

337/21215

पावती

Original/Duplicate

Tuesday, November 26, 2024

नोंदणी क्र.: 39म

2:55 PM

Regn.:39M

पावती क्र.: 22798

दिनांक: 26/11/2024

गावाचे नाव: महाजनवाडी

दस्तऐवजाचा अनुक्रमांक: टनन7-21215-2024

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: गीताबेन तुलसीभाई वाघेला - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1700.00

पृष्ठांची संख्या: 85

एकूण:

रु. 31700.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
3:14 PM ह्या वेळेस मिळेल.

Joint Sub-Registrar, Thane 7

वाजार मूल्य: रु.4588833.92/-

मोबदला रु.5161660/-

भरलेले मुद्रांक शुल्क: रु. 361400/-

सह दुय्यम निबंधक वर्ग १

ठाणे क्र ७

1) देयकाचा प्रकार: DHC रक्कम: रु.1700/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1124269306655 दिनांक: 26/11/2024

बँकेचे नाव व पत्ता:

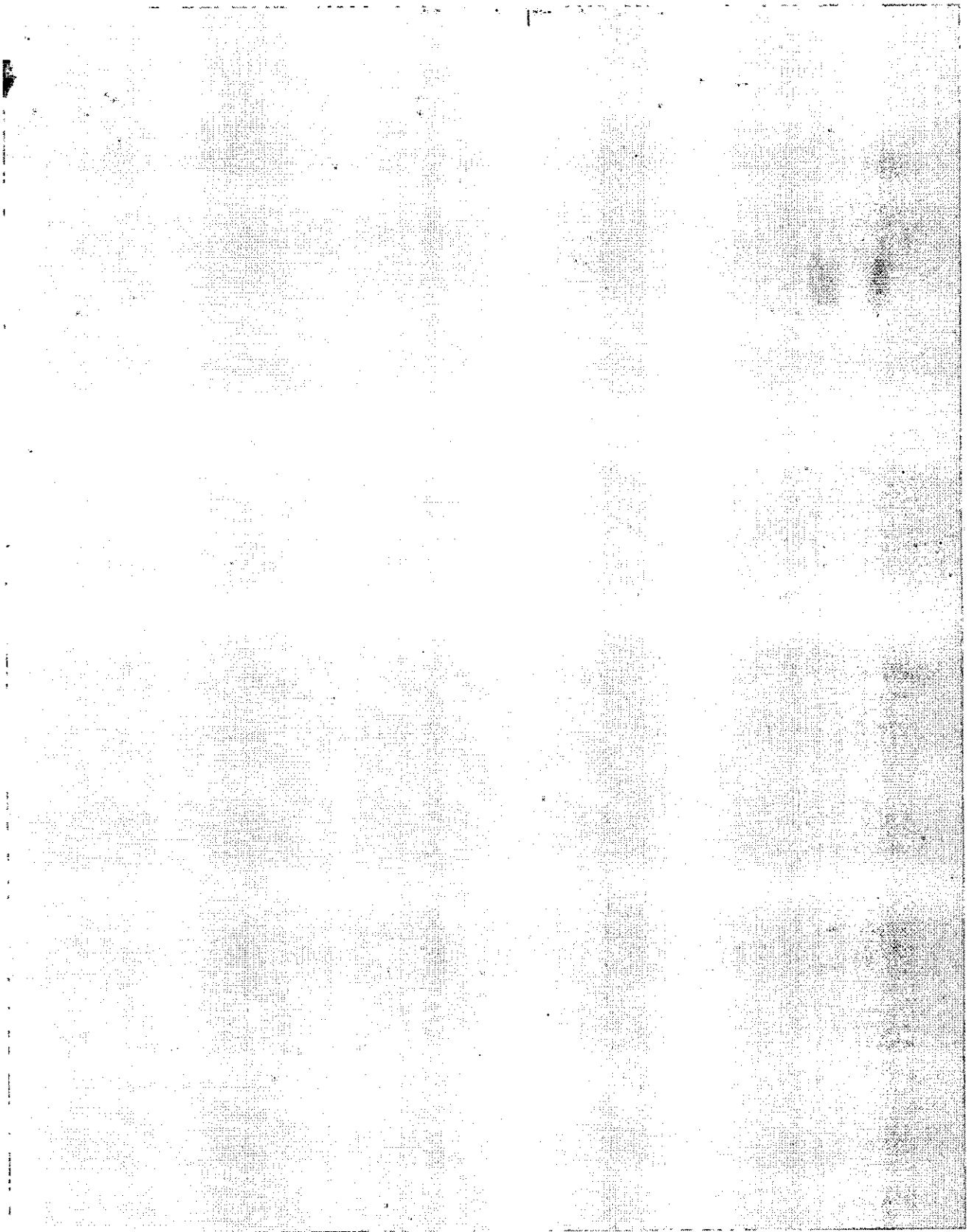
2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010412356202425E दिनांक: 26/11/2024

बँकेचे नाव व पत्ता:

*Geeta J. Vaghela*

मुळदस्त परत मिळाला





26/11/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 7

दस्त क्रमांक : 21215/2024

नोंदणी :

Regn:63m

## गावाचे नाव : महाजनवाडी

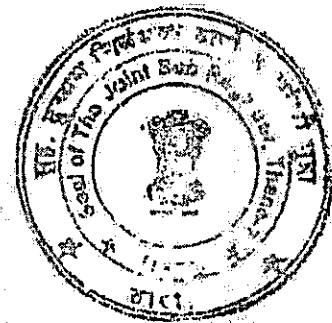
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	5161660
(3) बाजारभावां (भाडेपट्ट्याच्या वावर्तितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4588833.92
(4) भू-मापन, प्रोटोहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मिरा-भाईदर मनपा इतर वर्णन : इतर माहिती : , इतर माहिती: विभाग क्र.6/25, वॉर्ड क्र.एस,सदनिका क्र.1203,12 वा मजला,सिद्धिविनायक ऑरा,व्हिलेज महाजनवाडी(मिरे),मिरा रोड(पु)ता.जि.ठाणे 401107.(सदनिका क्षेत्र 63.10 चौ.मी.कारपेट). ( MILKAT NUMBER : जुना सर्वे नं 78,हिस्सा नं 1(पार्ट),2,3(पार्ट),7,8 नवीन सर्वे नं 10,हिस्सा नं 1/ड,2,3/अ,7,8 सी.टी.एस.नं 3542/व,3602/व,3758/व ; )
(5) क्षेत्रफळ	1) 83.10 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:-मेसर्स वरदविनायक डेव्हलपर्स चे भागीदार 1)मेघजी पुरवोत्तम भानुशाली यांच्या तर्फे कु.मु.म्हणून कपिल वी.पठारे वय:-39; पत्ता:-प्लॉट नं: 204, माळा नं: -, इमारतीचे नाव: पृथ्वी प्राईड,विलिडिंग 1/ए, ब्लॉक नं: ऑफ विनय नगर रोड, रोड नं: मिरा रोड पू, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AASFV5116A 2): नाव:-मेसर्स वरदविनायक डेव्हलपर्स चे भागीदार 2)मननुख लखमशी गुडका यांच्या तर्फे कु.मु.म्हणून कपिल वी.पठारे वय:-39; पत्ता:-प्लॉट नं: 204, माळा नं: -, इमारतीचे नाव: पृथ्वी प्राईड,विलिडिंग 1/ए, ब्लॉक नं: ऑफ विनय नगर रोड, रोड नं: मिरा रोड पू, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AASFV5116A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-गीताबेन तुलसीभाई वाघेला -- वय:-55; पत्ता:-प्लॉट नं: रूम नं 3 , माळा नं: -, इमारतीचे नाव: मदन मोहन चाळ, ब्लॉक नं: राणी सती मार्ग, धनजी वाडी जवळ, रोड नं: मालाड पू मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-AEAPW4945E 2): नाव:-जिग्नेश तुलसीभाई वाघेला -- वय:-32; पत्ता:-प्लॉट नं: रूम नं:3 , माळा नं: -, इमारतीचे नाव: मदन मोहन चाळ, ब्लॉक नं: राणी सती मार्ग, धनजी वाडी जवळ, रोड नं: मालाड पू मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-ABRPW4569Q 3): नाव:-विधी जिग्नेश वाघेला वय:-32; पत्ता:-प्लॉट नं: रूम नं 3 , माळा नं: -, इमारतीचे नाव: मदन मोहन चाळ, ब्लॉक नं: राणी सती मार्ग, धनजी वाडी जवळ, रोड नं: मालाड पू मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-AYMPC8598D
(9) दस्तऐवज करून दिल्याचा दिनांक	26/11/2024
(10) दस्त नोंदणी केल्याचा दिनांक	26/11/2024
(11) अनुक्रमांक, खंड व पृष्ठ	21215/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	361400
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

