06	504	अजय प्रताप आशार	0.53.37	9.39	0.04.30	(4709)	इतर 80.00 चौ.मी. चढई क्षेत्राच्या मर्यादित सदनिका बांधण्यासाठीचे क्षेत्र (4708) [नगरी जमिन (कमान धारणा व विनियमन) अधिनियम 1966 चे कलम 20-21 अन्वये दुर्बल घटक गृह बांधणी योजने खालील क्षेत्र- हस्तांतरण बंदी क्षेत्र 500 चौ.मी.] (4708)
आकारणी 12.06							प्रलंबित फेरफार : नाही.
जुडी किंवा विशेष आकारणी							शेवटचा फेरफार क्रमांक : 4709 व दिनांक : 15/12/2023
जुने फेरफार क्र. (366) (367) (686) (738) (1328) (1340) (3078) (4021) (4444) (4477)							सीमा आणि भूमापन चिन्हे :

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९]

गाव :- पांचपाखाडी (943884)

तालुका :- ठाणे

जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग : 484

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)
					हे.आर. चौ.मी		हे.आर. चौ.मी		हे.आर. चौ.मी	
2021-22	संपूर्ण वर्ष	सर्व खाते						ईमारत पड	0.6850	

टीप : * सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."

दिनांक :- 15/12/2023

सांकेतिक क्रमांक :-

(नाव :- उत्तमराव ज्ञानदेव शेडगे)

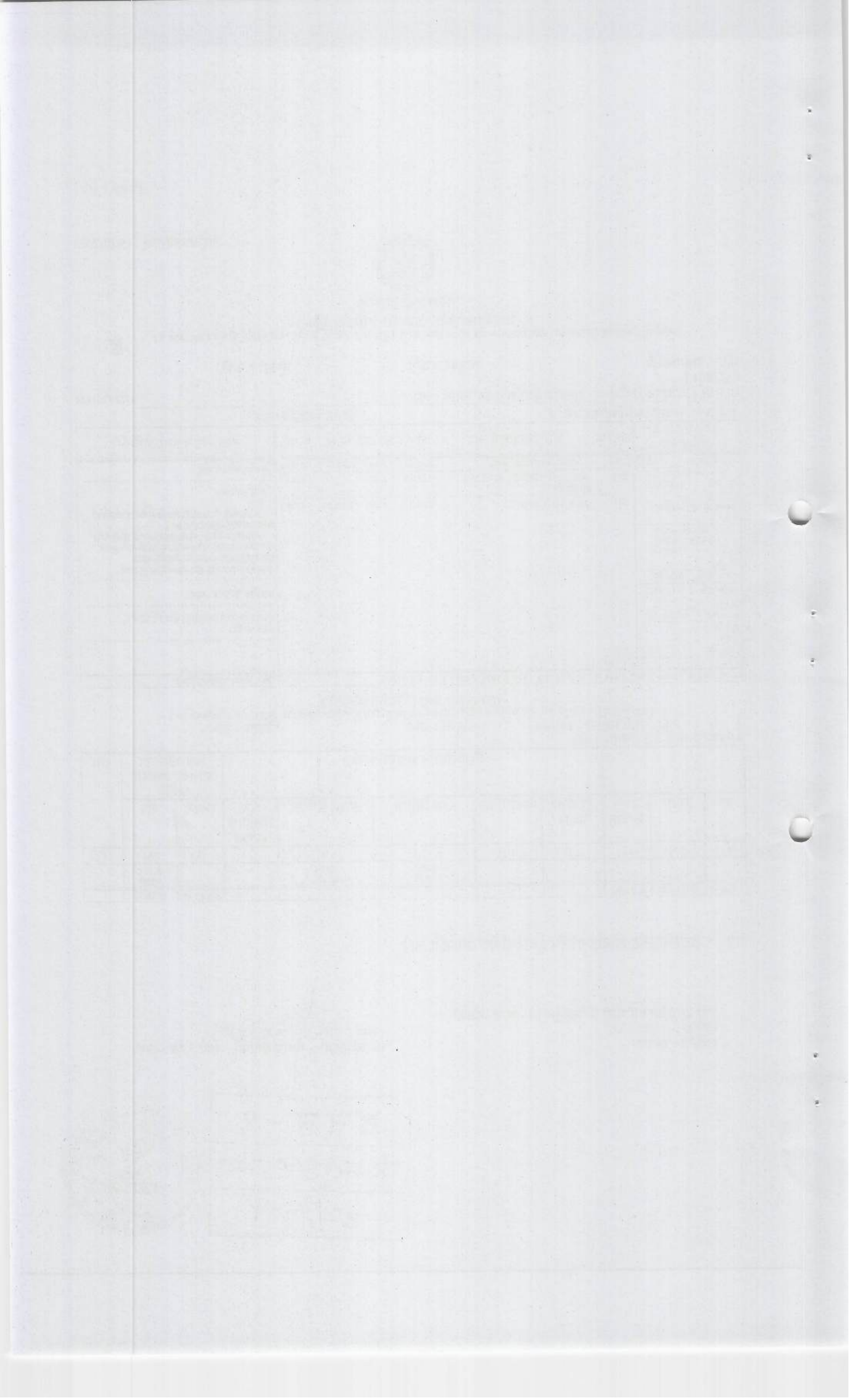
तलाठी साझा :- पांचपाखाडीता :- ठाणे जि :- ठाणे

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वस्त क्र 280420 / 2023

११/११५





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FORMAT - A

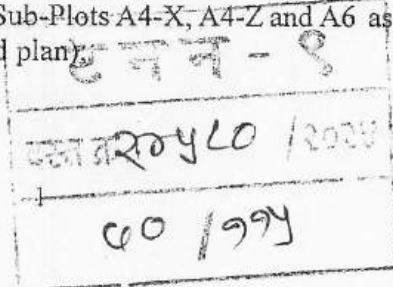
To,

MahaRERA,
6th and 7th floor, Housefin Bhavan,
Plot No.C-21, E-Block,
Bandra Kurla Complex,
Bandra (East), Mumbai 400051

Legal Title Report

Sub: Title Clearance certificate with respect to all those pieces and parcels of lands all situate, lying and being at Village Panchpakhadi, Taluka Thane, District Thane, Maharashtra and bearing the following Sub-Plot Numbers, Survey Nos., Hissa Nos and areas:

- (i) Survey No.412/2(pt) admeasuring 4740 sq.mtrs as per Family Arrangement Agreement cum Deed of Conveyance dated 27th September, 2023 ("Conveyance") but recorded as 412/2A(pt) admeasuring 4740 sq.mtrs as per revenue records (forming part of Sub-Plot A2 as per Architects certificate and sanctioned plan);
- (ii) Survey No. 422/2(pt) admeasuring 4901.77 sq.mtrs as per Conveyance but recorded as 422/2(pt) admeasuring 4902 sq.mtrs as per revenue records (forming part of Sub-Plot A2 as per Architects certificate and sanctioned plan);
- (iii) Survey No. 423/2 admeasuring 400 sq.mtrs as per Conveyance and recorded as 423/2 admeasuring 400 sq.mtrs as per revenue records (forming part of Sub-Plot A5 as per Architects certificate and sanctioned plan);
- (iv) Survey No. 425/2(pt) admeasuring 3020 sq.mtrs as per Conveyance but recorded as 425/2(pt) admeasuring 2748.75 sq.mtrs as per revenue records (forming part of Sub-Plots A4-X and A5 as per Architects certificate and sanctioned plan);
- (v) Survey No. 426(pt) admeasuring 5906.28 sq.mtrs as per Conveyance but recorded as 426/A(pt) admeasuring 6072.77 sq.mtrs as per revenue records (forming part of Sub-Plots A4-X, A4-Z and A6 as per Architects certificate and sanctioned plan)



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- (vi) Survey No. 440/1/1(pt) admeasuring 6326.20 sq.mtrs and Survey No. 440/1(pt) admeasuring 3433.94 sq.mtrs as per Conveyance but recorded as 440/1A(pt) admeasuring 9086.17 sq.mtrs as per revenue records (forming part of Sub-Plot A4-Z and Sub-Plot A6 respectively as per Architects certificate and sanctioned plan);
- (vii) Survey No. 484(pt) admeasuring 6116.49 sq.mtrs as per Conveyance and Road Area admeasuring 166.49 sq.mtrs but recorded as 484 admeasuring 5337 sq.mtrs as per revenue records (forming part of Sub-Plot A5 and Road Area as per Architects certificate and sanctioned plan);

admeasuring in the aggregate 35,011.17 sq.mtrs as per Conveyance but 33,286.69 sq.mtrs as per revenue records.

Hereinafter collectively referred to as "the said Property"

1. We have investigated the title of the said Property on the request of Mr. Ajay Ashar and the copies of the following documents have been furnished to us:
- (i) Deed of Partnership dated 1st April, 1950 made between Shantilal Jamnadas Ashar therein referred to as the First Partner of the First Part and Dharmaraj Ranchoddas Ashar therein referred to as the Second Partner of the Second Part;
- (ii) Indenture dated 08th April, 1950 made between Govind Shaligram and others therein referred to as Vendors of the One Part And Dharmaraj Ranchoddas Ashar therein referred to as the Purchaser of the Other Part and registered with the office of the Sub-Registrar of Assurances at Thane under Serial No.228 of 1950;
- (iii) Indenture of Lease dated 27th October, 1970 made between Dharmaraj Ranchoddas Ashar in his capacity as a partner of Messrs. Great India Net Industry therein called the Lessor of the One Part, and Messrs. Bhartiya Foundry, through its Partner Shantilal Jamnadas Ashar, therein called the Lessee of the Other Part and registered with the office of the Sub-Registrar of Assurances at Thane under Serial No. 5193 of 1970;
- (iv) Deed of Dissolution dated 12th February, 1975 made between Dharmaraj Ranchoddas Ashar and Shantilal Jamnadas Ashar;
- (v) Supplemental Agreement dated 22nd March, 1976 made between Shantilal Jamnadas Ashar and Dharmaraj Ranchoddas Ashar;

- (vi) Deed of Partnership dated 24th February, 1975 made between Shantilal Jamnadas Ashar, Pratap Jamnadas Ashar and Bharati Vijay Ashar;

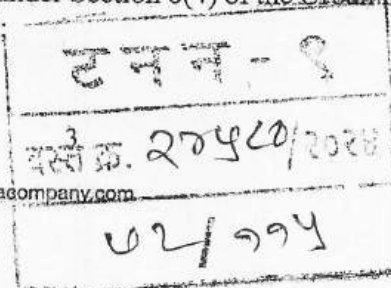
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मि. रजम 20960 / 2028
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- (vii) Deed of Partnership dated 9th November, 1993 made between Shantilal Jamnadas Ashar and Pratap Jamnadas Ashar;
- (viii) Family Arrangement Agreement cum Deed of Conveyance dated 27th September, 2023 made between Kamlini Dharamraj Ashar, Ritin Dharamraj Ashar, Kintu Kishor Bajaj of the First Part, Smita Pankaj Patel of the Second Part, Minal Sameer Sata of the Third Part, Ajay Pratap Ashar and Meera Himanshu Ashar of the Fourth Part and registered with the office of the Sub-Registrar of Assurances at Thane under Serial No.TNN-2 / 23744 of 2023;
- (ix) Power of Attorney dated 27th September, 2023 executed by Kamlini Dharamraj Ashar, Ritin Dharamraj Ashar, Kintu Kishor Bajaj, Smita Pankaj Patel, Minal Sameer Sata and Meera Himanshu Ashar in favour of Ajay Ashar and registered with the office of the Sub-Registrar of Assurances at Thane under Serial No.TNN-2 / 23747 of 2023;
- (x) Deed of Rectification dated 2nd November 2023 made between Kamlini Dharamraj Ashar, Ritin Dharamraj Ashar, Kintu Kishor Bajaj of the First Part, Smita Pankaj Patel of the Second Part, Minal Sameer Sata of the Third Part, Ajay Pratap Ashar and Meera Himanshu Ashar of the Fourth Part and registered with the office of the Sub-Registrar of Assurances at Thane under Serial No.TNN-2 / 27238 of 2023;
- (xi) Deed of Termination of Lease dated 4th October, 2023 made between Bharati Dharmendra Vyas of the First Part, Dharmendra Vyas, Dhaval Dharmendra Vyas and Deep Dharmendra Vyas of the Second Part, Kamlini Dharamraj Ashar and Ritin Dharamraj Ashar of the Third Part and Ajay Pratap Ashar and Meera Himanshu Ashar of the Fourth Part and registered with the office of the Sub-Registrar of Assurances at Thane under Serial No.TNN-2 / 24067 of 2023;
- (xii) Power of Attorney dated 4th October, 2023 executed by Bharati Dharmendra Vyas in favour of Ajay Ashar and registered with the office of the Sub-Registrar of Assurances at Thane under Serial No.TNN-2 / 24070 of 2023;
- (xiii) Power of Attorney dated 4th October, 2023 executed by Bharati Dharmendra Vyas in favour of Ajay Ashar and registered with the office of the Sub-Registrar of Assurances at Thane under Serial No.TNN-2 / 24072 of 2023;
- (xiv) Order dated 9th September, 1999 passed by the Additional Collector and Competent Authority under Section 8(4) of the Urban Land (Ceiling and Regulation) Act, 1976;

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- (xv) Order dated 29th November, 1999 passed by the Additional Collector and Competent Authority under Section 20(1) of the Urban Land (Ceiling and Regulation) Act, 1976;
 - (xvi) Order dated 11th August, 2005 passed by the Additional Collector and Competent Authority;
 - (xvii) Order dated 27th September, 2023 passed by the Office of the Collector and Competent Authority;
 - (xviii) Property register cards related to the said Property;
 - (xix) Certificate dated 18th April, 2024 issued by Joshi Deshaware and Associates, Architects and Planners;
 - (xx) Search Report dated 20th April, 2024 for 30 years from 1993 onwards issued by Mr. Nilesh Vagal.
2. On perusal of the above mentioned documents relating to the title of the said Property, we are of the opinion that the title of Mr. Ajay Ashar is clear, marketable and without any encumbrances and the said Mr. Ajay Ashar has the absolute right to develop the said Property, construct building/s thereon as per the sanctioned plans and sell the constructed area therein.
 3. **Owner of the said Property: Mr. Ajay Ashar**
 4. The report reflecting the detailed flow of title of Mr. Ajay Ashar to the said Property is enclosed herewith as Annexure A.

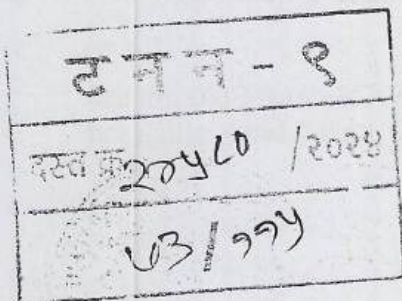
Dated this 24th day of April, 2024.

Yours faithfully,
Kanga and Company

Mali Amdar
Partner

Enclosure:

Report on Title dated 24th April 2024.
(Annexure 'A')



ANNEXURE A

Re: All those pieces and parcels of lands all situate, lying and being at Village Panchpakhadi, Taluka Thane, District Thane, Maharashtra and bearing the following Sub-Plot Numbers, Survey Nos., Hissa Nos and areas:

- (i) Survey No.412/2(pt) admeasuring 4740 sq.mtrs as per Family Arrangement Agreement cum Deed of Conveyance dated 27th September, 2023 ("Conveyance") but recorded as 412/2A(pt) admeasuring 4740 sq.mtrs as per revenue records (forming part of Sub-Plot A2 as per Architects certificate and sanctioned plan);
- (ii) Survey No. 422/2(pt) admeasuring 4901.77 sq.mtrs as per Conveyance but recorded as 422/2(pt) admeasuring 4902 sq.mtrs as per revenue records (forming part of Sub-Plot A2 as per Architects certificate and sanctioned plan);
- (iii) Survey No. 423/2 admeasuring 400 sq.mtrs as per Conveyance and recorded as 423/2 admeasuring 400 sq.mtrs as per revenue records (forming part of Sub-Plot A5 as per Architects certificate and sanctioned plan);
- (iv) Survey No. 425/2(pt) admeasuring 3020 sq.mtrs as per Conveyance but recorded as 425/2(pt) admeasuring 2748.75 sq.mtrs as per revenue records (forming part of Sub-Plots A4-X and A5 as per Architects certificate and sanctioned plan);
- (v) Survey No. 426(pt) admeasuring 5906.28 sq.mtrs as per Conveyance but recorded as 426/A(pt) admeasuring 6072.77 sq.mtrs as per revenue records (forming part of Sub-Plots A4-X, A4-Z and A6 as per Architects certificate and sanctioned plan);
- (vi) Survey No. 440/1/1(pt) admeasuring 6326.20 sq.mtrs and Survey No. 440/1(pt) admeasuring 3433.94 sq.mtrs as per Conveyance but recorded as 440/1A(pt) admeasuring 9086.17 sq.mtrs as per revenue records (forming part of Sub-Plot A4-Z and Sub-Plot A6 respectively as per Architects certificate and sanctioned plan);
- (vii) Survey No. 484(pt) admeasuring 6116.49 sq.mtrs as per Conveyance and Road Area admeasuring 166.49 sq.mtrs but recorded as 484 admeasuring 5337 sq.mtrs as per revenue records (forming part of Sub-Plot A5 and Road Area as per Architects certificate and sanctioned plan);

admeasuring in the aggregate 35,011.17 sq.mtrs as per Conveyance but 33,286.69 sq.mtrs as per revenue records.

Hereinafter collectively referred to as "**the said Property**".

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1. **DOCUMENTS PROVIDED:**

1.1 We have been provided with photocopies of the following documents and papers for the purpose of due diligence:

- (i) Deed of Partnership dated 1st April, 1950 made between Shantilal Jamnadas Ashar therein referred to as the First Partner of the First Part and Dharmaraj Ranchoddas Ashar therein referred to as the Second Partner of the Second Part;
- (ii) Indenture dated 08th April, 1950 made between Govind Shaligram and others therein referred to as Vendors of the One Part And Dharmaraj Ranchoddas Ashar therein referred to as the Purchaser of the Other Part and registered with the office of the Sub-Registrar of Assurances at Thane under Serial No.228 of 1950;
- (iii) Indenture of Lease dated 27th October, 1970 made between Dharmaraj Ranchoddas Ashar in his capacity as a partner of Messrs. Great India Net Industry therein called the Lessor of the One Part, and Messrs. Bhartiya Foundry, through its Partner Shantilal Jamnadas Ashar, therein called the Lessee of the Other Part and registered with the office of the Sub-Registrar of Assurances at Thane under Serial No. 5193 of 1970;
- (iv) Deed of Dissolution dated 12th February, 1975 made between Dharmaraj Ranchoddas Ashar and Shantilal Jamnadas Ashar;
- (v) Supplemental Agreement dated 22nd March, 1976 made between Shantilal Jamnadas Ashar and Dharmaraj Ranchoddas Ashar;
- (vi) Deed of Partnership dated 24th February, 1975 made between Shantilal Jamnadas Ashar, Pratap Jamnadas Ashar and Bharati Vijay Ashar;
- (vii) Deed of Partnership dated 9th November, 1993 made between Shantilal Jamnadas Ashar and Pratap Jamnadas Ashar;
- (viii) Family Arrangement Agreement cum Deed of Conveyance dated 27th September, 2023 made between Kamlini Dharamraj Ashar, Ritin Dharamraj Ashar, Kintu Kishor Bajaj of the First Part, Smita Pankaj Patel of the Second Part, Minal Sameer Sata of the Third Part, Ajay Pratap Ashar and Meera Himanshu Ashar of the Fourth Part and registered with the office of the Sub-Registrar of Assurances at Thane under Serial No.TNN-2 / 23744 of 2023;
- (ix) Power of Attorney dated 27th September, 2023 executed by Kamlini Dharamraj Ashar, Ritin Dharamraj Ashar, Kintu Kishor Bajaj, Smita Pankaj Patel, Minal Sameer Sata and Meera Himanshu Ashar in favour of Ajay Ashar and registered with the office of the Sub-Registrar of Assurances at Thane under Serial No.TNN-2 / 23747 of 2023;

दस्तावेज - ९
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- (x) Deed of Rectification dated 2nd November 2023 made between Kamlini Dharamraj Ashar, Ritin Dharamraj Ashar, Kintu Kishor Bajaj of the First Part, Smita Pankaj Patel of the Second Part, Minal Sameer Sata of the Third Part, Ajay Pratap Ashar and Meera Himanshu Ashar of the Fourth Part and registered with the office of the Sub-Registrar of Assurances at Thane under Serial No.TNN-2 / 27238 of 2023;
- (xi) Deed of Termination of Lease dated 4th October, 2023 made between Bharati Dharmendra Vyas of the First Part, Dharmendra Vyas, Dhaval Dharmendra Vyas and Deep Dharmendra Vyas of the Second Part, Kamlini Dharamraj Ashar and Ritin Dharamraj Ashar of the Third Part and Ajay Pratap Ashar and Meera Himanshu Ashar of the Fourth Part and registered with the office of the Sub-Registrar of Assurances at Thane under Serial No.TNN-2 / 24067 of 2023;
- (xii) Power of Attorney dated 4th October, 2023 executed by Bharati Dharmendra Vyas in favour of Ajay Ashar and registered with the office of the Sub-Registrar of Assurances at Thane under Serial No.TNN-2 / 24070 of 2023;
- (xiii) Power of Attorney dated 4th October, 2023 executed by Bharati Dharmendra Vyas in favour of Ajay Ashar and registered with the office of the Sub-Registrar of Assurances at Thane under Serial No.TNN-2 / 24072 of 2023;
- (xiv) Order dated 9th September, 1999 passed by the Additional Collector and Competent Authority under Section 8(4) of the Urban Land (Ceiling and Regulation) Act, 1976;
- (xv) Order dated 29th November, 1999 passed by the Additional Collector and Competent Authority under Section 20(1) of the Urban Land (Ceiling and Regulation) Act, 1976;
- (xvi) Order dated 11th August, 2005 passed by the Additional Collector and Competent Authority;
- (xvii) Order dated 27th September, 2023 passed by the Office of the Collector and Competent Authority;
- (xviii) Property register cards related to the said Property;
- (xix) Certificate dated 18th April, 2024 issued by Joshi Deshaware and Associates, Architects and Planners;
- (xx) Search Report for 30 years from dated 20th April, 2024 for 30 years from 1993 onwards issued by Mr. Nitesh Vagal

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पत्र क्र. २०५८०/२०२४

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2. **OBSERVATION:**

On perusal of the aforesaid documents, we observe that:

- (i) By a Deed of Partnership dated 1st April, 1950 made between Shantilal Jamnadas Ashar therein referred to as the First Partner of the First Part and Dharmaraj Ranchoddas Ashar therein referred to as the Second Partner of the Second Part, the said Shantilal Jamnadas Ashar and Dharmaraj Ranchoddas Ashar agreed to carry out business in partnership in the firm, name and style of Messrs. Great India Net Industry.
- (ii) The said Shantilal Jamnadas Ashar and Dharmaraj Ranchoddas Ashar intended to acquire properties and assets for the benefit of the aforesaid partnership business and due to certain technical difficulties prevailing at that point in time, they mutually agreed to purchase the lands in the name of one of the partners i.e., Dharmaraj Ranchoddas Ashar with an intent that the said lands would belong to the partnership firm and would be utilised for the benefit of the partnership firm.
- (iii) Accordingly, by an Indenture dated 08th April, 1950 made between Govind Shaligram and others therein referred to as Vendors of the One Part And Dharmaraj Ranchoddas Ashar therein referred to as the Purchaser of the Other Part and registered with the office of the Sub-Registrar of Assurances at Thane under Serial No.228 of 1950, the said Govind Shaligram and others granted, conveyed, sold and transferred the lands all situate at Village Paanchpakhdi, Thane, Maharashtra- 400 602 in favour of Dharmaraj Ranchoddas Ashar at or for the consideration therein contained as under:-

All those pieces or parcels of lands situate at village Pachapakhadi Taluka Thane District Thana within the jurisdiction or the Sub-registrar of Thana Registration District of Thana and bearing the following description:

S. No	Hissa No.	Area A.G	Kharaba A.G
412	2	5-15	0-3
422	2	1-11	0-9
423	2	0-4	0-0
425	2	0-39	0-4
426	-	2-25 ¼	0-16
428	1 B	0-6	0-0
440	1	2-31	0-17
443	1	1-12	0-2½
"	3	0-1	0-½

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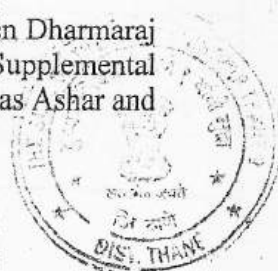


"	4	0-0	0- 3/4
484	-	1-27 3/4	0- 4 1/4
423	3	0-5	-
	Total Area	16-17 3/4	1-16 1/4
		Acres 17	Gunthas 34

- (iv) The aforesaid lands admeasuring in the aggregate 17 Acres 34 Guntha equivalent to 86,394 sq.yards or thereabouts equivalent to 72,236.615 sq. meters or thereabouts is hereinafter referred to as "**the Larger Land**".
- (v) Since the Larger Land was purchased in the name of Dharmaraj Ranchoddas Ashar but since the same was acquired for the benefit of and on behalf of the partnership firm, the partners of the firm namely Dharmaraj Ranchoddas Ashar and Shantilal Jamnadas Ashar, executed an Affidavit dated 02nd February, 1967 whereby they recorded that the Larger Land alongwith the office building and the factory standing thereon alongwith the plant and machinery installed therein belonged to the said partnership firm of Messrs. Great India Net Industry and that the firm is the owner thereof.
- (vi) By an Indenture of Lease dated 27th October, 1970 made between Dharmaraj Ranchoddas Ashar in his capacity as a partner of Messrs. Great India Net Industry therein called the Lessor of the One Part, and Messrs. Bhartiya Foundry, through its Partner Shantilal Jamnadas Ashar, therein called the Lessee of the Other Part and registered with the office of the Sub-Registrar of Assurances at Thane under Serial No. 5193 of 1970, the said Dharmaraj Ranchoddas Ashar (in his capacity as a partner of Messrs. Great India Net Industry) demised lands bearing Survey No.426 part and 440/1 part admeasuring in the aggregate 16,600 sq. yards or thereabouts equivalent to 13,880 sq. meters or thereabouts in favour of Messrs. Bhartiya Foundry for a term of 98 years commencing from 1st November, 1970 at or for the lease rent and on the terms, covenants and stipulations to be paid, complied and performed by the said Messrs. Bhartiya Foundry as set out in the said Indenture of Lease.
- (vii) It appears that in and around the same time, land bearing Survey No.412 part admeasuring 15,250 sq. yards or thereabouts equivalent to 12,549.05 sq. meters or thereabouts was granted on lease by Messrs. Great India Net Industry in favour of Messrs. R.D. Ashar Engineering Division.
- (viii) By a Deed of Dissolution dated 12th February, 1975 made between Dharmaraj Ranchoddas Ashar and Shantilal Jamnadas Ashar read with Supplemental Agreement dated 22nd March, 1976, the said Dharmaraj Ranchoddas Ashar and

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Shantilal Jamnadas Ashar dissolved the partnership firm of Messrs. Great India Net Industry with effect from 12th February, 1975.

- (ix) By a Deed of Partnership dated 24th February, 1975 made between Shantilal Jamnadas Ashar, Pratap Jamnadas Ashar and Bharati Vijay Ashar, the said Shantilal Jamnadas Ashar, Pratap Jamnadas Ashar and Bharati Vijay Ashar agreed to carry out business in partnership in the firm, name and style of Messrs. Great India Net Industry. Since under the Deed of Dissolution dated 12th February, 1975, the said Shantilal Jamnadas Ashar had a right to carry out business in the same name of the earlier partnership, this new partnership firm was also constituted with the same name of Messrs. Great India Net Industry (hereinafter referred to as "New GINI" for the sake of convenience).
- (x) It appears that the following lands were brought in the said partnership firm of New GINI:

Sr.No.	Particulars	Area (in sq.yards)
1.	Area leased to Messrs. Bhartiya Foundry	16,600
2.	Other areas forming part of the Larger Land	23,500
		40,100

- (xi) The aforesaid lands shall hereinafter be referred to as "New GINI Lands".
- (xii) The said Bharati Vijay Ashar (known as Bharati Vyas pursuant to her marriage to Dharmendra Vyas) retired from the partnership firm of New GINI with effect from 30th November, 1979.
- (xiii) Pursuant to the retirement of the said Bharati Vijay Ashar alias Bharati Vyas, the said Shantilal J. Ashar and the said Pratap J. Ashar remained to be the only partners of the firm New GINI and they continued to carry out the business of the said firm.
- (xiv) It appears that as time passed by, Ajay Ashar also assisted his father Pratap Ashar and worked with him hand in hand to take care of the business of the firm and properties and assets of the firm.
- (xv) By a Deed of Partnership dated 9th November, 1993 made between Shantilal Jamnadas Ashar and Pratap Jamnadas Ashar, the said Shantilal Jamnadas Ashar and Pratap Jamnadas Ashar agreed to continue to carry out the business of the firm Messrs. Great India Net Industry and agreed that their share in the partnership shall be in the ratio of 30:70 i.e., 30% to Shantilal Ashar and 70% to Pratap Ashar. The said Deed of Partnership further provided that all the properties and assets i.e., the land more particularly described in Second Schedule to the registered Family Arrangement Agreement cum Deed of Conveyance dated 27th September, 2023 (referred to below) being the only asset

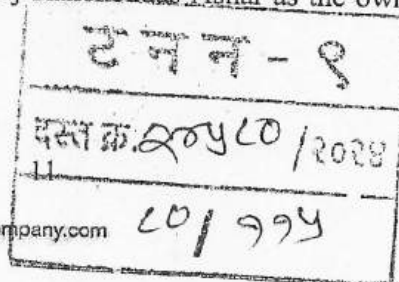
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दस्तावेज क्र. २०५८० / २०२४
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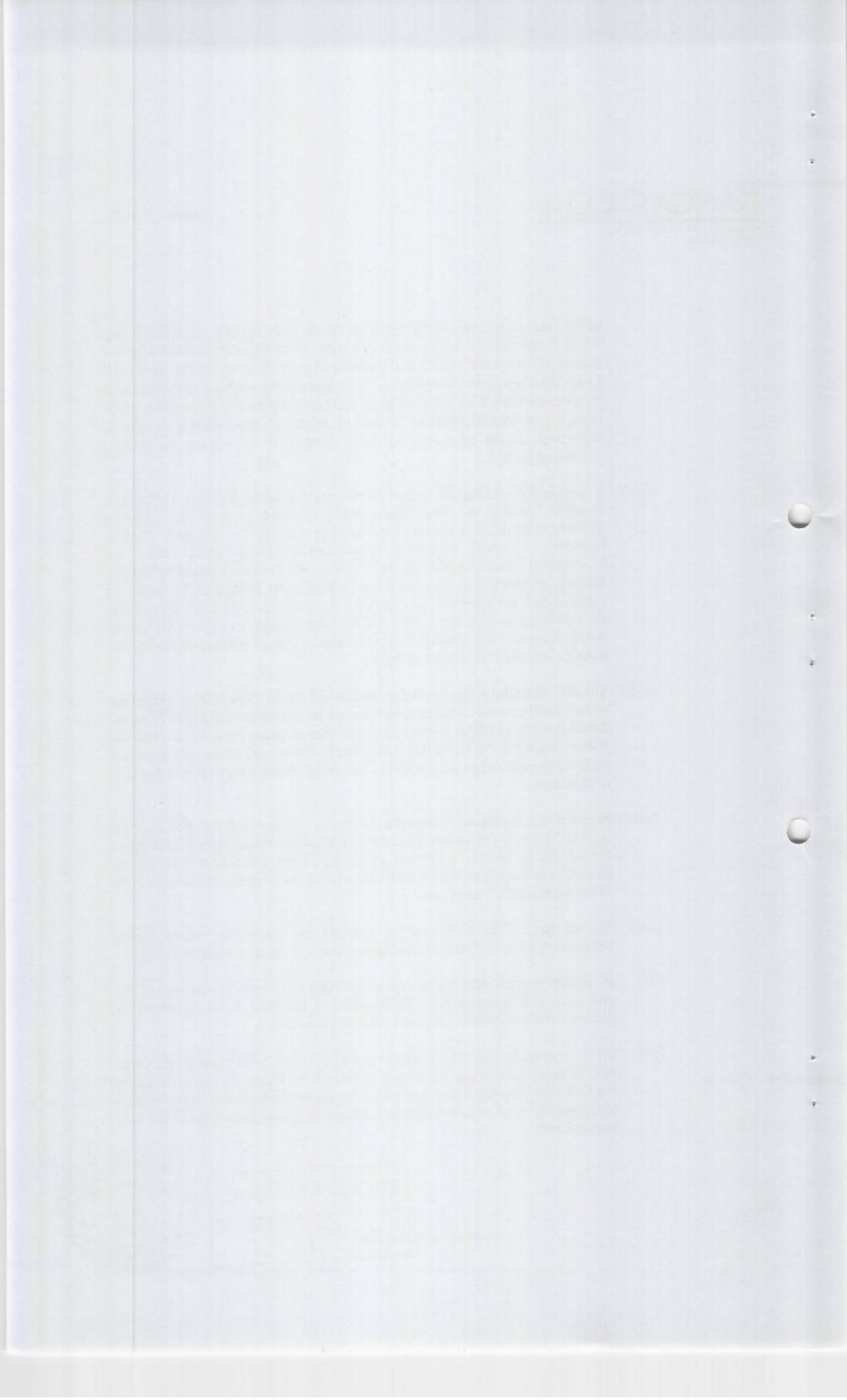


of the firm and business of the firm shall belong to Shantilal J. Ashar and Pratap Ashar in the ratio of 30:70 and in the event of death or retirement of either partner, the properties, assets and business of the firm including the New GINI Lands shall belong to the surviving / continuing partner subject to the accounts of the partnership firm being made up and being finalized and the rights of the heirs of the deceased partner in case of death or retired partner in case of retirement, as the case may be, being settled by the partner surviving / continuing partner;