सह दुय्यम निबंधक वर्ग. २  
ठाणे क्र ७

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद:-

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



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	GEETABEN TULSIBHAI WAGHELA and OTHERS	eChallan	69103332024102517942	MH010412356202425E	361400.00	SD	0006360104202425	26/11/2024
2		DHC		1124269306655	1700	RF	1124269306655D	26/11/2024
3	GEETABEN TULSIBHAI WAGHELA and OTHERS	eChallan		MH010412356202425E	30000	RF	0006360104202425	26/11/2024

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



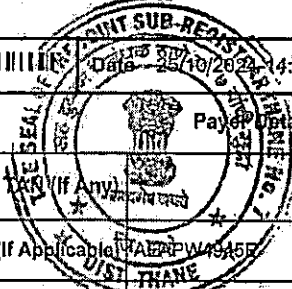
CHALLAN

MTR-Form Number-6

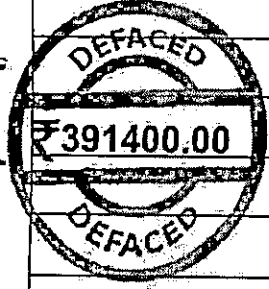


द न न ७

GRN	MH010412356202425E	BARCODE	Date: 25/10/2024 14:20:31		Form ID	25.2
Department	Inspector General Of Registration		दस्ता क्र. १५२१५/२०२४		Payee Details	
Type of Payment	Stamp Duty		TAX ID / PAN (If Any)			
Office Name	THN4_THANE NO 4 JOINT SUB REGISTRAR		Full Name	GEETABEN TULSIBHAI WAGHELA and OTHERS		
Location	THANE		Flat/Block No.	Flat No. 1203, 12TH Floor, SIDDHIVINAYAK		
Year	2024-2025 One Time		Premises/Building	AURA		



Account Head Details	Amount in Rs.	Road/Street	Village Mire, Mahajanwadi, Mira Road East
0030046401 Stamp Duty	361400.00	Area/Locality	Thane
0030063301 Registration Fee	30000.00	Town/City/District	
		PIN	4 0 1 1 0 7
		Remarks (If Any)	PAN2=AASFV5116A-SecondPartyName=VARADVINAYAK
		DEVELOPERS-	
		Amount In Words	Three Lakh Ninety One Thousand Four Hundred Rupees
Total	3,91,400.00	Words	Only



Payment Details	IDBI BANK		FOR USE IN RECEIVING BANK	
Cheque/DD Details	Bank CIN	Ref. No.	69103332024102517942	2896023994
Cheque/DD No.	Bank Date	RBI Date	25/10/2024-14:22:38	28/10/2024
Name of Bank	Bank-Branch		IDBI BANK	
Name of Branch	Scroll No. , Date		100 , 28/10/2024	

Department ID :  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9702031481  
 सदर चलन केवल दुर्यग निबंधक कार्यालय, नोदणी, करावयाच्या दस्तासाठी लागू आहे. नोदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

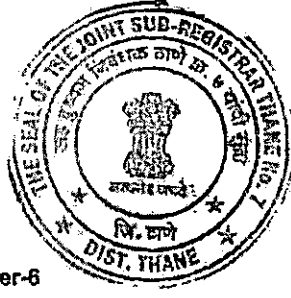
Digitally signed by DS,  
 DIRECTORATE OF ACCOUNTS  
 AND TREASURY, MUMBAI-1  
 Date: 2024.11.26 15:04:02 IST  
 Reason: GRAS Secure Document  
 Location: India

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-337-21215	0006360104202425	26/11/2024-14:55:15	IGR119	30000.00

Page 1/2  
 Geeta Waghele  
 Jadhav  
 Gidde

<b>ट न न ७</b>	
दस्त क्र. २९९५ / २०२४	
२	५
<b>CHALLAN</b>	



MTR Form Number-6

GRN	MH010412356202425E	BARCODE	[Barcode]				Date	25/10/2024-14:20:31	Form ID	25.2	
Department Inspector General Of Registration					Payer Details						
Stamp Duty					TAX ID / TAN (If Any)						
Type of Payment Registration Fee					PAN No. (If Applicable)		AEAPW4945E				
Office Name THN4_THANE NO 4 JOINT SUB REGISTRAR					Full Name		GEETABEN TULSIBHAI WAGHELA and OTHERS				
Location THANE					Flat/Block No.		Flat No. 1203, 12TH Floor,, SIDDHIVINAYAK				
Year 2024-2025 One Time					Premises/Building		AURA				
Account Head Details				Amount In Rs.		Road/Street		Village Mire, Mahajanwadi, Mira Road East.			
0030046401 Stamp Duty				361400.00		Area/Locality		Thane			
0030063301 Registration Fee				30000.00		Town/City/District					
						PIN		4 0 1 1 0 7			
						Remarks (If Any)					
						PAN2=AASFV5116A~SecondPartyName=VARADVINAYAK					
						DEVELOPERS--					
						Amount In		Three Lakh Ninety One Thousand Four Hundred Rupaes			
Total				3,91,400.00		Words		Only			
Payment Details IDBI BANK					FOR USE IN RECEIVING BANK						
Cheque-DD Details					Bank CIN		Ref. No.		69103332024102617942		2896023994
Cheque/DD No.					Bank Date		RBI Date		25/10/2024-14:22:39		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. : 9702031481  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

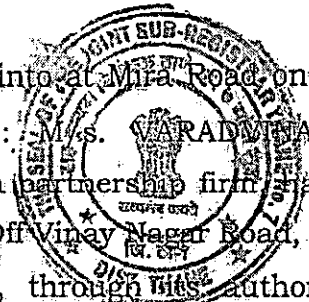
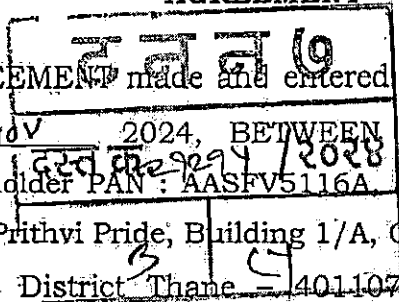
*Geeta J. Waghela*  
*[Signature]* *[Signature]*

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*Creeta + Waghela*

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**AGREEMENT**



THIS AGREEMENT made and entered into at Mira Road, on this 26 day of Nov 2024, BETWEEN : M/s. VARADWITAYAK DEVELOPERS, holder PAN : AASFV5116A a partnership firm having its office at 204, Prithvi Pride, Building 1/A, Off Vinay Nagar Road, Mira Road, Taluka & District Thane - 401107, through its authorised signatory 1) SHRI MEGHJI PURSHOTTAM BHANUSHALI, AND 2) SHRI MANSUKH LAKHAMSHI GUDHKA, hereinafter referred to as "PROMOTER" (which expression unless it be repugnant to the context or meaning thereof shall deem to mean and include the said firm and its partner or partners from time to time and their respective heirs, executors, administrators and assigns) of the ONE PART AND SMT. GEETABEN TULSIBHAI WAGHELA holder PAN : AEAPW4945E, SHRI. JIGNESH TULSHIBHAI WAGHELA holder PAN : ABRPW4569Q, AND SMT. VIDHI JIGNESH WAGHELA holder PAN : AYMPC8598D having residential address at ROOM NO. 3, MADAN MOHAN CHAWL, RANI SATI MARG, NEAR DHANJI WADI, MALAD (EAST), MUMBAI 400097 hereinafter referred to as "ALLOTTEE" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his respective heirs, executors, administrators, successors and assigns) of the OTHER PART.

**WHEREAS:**

1. Shri Harkya Ladkya Bhoir was the original owner of the following land, situate at Village Mahajanwadi, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation.

Sr. Nos.	Old Survey Nos.	Old Hissa Nos.	New Survey Nos.	New Hissa Nos.	Area in Sq. Meters
1.	78	1(Part)	10	1/D	2380.00
2.	78	2	10	2	1740.00
3.	78	3(Part)	10	3/A	1065.00
4.	78	7	10	7	130.00
5.	78	8	10	8	130.00

*Creeta + Waghela*

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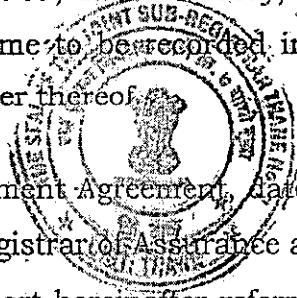
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(for short, the land described in the foregoing table shall be hereinafter jointly and collectively referred to as the "Larger Property").

2. By a Deed of Conveyance, dated 17th December, 1966 (for short hereinafter referred to as the "First Sale Deed") Shri Harkya Ladhya Bhoir had sold, transferred and conveyed the said property to Mr. Anthony Jerome D'Souza for the consideration mentioned therein. By a

Mutation Entry No. 939, dated 5th May, 1967, the name of Mr. Anthony Jerome D'Souza came to be recorded in the 7/12 extract of the said property as the owner thereof.	
दस्त क्र. 2797/2028	
3	By a Development Agreement, dated 3rd May, 2007 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-10/04062/2007 (for short hereinafter referred to as the "First Agreement")



Mr. Anthony Jerome D'Souza had agreed to grant development rights of the several properties inter-alia the said property to Shri Vasudev Karunakar Nambiar at the price and on the terms and conditions stipulated therein.

4. In pursuance of the first agreement, Mr. Anthony Jerome D'Souza had executed an Irrevocable General Power of Attorney, dated 3rd May, 2007, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-10/04063/2007 (for short hereinafter referred to as the "First Power of Attorney") in favour of Shri Vasudev Karunakar Nambiar conferring upon him several powers inter-alia power to deal/develop several properties inter-alia the said property including power to execute a deed of conveyance in favour of the ultimate transferee thereof and to lodge the same for registration in the office of Sub-Registrar of Assurance and to admit the execution thereof before the Sub-Registrar of Assurance.

5. By a Mutation Entry No. 74, dated 30th May, 2007, the name of Shri Vasudev Karunakar Nambiar came to be recorded in Other Rights Column of the 7/12 extract of the said property.

6. Shri Vasudev Karunakar Nambiar had executed a Power of Attorney, dated 21st March, 2016 registered in the office of Sub-

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Registrar of Assurance at Thane under Sr. No. TNN-10/4328/2016 (for short hereinafter referred to as the "Second Power of Attorney") in favour of Shri Hitesh Meghji Bhanushali conferring upon him power to lodge agreement for sale, rectification deed, cancellation deed of conveyance in respect of an area admeasuring 100 sq. meters forming the portion of Old Survey No. 78, Old Hissa No. 2, New Survey No.10, New Hissa No.2 and an area admeasuring 200 sq. meters forming the portion of Old Survey No. 78, Old Hissa No. 3(Part), New Survey No.10, New Hissa No.3/A, situate at Village Mahajanwadi, Mira Road (East), Taluka and District Thane in the office of Sub-Registrar of Assurance and to admit the execution thereof.



7. By a Deed of Conveyance, dated 17<sup>th</sup> May, 2016 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-10/6930/2016 (for short hereinafter referred to as the said "Second Sale Deed") Shri Vasudev Karunakar Nambiar had sold, transferred and conveyed an area admeasuring 100 sq. meters forming the portion of Old Survey No. 78, Old Hissa No. 2, New Survey No.10, New Hissa No.2 and an area admeasuring 200 sq. meters forming the portion of Old Survey No. 78, Old Hissa No. 3(Part), New Survey No.10, New Hissa No.3/A, situate at Village Mahajanwadi, Mira Road (East), Taluka and District Thane to M/s. Bhawani Constructions, a partnership firm of Shri Meghji Purshottam Bhanushali, Shri Dhiraj Govind Patel and Shri Vishram Murji Gori for the consideration mentioned therein.

8. Simultaneous to the execution of the third sale deed, Shri Vasudev Karunakar Nambiar had executed an Irrevocable General Power of Attorney, dated 17<sup>th</sup> May, 2016 registered in the office of Sub-Registrar of Assurance at Thane under Sr.No.TNN-10/6931/2016 (for short hereinafter referred to as the "Third Power of Attorney") in favour of Shri Meghji Purshottam Bhanushali, Shri Dhiraj Govind Patel and Shri Vishram Murji Gori, being the partners of M/s. Bhawani Constructions conferring upon them several powers inter-alia power to sell/deal with an area admeasuring 100 sq. meters forming the portion of Old Survey No. 78, Old Hissa No. 2, New Survey No.10, New Hissa No.2 and an area admeasuring 200 sq. meters forming the portion of Old Survey No. 78, Old Hissa No. 3 (Part), New Survey No.10, New Hissa No.3/A, situate at Village Mahajanwadi, Mira Road (East), Taluka and

Ceeta J. Wagholy

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District Thane to the person or persons of their choice including power to execute a deed of conveyance in favour of the ultimate transferee thereof and to lodge the same for registration in the office of Sub-Registrar of Assurance and to admit the execution thereof before the Sub-Registrar of Assurance.

9. A Deed of Rectification, dated 30th July, 2016 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No.TNN-4/3566/2016 came to executed by and between Mr. Anthony Jerome

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De Souza through his constitutes attorney Shri Meghji Purshottam Bhamushali, Shri Dhiraj Govind Patel, Shri Vishram Murji Gori, being the partners of M/s. Bhawani Constructions and Shri Vasudev Karunakar Nambiar of the First Part and M/s. Bhawani Constructions of the Other Part and thereby the errors occurred in the Deed of Conveyance, dated 17th May, 2016 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-10/6930/2016 and Power of Attorney, dated 17th May, 2016, registered in the office of the Sub-Registrar of Assurance at Thane under Sr. No. TNN-10/6931/2016 came to be rectified as mentioned therein.

10. In Other Rights Column of the 7/12 extract of the larger property, the name of the Estate Investment Co., Pvt. Ltd., was appearing as the Grantee of the Government and as such, Shri Vasudev Nambiar has obtained No Objection Certificate No. EI/654, dated 1st August, 2018 from the Estate Investment Co., Pvt. Ltd., to deal with the larger property.

11. By a Development Agreement, dated 21<sup>st</sup> December, 2020 (for short hereinafter referred to as the said "Second Agreement") Shri Vasudev Karunakar Nambiar had agreed to sell, transfer and assign the development rights of the said Larger Property to M/s. Varadvinayak Developers at the price and on the terms and conditions stipulated therein.

12. In pursuance of the second agreement, Shri Vasudev Karunakar Nambiar had executed an Irrevocable General Power of Attorney, dated 21st December, 2020 (for short hereinafter referred to as the "Fourth

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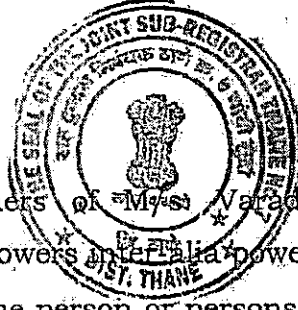
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Power of Attorney") in favour of partners of M/s. Varadvinayak Developers conferring upon them several powers inter-alia power to sell and/or deal the said Larger Property to the person or persons of their choice including power to execute a deed of conveyance in favour of the ultimate transferee thereof and to lodge the same for registration in the office of Sub-Registrar of Assurance and to admit the execution thereof before the Sub-Registrar of Assurance.

13. By a Deed of Conveyance, dated 23<sup>rd</sup> December, 2020, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/9892/2020 (for short hereinafter referred to as the "Fourth Sale Deed") Mr. Anthony Jerome D'Souza with the consent and confirmation of Shri Vasudev Karunakar Nambiar had sold, transferred and conveyed several properties inter-alia the said Larger Property to M/s. Varadvinayak Developers for the consideration mentioned therein.

14. Simultaneous to the execution of the fourth sale deed, Mr. Anthony Jerome D'Souza had executed an Irrevocable General Power of Attorney, dated 23<sup>rd</sup> December, 2020 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN- 4/9893/2020 (for short hereinafter referred to as the "Fifth Power of Attorney") in favour of partners of M/s. Varadvinayak Developers conferring upon them several powers inter-alia power to sell and/or deal several properties inter-alia the said Larger Property to the person or persons of their choice including power to execute a deed of conveyance in favour of the ultimate transferee thereof and to lodge the same for registration in the office of Sub-Registrar of Assurance and to admit the execution thereof before the Sub-Registrar of Assurance.

15. By a Deed of Conveyance, dated 23<sup>rd</sup> December, 2020, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/9894/2020 (for short hereinafter referred to as the "Fifth Sale Deed") M/s. Bhawani Constructions with the consent and confirmation of Mr. Anthony Jerome D'Souza and Shri Vasudev Karunakar Nambiar had sold, transferred and conveyed an area admeasuring 100 sq. meters forming the portion of land bearing Old Survey No.78, Old Hissa No. 2, New Survey No. 10, New Hissa No. 2 and an area admeasuring 200 sq.

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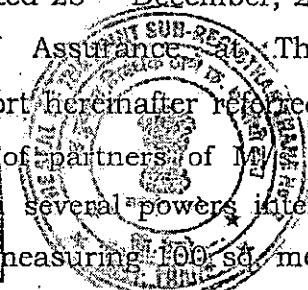
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meters forming the portion of land bearing Old Survey No. 78, Old Hissa No. 3 (Part), New Survey No.10, New Hissa No.3/A, situate at Village Mahajanwadi, Taluka and District Thane to M/s.Varadvinayak Developers for the consideration mentioned therein.