- (xvi) It appears that with regards to the land that was granted on lease basis to Messrs. Bhartiya Foundry, the said Messrs. Bhartiya Foundry never took physical possession of the said land and did not use / utilise the said land. Further, breaches of several covenants, stipulations and undertakings under the Indenture of Lease including payment of rent, etc., were committed by Messrs. Bhartiya Foundry. The said Indenture of Lease was terminated by way of a termination letter dated 9th October 1990 issued by Advocate R. D. Ovalekar at the instructions of his client New GINI acting through its partner Mr. pratap Ashar. It appears that subsequently, the name of Messrs. Bhartiya Foundry was deleted from the 7/12 extract as lessee;
- (xvii) The said Shantilal Jamnadas Ashar died on 5th April, 1994 leaving behind his widow Taraben (since deceased) and his two daughters namely Minal Shantilal Ashar (known as Minal Sameer Sata after her marriage) and Smita Shantilal Ashar (known as Smita Pankaj Patel after her marriage) as his only heirs and legal representatives as per the law of succession that governed him at the time of his death;
- (xviii) Pursuant to the demise of Shantilal Jamnadas Ashar, it appears that the firm New GINI was not reconstituted and the heirs of late Shantilal Jamnadas Ashar did not opt to become a partners of the said Firm. Consequentially, all the properties and assets of the said firm New GINI vested in the surviving partner of the firm namely Pratap Ashar;
- (xix) The accounts of the firm were not finalised and hence there was a dispute between the heirs of Shantilal Jamnadas Ashar and Pratap Jamnadas Ashar;
- (xx) It appears that the said Pratap Ashar and Ajay have been taking care of the properties and assets of New GINI including the New GINI Lands all by themselves since 1994 at their own costs and expense;
- (xxi) In the meanwhile, since the Indenture dated 08th April, 1950 recorded the name of Dharmaraj Ranchoddas Ashar as the owner of the Larger Property (including the New GINI Lands), the revenue records relating thereto came to be mutated to reflect the name of Dharmaraj Ranchoddas Ashar as the owner of the said Larger Land;

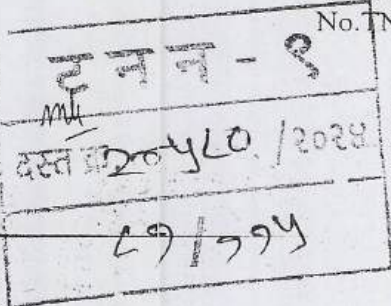
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- (xxii) The said Dharmaraj Ranchoddas Ashar died on 17th February, 1999 leaving behind his widow Kamlini, his son Ritin and his daughter Kintu as his only heirs and legal representatives as per the law of succession that governed him at the time of his death. Pursuant to his demise the revenue records came to be updated to reflect the name of Kamlini Ashar as the owner of the Larger Land including the New GINI Lands;
- (xxiii) We are given to understand that in the year 2001, Kamlini Ashar desired to develop certain lands adjoining the New GINI Lands which adjoining lands came to the share of Dharmaraj Ranchoddas Ashar pursuant to the Deed of Dissolution dated 12th February, 1975 ("the DRA Lands"). In order to do the same, she got the Larger Land sub-divided in accordance with the distribution made under the Deed of Dissolution dated 12th February, 1975 read with the Supplemental Agreement dated 22nd March, 1976. Several layout and building plans were approved by the Thane Municipal Corporation from time to time with regards to the development of residential buildings and a school on portions of the DRA Lands. Since the New GINI lands belonged to the firm New GINI and consequentially to Pratap Ashar, the said lands were left untouched and continued to be in the possession and occupation of Pratap Ashar and his son Ajay Ashar;
- (xxiv) We are given to understand that several changes in the revenue records of the DRA Lands and the New GINI Lands have taken place. The Second Schedule to the registered Family Arrangement Agreement cum Deed of Conveyance dated 27th September, 2023 (*referred to below*) records the description of the New GINI Lands as on the date of execution of the Family Arrangement Agreement cum Deed of Conveyance dated 27th September, 2023 (*referred to below*). Though we have not been provided with any revenue records or kami jasta patra to reconcile the survey numbers mentioned in the Indenture dated 08th April, 1950 with the survey numbers related to the New Gini Lands, it can be said that since all the parties to the Family Arrangement Agreement cum Deed of Conveyance have confirmed the description of the New GINI Lands and have recorded the same in the Family Arrangement Agreement cum Deed of Conveyance, there is no objection from their end with regards thereto.
- (xxv) Pratap Jamnadas Ashar died at Mumbai on 17th September, 2017 leaving behind him his widow Urmila P. Ashar (since deceased), his son, Ajay Ashar and his married daughter Meera Himanshu Ashar as his only heirs and legal representatives as per the Law of Succession that governed him at the time of his death;
- (xxvi) After years of disputes and differences, the heirs of late Shantilal Jamnadas Ashar, Dharmaraj Ranchoddas Ashar and Pratap Jamnadas Ashar amicably settled their disputes and differences and executed a Family Arrangement Agreement cum Deed of Conveyance dated 27th September, 2023 (registered with the office of the Sub-Registrar of Assurances at Thane under Serial No. TNN-2/23744 of 2023) read with the Deed of Rectification dated 2nd

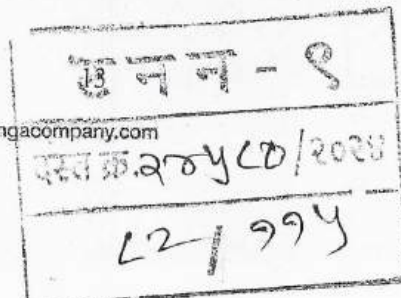


November 2023 (registered with the office of the Sub-Registrar of Assurances at Thane under Serial No.TNN-2 / 27238 of 2023).

- (xxvii) By the aforesaid Family Arrangement Agreement cum Deed of Conveyance dated 27th September, 2023 made between Kamlini Dharamraj Ashar, Ritin Dharamraj Ashar, Kintu Kishor Bajaj of the First Part, Smita Pankaj Patel of the Second Part, Minal Sameer Sata of the Third Part, Ajay Pratap Ashar and Meera Himanshu Ashar of the Fourth Part and registered with the office of the Sub-Registrar of Assurances at Thane under Serial No.TNN-2 / 23744 of 2023 read with the Deed of Rectification dated 2nd November 2023 made between Kamlini Dharamraj Ashar, Ritin Dharamraj Ashar, Kintu Kishor Bajaj of the First Part, Smita Pankaj Patel of the Second Part, Minal Sameer Sata of the Third Part, Ajay Pratap Ashar and Meera Himanshu Ashar of the Fourth Part and registered with the office of the Sub-Registrar of Assurances at Thane under Serial No.TNN-2 / 27238 of 2023, the said Kamlini Dharamraj Ashar, Ritin Dharamraj Ashar and Kintu Kishor Bajaj with the unconditional and irrevocable consent and confirmation of Smita Pankaj Patel and Minal Sameer Sata and Meera Ashar, conveyed in favour of Ajay Ashar the property more particularly described in the Second Schedule thereunder written and shown on the plan annexed as Annexure 4 to the said Family Arrangement Agreement cum Deed of Conveyance dated 27th September, 2023. Under aforesaid Family Arrangement Agreement cum Deed of Conveyance, it was agreed that residential flats having an aggregate 12,000 RERA sq.ft carpet area shall be provided by Ajay Ashar to Kamlini Dharamraj Ashar in the new buildings that shall be constructed on the said Property.
- (xxviii) In addition to the aforesaid a perpetual right of way was granted by Kamlini Dharamraj Ashar, Ritin Dharamraj Ashar and Kintu Kishor Bajaj through the land bearing Survey No.412 Hissa No.2(pt), Survey No. 422 Hissa No.2(pt) and Survey No.413 Hissa No.2 aggregating to 1164 sq.mtrs or thereabouts and more particular described in the Fourth Schedule thereunder written and the Second Schedule hereunder written and delineated in blue colour lines on the plan annexed as Annexure 4 to the said Family Arrangement Agreement cum Deed of Conveyance dated 27th September, 2023.
- (xxix) As stated above, by an Indenture of Lease dated 27th October, 1970, registered with the office of the Sub-Registrar of Assurances at Thane under Serial No. 5193 of 1970, lands bearing Survey No.426 part and 440/1 part admeasuring in the aggregate 16,600 sq. yards or thereabouts equivalent to 13,880 sq. meters or thereabouts were demised in favour of Messrs. Bhartiya Foundry for a term of 98 years commencing from 1st November, 1970 at or for the lease rent and on the terms, covenants and stipulations to be paid, complied and performed by the said Messrs. Bhartiya Foundry as set out in the said Indenture of Lease.
- (xxx) It appears that Shantilal Ashar and Bharati Dharmendra Vyas were the only partners of Messrs. Bhartiya Foundry. Upon the demise of Shantilal Ashar,

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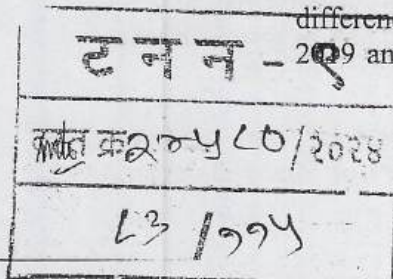


Bharati Dharmendra Vyas was the only surviving partner of Messrs. Bhartiya Foundry.

- (xxxix) By the Deed of Termination of Lease dated 4th October, 2023 made between Bharati Dharmendra Vyas of the First Part, Dharmendra Vyas, Dhaval Dharmendra Vyas and Deep Dharmendra Vyas of the Second Part, Kamlini Dharamraj Ashar and Ritin Dharamraj Ashar of the Third Part and Ajay Pratap Ashar and Meera Himanshu Ashar of the Fourth Part and registered with the office of the Sub-Registrar of Assurances at Thane under Serial No. TNN-2 / 24067 of 2023, the said Bharati inter-alia confirmed that the Indenture of Lease dated 27th October, 1970 was terminated vide the letter dated 9th October 1990 issued by Advocate R. D. Ovalekar and the said termination is accepted and is binding on Bharati and her heirs; executors and administrators.
- (xxxii) The aforesaid Family Arrangement Agreement cum Deed of Conveyance dated 27th September, 2023 provides that a portion of the said Property being land bearing Survey No. 426(pt) admeasuring 896 sq.mtrs forming part of Sub-Plot A6 shown in grey colour wash on the plan annexed to the Family Arrangement Agreement cum Deed of Conveyance is encroached upon. We have been given to understand that separate Memorandum of Understanding have been executed with the encroachers by virtue whereof the encroachers have vacated and handed over the encroached area to the said Ajay Ashar at or for the consideration therein contained.

3. ULC

- (i) By an Order dated 9th September, 1999 passed by the Additional Collector and Competent Authority under Section 8(4) of the Urban Land (Ceiling and Regulation) Act, 1976, an area admeasuring 9088.75 sq. mts. from and out of the Larger Land was declared as excess vacant land.
- (ii) By an Order dated 29th November, 1999 passed by the Additional Collector and Competent Authority under Section 20(1) of the Urban Land (Ceiling and Regulation) Act, 1976, exemption was granted to hold the excess vacant land admeasuring 9088.75 sq. mts. on the terms and conditions therein contained.
- (iii) Subsequently, an Order dated 11th August, 2005 came to passed by the Additional Collector and Competent Authority whereby the use of an area admeasuring 4552.58 sq. mts. from and out of the exempted land of 9088.75 sq. mts. was permitted for the construction of a school building on the terms and conditions contained therein.
- (iv) Prior to the execution of the Family Arrangement Agreement cum Deed of Conveyance dated 27th September, 2023, on an application made by Kamlini Ashar, the competent authority i.e., Collector and Competent Authority passed an Order dated 27th September, 2023 whereby the competent authority accepted the difference in market value payable as per government resolution dated 1st August, 2009 and directed that a sum of Rs.2,71,26,297/- should be paid in respect of



balance exempted land admeasuring 4536.17 sq.mtrs and issued its no-objection to the sale and transfer of such balance land subject to the aforesaid amount being paid and on the terms and conditions therein contained.

- (v) Accordingly, the aforesaid sum of Rs.2,71,26,297/- was paid on 27th September 2023 and the balance exempted land ceased to be governed by any surviving provisions of the Urban Land (Ceiling and Regulation) Act, 1976.

4. **REVENUE RECORDS**

- (i) As per the aforesaid Family Arrangement Agreement cum Deed of Conveyance dated 27th September, 2023, the description of the said Property that has been conveyed to Ajay Ashar has been recorded Second Schedule thereunder written. We have however been given to understand that in case of certain lands, the survey numbers were reassigned prior to the execution of the Family Arrangement Agreement cum Deed of Conveyance dated 27th September, 2023 and though the correct plan depicting / delineating the said Property has been annexed as Annexure 4 to the said Family Arrangement Agreement cum Deed of Conveyance dated 27th September, 2023, the reassigned survey numbers remained to be recorded. The reassigned survey numbers of the said Property and their respective areas as per revenue records are as under:

Survey Nos and areas as per Family Arrangement Agreement cum Deed of Conveyance dated 27 th September, 2023		Corresponding Survey Nos and areas as per revenue records		Sub-Plot No. as per Architects certificate and sanctioned plan
Survey No.	Area (in sq.mtrs)	Survey No.	Area (in sq.mtrs)	
412/2(pt)	4740	412/2A(pt)	4740	A2 (pt)
422/2(pt)	4901.77	422/2(pt)	4902	A2(pt)
423/2	400	423/2	400	A5(pt)
425/2(pt)	3020	425/2(pt)	2748.75	A4-X (pt) and A5(pt)
426(pt)	5906.28	426/A(pt)	6072.77	A4-X (pt), A4-Z (pt) and A6 (pt)
440/1/1(pt)	6326.20	440/1A(pt)	9086.17	A4-Z(pt)
440/1(pt)	3433.94			A6(pt)

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484(pt)	6116.49	484	5337	A5
Road Area	166.49			Road Area
	35,011.17		33,286.69	

- (ii) The revenue records / 7/12 extracts in respect of the said Property have been provided to us. On perusal thereof, we observe that the same have been updated to reflect the name of Ajay Ashar as the owner of the said Property. The area of the said Property as per the document of title i.e., Family Arrangement Agreement cum Deed of Conveyance dated 27th September, 2023 is 35,011.17 sq. mtrs. whereas the aggregate area of the said Property as per the 7/12 extract is 33,286.69 sq. mtrs.
- (iii) A Certificate dated 18th April, 2024 issued by Joshi Deshaware and Associates, Architects and Planners has been provided to us which certifies that the survey numbers as per the revenue records set out in the aforesaid table are in respect of the same land that has been delineated on the plan annexed as Annexure 4 to the Family Arrangement Agreement cum Deed of Conveyance dated 27th September, 2023. We have relied upon the said Certificate while issuing this Report on Title.
- (iv) The description of the said Property after taking into consideration the description as per the Family Arrangement Agreement cum Deed of Conveyance dated 27th September, 2023 and as per the revenue records and Architect's certificate is more particularly described in the First Schedule hereunder written.

5. **PUBLIC NOTICES**

We have not caused any public notices to be issued in the newspapers.

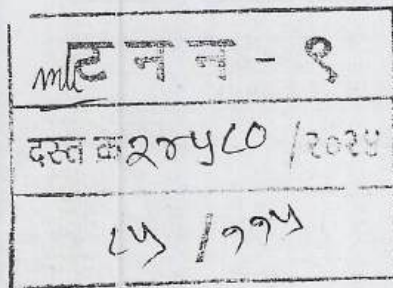
6. **SUB-REGISTRAR SEARCHES**

We have caused online searches to be taken in the office of the Sub- Registrar of Assurances at Mumbai through Mr. Nilesh Vagal, Search Clerk. Mr. Nilesh Vagal has submitted his Search Report dated 20th April, 2024 for 30 years from 1993 onwards, on perusal whereof we observed that no further documents have been recorded therein affecting the title of Ajay Ashar to the said Property described in the First Schedule hereunder written.