16. Simultaneous to the execution of the fifth sale deed, the partners of M/s. Bhawani Constructions had executed an Irrevocable General Power of Attorney, dated 23<sup>rd</sup> December, 2020, registered in the office

Sub-Registrar of Assurance
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of Sub-Registrar of Assurance, Thane under Sr. No.TNN-4/9895/2020 (for short hereinafter referred to as the "Sixth Power of Attorney") in favour of partners of M/s. Vardhavinayak Developers conferring upon them several powers inter-alia power to sell and/or deal with an area admeasuring 100 sq. meters forming the portion of

land bearing Old Survey No.78, Old Hissa No. 2, New Survey No. 10, New Hissa No. 2 and an area admeasuring 200 sq. meters forming the portion of land bearing Old Survey No.78, Old Hissa No. 3(Part), New Survey No.10, New Hissa No.3/A, situate at Village Mahajanwadi, Taluka and District Thane to the person or persons of their choice including power to execute a deed of conveyance in favour of the ultimate transferee thereof and to lodge the same for registration in the office of Sub-Registrar of Assurance and to admit the execution thereof before the Sub-Registrar of Assurance.

17. By a Mutation Entry No.498, dated 12th January, 2021, the name of M/s. Varadvinayak Developers and its partners came to be recorded in the 7/12 extract of land bearing Old Survey No. 78, Old Hissa No. 1(Part), New Survey No. 10, New Hissa No. 1D, admeasuring 2380 sq. meters, Old Survey No. 78, Old Hissa No. 2, New Survey No. 10, New Hissa No. 2, admeasuring 1640 sq. meters, Old Survey No. 78, Old Hissa No. 3(Part), New Survey No. 10, New Hissa No. 3/A, admeasuring 865 sq. meters, Old Survey No. 78, Old Hissa No. 7, New Survey No. 10, New Hissa No.7, admeasuring 130 sq.meters and Old Survey No. 78, Old Hissa No. 8, New Survey No. 10, New Hissa No. 8, admeasuring 130 sq. meters, situate, lying and being at Village Mahajanwadi, Taluka and District Thane as the owners thereof.

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18. By a Mutation Entry No. 500, dated 3rd February 2021, the name of M/s. Varadvinayak Developers and its partners came to be recorded in the 7/12 extract of land bearing Old Survey No. 78, Old Hissa No.2, New Survey No. 10, New Hissa No. 2, admeasuring 100 sq. meters, Old Survey No. 78, Old Hissa No. 3(Part), New Survey No. 10, New Hissa No. 3/A, admeasuring 200 sq. meters, situate at Village Mahajanwadi, Taluka and District Thane as the owners thereof.

19. The City Surveyor Officer has allotted C.T.S. No. 3542/B, admeasuring 1054.50 sq. meters, C.T.S. No. 3602/B, admeasuring 3043.40 sq. meters and C.T.S. No. 3758/B, admeasuring 367.44 sq. meters to the said property and accordingly, issue the property card of C.T.S. No. 3542/B, admeasuring 1054.50 sq. meters, C.T.S. No. 3602/B, admeasuring 3043.40 sq. meters and C.T.S. No.3758/B, admeasuring 367.44 sq. meters of Village Mira (Mahajanwadi), Taluka and District Thane in the name of M/s. Varadvinayak Developers and its partners namely Shri Meghji Purshottam Bhanushali and Shri Mansukh Lakhamshi Gudhka. By a Mutation Entry No. 164, dated 2nd March, 2022, the name of M/s. Varadvinayak Developers and its partners namely Shri Meghji Purshottam Bhanushali and Shri Mansukh Lakhamshi Gudhka came to be recorded in the property card of C.T.S. No. 3542/B, admeasuring 1054.50 sq. meters, C.T.S. No. 3602/B, admeasuring 3043.40 sq. meters and C.T.S. No. 3758/B, admeasuring 367.44 sq. meters of Village Mira (Mahajanwadi), Taluka and District Thane.

20. In the premises aforesaid, M/s. VARADVINAYAK DEVELOPERS and its partners are absolutely seized and possessed off and/or otherwise well and sufficiently entitled to the plot bearing C.T.S No. 3542/B, admeasuring 1054.50 sq. meters, C.T.S. No. 3602/B, admeasuring 3043.40 sq. meters and C.T.S. No. 3758/B, admeasuring 367.44 sq. meters. (Herein after referred to as said property)

21. As per the plan sanctioned by Mira Bhayander Municipal Corporation vide Sr. no. MNP/NR/4475/2022-2023 dated 17/02/2023 area of 1536 sq.mt. is under 15.00 mt and 30.00 mt wide D.P. Road bifurcated as hereunder, 1236.00 Sq.Mtrs. , forming part portion of

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property bearing CTS No. 3602/B , 300.00 Sq.Mtrs., forming part portion of property bearing CTS No. 3758/B, totally admeasuring 1536 Sq.Mtrs situated at village Mire(of Mahajanwadi) Mira-Road (East), Taluka & District Thane.

22. In the premises aforesaid, M/s. VARADVINAYAK DEVELOPERS is entitled to deal with an area admeasuring 1054.50 sq. meters forming the portion of land bearing C.T.S No. 3542/B, an area admeasuring

1807.40 sq. meters,
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1807.40 sq. meters, forming the portion of land bearing C.T.S No. 3602/B, an area admeasuring 67.4 sq. meters, forming the portion of land bearing C.T.S No. 3758/B, situated at Village Mire, (Mahajanwadi), within the limits of Mira Bhayandar Municipal Corporation, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation, more particularly described in the First Schedule hereunder written (for short hereinafter referred to as the "Said Property".) Hereto annexed and marked as **Annexure 'A'** is the photo copy of property Card of the said property.

23. The Addl. Collector and Competent Authority, Thane had granted the permission to develop the said property vide its Order No. ULC/TA/Mahajanwadi/S.R.-1, dated 21<sup>st</sup> December, 1996.

24. The Collector of Thane had granted N.A.Permission No. Revenue/K-1/T-2/Mahajanwadi-Thane/Sanad/S.R.-05/2021, dated 8th April, 2021 in respect of the said Larger Property Hereto annexed and marked as **Annexure 'B'** is the photo copy of Order No. Revenue/K-1/T-2/Mahajanwadi-Thane/Sanad/S.R.-05/2021 dated 8<sup>th</sup> April, 2021.

25. The Fire Department of Mira Bhayandar Municipal Corporation has granted Provisional No Objection Certificate vide Letter Ref. No. MBMC/FIRE/2135/2022-23 dated 21-03-2023.

26. Commencement Certificate No. MNP/NR/4475/ 2022-23, dated 17<sup>th</sup> February, 2023 granted by the Mira Bhayandar Municipal Corporation for construction of Building No. -1, consisting of part stilt plus 3 upper floors, totally admeasuring 1054.50 sq. meters forming the portion of land bearing C.T.S No. 3542/B, admeasuring 1807.40 sq.

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meters, forming the portion of land bearing C.T.S. No. 3602/B, admeasuring 67.44 sq. meters, forming the portion of land bearing C.T.S. No. 3758/B (hereinafter jointly and collectively referred to as the "Said Buildings").

27. Revised Building Permit No. 198429 and Permit No. MBMC/RB/2023/APL/00007, dated 02<sup>ND</sup> November, 2023 granted by the Mira Bhayandar Municipal Corporation for construction of Building Name "SIDDHIVINAYAK AURA", consisting of Ground plus 21 upper floors, forming the portion of land bearing C.T.S. No. 3542/B admeasuring 1054.50 sq. meters, forming the portion of land bearing C.T.S. No. 3602/B admeasuring 3043.40 sq. meters, forming the portion of land bearing C.T.S. No. 3758/B admeasuring 367.44 sq. meters, (hereinafter jointly and collectively referred to as the "Said Buildings"). Hereto annexed and marked as Annexure 'C' is the photo copy of Revised Building Permit No. 198429 and Permit No. MBMC/RB/2023/APL/00007, dated 02<sup>ND</sup> November, 2023.

28. The Allottee has offered to purchase Flat No. 1203, admeasuring 63.10 Sq. Meters. Carpet Area (includes enclosed balcony) on the 12<sup>TH</sup> Floor in SIDDHIVINAYAK AURA to be constructed in the layout of the said property, more particularly described in the Third Schedule hereunder written (hereinafter referred to as the "Said Flat" for the sake of brevity and convenience). Hereto annexed and marked as Annexure-D is the description of the flat along with boundaries in all four directions.

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

30. The Promoter has registered the project under the provisions of the Act with the Real Estate (Regulation and Development) Act, 2016 read with Maharashtra Rules, 2017 with the Real Estate Regulatory Authority at Thane under Registration No. P51700050502 Hereto annexed and marked as Annexure 'E' is the photo copy of Real Estate Regulatory Authority at Thane under Registration No. P51700050502.

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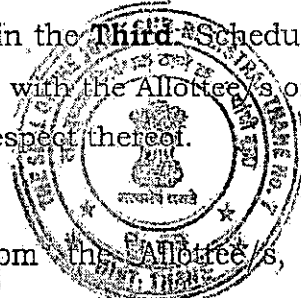
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31. The Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the building and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of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

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

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

34. The authenticated copies of Certificate of Title issued by the Advocate **Supriya D. Naik**, dated **24<sup>TH</sup> MARCH-2023** of the Promoter, authenticated copies of Village Forms VI and VII and XII and other relevant revenue record showing the nature of the title of the Promoter to the said property on which the building is to be constructed have been annexed hereto and marked as **Annexure 'F'**.

35. The Promoter has got some of the approvals from the concerned local authorities to the plans, specifications, elevations, sections of the said building and shall obtain the balance approvals from various authorities from time to time so as to obtain building completion certificate/ occupancy certificate of the building.

36. While sanctioning the said plans the Mira Bhayander Municipal Corporation has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter



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while developing the said property and the said building and upon due observance and performance of which only the completion of occupancy certificate in respect of the said building shall be granted by the Mira Bhayander Municipal Corporation.

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

38. The Allottee has applied to the Promoter for allotment of **Flat No. 1203** on **12<sup>TH</sup> Floor** in "**SIDDHIVINAYAK AURA**" to be constructed in the layout of the said property, more particularly described in the Third Schedule hereunder written.

39. The carpet area of the said flat is **63.10 sq. meters** (subject to a variation cap of three percent) and carpet area means the usable floor area of the flat.

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

41. Prior to the execution of these presents, the Allottee has paid to the Promoter a sum of **Rs. 20,57,535/- (Rupees Twenty Lakh Fifty Seven Thousand Five Hundred Thirty Five Only)** being part of the payment of sale consideration of the flat agreed to be sold by the Promoter to the Allottee (the Promoter doth hereby admit and acknowledge to have received the said sum by signing the receipt clause written hereunder) and the Allottee has agreed to pay to the Promoter the balance of sale consideration in the manner hereinafter appearing and hereto annexed and marked as **Annexure 'G'**.

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

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43. In accordance with the terms and conditions set out in this agreement and as mutually agreed upon by and between the parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the "said flat".

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

I. The Promoter shall construct the building/s consisting of Ground and 29 upper floors on the "Said Property" in accordance with the plans, designs and specifications as approved by the concerned Mira Bhayander Municipal Corporation from time to time.

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

1.1. I(a) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee **Flat No. 1203** with carpet area admeasuring **63.10 sq. meters** (includes enclosed balcony) on **12<sup>TH</sup> Floor** in **SIDDHIVINAYAK AURA** (hereinafter referred to as the "Flat") as shown in the floor plan thereof for the consideration of **Rs. 51,61,660/-** more particularly described in **Annexure 'G'** which is hereto annexed and marked. The Consideration is exclusive of any sums, cess, levies, GST, fees, deposits, other Charges, CAM charges or premiums of any nature whatsoever as are or may be applicable and/or payable here under or in respect of the said Unit or otherwise, now or in future. The Allottee confirms and agrees that all sums, taxes, cess, levies, GST, fees, premiums, deposits and CAM charges shall be solely borne and paid by the Allottee and the Allottee agrees to pay the same when due or demanded, without any demur, objection or set off.

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1(b) The said Consideration shall be paid in instalments by the Allottee to the Promoter from time to time and in the manner and within the timelines set out in Annexure 'G' hereto time being of the essence. It is specifically agreed that the Promoter has agreed to accept the aforesaid Consideration on the specific assurance of the Allottee that the Allottee shall:

1(b) (i) Make payment of the instalments as stated in Annexure 'G' hereto along with applicable GST, without any delay or demur for any reason whatsoever, and;

(ii) Observe all the covenants, obligations and restrictions stated in this Agreement, in letter and spirit, and;

(iii) Any breach or failure to observe the aforesaid covenants, obligations and restrictions would constitute a major breach of the terms of this Agreement by the Allottee.

1(c) The consideration above excludes taxes (consisting of tax paid or payable by the Promoter by way of Goods and Services Tax or any other similar taxes which may be levied in connection with the construction of and carrying out the Project payable by the Promoter) upto the date of handing over the possession of the Flat.

1(d) the consideration is escalation-free, save and except escalations/increases due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges cost or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/ order/rule/ regulation published/issued in that behalf to that effect along with the

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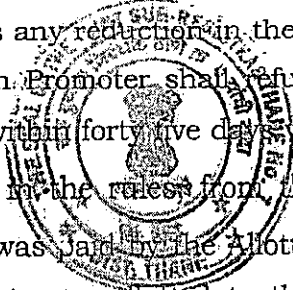
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demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.


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

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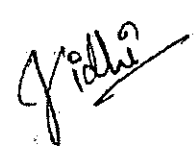


1(f) The Allottee authorizes the Promoter to adjust/ appropriate all payments made by him/her under any head(s) of dues against lawful outstanding if any, in his/her name as the Promoter may in its sole discretion deem fit and the Allottee undertakes not to object/ demand/direct the Promoter to adjust his/her payments in any manner.

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

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

3. The Promoter hereby declares that the Floor Space Index (FSI) available as on date in respect of the said property is approximately 19400 sq. meters.

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

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

**Provided** that the Promoter shall give notice of fifteen days in writing to the Allottee by registered Post A.D. at the address provided by the Allottee of his intention to terminate this agreement and of the

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specified breach or breaches of terms and conditions in respect of which it is intended to terminate the agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, the Promoter shall be entitled to terminate this agreement.

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

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

6. The Promoter shall give possession of the flat to the Allottee on or before 31<sup>ST</sup>-MAY-2029

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

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

7. **Procedure for taking possession** - The Promoter upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee as per the agreement shall offer in writing the possession of the flat to the Allottee in terms of this agreement to be taken within three months from the date of issue of such notice and the Promoter shall give possession of the Flat to the Allottee. The Promoter

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agrees and undertakes to indemnify the Allottee in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee agrees to pay the maintenance charges as determined by the Promoter or association of the Allottees as the case may be. The Promoter on its behalf shall offer the possession to the Allottee in writing within seven days of receiving the occupancy certificate of the project.

7.1 The Allottee shall take possession of the flat within fifteen days of the written notice from the Promoter to the Allottee intimating that the said Flats are ready for use and occupancy.

7.2 **Failure of Allottee to take possession of Flat** - Upon receiving a written intimation from the Promoter as per Clause 7.1, the Allottee shall take possession of the flat from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this agreement and the Promoter shall give possession of the flat to the Allottee. In case the Allottee fails to take possession within the time provided in Clause 7.1, such Allottee shall continue to be liable to pay maintenance charges as applicable.

7.3 If within a period of one year from the date of handing over the Flat to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the Flat or the building in which the Flats are situated or any defects on account of workmanship, quality or provision of service, then wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter compensation for such defect in the manner as provided under the Act.

8. The Allottee shall use the Flat or any part thereof or permit the same to be used only for purpose of residence only.

9. The Allottee along with other Allottees of flats in the building shall join in forming and registering the Society or Association or a Limited Company to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for

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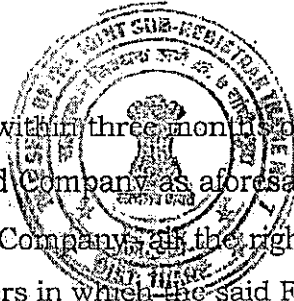
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registration and/or membership and other papers and documents necessary for the formation and registration of the Society or Association or a Limited Company and for becoming a member including the bye-laws of the proposed Society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Allottee so as to enable the Promoter to register the common organization of Allottee. No objection shall be taken from the Allottee if any changes or modifications are made in the draft bye-laws or the Memorandum and/or Articles of Association as may be required by the registrar of Co-operative Societies or the Registrar of Companies as the case may be, or any other

Competent Authority. ट न न ७
10. The Promoter shall within three months of registration of the Society or Association or a Limited Company as aforesaid, cause to be transferred to the Society or Limited Company, all the right, title and interest of the Promoter and/or the owners in which the said Flat is situated.



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

10.2 Within fifteen days after notice in writing is given by the Promoter to the Allottee that the flat is ready for use and occupancy, the Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Flat) of outgoings in respect of the project land and building/s namely local taxes, betterment charges or such other levies by the Mira Bhayander Municipal Corporation and/or Government water charges, insurance, common lights, repairs and salaries or clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Allottee shall pay to the Promoter such proportionate share of outgoings as may be determined. The Allottee further agrees that till the Allottee's share is so determined, the Allottee shall pay to the Promoter provisional monthly

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contribution of Rs. 4,240/- per month towards the outgoings. The amounts so paid by the Allottee to the Promoter <sup>29</sup> <sup>4</sup> not carry any interest and remain with the Promoter until a conveyance/assignment of lease of the structure of the building or wing is executed in favour of the Society or Limited Company as aforesaid. On such conveyance/assignment of lease being executed for the structure of the building or wing, the aforesaid deposits (less deduction provided for in this agreement) shall be paid over by the Promoter to the Society or Limited Company as the case may be.