7. **INSPECTION OF THE ORIGINALS**

We have been provided with inspection of the following original documents of title:

- (i) Deed of Partnership dated 9th November, 1993 made between Shantilal Jamnadas Ashar and Pratap Jamnadas Ashar;
- (ii) Family Arrangement Agreement cum Deed of Conveyance dated 27th September, 2023 made between Kamlini Dharamraj Ashar, Ritin Dharamraj Ashar, Kintu Kishor Bajaj of the First Part, Smita Pankaj Patel



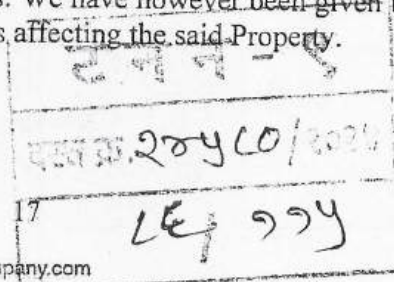
of the Second Part, Minal Sameer Sata of the Third Part, Ajay Pratap Ashar and Meera Himanshu Ashar of the Fourth Part and registered with the office of the Sub-Registrar of Assurances at Thane under Serial No.TNN-2 / 23744 of 2023;

- (iii) Power of Attorney dated 27th September, 2023 executed by Kamlini Dharamraj Ashar, Ritin Dharamraj Ashar, Kintu Kishor Bajaj, Smita Pankaj Patel, Minal Sameer Sata and Meera Himanshu Ashar in favour of Ajay Ashar and registered with the office of the Sub-Registrar of Assurances at Thane under Serial No.TNN-2 / 23747 of 2023;
- (iv) Deed of Rectification dated 2nd November 2023 made between Kamlini Dharamraj Ashar, Ritin Dharamraj Ashar, Kintu Kishor Bajaj of the First Part, Smita Pankaj Patel of the Second Part, Minal Sameer Sata of the Third Part, Ajay Pratap Ashar and Meera Himanshu Ashar of the Fourth Part and registered with the office of the Sub-Registrar of Assurances at Thane under Serial No.TNN-2 / 27238 of 2023;
- (v) Deed of Termination of Lease dated 4th October, 2023 made between Bharati Dharmendra Vyas of the First Part, Dharmendra Vyas, Dhaval Dharmendra Vyas and Deep Dharmendra Vyas of the Second Part, Kamlini Dharamraj Ashar and Ritin Dharamraj Ashar of the Third Part and Ajay Pratap Ashar and Meera Himanshu Ashar of the Fourth Part and registered with the office of the Sub-Registrar of Assurances at Thane under Serial No.TNN-2 / 24067 of 2023;
- (vi) Power of Attorney dated 4th October, 2023 executed by Bharati Dharmendra Vyas in favour of Ajay Ashar and registered with the office of the Sub-Registrar of Assurances at Thane under Serial No.TNN-2 / 24070 of 2023;
- (vii) Power of Attorney dated 4th October, 2023 executed by Bharati Dharmendra Vyas in favour of Ajay Ashar and registered with the office of the Sub-Registrar of Assurances at Thane under Serial No.TNN-2 / 24072 of 2023;

8. **LITIGATION SEARCHES**

It is pertinent to note that it is difficult to verify pending litigations in respect of properties due to various reasons including that litigations can be filed in various fora, the records maintained by courts and other authorities (judicial or otherwise) are not maintained property wise and no registers are maintained in respect of matters that are referred to arbitration. In light thereof, we have not carried out any independent litigation searches. We have however been given to understand that there are no pending litigations affecting the said Property.

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9. **CONCLUSION**

On perusal of the documents furnished to us, it can be said that Ajay Ashar is the owner of the said Property more particularly described in the First Schedule hereunder written and has a clear and marketable title thereto and is also entitled to a right of way passing through the property more particularly described in the Second Schedule hereunder written.

10. **DISCLAIMERS:**

10.1 At the instructions of Mr. Ajay Ashar, we have investigated his title to the said Property.

10.2 We are issuing this Report on Title on the basis of documents and papers that have been furnished to us. Our observations are limited only to the extent of the documents, papers and information furnished to us. We take no responsibility of the authenticity of the documents furnished to us. We take no responsibility of any information, declaration or undertaking that may be contained in such documents and papers that have or have not been provided to us for the purpose of investigation or such information, particulars or details that may not have been provided/disclosed to us.

10.3 Our scope of work does not include considering aspects within the domain of an architect and surveyor. We have not carried out any physical inspection of the said Property and we have not commented on the development aspects of the said Property.

THE FIRST SCHEDULE REFERRED TO
(Description of said Property)

All those pieces and parcels of lands all situate, lying and being at Village Panchpakhadi, Taluka Thane, District Thane, Maharashtra and bearing the following Sub-Plot Numbers, Survey Nos., Hissa Nos and areas:

Survey Nos and areas as per Family Arrangement Agreement cum Deed of Conveyance dated 27 th September, 2023		Corresponding Survey Nos and areas as per revenue records		Sub-Plot No. as per Architects certificate and sanctioned plan
Survey No.	Area (in sq.mtrs)	Survey No.	Area (in sq.mtrs)	
412/2(pt)	4740	412/2A(pt)	4740	A2 (pt)
422/2(pt)	4901.77	422/2(pt)	4902	A2(pt)
423/2	400	423/2	400	A5(pt)

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425/2(pt)	3020	425/2(pt)	2748.75	A4-X (pt) and A5(pt)
426(pt)	5906.28	426/A(pt)	6072.77	A4-X (pt), A4-Z (pt) and A6 (pt)
440/1/1(pt)	6326.20	440/1A(pt)	9086.17	A4-Z(pt)
440/1(pt)	3433.94			A6(pt)
484(pt)	6116.49	484	5337	A5
Road Area	166.49			Road Area
Total	35,011.17		33,286.69	

THE SECOND SCHEDULE REFERRED TO

(Description of Right of Way Land)

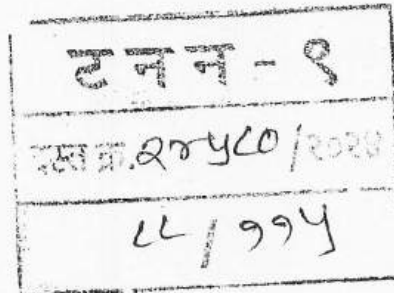
All those pieces and parcels of lands all situate, lying and being at Village Panchpakhadi, Taluka Thane, District Thane, Maharashtra and bearing the following Survey Nos., Hissa Nos and areas:

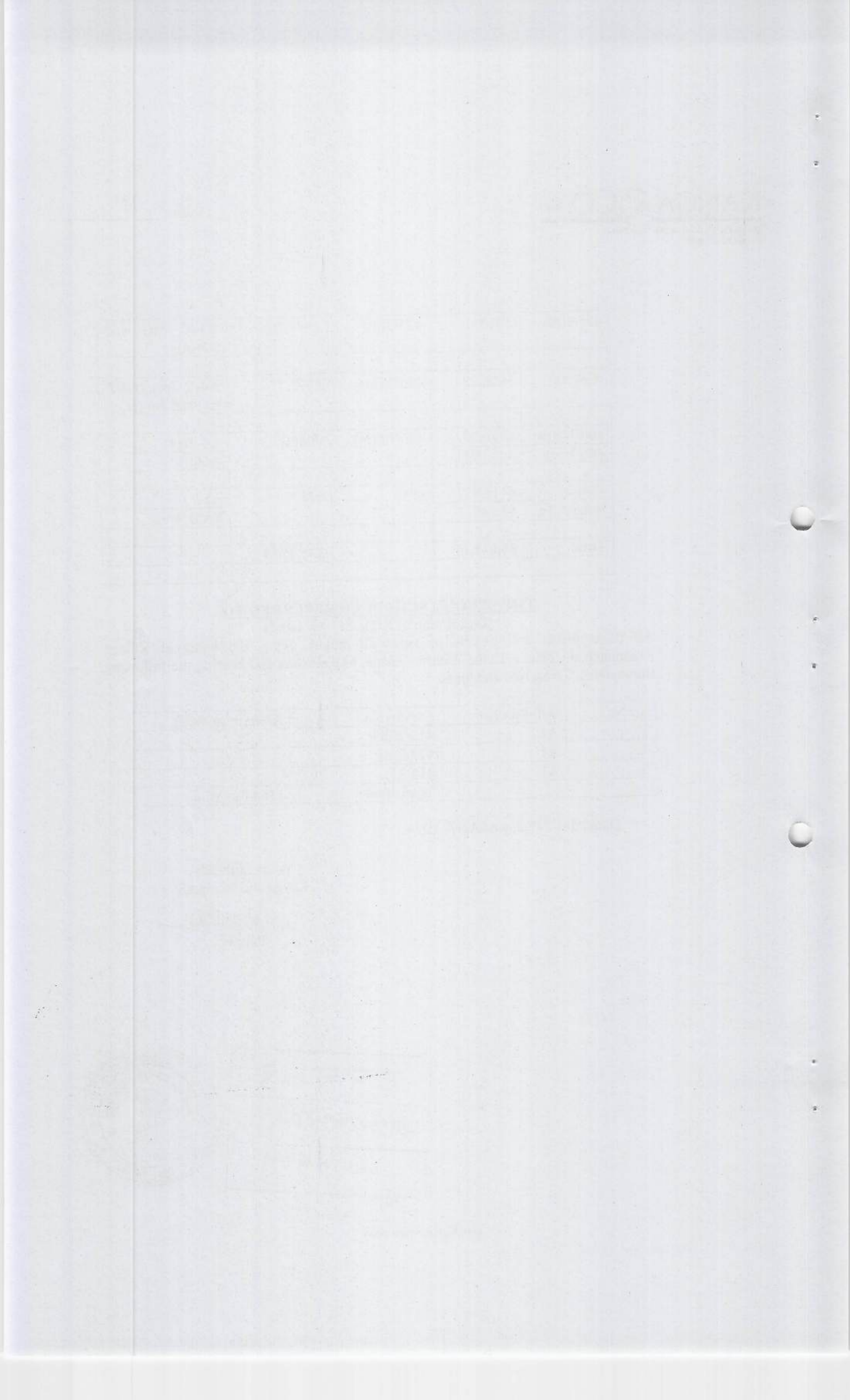
Sr. No.	Sub-Plot No.	Survey No.	Area (in sq.mtrs)
1.	A1	412/2(pt)	
2.	A1	422/2(pt)	
3.	A1	413/2	
		Total Area	1164 Sq. Mtrs.

Dated this 24th day of April, 2024.

Yours faithfully,
Kanga and Company

Mahamdas
Partner







Certificate No. 5575

THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)
SANCTION OF DEVELOPMENT
COMMENCEMENT CERTIFICATE

इमारत क्र.डी १ - स्टिल्ट + १ (पार्ट) / पोडीयम पार्किंग (पार्ट) ते ५(पार्ट) मजले//पोडीयम पार्किंग (पार्ट) + ६ ते १२ मजले
इमारत क्र.डी ३ - स्टिल्ट + १ ते १२ मजले

V. P. No. २०००/८३ TMC / TDD / ७७ Date : २३/०५/२०२४
To, Shri / Smt. जोशी देशावरे अॅन्ड असो (Architect)
Shri श्री.अजय प्रताप आशर (Owners)

With reference to your application No. ११६९ dated २१/०५/२०२४ for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out developement work and or to erect building No. खालील प्रमाणे in village पांचपाखाडी Sector No. ०३ Situated at Road/Street १५ मी. व ३०मी. रुंद डी. पी. रस्ता S. No. / C.S.T. No. / F.P. No. ४१२/२/अ, ४२२/२, ४२३/२, ४२५/२, ४२६/अ, ४२८/२, ४४०/१/अ व ४८४

The development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- ५) ठामपा/शवि/०१२९/[p/c]/२०२४/Auto DCR दि.३०/०४/२०२४ रोजीच्या परवानगी प्रमाणपत्रामधील सर्व अटी बंधनकारक राहतील.
- ६) पुढील कोणत्याही परवानगीपुर्वी उप भूखंड क्र.ए करीता अद्ययावत मोजणी नकाशा सादर करणे आवश्यक राहिल.

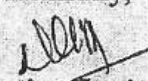
WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT. 1966

सावधान

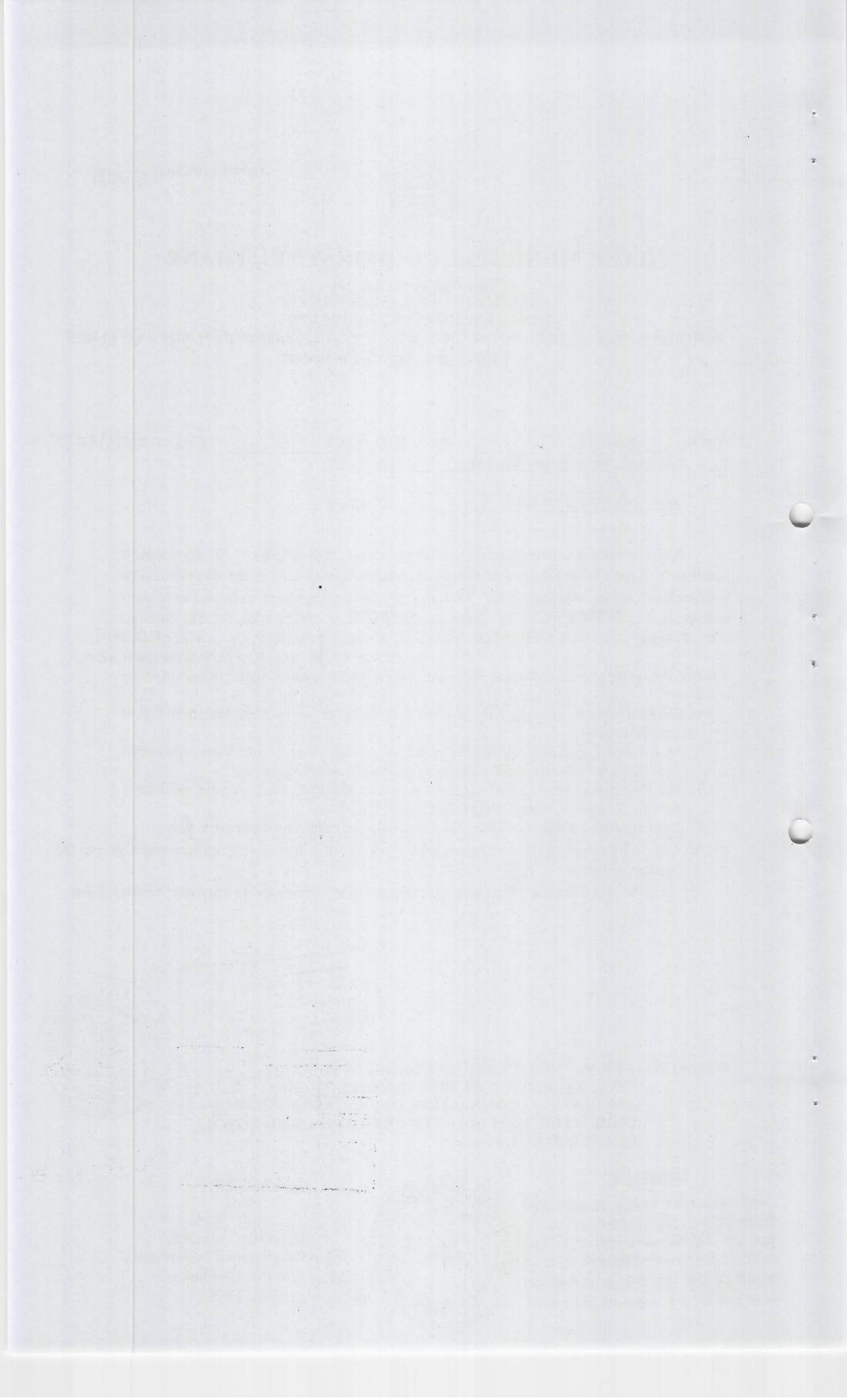
महानगर मंडळाच्या संघटनेत व करणें दसेच विकास नियंत्रण नियमावलीनुसार आदेश्युक्त त्या परवानग्या न घेता बांधकाम वापर करणें, महानगर प्रादेशिक विभाग रचना अधिनियमाचे कलम ५२ अनुसार दंडापात्र गुन्हा आहे. त्यासाठी जास्तीत जास्त ३ वर्षे कैद व रु. ५०००/- दंड होऊ शकतो "



Yours faithfully,


Executive Engineer,
Town Development Department,
Municipal Corporation of
the city of, Thane.







Certificate No. 5577

THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)
SANCTION OF DEVELOPMENT
COMMENCEMENT CERTIFICATE

इमारत क्र.डी २ - स्टिल्ट + १ (पार्ट) / पोडीयम पार्किंग (पार्ट) व २ (पार्ट) / पोडीयम पार्किंग (पार्ट) मजले

V. P. No. २०००/८३ TMC / TDD / १६ Date : ३०/०५/२०२४
To, Shri / Smt. जोशी देशावरे अॅन्ड असो. (Architect)
Shri श्री.अजय प्रताप आशर (Owners)

With reference to your application No. १३२० dated २९/०५/२०२४ for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out developement work and or to erect building No. वरील प्रमाणे in village पांचपाखाडी Sector No. ०३ Situated at Road/Street १५ मी. व ३०मी. रूंद डी. पी. रस्ता S. No. / C.S.T. No. / F.P. No. ४१२/२/अ, ४२२/२, ४२३/२, ४२५/२, ४२६/अ, ४२८/१, ४४०/१/अ व ४८४

The development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commenceing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- ५) ठामपा/शवि/०१२९/[p/c]/२०२४/Auto DCR दि.३०/०४/२०२४ रोजीच्या परवानगी प्रमाणपत्रामधील सर्व अटी बंधनकारक राहतील.
- ६) ठामपा/शवि/११ दि.२२/०५/२०२४ रोजीच्या सी.सी. प्रमाणपत्रामधील सर्व अटी बंधनकारक राहतील.

WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT. 1966

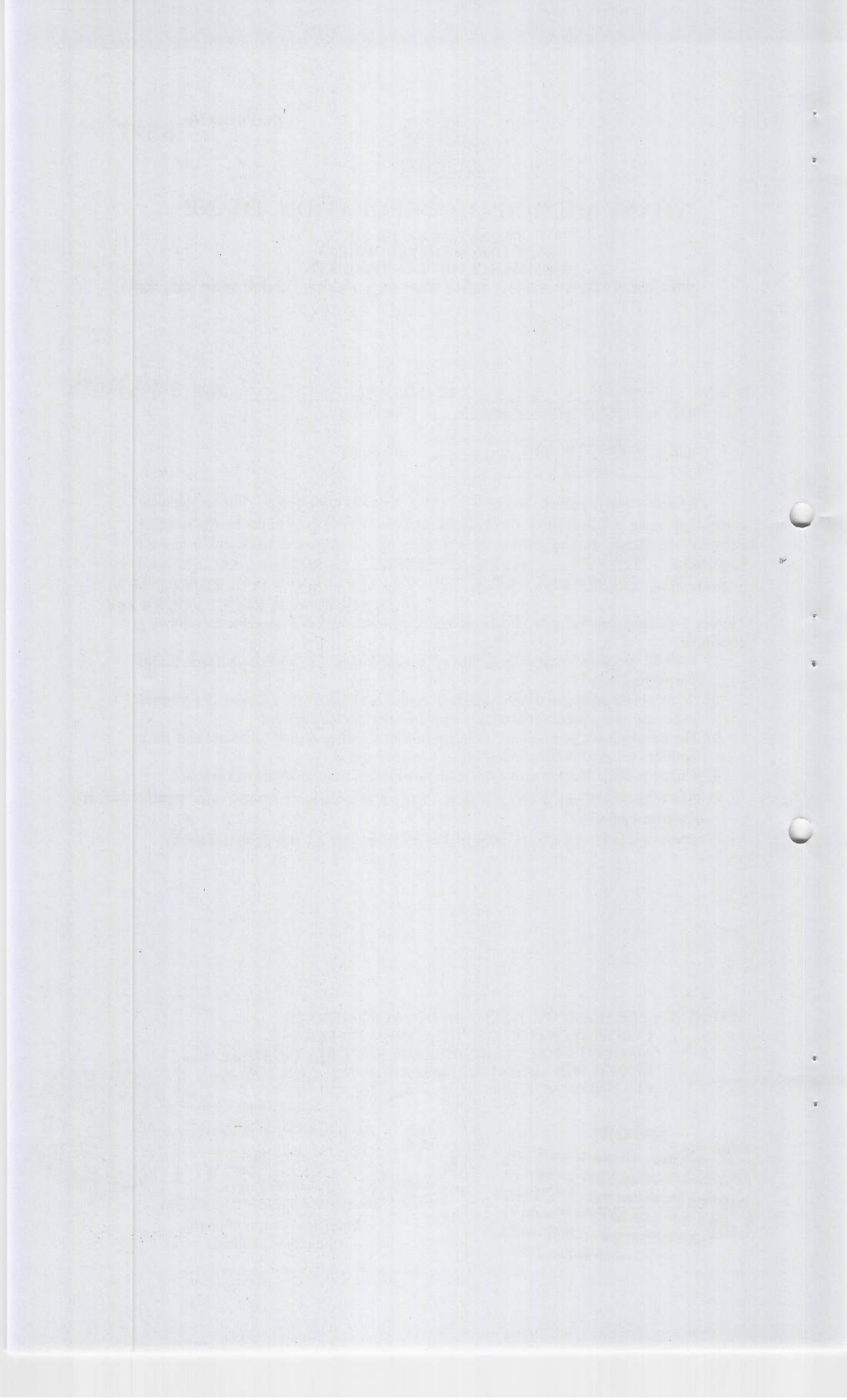
सावधान
Office No. २०००/८३
Office Stamp नकाशाबुसार बांधकाम न करणे वसेव
Date ३०/०५/२०२४ नियमावलीनुसार आवश्यक त्या
Issued ३०/०५/२०२४ न घेता बांधकाम कापर करणे, महामुद्र
दस्तावेज गुन्हा आहे. त्यासाठी तास्तीत
नं. ५०००१- दंड होऊ शकतो



टनन-९
३०/०५/२०२४
eolm
Executive Engineer,

Town Development Department,
Municipal Corporation of
the city of, Thane.







Certificate No. 5625

डीआरसी क्र.६८ (कन्स्ट्रक्टेड अमेनिटी)
डीआरसी क्र.२४४ (आरक्षण)

THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)
SANCTION OF DEVELOPMENT
COMMENCEMENT CERTIFICATE

AMENDED PERMISSION/

खालीलप्रमाणे

V. P. No. २०००/८३ TMC/TDD/४९ Date: ०५/११/२०२४
To, Shri / Smt. जोशी देशावरे अॅन्ड असो. (Architect)
Shri अजय प्रताप आशर (Owners)

With reference to your application No. २८५२ dated २९/०७/२०२४ for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out developement work and or to erect building No. खालीलप्रमाणे in village पांचपाखाडी Sector No. ०३ Situated at Road/Street १५ मी व ३०मी रुंद ही पी रस्ता S.No./C.S.T.No./F.P.No. ४२३/२, ४२५/२, ४२६/अ, ४२८/२, ४४०/२/अ व ४८४

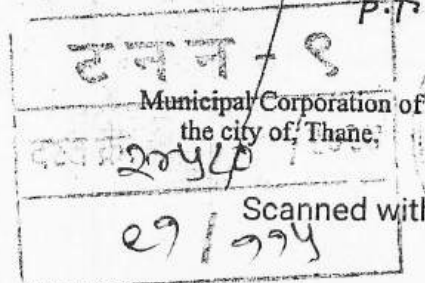
The development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
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- परवानगी इमारत डी१ - स्टिल्ट + १ (पार्ट) पार्किंग/पोडीयम पार्किंग (पार्ट) + २ (पार्ट) रहिवास/ पोडीयम पार्किंग (पार्ट) ते ५ (पार्ट) रहिवास/पोडीयम पार्किंग (पार्ट) + ६ ते १९ मजले + २० (Recreational) मजला + २१ ते ३६ मजले.
इमारत डी२ - स्टिल्ट + १(पार्ट) पार्किंग /पोडीयम पार्किंग (पार्ट) + २ (पार्ट) रहिवास/ पोडीयम पार्किंग (पार्ट) ते ५ (पार्ट) रहिवास/पोडीयम पार्किंग (पार्ट) + ६ ते १९ मजले + २० (Recreational) मजला + २१ ते ३२ मजले.
इमारत डी३ - स्टिल्ट + १ ते १९ मजले + २० (Recreational) मजला + २१ ते ३६ मजले.
इमारत डी४ - स्टिल्ट + १ (पार्ट) पार्किंग /पोडीयम पार्किंग (पार्ट) + २ (पार्ट) रहिवास / (पार्ट) पार्किंग / पोडीयम पार्किंग + ३ (पार्ट) पार्किंग / पोडीयम पार्किंग (पार्ट) ते ५(पार्ट) पार्किंग/ पोडीयम पार्किंग (पार्ट).
इमारत डी५ - स्टिल्ट + १ (पार्ट) पार्किंग /पोडीयम पार्किंग (पार्ट) + २ (पार्ट) रहिवास / (पार्ट) पार्किंग / पोडीयम पार्किंग + ३ (पार्ट) पार्किंग / पोडीयम पार्किंग (पार्ट) ते ५(पार्ट) पार्किंग/ पोडीयम पार्किंग (पार्ट).
- सी.सी. इमारत डी१ - स्टिल्ट + १ (पार्ट) पार्किंग / पोडीयम पार्किंग (पार्ट) + २ (पार्ट) रहिवास/पोडीयम पार्किंग (पार्ट) ते ५ (पार्ट) रहिवास /पोडीयम पार्किंग (पार्ट) + ६ ते १२ मजले
इमारत डी२ - स्टिल्ट + १ (पार्ट) पार्किंग / पोडीयम पार्किंग (पार्ट) व २ (पार्ट) / पोडीयम पार्किंग (पार्ट) मजले व

WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

Yours faithfully,

Office No. _____
Office Stamp _____
Date _____
Issued _____



Scanned with CamScanner

५. परवानगी प्रमाणपत्र क्र. TMCB/TDD/०१२९/p/c/२०२४/Auto DCR, दि. ३०/०४/२०२४ मधील संबंधित अटी आपणांस बंधनकारक राहतील.
६. सी.सी प्रमाणपत्र क्र. TMC/TDD/११, दि. २२/०५/२०२४ मधील संबंधित अटी आपणांस बंधनकारक राहतील.
७. सी.सी प्रमाणपत्र क्र. TMC/TDD/१६, दि. ३०/०५/२०२४ मधील संबंधित अटी आपणांस बंधनकारक राहतील.
८. वापर परवान्यापूर्वी Mechanical Ventilation System बसविणे आवश्यक राहिल तसेच खाजगी सल्लागार यांचे प्रमाणपत्र दाखल करणे आवश्यक राहिल.
९. दि. १६/१०/२०२४ रोजीचे Architectural Projection बाबत दिलेले हमीपत्र विकासक यांचेवर बंधनकारक राहिल.
१०. दि. २८/१०/२०२४ रोजीचे Mechanical Parking बाबत दिलेले हमीपत्र विकासक यांचेवर बंधनकारक राहिल.
११. दि. ०२/०९/२०२४ रोजीचे Ventilation Shaft बाबतचे हमीपत्र विकासक यांचेवर बंधनकारक राहिल.
१२. वापर परवान्यापूर्वी UDCPR नियम क्र. २.२.१४ (b) नूसार उर्वरीत रकमेचा व्याजासह भरणा करणे आवश्यक राहिल.
१३. पुढील सी.सी. पूर्वी उपविभाजन दर्शविणारा अद्यावत मोजणी नकाशा व त्यानुसार आवश्यक सुधारीत ७/१२ उतारे सादर करणे आवश्यक राहिल व मोजणी नकाशामध्ये व ७/१२ उतान्यामध्ये कोणतेही बदल झाल्यास त्यानुसार सुधारीत नकाशे दाखल करणे बंधनकारक राहिल.



सावधान

“मंजूर नकाशांनुसार बांधकाम न करणे गरजेचे आहे. निकाश विभाग नियमावलीनुसार आवश्यक न्याय प्रक्रिया पूर्ण करणे आवश्यक आहे. महागादू झाल्यास कोणतेही बदल झाल्यास त्यानुसार सुधारीत नकाशे दाखल करणे बंधनकारक राहिल.”

Yours faithfully,

S. N. Wankar
Town Development & Planning Officer,
Town Development Department,
Municipal Corporation of
the city of, Thane

ST. 1A

टनन - ९

दस्त क्र. २०५८०/२०२४

२२/११५

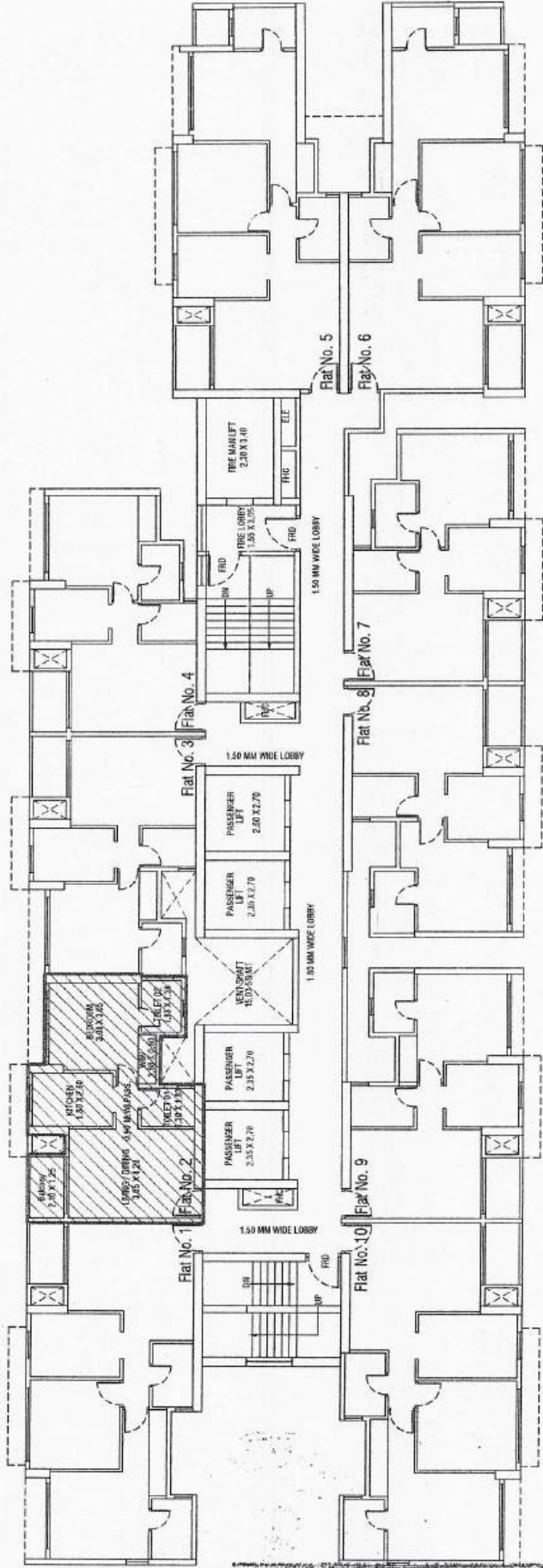
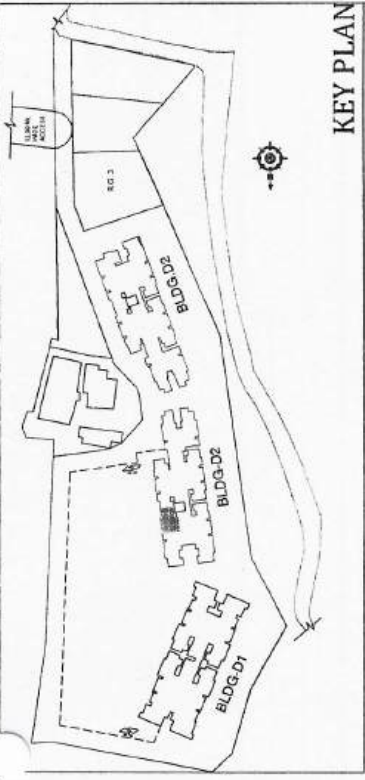


ANNEXURE - "E"

ASHAR MERAC

BLDG NO.-D2-EDEN FLAT NO. 2602

KEY PLAN



एनएच - ९
 २०२०/२०२०
 ९३ / ११५



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Faint, illegible markings or text located in the lower-left quadrant of the page.

A small, handwritten mark or signature located in the lower-right quadrant of the page.

ANNEXURE - F

Fixtures, Fittings and Internal Amenities to be provided in the said premises/Flat

Living Room	
1	Vitrified flooring tiles
2	Powder coated aluminum sliding windows
3	Video door phone
4	Wall finish-acrylic emulsion paint
Kitchen	
1	Vitrified flooring Tiles
2	Stainless steel sink
3	Smoke detector
4	Dado upto 2ft above platform
5	Provision of inlet and outlet for water purifier
6	Modular switches of Roma or equivalent
7	Provision of support for MGL piped gas
8	Granite kitchen platform
9	Exhaust fan
10	Provision for inlet and outlet for washing machine
Bathroom	
1	Concealed piping
2	Anti-skid flooring
3	Dado tiles upto door height
4	Branded CP fixtures
5	Exhaust fan
Bedroom	
1	Vitrified flooring tiles
2	Powder coated aluminum sliding window
3	Wall finish acrylic emulsion paint

एनएन-९
दिनांक २०/१०/२०२३
२०/११/२०२३



The Promoter/Developer shall at the cost of the Purchaser(s) and subject to their fulfilling required conditions and, on their application, as prescribed to be made to authorities shall apply:

- Mahanagar Gas Connection on bearing the Cost by the Purchaser including the refundable deposit;

DESCRIPTION OF BUILDING AMENITY LIST and "COMMON AREAS AMENITIES AND FACILITIES"

<u>Common Amenities</u>	
1	Double height designer entrance lobby in each wing
2	Biometrics access to the lobby entrance
3	Drivers room with restroom
4	Society office for each wing
5	CCTV surveillance at common covered areas
6	Elevators in adequate number in each building as per approved plan
6	Generator backup for lifts
7	High speed elevators
8	1 fire tower in each wing
9	Rainwater harvesting
10	Organic waste management
11	LED light fixtures in common areas
12	Boom barriers at security gate with security cabin
13	EV charging stations for cars and bikes
15	Landscape arrival plaza

ADDITIONAL AMENITIES
COMMON AMENITIES

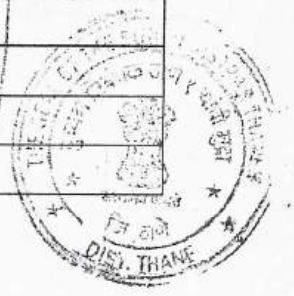
GROUND FLOOR	Majestic Entrance Portal
	Tree Lined Driveway
	Roundabout With Installation
	Cycling Track
	Natural Sit Out
	Seating Nook
	Reflexology Pathway
	Pet's Park
	Cricket turf
	Community Lawn and Garden
	Senior Citizen Sit-out

टनन-९
दस्त क्र १०५८०/२०२४
२५/११५



PODIUM	
	Party Lawn
	Amphitheatre
	Jogging Track
	Swimming Pool with Deck and Open Shower
	Kids pool
	Cabana Seating
	Multipurpose Lawn
	Kids Play area
	Mini golf course
	Multipurpose court
	Toddler Play area
	Skating rink
	Youth corner
	Senior citizen sit out
	Squash Court
	Hammock Garden
	Reading nook
	Semi-open Dinning Deck
	Barbeque deck
CLUBHOUSE	Work Pods
	Conference room
	Banquet
	Pantry
	Guest room
	Fully equipped Gym
	Library
20th Floor Amenity - Typical for all buildings	
	Yoga/Dance studio
	CrossFit Zone
	Gathering Zone
	Screening Lounge
	Sky Nest
	Open gym
	Stargazing Deck
	Landscape pockets
	Reading Lounge
	Indoor games

27/10/2028
22/10/28



Note:

- a. Internal road and foot paths, Sewerage System, storm water drains, water conservation, rain water harvesting, fire protection and fire safety, etc. provided.
- b. All amenities as above are proposed and will be provided as may be approved in final plans subject to minor modification as may be necessary.