11. In addition to the purchase price the Allottee shall before delivery of possession of the said flat pay to the promoter following amounts more particularly described in **Annexure 'G'** hereto annexed and marked :

- i) Rs.1,000/- for share money, application entrance fee of the Society or Limited Company/Federation/Apex Body;
- ii) Rs.1,000/- for formation and registration of the Society or Limited Company/Federation/Apex Body;
- iii) Rs.1,000/- for proportionate share of taxes and other charges/levies in respect of Society or Limited Company/Federation/Apex Body;
- iv) Rs. 1,01,760/- for deposit towards of provisional monthly contribution towards outgoings of Society or Limited Company/Federation/Apex Body;
- v) Rs. 2,09,000/- for charges towards water, electric and services connection charges.
- vi) Rs. 10,000/- for meeting all legal costs, charges and expenses including professional costs of the Attorney at Law/Advocates.

12. At the time of registration of conveyance or lease of the structure of the building or wing of the building, the Allottee shall pay to the Promoter

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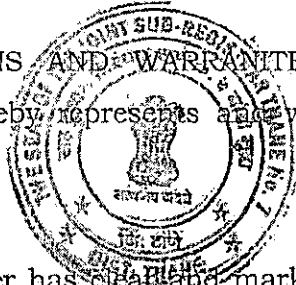
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the Allottees' share of stamp duty and registration charges payable by the Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the building/wing of the building. At the time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

<b>टिप्पणी</b> 19 REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:	
दस्त क्र. 2927/2028 The Promoter hereby represents and warrants to the Allottee as follows:	
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- i. The Promoter has clear and marketable title with respect to the project land as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the project;
- ii. The Promoter has lawful rights and requisite approvals from the competent authorities to carry out development of the project and shall obtain requisite approvals from time to time to complete the development of the project;
- iii. There are no encumbrances upon the project land or the project except those disclosed in the title report;
- iv. There are no litigations pending before any Court of law with respect to the project land or project except those disclosed in the title report;
- v. All approvals, licenses and permits issued by the competent authorities with respect to the project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all

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approvals, licenses and permits to be obtained by the competent authorities with respect to the project, project land and said building/wing shall be obtained by following due process of law and the Promoter has been and shall at all times remain to be in compliance with all applicable laws in relation to the project, project land and said building/wing and common areas;

- vi. The Promoter has the right to enter into this agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein may prejudicially be affected.
- vii. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement/arrangement with any person or party with respect to the project land including the project and the said flat which will in any manner affect the rights of the Allottee under this agreement.
- viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said flat to the Allottee in the manner contemplated in this agreement.
- ix. At the time of execution of the conveyance deed of the structure to the association of the Allottees, the Promoter shall handover lawful, vacant, peaceful, physical possession of the common area as of the structure to the Association of the Allottees.
- x. The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, imposition, premium, damages and/or penalties and other outgoings whatsoever payable with respect to the said project to the competent authorities.

Deed to be registered Mr  
 gm

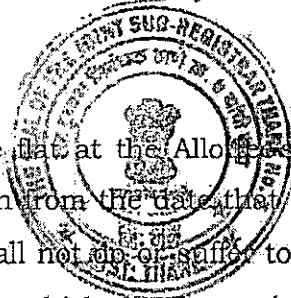
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- xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served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

14. The Allottee/s or himself/themselves with intention to bring all persons into whosoever hands the flat may come hereby covenants with

the Promoter as follows:	
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To maintain the flat at the Allottee's own cost in good and tenable condition from the date that of possession of the flat is taken and shall not do or suffer to be done anything in or to the building in which the change/alter or make addition in or to the building in which the Flat is situated and the flat itself or any part thereof without the consent of the local authorities, if required.

- ii. Not to store in the flat any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Flat is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Flat is situated, including entrances of the building in which the flat is situated and in case any damage is caused to the building in which the Flat is situated or the Flat on account of negligence or default of the Allottee is this behalf, the Allottee shall be liable for the consequences of the breach.
- iii. To carry out at his own cost all internal repairs to the said Flat and maintain the flat in the same condition, state and order in which is was delivered by the Promoter to the Allottee/s and shall not do or suffer to be done anything in or to the building in

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which the flat is situated or the flat which may be contrary to the rules and regulations and bye-laws of the Mira Bhayander Municipal Corporation or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the Mira Bhayander Municipal Corporation and/or other public authority.

- iv. Not to demolish or cause to be demolished the flat 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 flat or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the flat is situated and shall keep the portion, sewers drains and pipes in the Flat and the appurtenances thereto in good tenantable repair and condition and in particular so as to support, shelter and protect the other parts of the building in which the flat is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Partis or other structural members in the Flat without prior written permission of the Promoter and/or the Society or the Limited Company.
- v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the flat is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat in the compound or any portion of the project land and the building in which the Flat is situated.
- vii. Pay to the Promoter within fifteen days of demand by the Promoter his share of security deposit demanded by the Mira Bhayander Municipal Corporation or Government or giving

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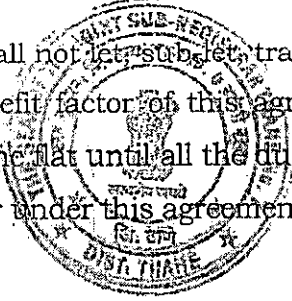
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water, electricity or any other service connection to the building in which the flat is situated.

- viii. To bear and pay increase in local taxes, water charges, insurance and such other levies if any, which are imposed by the Mira Bhayander Municipal Corporation and/or Government and/or other public authority on account of change of user of the flat by the Allottee for any purposes other than for purpose for which it is sold.

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- x. The Allottee shall not let, sublet, transfer, assign or part with interest or benefit factor of this agreement or part with the possession of the flat until all the dues payable by the Allottee to the Promoter under this agreement are fully paid up.

- x. The Allottee shall observe and perform all the rules and regulations which the Society or Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Flats therein and for the observance and performance of the Building rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company/ Apex Body/Federation regarding the occupancy and use of the Flat in the building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this agreement.

- xi. Till a conveyance of the structure of the building in which the Flat is situated is executed in favour of the Society/Limited Company, the Allottee shall permit the Promoter and their surveyors and agents with or without, workmen and others, at all reasonable times to enter into and upon the said

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building or any part thereof to view, and examine the state and condition thereof. <i>all ९</i>



- xii. Till a conveyance of the project land on which the building in which the flat is situated is executed in favour Apex Body or Federation, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.

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

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

17. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE:

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

*for*  
 Recd. J. Waghela *Mh*

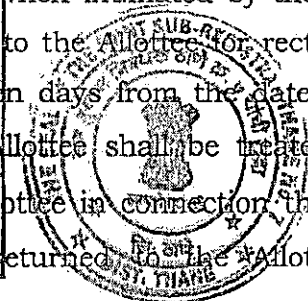
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18. BINDING EFFECT ;

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

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

19. ENTIRE AGREEMENT ;

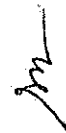
This agreement along with its schedules and annexures constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between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

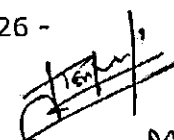
20. RIGHT TO AMEND;

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

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

It is clearly understood and so agreed by and between the parties hereto that all the provisions contained herein and the obligations arising

  
Amit K. Waghela

  
MR





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hereunder in respect of the project shall equally be applicable to and enforceable against any subsequent Allottees of the flat in case of transfer as the said obligations go along with the flat for all intents and purposes.

22. SEVERABILITY :

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

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

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

24. FURTHER ASSURANCES :

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

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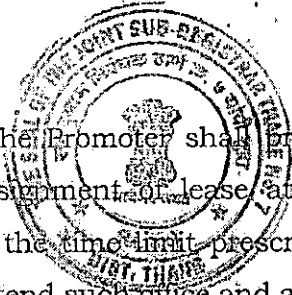
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25. PLACE OF EXECUTION;

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

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

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

Name of the Allottee : SMT. GEETABEN TULSIBHAI WAGHELA  
SHRI. JIGNESH TULSHIBHAI WAGHELA  
SMT. VIDHI JIGNESH WAGHELA  
Allottee's Address : ROOM NO. 3, MADAN MOHAN CHAWL, RANI SATI MARG, NEAR DHANJI WADI, MALAD (EAST), MUMBAI 400097  
Notified Email ID : [jigneshgtwaghela@gmail.com](mailto:jigneshgtwaghela@gmail.com)  
Promoter Name : M/s. VARADVINAYAK DEVELOPERS,  
Address of the Promoter : 204, Prithvi Pride, Building 1/A, Off Vinay Nagar Road, Mira Road, Taluka & District Thane - 401107.  
Notified Email ID : [varadvinayakdevelopers1601@gmail.com](mailto:varadvinayakdevelopers1601@gmail.com)

*Geeta J. Waghela*

*Varad Vinayak Developers*

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

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

29. Stamp duty and Registration: The charges towards stamp duty and registration of this agreement shall be borne by the Allottees.