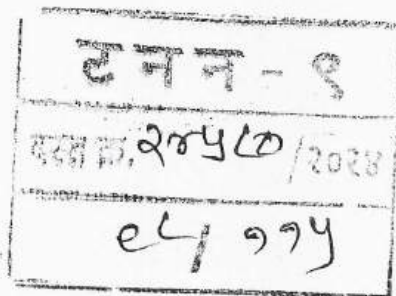
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दस्त क्र. 2640 / 2028
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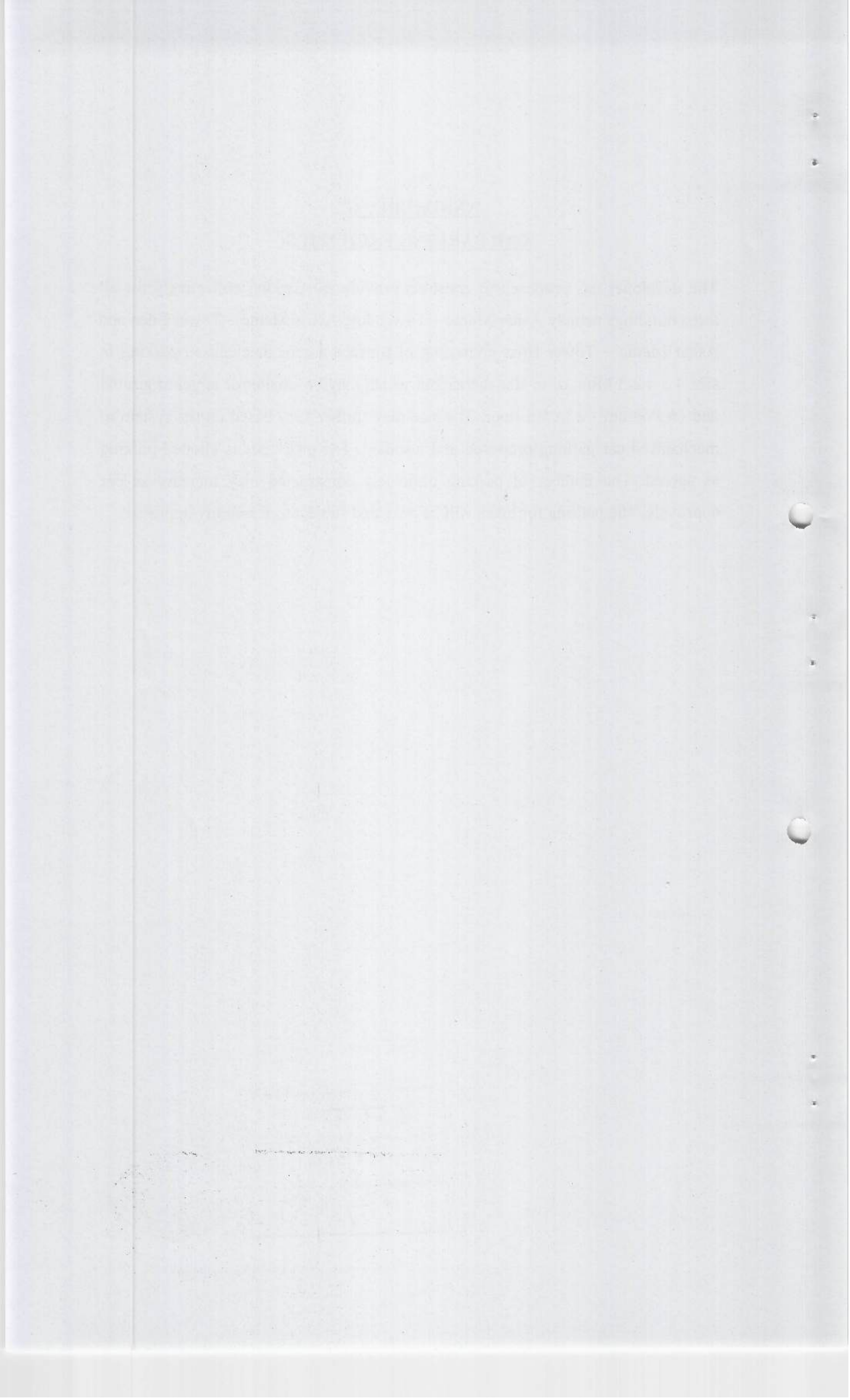


ANNEXURE "G"

CAR PARKING FACILITIES

The developer has proposed to construct/provide car parking collectively for all three buildings namely Ashar Merac – Tower Joy, Ashar Merac – Tower Eden and Ashar Merac – Tower Bliss consisting of Surface and/or mechanised parking in size 4.5 x 2.3 Mtrs. or in size thereabout which may be smaller or larger at ground and on Podium 1st to 5th floor. The size may further vary based on the system of mechanised car parking proposed and installed. The purchaser is allotted parking as agreed. The number of parking ultimately constructed may increase as per approvals. The parking for bikes will be provided subject to feasibility/approvals.







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 : **P51700056361**

Project: ASHAR MERAC PHASE I, Plot Bearing / CTS / Survey / Final Plot No.:412/2/A 422/2 423/2 425/2 426/A 428/1 440/1/A 484 at Thane (M Corp.), Thane, Thane, 400604;

1. Mr./Ms. **Ajay Pratap Ashar** son/daughter of Mr./Ms. **PRATAP JAMNADAS ASHAR** Tehsil: **Thane**, District: **Thane**, Pin: **400604**, situated in State of Maharashtra.
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **31/05/2024** and ending with **31/12/2028** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasant Premnand Prabhu
(Secretary, MahaRERA)
Date:31-05-2024 17:19:28

Dated: 31/05/2024
Place: Mumbai

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

३११-९
३१/०५/२०२४
२२/११५





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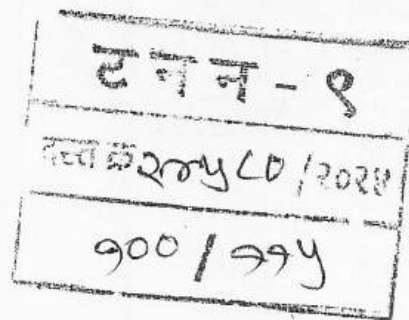
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घोषणापत्र

मी, लता सुंदरम या द्वारे घोषित करते की, दुय्यम निबंधक ठाणे - 9 यांचे कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. अजय प्रताप आशर यांनी दि - 24 - 06 - 2024 रोजी मला दिलेल्या कुलमुखत्यार पत्राच्या आधारे मी सदर दस्त नोंदणीस सादर केला आहे. / निष्पादित करून कबुलीजबाब दिला आहे. कुलमुखत्यार पत्र लिहून देणार यांनी कुलमुखत्यार पत्र रद्द केलेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यार पत्र रद्दबाबत ठरलेले नाही. सदरचे कुलमुखत्यार पत्र पूर्ण पणे वैध असून उपरोक्त कृती करण्यात मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम, १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहिन याची मला जाणीव आहे

सही
Poltha

कुलमुखत्यार पत्राचे घोषणा पत्र लिहून देणार



टनन - ९
कस/२०५६०/२०२४
१०१/११५



12649/24
 Power B Attorney
 dt. 20/06/2024.

Mr. Ajay P. Ashar
 Individual capacity/
 all forms/companies/
 90.
 1 Pradeep Kumar Sahu.
 2 Latha Sundaram.

Receipt (cont)		
536/12649 Monday, June 24, 2024 2:28 PM	पावती	Original/Duplicate सोनरी नं.: 354 Ragn: 39M
पानकी नं.: 13550 दिनांक: 24/06/2024		
गणना नं.: गां-पावती दस्तावेजाचा प्रतिलिपि: 24/06-12649-2024 दस्तावेजाचा प्रकार: कुमकुमव्यापन नोटर/कायान्याय वाय. श्रवण प्रताप अशार		
सोनरी की	₹. 100.00	
दस्त/सोनरी की	₹. 440.00	
मुक्ता मरणा: 22		
एकूण:	₹. 540.00	
प्राप्त मूल रकम, अक्षरे लि. मुकी. बसणे 2:47 PM हा वेळस मिळेल.		
राज्यात मुद्रांक, अक्षरे लि. मुकी. बसणे 2:47 PM हा वेळस मिळेल.		
राज्यात मुद्रांक, अक्षरे लि. मुकी. बसणे 2:47 PM हा वेळस मिळेल.		
राज्यात मुद्रांक, अक्षरे लि. मुकी. बसणे 2:47 PM हा वेळस मिळेल.		
राज्यात मुद्रांक, अक्षरे लि. मुकी. बसणे 2:47 PM हा वेळस मिळेल.		
राज्यात मुद्रांक, अक्षरे लि. मुकी. बसणे 2:47 PM हा वेळस मिळेल.		
राज्यात मुद्रांक, अक्षरे लि. मुकी. बसणे 2:47 PM हा वेळस मिळेल.		

मुकुम दस्तावेजांच्या
 वसुधार्थीना दिना.
 Ajay Ashar

D H C	
Receipt of Document Handling Charges	
PRN 0624245009985	Receipt Date 24/06/2024
Received from AJAY PRATAP ASHAR, Mchibo number 9800000000, an amount of Rs.440/-, towards Document Handling Charges for the Document to be registered on Document No. 12649 dated 24/06/2024 at the Sub Registrar office S.R., Thane 9 of the District Thane.	
<div style="text-align: center;"> </div>	
Payment Details	
Bank Name WIBMOPG	Payment Date 24/06/2024
Bank CIN 10004152024062409363	REF No. 16020879
Deface No 0624245009985D	Deface Date 24/06/2024
This is computer generated receipt, hence no signature is required.	

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 दस्त क्र. 92848/2024
 9/22



CHALLAN
 MTR Form Number-6

GRN	MH0042764202425E	BARCODE	Date	24/06/2024-12:51:52	Form ID	4811
Department	Inspector General Of Registration	Payer Details				
Type of Payment	Stamp Duty Registration Fee	TAX ID (TAN (If Any))				
Office Name	THANE MC 9 JOINT SUB REGISTRAR	Full Name	AJAY PRATAP ASHAR			
Location	THANE	Flat/Block No.	AS PER MENTIONED IN PGA			
Year	2024-2025 One Time	Promises/Building				
Account Head Details	Amount In Rs.	Remarks (If Any)	Ground/Plot/Property: PRADEEP KUMAR SAHU AND LATHA SUNDARAM			
903003301 Registration Fee	100.00	Amount In Words	One Hundred Rupees Only			
Payment Details	ICSI BANK	FOR USE IN RECEIVING BANK				
Bank Name	ICSI BANK	Bank CIN	Ref No.	10103332024062415050 2375411124		
Branch Name	ICSI BANK	Bank Date	RBI Date	24/06/2024-12:04:33 Not Verified with RBI		
Department ID	1700019029	Bank Name	ICSI BANK	Not Verified with RBI		
Er. No.	051404-12649	Er. No.	051404-12649	100.00		
Er. No.	051404-12649	Er. No.	051404-12649	100.00		

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702/994

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 दस्त क्र. 92848/2024
 2/22



श्री. शंकर एस. यादव
मुद्रांक विभागे दिशा- विहाय- निहाय न्यायालय, ठाने.
संकेतक नं. 2438-1 मुद्रांक संकेतक नं. 120408

आयु प्रमाणिक	
मुद्रांक विभाग/आयु प्रमाणिक	दिनांक
Ajay Ashar	10 JUN 2024



महाराष्ट्र MAHARASHTRA जिल्हा न्यायालय कार्यालय, ठाने 2023 0



10 JUN 2024

CH 767370

ट न न - ९
दस्ता क्र. १२६४९/२०२४
५/२४



POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, Ajay Pratap Ashar, aged about 56 years, having my office at Ashar I. T. Park, Eleventh Floor, Near Agriculture Office, Wagle Industrial Estate, Thane West, 400 604, do hereby send GREETINGS:

Ajay Ashar

ट न न - ९
दस्ता क्र. १२६४९/२०२४
५/२४



जोडपत्र - २

मुद्रांक विभागे दिशा-विहाय-निहाय न्यायालय, ठाने.
संकेतक नं. 2438-1 मुद्रांक संकेतक नं. 120408

दस्ता क्र. १२६४९/२०२४

दस्ता क्र. १२६४९/२०२४

५/२४

आयु प्रमाणिक

दस्ता क्र. १२६४९/२०२४

५/२४

ज्या कायदाद्वारे या दस्त्याचा मुद्रांक करणे हे केवळ त्यांनी स्वतः किंवा त्यांच्या वतीने किंवा त्यांच्या वतीने नोंदवण्यास योग्य आहे.

CHALLAN MTR Form Number-5

GRN	MHD0402794202420E	BARCODE	8 1 5 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Date	24/06/2024-12:00:00	Form ID	5691
Department	Inspector General of Registration		Payee Details				
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (if Any)				
Office Name	THANE THANE NO 3 JOINT SUB REG STRAR		Full Name				
Location	THANE		AJAY PRATAP ASHAR				
Year	2024-2025 One Time		Flat/Block No.				
Account Head Details	Amount In Rs.		Premises/Bldg.				
00300351	Registration Fee		103.00		Road/Street		
			Area/Locality				
			Town/City/District				
			PIN				
			4 0 0 6 0 4				
			Remarks (if Any)				
			Second/Party/Name=PRADDEEP KUMAR SAHU AND LATHA SUHADRANI-				
			Amount In Words				
Total	103.00		One Hundred Rupees Only				
Payment Details		FOR USE IN RECEIVING BANK					
Cheque/DD Details		Bank CIN	Rel. No.	68103332024024130501287941134			
		Bank Date	RBI Date	24/06/2024-12:04:20 Not Verified with HR			
Name of Bank		Bank Branch	IOB BANK				
Name of Branch		Branch No.	Date				
		Not Verified with Email					

ट न न - ९
दस्ता क्र. १२६४९/२०२४
५/२४



ट न न - ९
दस्ता क्र. १२६४९/२०२४
१०३ / ११५



ट न न - ९
दस्ता क्र. १२६४९/२०२४
५/२४



WHEREAS I Ajay Pratap Ashar, in my Individual capacity or as Partner in various Partnership firm like M/s. Ashar Ventures, 2) M/s. Ashar Realtors 3) Black Rock, 4) Nikhil Developers, 5) Amber Estate or any other firm and director in companies like 1) Krishnajay Developers Pvt. Ltd. 2) Ashar Realty Pvt. Ltd. 3) Max Motors Pvt. Ltd, 4) Modella Textile Industries Limited and other companies or any other capacity have to execute various documents including Agreement for Sale of units, apartments, premises, part of properties or Agreement of Sale of any other nature or agreement of Transfer, Agreement for Sale or Purchase of property, units, TDR or any other rights or entitlement or Lease, Leave and License, Confirmation Deeds, security documents, finance documents, loan agreement, deposit of title, release deed, re-conveyance deed, deed of mortgage, mortgage deed etc and further execute deposit of title, release deed, re-conveyance deed, deed of mortgage, mortgage deed from time to time or any other documents in respect of construction, building, part of building constructed on piece and parcel of land more particularly referred in Schedule hereunder written or any other piece or parcel of land or any other property which requires registration, confirmations from time to time.

AND WHEREAS for the sake of my convenience, I am desirous of appointing Mr. Pradeep Kumar Sahu, residing at 310, Shree Krishna Heights, C wing, Hendra Pada, Badlapur West, 421503, and/or Latha Sundaram residing at "C" Wing, Flat No.102, Sukhdarshan C.H.S., Devdaya Nagar, Pokhran Road No.1, Thane West, 400 606, for me as my attorney to act singly attend the office of the Registrar, the Sub-Registrar or the Joint Sub Registrar, to admit, execution of various documents, or any other writing related to which have already been executed by me in my individual capacity or as partner of any firm or as

director of any company or in any other capacity like Trustee of any Trust etc, on my behalf and which the said attorney has agreed to do.

NOW KNOW YOU ALL AND THESE PRESENTS WITNESS that I, Ajay Pratap Ashar do hereby nominate, constitute and appoint Mr. Pradeep Kumar Sahu to act singly and/or Latha Sundaram or to act singly, to be my/our true and lawful Attorney for the purposes hereinafter appearing and to do severally all and/or any of the following acts, deeds, matters and things that is to say:

1. To present and lodge various documents including Indentures of every description, Conveyance Deed, Agreement for Sale of units, apartments, premises, part of properties or Agreement of Sale of any other nature or agreement of Transfer, Purchase Deeds, Agreement to purchase, Agreement to Purchase or Sale TDR or any other right or entitlement, Lease, Leave and License, Confirmation Deeds, undertakings, declarations, security documents, finance documents, loan agreement, deposit of title, release deed, re-conveyance deed, deed of mortgage, mortgage deed etc and further execute deposit of title, release deed, re-conveyance deed, deed of mortgage, mortgage deed from time to time or any other documents in respect of construction, building, part of building constructed on piece and parcel of land executed by me in my individual capacity or as partner of any firm including 1) M/s. Ashar Ventures 2) M/s. Ashar Realtors 3) Black Rock, 4) Nikhil Developers, 5) Amber Estate, or any other firm and director in companies including 1) Krishnajay Developers Pvt. Ltd. 2) Ashar Realty Pvt. Ltd. 3) Max Motors Pvt Ltd, 4) Modella Textile Industries Limited or any other capacity in the office of the Registrar, the Sub-Registrar or the Joint Sub Registrar of the Assurances at Thane or Mumbai or at any other place.

Ashar *Pradeep* *Latha*
 ट न न - ९
 दस्त क्र. १२६४८/२०२४
 ५/२२

Ashar *Pradeep* *Latha*
 ट न न - ९
 दस्त क्र. १२६४८/२०२४
 ८/२२

2. To appear before the Registrar, the Sub-Registrar or the Joint Sub Registrar of Assurances at Thane or Mumbai or at any other place and to admit execution of the documents executed by me as stated hereinabove.

3. To represent us or the said Firms or said companies where we are partner or director before all government authorities and local bodies or any other statutory bodies and to give oral or written statement for all purposes and also to facilitate mutation of names in revenue record, city survey office records, records of statutory bodies, local bodies or any other authority as may be required.

4. To do all acts and things necessary for effectively registering the said documents i.e. all or any of the documents referred herein above or any other document executed by me.

5. AND I DO HEREBY agree to ratify and confirm all and whatever my said Attorneys shall do by virtue of these presents.

2) Any other piece or parcel of land or building or part of building or unit / flat/ premises or right or entitlement of any nature whatsoever in which I myself or any of the entities, firms or company referred hereinabove or any other entity, firm or company for whom I have executed document of every descriptions referred herein or otherwise including all documents I may have to execute in any capacity in any property or development which may be acquired or develop hereafter.

IN WITNESS WHEREOF I have put my hand this 20th day of June, 2024

SIGNED AND DELIVERED BY)
 The withinnamed)
 MR. AJAY PRATAP ASHAR)
 In the presence of) *Ashar*
 Accepted by us,)

SCHEDULE ABOVE REFERRED TO

1) All those pieces and parcels of lands all situate, lying and being at Village Panchpekhandi, Taluka Thane, District Thane, Maharashtra and bearing the Sub-Plot Numbers, Survey Nos., Hissa Nos and areas as Survey No. 412/2 Part, 422/2 Part, 423/2, 425/2, 426A, 440/1A, 484, and or adjacent land in all admeasuring 35,011.17 sq. mtrs or any other land adjacent thereto or corresponding thereto by old survey numbers or in any other way and all buildings, constructions, units, rights etc as may be created or standing thereon.

Ashar *Pradeep* *Latha*
 ट न न - ९
 दस्त क्र. १२६४८/२०२४
 १०/२२

Ashar *Pradeep* *Latha*
 ट न न - ९
 दस्त क्र. १२६४८/२०२४
 ८/२२

Ashar *Pradeep* *Latha*
 ट न न - ९
 दस्त क्र. १२६४८/२०२४
 १०/२२



Maharashtra State Electricity Distribution Co. Ltd.

BILL OF SUPPLY FOR THE MONTH OF MAY-2024

Consumer details: Consumer No., Name, Address, Meter No., Contract Load, etc.

Bill details: Bill Date, Due Date, Amount, etc.

BILLING HISTORY table with columns: Bill Month, Units, Bill Demand (KVA), Bill Amount

CUSTOMER CARE Toll Free No. 1912, 1800-233-3435; 1800-212-3435

For making energy bill payment through RTGS/NEFT mode, use following details: Beneficiary Name, Account Number, etc.

Important Message: Consumers can pay online using BH Banking, Credit/Debit cards at their own risk, etc.

Handwritten stamp: टन न - ९, दस्त क्र. 92EYL/2024, 93/22



CURRENT CONSUMPTION DETAILS table with columns: Reading Date, KWH, KYAH, RCVAH (LAG), RCVAH (LEAD), KW (MD), KVA (MD)

BILLING DETAILS table with columns: Billing Demand (KVA), Assessed P.F., Billing P.F., Consumption Type, Units, Rate, Charges Rs.

TOD Zone table with columns: Rate, Units, Demand, Charges Rs.

Summary table: Amount In Words, TOTAL CURRENT BILL, Current Interest, etc.

Signature Not Verified. Digitally signed by the Maharashtra State Electricity Distribution Co. Ltd.

CONDITIONS: The total bill amount of the bill may be settled by a 'Dedicated Demand Draft' drawn in favor of 'Maharashtra State Electricity Distribution Co. Ltd.'

Handwritten stamp: दस्त क्र. 92EYL/2024, 92/22



Income Tax Department stamp for AJAY PRATAP ASHAR, PRATAP JAMNADAS ASHAR, PAN: AOBPA3939D

Identity card for Ajay Pratap Ashar, PAN: AOBPA3939D, Address: Ashar Villa, Opp. Navis Gym, Shri Nagar, Thane, Maharashtra - 400604

Handwritten stamp: टन न - ९, दस्त क्र. 92EYL/2024, 904/22



Handwritten stamp: टन न - ९, दस्त क्र. 92EYL/2024, 93/22



Handwritten stamp: टन न - ९, दस्त क्र. 92EYL/2024, 92/22



महाराष्ट्र राज्य न्यायालय
राज्य न्यायालय, मुंबई

नाम: **Dr. Ashok Umakant Chaudhari**
पता: **8/203, Main Tower, Sector No. 3, Rajpada, Marol Nagar, Mumbai - 400084**

फोन: 8256 9857 6840

राज्य न्यायालय, मुंबई

नाम: **Dr. Ashok Umakant Chaudhari**
पता: **8/203, Main Tower, Sector No. 3, Rajpada, Marol Nagar, Mumbai - 400084**

फोन: 8256 9857 6840

राज्य न्यायालय, मुंबई

नाम: **Dr. Ashok Umakant Chaudhari**
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फोन: 8256 9857 6840

राज्य न्यायालय, मुंबई

नाम: **Dr. Ashok Umakant Chaudhari**
पता: **8/203, Main Tower, Sector No. 3, Rajpada, Marol Nagar, Mumbai - 400084**

फोन: 8256 9857 6840

ट न न - ९
दस्ता क्र. १२६४९/२०२४
१९/१२

रजिस्ट्रार कार्यालय: 12649/2024
मॉड्यूल: 24 नव 2024 2:26 प.म.

मालकी क्र. 13580
मालकी दिनांक: 24/08/2024
मालक: **श्री. अशोक उमाकांत चौधरी**
मालकी मूल्य: ₹. 100.00
रजिस्ट्रार मूल्य: ₹. 440.00
रजिस्ट्रार शुल्क: ₹. 840.00

सह दुकान निबंधक वर्ग २ ठाणे क. ९
सह दुकान निबंधक वर्ग २ ठाणे क. ९

मालक: **श्री. अशोक उमाकांत चौधरी**
मालकी क्र. 12649/2024
मालकी दिनांक: 24/08/2024
मालक मूल्य: ₹. 100.00
रजिस्ट्रार मूल्य: ₹. 440.00
रजिस्ट्रार शुल्क: ₹. 840.00

श्री. अशोक उमाकांत चौधरी
मालक



Summary-2
रजिस्ट्रार कार्यालय-2
दिनांक: 20/12
रजिस्ट्रार कार्यालय: 12649/2024

24/06/2024 2:00:59 PM
मॉड्यूल: 24 नव 2024 2:00:59 PM
रजिस्ट्रार कार्यालय: 12649/2024

क्र.सं.	व्यक्तिगत विवरण	पंजीयन क्र.	पंजीयन दिनांक	पंजीयन स्थान	पंजीयन मूल्य
1	श्री. अशोक उमाकांत चौधरी पता: 8/203, Main Tower, Sector No. 3, Rajpada, Marol Nagar, Mumbai - 400084	8256 9857 6840	24/08/2024	मुंबई	₹. 100.00
2	श्री. अशोक उमाकांत चौधरी पता: 8/203, Main Tower, Sector No. 3, Rajpada, Marol Nagar, Mumbai - 400084	8256 9857 6840	24/08/2024	मुंबई	₹. 100.00
3	श्री. अशोक उमाकांत चौधरी पता: 8/203, Main Tower, Sector No. 3, Rajpada, Marol Nagar, Mumbai - 400084	8256 9857 6840	24/08/2024	मुंबई	₹. 100.00

मालक: **श्री. अशोक उमाकांत चौधरी**
मालकी क्र. 12649/2024
मालकी दिनांक: 24/08/2024

क्र.सं.	व्यक्तिगत विवरण	पंजीयन क्र.	पंजीयन दिनांक	पंजीयन स्थान	पंजीयन मूल्य
1	श्री. अशोक उमाकांत चौधरी पता: 8/203, Main Tower, Sector No. 3, Rajpada, Marol Nagar, Mumbai - 400084	8256 9857 6840	24/08/2024	मुंबई	₹. 100.00
2	श्री. अशोक उमाकांत चौधरी पता: 8/203, Main Tower, Sector No. 3, Rajpada, Marol Nagar, Mumbai - 400084	8256 9857 6840	24/08/2024	मुंबई	₹. 100.00

शिकका क्र. 4 दि. दिनांक: 24/06/2024 02:30:28 PM

सह दुकान निबंधक वर्ग २ ठाणे क. ९

Payment Details

Sl.	Purchaser	Type	Verification no/Vendor	GRN/License	Amount
1	MH0203	CM757370	201931	100	100.00
2	दस्ता क्र. 12649/2024	CM757370	201931	100	100.00
3	Challan	MH0203	CM757370	201931	100.00

ISC Stamp Duty / RF Registration Fee / DHC Document Handling Charges

दिनांक: 20/12/2024



ट न न - ९
दस्ता क्र. १२६४९/२०२४
२४/१२

पंजीयन करणाऱ्या व्यक्ती को या दस्ता मध्ये एकूण पैसे २३ आहेत. पुस्तक क्रमांक १२६४९ क्रमांकावर नोंदवला.

सह दुकान निबंधक वर्ग २ ठाणे क. ९
दिनांक: २४/१२/२०२४

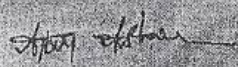



आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA


आजय प्रताप अशर
PRATAP JAMNADAS ASHAR

13/10/1967
 Permanent Account Number
ADBPA3939J


 Signature







30029090

इस कार्ड के खोने / पागे पर कृपया सूचित करें / लौटाने
 आयकर सेल सेवा इकाई, एनएसडी
 चौथी मंजिल, 'ए' विंग, ट्रेड वर्ल्ड, कमला मिल्स कंपाउंड,
 एस.बी. मार्ग, लोअर पारेल, मुंबई - 400 013.

*If this card is lost / someone's lost card is found,
 please inform / return to:*

Income Tax PAN Services Unit, NSDL
 4th Floor, 'A' Wing, Trade World,
 Kamala Mills Compound,
 S. B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2499 4650 Fax: 91-22-2495 0664,
 e-mail: unit@nsdl.co.in

Handwritten mark

टन नं - ९
 दिनांक २०१० / २०११
 १०८ / ११५



Handwritten mark resembling a signature or initials.

रजत - ९
क्र. २०५८०/२०२४
१०८/११५



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
CUFPS1969D

नाम/Name
AKRUTI ASHISH SHARMA

पिता का नाम / Father's Name
PRAVINKUMAR NANALAL SANGHAVI

जन्म की तारीख / Date of Birth
29/05/1992

हस्ताक्षर / Signature




Akriti

आयकर विभाग
INCOME TAX DEPARTMENT

भारत, सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
DALPS0372B

नाम/Name
ASHISH KRISHNA SHARMA

पिता का नाम / Father's Name
KRISHNA SHARMA

जन्म की तारीख / Date of Birth
30/04/1992

हस्ताक्षर / Signature




06122019

Ashish

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ANITA SURENDHAR SHARMA
SURENDHAR SHARMA

07/11/1973
Permanent Account Number
CYSPS5831H

हस्ताक्षर / Signature



18092010

Anita

टन नं - ९

वज्र नं २०५८० / २०२०

११० / ११५



टनन - ९
क्र. २१५८० / २०२४
१११ / ११५



भारत सरकार
GOVERNMENT OF INDIA

दिनेश अशोक घाग
Dinesh Ashok Ghag
जन्म तिथि/DOB: 27/01/1974
पुरुष / MALE

9630 4927 1578

माझे आधार, माझी ओळख

भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता: B/401, Mavis Tower, Sector No. 3, Ayyappa Mandir Road, Shree Nagar, Thane, Maharashtra - 400604

8256 9867 6840

1847 1800 300 1947 help@uidai.gov.in www.uidai.gov.in

भारत सरकार
Government of India

संजय भिमराव शिंदे
Sanjay Bhimrao Shinde
जन्म वर्ष / Year of Birth : 1966
पुरुष / Male

9630 4927 1578

आधार - सामान्य माणसाचा अधिकार

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता S/O: भिमराव शिंदे, प्लॉट नं. 20, रुम नं. बी-11, शांती निकेतन सीएसएसएल, एमडीएनएस ऑफिस जवळ, वीर सावंतकर नगर, ठाणे, महाराष्ट्र, 400606

Address: S/O: Bhimrao Shinde, PLO1 NO.20, ROOM NO.B-11, SHANTI NIKETAN CHSL, NEER MTNL OFFICE, VEER SAVARKAR NAGAR, Thane, Maharashtra, 400606

9630 4927 1578

1847 1800 300 1947 help@uidai.gov.in www.uidai.gov.in

भारत सरकार
Government of India

विनाय अर्जुन घाग
Vinay Arjun Ghag
जन्म तारीख/DOB: 18/04/1967
पुरुष / MALE

7216 5185 0187
VID : 9132 3268 6505 3224

माझे आधार, माझी ओळख

भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता: S/O अर्जुन घाग, बी-27, नाव जयई सीएस, रोड नं. 29, शिरी नगर, शिवसेना वाडी जवळ, मागडे इस्टेट, ठाणे, महाराष्ट्र - 400604

Address: S/O Arjun Ghag, B-27, NAV JAYEE C.H.S, ROAD NO.27, SHREE NAGAR, NEAR SHIVSENA SHAKHA, WAGLE ESTATE, Thane, Thane, Maharashtra - 400604

7216 5185 0187
VID : 9132 3268 6505 3224

1847 1800 300 1947 help@uidai.gov.in www.uidai.gov.in

भारत सरकार
GOVERNMENT OF INDIA

स्वप्निल गणपत सुरे
SWAPNIL GANPAT SURVE
जन्म तारीख / DOB: 06/11/1990
पुरुष / MALE
Mobile No.: 9096917823

2374 6919 3236

माझे आधार, माझी ओळख

भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता: चिप्लुण, मराठीवाडी, पालवण, रत्नागिरी, महाराष्ट्र - 415641

Address: chipulun, Marathiwadi, Palvan, Ratnagiri, Maharashtra - 415641

2374 6919 3236

1847 1800 300 1947 help@uidai.gov.in www.uidai.gov.in

भारत सरकार
GOVERNMENT OF INDIA

अविनाश अशोक घडवले
Avinash Ashok Ghadavale
जन्म तारीख/DOB: 11/05/1992
पुरुष / MALE