30. Dispute Resolution : Any dispute between the parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the MahaRERA Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations thereunder.

31. GOVERNING LAW :

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

IN WITNESS WHEREOF the parties hereinabove named have set their respective hands and signed this agreement for sale at (city/town name) in the presence of attesting witness, signing as such on the day first above written.

*gm*  
Beeti + Waghela ML

*[Signature]*

*[Signature]*



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2) SHRI MANSUKH LAKHAMSHI GUDHKA

*Gudhka m.l.*



in the presence of  
 1. Name Paschottam Waghela  
 Signature *Paschottam Waghela*  
 2. Name Chetan Waghela  
 Signature *C.P. Waghela*

SIGNED, SEALED AND DELIVERED  
 by the with named "ALLOTTEE"

1. SMT. GEETABEN TULSIBHAI WAGHELA

*Geeta + Waghela*



2. SHRI. JIGNESH TULSHIBHAI WAGHELA

*Jignesh*



3. SMT. VIDHI JIGNESH WAGHELA

*Vidhi*



1. Name Paschottam Waghela  
 Signature *Paschottam Waghela*  
 2. Name Chetan Waghela  
 Signature *C.P. Waghela*

## RECEIPT

Received of and from the Allotte above named, the sum of  
Rs. 1,00,000/-, Rs. 5,00,000/-, Rs. 4,00,000/-, Rs.1,00,000/-,  
Rs. 2,00,000/-, Rs. 40,208/-, Rs. 5,00,000/-, Rs. 1,08,245/-,  
Rs. 36,082/-, AND Rs. 73,000/- (RUPEES TWENTY LAKH FIFTY  
SEVEN THOUSAND FIVE HUNDRED THIRTY FIVE ONLY) by Cheque  
bearing No. 080604, 080608, 080609, 870437, 939347, 939351,  
939352, 939353, 939354, AND 939355 Dated 09-04-2023, 24-05-  
2023, 02-06-2023, 19-08-2023, 11-10-2023, 27-02-2024, 13-03-  
2024, 29-03-2024, 29-03-2024, AND 04-06-2024 respectively drawn  
on STATE BANK OF INDIA BANK AND MALAD (EAST) BRANCH on  
execution of this agreement towards Earnest Deposit Money or

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Rs. 20,57,535/-

WE SAY RECEIVED

*MB*  
*Pradip Moh*

for M/s. VARADVINAYAK DEVELOPERS  
(PROMOTER)

WITNESSES :

1. *Pradip Moh*

2. *C.P. Ugh*

# ANNEXURE - A

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## मालमत्ता पत्रक



ULPIN: 50001102915

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

गाव/पेठ: भिरा		तालुका/न.मु.का.: उप अधीक्षक भूमि अभिलेख, ठाणे			जिल्हा: ठाणे
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा माळ्यांचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
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वर्ष: २०२२
पट्टेदार:
इतर भार:
इतर शेरें:

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(धा), पट्टेदार(प) किंवा भार (श)	साहायकन
02/03/2022	आदेशाने नोंद - जिल्हा अधिकारी, ठाणे यांचे कडील आदेश क्र.: महसूल/क-१/ट-२/महाजनवाडी ठाणे/एसआर ०५ दि.: ०८/०४/२०२१ अन्वये व इकडील अतितातडी विनयेची मो.र.ने ५१/२०२१ अन्वये मूळ न.मु.क्र.३६०२,३५४२,३५४८ या मिल्कत पत्रिके मधून विनयेचीकडे वार्ग झालेल्या मिल्कतीस नविन न.मु.क्र अनुक्रमे ३६०२अ,३५४२व,३५४८व देणेत येऊन मूळ मिल्कत पत्रिकेतील शिल्लक क्षेत्रास वोजवदल देवून अनुक्रमे न.मु.क्र ३६०२अ, ३५४२अ, ३५४८अ कायम करणेत आला आहे.		म मिसर्स वर्धाविनायक डेव्हलपर्स १०५४.५० चौ.मी चे भागीदार मेघजी पुरुषोत्तम जानुशाली मनसुख लखमणी गुठखा	फेरफार क्रं. १६४ प्रमाणे रुई- 02/03/2022 उ.अ.मु.अ. ठाणे

<p>हे मिल्कत पत्रिका (दिनांक 02/03/2022 05:03:50 PM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिककाची आवश्यकता नाही.</p> <p>मिल्कत पत्रिका डाउनलोड दिनांक 03/07/2023 03:07:41 PM</p> <p>वेवता पडताळणी साठी <a href="https://digitalsatbara.mahabhumi.gov.in/DSLRL/LogIn/VerifyPropertyCard">https://digitalsatbara.mahabhumi.gov.in/DSLRL/LogIn/VerifyPropertyCard</a> या संकेत स्थळावर 2109100002365979 हा क्रमांक वापरता.</p>	
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# ANNEXURE - A



महाराष्ट्र शासन

## मालमत्ता पत्रक



50001339594

ULPIN: 50001339594

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर मूमापन) नियम, १९६९ चातील नियम ७ नमुना "ड"]

गाव/पेठ : मिरा		तालुका/न.मू.का. : उभ-अधीक्षक भूमि अभिलेख, ठाणे			जिल्हा : ठाणे
नगर मूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाक्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
३६०२/ब			३०४३.४०	क	

सुविधाधिकार :	
हक्काचा मूळ धारक :	
वर्ष : २०२२	
पट्टेदार :	
इतर धारक :	
इतर शेरे :	

दिनांक	व्यवहार	पट्टेदार(प) किंवा धार (इ)	साक्षात्कृत
02/03/2022	आदेशाने नोंद - जिल्हाधीकारी, ठाणे यांचे कडील आदेश क्र. : महसूल/क्र-३/टे-२/महाजनवाडी ठाणे/एसआर ०५ दि. : ०८/०४/२०२१ अन्वये व इकडील अतितातडी विनोदी भोर नं.५९/२०२१ अन्वये मूळ न.मू.क्र.३६०२,३५४२,३५५८ या मालकत पत्रिके मधून विनोदीकडे वर्ग झालेल्या मालकत्वास नविन न.मू.क्र. अनुक्रमे ३६०२ब,३५४२ब,३५५८ब देणेत येऊन मूळ मालकत पत्रिकेतील शिल्लक क्षेत्रास प्रोजेक्टदल देऊन अनुक्रमे न.मू.क्र.३६०२अ,३५४२अ,३५५८अ कायम करण्यात आला आहे.	H मेसर्स वर्धविनायक डेव्हलपर्स ३०४३.४० चौ.मी चे शाहीदार मेघजी पुरुषोत्तम शानुशाली मनसुख लखपती गुठसा	फेरकार क्र. १६४ प्रमाणे सही- 02/03/2022 उ.अ.मू.अ. ठाणे

हे मालकत पत्रिका (दिनांक 02/03/2022 05:03:51 PM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही किंवा मूद्राची आवश्यकता नाही.  
मालकत पत्रिका डाउनलोड दिनांक 03/07/2023 03:07:18 PM  
वेबसाइट साठी <https://digitalservices.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard> या संकेत स्थळावर 2109100002365982 हा क्रमांक वापरावा.





# ANNEXURE - A

<b>ट न न ७</b>	
दस्त क्र २१२१/२०२४	
३५	८५



महाराष्ट्र शासन  
मालमत्ता पत्रक



ULFN: 50001705559

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ चातील नियम ७ तनुना "ड"]

गाव/पेठ : गिरा		तालुका/न.भू.का. : रुप अधीक्षक भूमि अभिलेख, ठाणे			जिल्हा : ठाणे
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरवर्गासणीची नियत वेळ
३७५८/ब			३६७.४४	क	

सुविधाधिकार :
दफ्ताचा मूळ धारक :
वर्ष : २०२२
पट्टेदार :
इतर भार :
इतर शरें :

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(या), पट्टेदार(ण) किंवा भार (इ)	साक्षात्करण
02/03/2022	आदेशाने नोंद - जिल्हा अधिकारी, ठाणे यांचे कडील आदेश क्र. : महसूल/क-१/टे-२/महाजनवाडी ठाणे/एसआर ०५ दि. : ०८/०४/२०२१ अन्वये व इकडील अतितातडी विनशेती मो.र.मं ५१/२०२१ अन्वये मूळ न.भू.क्र.३६०२,३५४२,३७५८ या मिल्कत पत्रिके मधून विनशेतीकडे वर्ग झालेल्या मिल्कतीस नविन न.भू.क्र अनुक्रमे ३६०२व,३५४२व,३७५८व देणेत येऊन मूळ मिल्कत पत्रिकेतील शिल्लक क्षेत्रास शेजवदल देवून अनुक्रमे न.भू.क्र ३६०२अ,३५४२अ,३७५८अ कायम करणेत आला आहे.		म मेसर्स वर्धविनायक डेव्हलपर्स ३६७.४४ चौ.मी चे प्रायोजक मेवजी पुष्पोत्तम भानुशाली मनसुख लखमशी गुठखा	किरणार क्र. १६४ प्रमाणे सही- 02/03/2022 स.अ.भु.अ. ठाणे