2387 2555 5807
VID : 9157 8273 2290 2263

माझे आधार, माझी ओळख

भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

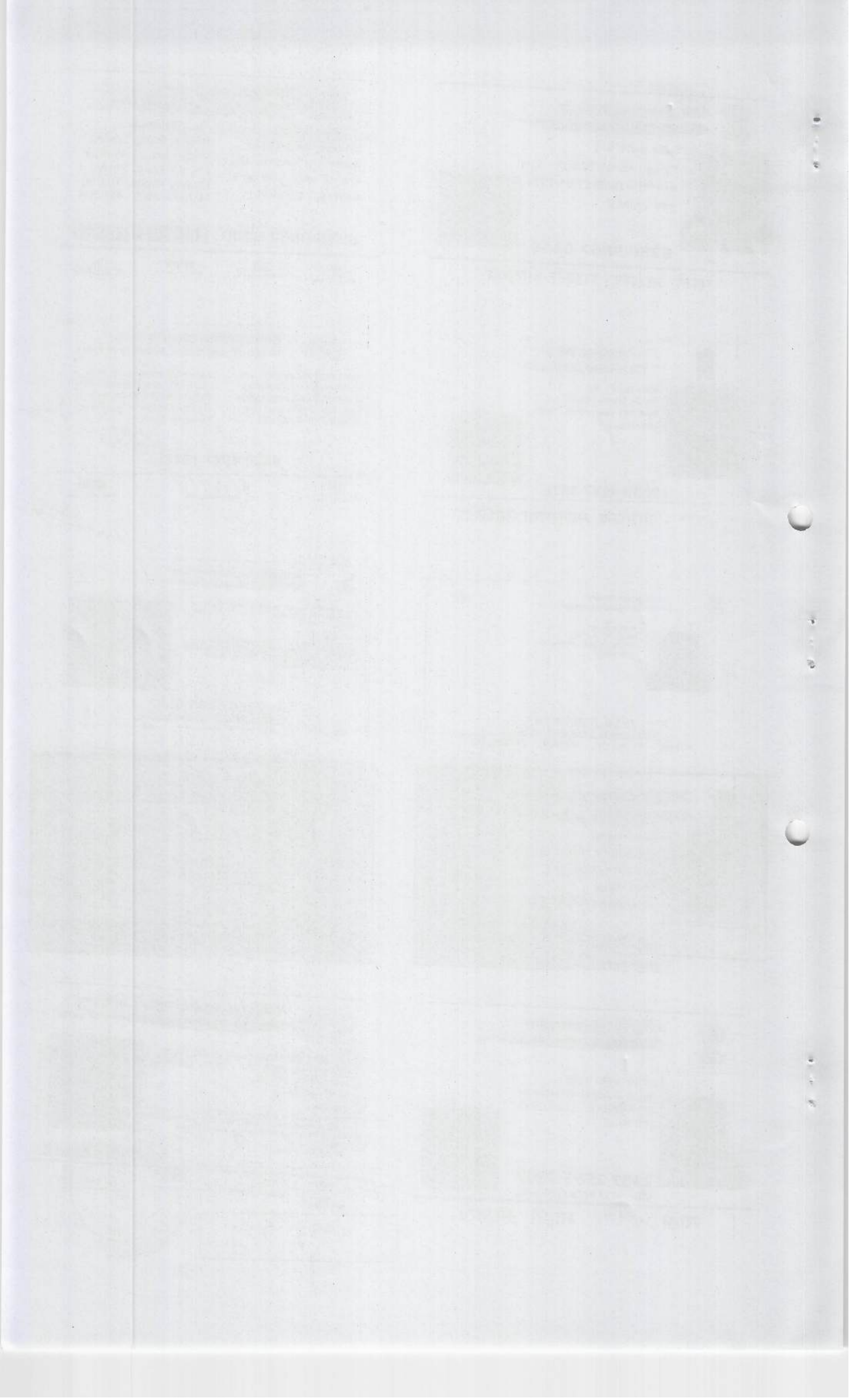
पत्ता: S/O अशोक घडवले, रुम नं 23, सिद्धिविनायक चवळी, समता नगर पोखरण रोड न 1, सिलवार् आंचे बिल्डिंग जवळ, ठाणे वेस्ट, ठाणे, महाराष्ट्र - 400606

Address: S/O Ashok Ashok Ghadavale, Room No 23, Siddhivinayak chawli, samta nager, poikharan road no 1, silvare anch building, thane west, Thane, Thane, Maharashtra - 400606

दस्त क्र. 994 994

1847 1800 300 1947 help@uidai.gov.in www.uidai.gov.in

Generation Date: 04/10/2018



536/24580

मंगळवार, 17 डिसेंबर 2024 11:21 म.पू.

दस्त गोपवारा भाग-1

टनन9

993/994

दस्त क्रमांक: 24580/2024

दस्त क्रमांक: टनन9 /24580/2024

बाजार मूल्य: रु. 51,58,715/-

मोबदला: रु. 72,17,841/-

भरलेले मुद्रांक शुल्क: रु.5,05,260/-

दु. नि. सह. दु. नि. टनन9 यांचे कार्यालयात

अ. क्र. 24580 वर दि.17-12-2024

रोजी 11:18 म.पू. वा. हजर केला.

पावती:26315

पावती दिनांक: 17/12/2024

मादरकरणाराचे नाव: आशिष कृष्णा शर्मा

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2300.00

पृष्ठांची संख्या: 115

एकूण: 32300.00

दस्त हजर करणाऱ्याची मही:

Sub Registrar Thane 9

प्रसह दय्यम निबंधक वर्ग २ ठाणे क. ९

दस्ताचा प्रकार: करारनामा

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

शिक्षा क्रं. 1 17 / 12 / 2024 11 : 18 : 28 AM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 17 / 12 / 2024 11 : 19 : 39 AM ची वेळ: (फी)

प्रमाणित करण्यात येते की, सदर दस्तऐवजास जोडलेली पूरक कागदपत्रे ही भरसल व खरी आहेत. त्याचि खोटी / बनवले आढळत आल्यास नोंदणी अधिनियम 1908 चे कलम 82 अन्वये होणाऱ्या कारवाईस आम्ही ब्यवतीत: जबाबदार राहू.

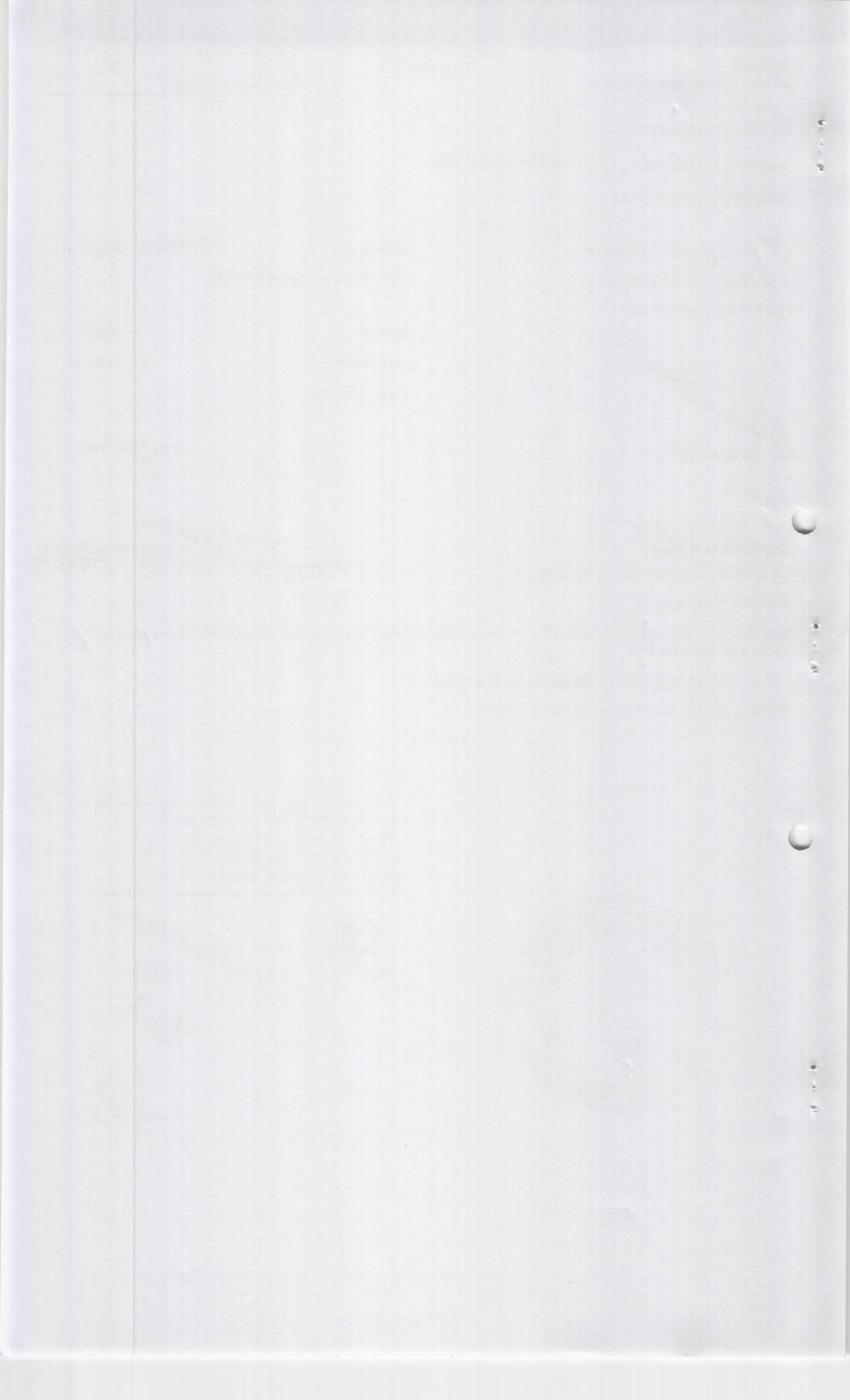


Patla
लिहून देणारा

लिहून देणारा

Shree

Patla



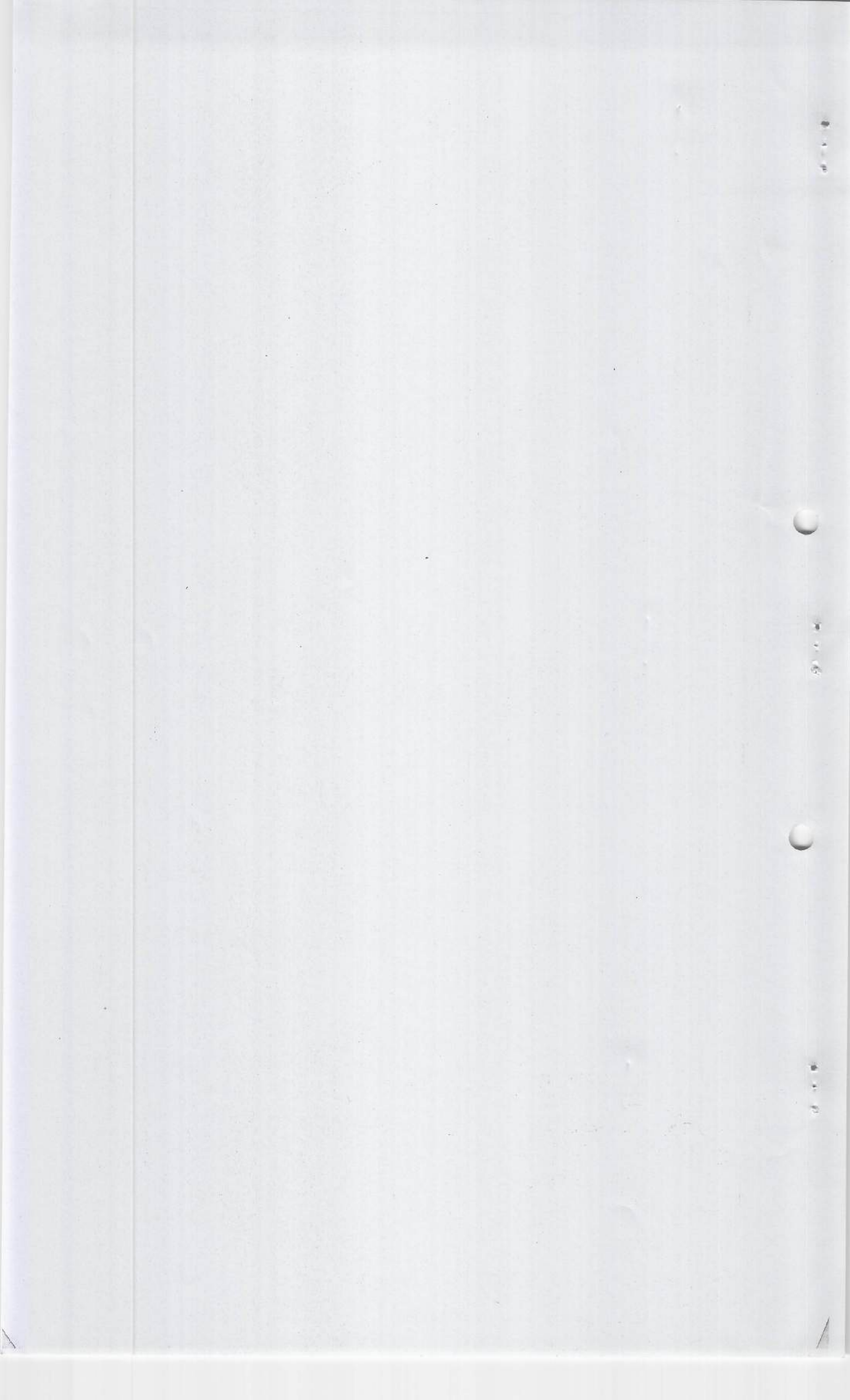
100



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17/12/2024 11 29:28 AM

दस्त गोपवारा भाग-2

टनन9

दस्त क्रमांक:24580/2024

398/994

दस्त क्रमांक :टनन9/24580/2024

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	वयाचित्र	ठसा प्रमाणित
1	नाव:अजय प्रताप आशर तर्फे कवूली जबाबाकरीना कु मु म्हणून लता सुंदरम पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: आशर विला, ब्लॉक नं: माविस जिम्नॅशियम समोर, श्रीनगर, रोड नं: बागळे इस्टेट, ठाणे पश्चिम, महाराष्ट्र, ठाणे. पॅन नंबर:ADBPA3939J	लिहून घेणार वय :-62 स्वाक्षरी:- <i>Patha</i>		
2	नाव:आशिष कृष्णा शर्मा पत्ता:प्लॉट नं: सदनिका क्र - बी-1301, माळा नं: -, इमारतीचे नाव: लोटस टॉवर, ब्लॉक नं: अन्सल, मॉडेल टॉवेन समोर, मुलुंड पश्चिम, मुंबई, रोड नं: बी. आर रोड, महाराष्ट्र, मुंबई. पॅन नंबर:DALPS0372B	लिहून घेणार वय :-32 स्वाक्षरी:- <i>Patha</i>		
3	नाव:आकृति आशिष शर्मा पत्ता:प्लॉट नं: सदनिका क्र - बी-1301, माळा नं: -, इमारतीचे नाव: लोटस टॉवर, ब्लॉक नं: अन्सल, मॉडेल टॉवेन समोर, मुलुंड पश्चिम, मुंबई, रोड नं: बी. आर रोड, महाराष्ट्र, मुंबई. पॅन नंबर:CUFPS1969D	लिहून घेणार वय :-32 स्वाक्षरी:- <i>Patha</i>		
4	नाव:अनिता सुरेंद्र शर्मा पत्ता:प्लॉट नं: सदनिका क्र - बी - 1301, माळा नं: -, इमारतीचे नाव: लोटस टॉवर, ब्लॉक नं: अन्सल, मॉडेल टाऊन समोर, रोड नं: बी आर रोड, मुलुंड पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पॅन नंबर:CYSPS5831H	लिहून घेणार वय :-51 स्वाक्षरी:- <i>Patha</i>		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:17 / 12 / 2024 11 : 27 : 36 AM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	वयाचित्र	ठसा प्रमाणित
1	नाव:संजय बी शिंदे -- वय:58 पत्ता:शांती निकेतन, पांचपाखाडी, ठाणे- पश्चिम पिन कोड:400606	 स्वाक्षरी <i>Sanjay B. Shinde</i>	
2	नाव:विनय अर्जुन घाग -- वय:57 पत्ता:नवजाई सोसायटी, श्रीनगर ठाणे पिन कोड:400604	 स्वाक्षरी <i>Vinay Arjun Ghag</i>	

शिक्का क्र.4 ची वेळ:17 / 12 / 2024 11 : 28 : 08 AM

Sub Registrar Thane 9

सह राज्य निबंधक वर्ग २ ठाणे क्र. ९

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ASHISH KRISHNA SHARMA	eChallan	69103332024121618412	MH012672234202425E	505260.00	SD	0006997911202425	17/12/2024
2		DHC		1224160016980	2000	RF	1224160016980D	17/12/2024
3		DHC		1224161417081	300	RF	1224161417081D	17/12/2024
4	ASHISH KRISHNA SHARMA	eChallan		MH012672234202425E	30000	RF	0006997911202425	17/12/2024

- 1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
- 2. Get print immediately after registration.

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

डॉ. न - ९
 क्र. 28410 / 2024
 994/994

प्रमाणित करणवात येते की या दस्त
 मध्ये एकूण पावे 994 आहेत
 कर 9
 28410 क्रमांकाचा नोंदवली

(Signature)
 सहाय्यक निबंधक वर्ग २, आणि ९
 तारीख १७ जाने १२ सन २०२४



188



188



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