<p>हि मिल्कत पत्रिका (दिनांक 02/03/2022 05:03:51 PM सोपी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्कांची आवश्यकता नाही.</p> <p>मिल्कत पत्रिका सार्वजनिक दिनांक 03/07/2023 03:07:03 PM</p> <p>वेबसाईट पडताळणी साठी <a href="https://digihalsatbara.mahabhumi.gov.in/DCLR/Login/VerifyPropertyCard">https://digihalsatbara.mahabhumi.gov.in/DCLR/Login/VerifyPropertyCard</a> या संकेत स्थळावर 2109100002365985 हा क्रमांक वापरवा.</p>	
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# ANNEXURE - B



क्र.महसूल/क-१/टे-२/महाजनवाडी-ठाणे/सनद/एसआर-०५/२०२१

## जिल्हाधिकारी व जिल्हादंडाधिकारी कार्यालय, ठाणे

परिशिष्ट "ब"

महाराष्ट्र जमीन महसूल संहिता १९६६ च्या कलम ४२-अ (१)(अ) मधील तस्तुदीन्वये नियोजन प्राधिकरणाने बांधकाम/विकास परवानगी दिली आहे,

क्र.	विवरण
१.	मे.वर्धविनायक डेव्हलपर्सचे भागीदार मनसुख लखमशी गुठखा व मेघजी पुरुषोत्तम भानुशाली रा.शॉप नं.१०८, पृथ्वी प्राईड बिल्डींग, विजयनगर, मिरारोड, ता.जि.ठाणे ४०११०१ यांचा अर्ज दि.२४/०२/२०२१
२.	प्र.सहाय्यक संचालक, नगररचना, मिरा-भाईंदर महानगरपालिका, भाईंदर यांचेकडील पत्र क्र. मि.भा./मनपा/नर/३४१५/२०२०-२१, दि.१०/०२/२०२१ रोजीचा झोन दाखला
३.	भारतीय स्टेट बँक ऑफ इंडिया यांचेकडे रूपांतरित कर रक्कम रु.११०२६०/- भरणा केलेबाबत चलन क्र.MH0 13305652 202021M, दि.२३/०३/२०२१, तसेच अकृषिक आकारणी रक्कम रु.२२०५२/- चलन क्र.MH0 13306190 202021M, दि.२३/०३/२०२१ अन्वये शासन जमा केलेली आहे.
४.	अर्जदार यांनी सादर केलेले दि.२४/०२/२०२१ रोजीचे क्षतिपूर्ती बंधपत्र तसेच शपथपत्र बंधपत्र
५.	अर्जदार यांनी सादर केलेले कुळमुखत्यार दस्त क्र.९८९५/२०, दि.२३/१२/२०२०
६.	दि इस्टेट इन्व्हेस्टमेंट कंपनी लि. यांचेकडील नाहरकत दाखला दि.१/०८/२०१८
७.	महाराष्ट्र शासन, महसूल व वन विभाग यांचेकडील राजपत्र दि.२२ डिसेंबर २०१४ व दि.५ जानेवारी २०१७
८.	महाराष्ट्र शासन, महसूल व वनविभाग यांचेकडील शासन निर्णय क्र.एनएपी-२०१६/प्र.क्र.७/टी-१, दि.२२/०१/२०१६
९.	या कार्यालयाकडील परिपत्रक दि.१६/०३/२०१७
१०.	महाराष्ट्र जमीन महसूल अधिनियम १९६६चे कलम ४२ अ व ४२ ब



ज्या अर्था, मे.वर्धविनायक डेव्हलपर्सचे भागीदार मनसुख लखमशी गुठखा व मेघजी पुरुषोत्तम भानुशाली रा.शॉप नं.१०८, पृथ्वी प्राईड बिल्डींग, विजयनगर, मिरारोड, ता.जि.ठाणे ४०११०१ यांच्या जिल्हा ठाणे तालुका ठाणे, गांव महाजनवाडी येथील खालील वर्णनाच्या जमिनीस महाराष्ट्र जमीन महसूल संहिता, १९६६च्या कलम ४२-अ व ४२ ब च्या तस्तुदीन्वये मौजे महाजनवाडी, स.नं.१० (नविन), ७८ (जुना) ही जागा मंजूर विकास योजनेनुसार भागशः रहिवास व भागशः शाळा या सार्वजनिक भू-वापरात (PUBLIC-SEMI PUBLIC) अंतर्भूत असून उर्वरित जागा भागशः १८.०० मी. व ३०.०० मी. रुंद विकास योजना रस्त्याने बाधित होत असून जागेत विद्यमान नाला व विद्यमान रस्ता दर्शविलेला आहे असे, प्र.सहाय्यक संचालक, नगररचना, मिरा-भाईंदर महानगरपालिका, भाईंदर या



# ANNEXURE - B

3

क्र.महसूल/क-१/टे-२/महाजनवाडी-ठाणे/सनद/एसआर-०५/२०२१.

त्याअर्थी आता, उक्त संहितेमधील तरतुदीच्या आणि तदन्वये करण्यात आलेल्या नियमांच्या तरतुदींना नगररचनाकार, मिराभाईदर महानगरपालिका यांनी जमिनीबाबत दिलेल्या झोन दाखल्याचे आधारे संबंधीत नियोजन प्राधिकारी यांचेकडून जमिनीचा विकास करणेसाठी बांधकामाचे नकाशे मंजूर करून त्याप्रमाणे बांधकाम करणे व मंजूर नकाशाप्रमाणे सुधारीत अकृषिक कराची रक्कम भरणे अनुज्ञाग्राही यांचेवर बंधनकारक ठेवून उपरोक्त जमिनीच्या भोगवटादारांस संबंधीत नियोजन प्राधिकारी यांचेकडून झोन नुसार अनुज्ञेय करण्यात आलेल्या अकृषिक वापरासाठी उक्त संहितेच्या कलम ४२-अ अन्वये ही सनद देण्यात येत आहे.

४०	उक्त जमिनीचा भोगवटादार उक्त जमिनीच्या संबंधात या अगोदर वसुली योग्य असलेल्या आकारणी ऐवजी वर उल्लेखित विकास बांधकाम परवानगी प्राप्त झाल्यापासून दि.३३ जून २०२१ रोजी संपल्या झाल्याच्या कालावधीत शासनाला प्रत्येक वर्षी रुपये ४-०५ प्रति चौ.मी. या दराने परिगणित होणारी वार्षिक आकारणी देईल आणि उक्त कालावधी संपल्यानंतर, उक्त संहिते अन्वये जिल्हाधिकार्याकडून कोणत्याही निश्चित करण्यात येईल, अशी सुधारीत देईल.
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- २) उक्त जमिनीचा भोगवटादार उक्त जमिनीवर वसुली योग्य असलेले सर्व कर, दर आणि उपकर भरील.
- ३) अनुज्ञाग्राही यांनी प्रस्तावित जमिनीची एक वर्षाच्या आत संबंधीत नियोजन प्राधिकारी यांचेकडून बांधकाम परवानगी व बांधकामाचे आराखडे मंजूर करून घेणे बंधनकारक राहिल. सदर जमिनीवर बांधकाम परवानगी व बांधकामाचे आराखडे एक वर्षाच्या आत मंजूर करून न घेतल्यास पारीत करणेत आलेली सनद ही आपोआप रद्द झाल्याची समजण्यात येईल.
- ४) मिरा-भाईदर महानगरपालिकेकडून सदर जमिनीवर अनुज्ञेय असणाऱ्या बांधकामाचे आराखडे मंजूर केलेले नाहीत. परंतु जागेच्या वापराबाबत झोन दाखला दिलेला आहे. सदर झोन दाखल्यानुसार अर्जदार यांनी चिन्ती केलेले मौजे महाजनवाडी, ता.जि.ठाणे येथील नविन स.नं.१० (जुना स.नं.७८) या जमिनीवर मिरा भाईदर महानगरपालिकेच्या विकास आराखड्यामधील १८.०० मी. व ३०.०० मी. रुंद विकास योजना रस्त्याने तसेच भागशः शाळा, विद्यमान नाला, विद्यमान रस्त्याने बाधित होणारे क्षेत्र बगळता, सदर स.नं. च्या जमिनीमधील रहिवास विभागात समाविष्ट होणाऱ्या क्षेत्रापैकी बांधकाम अनुज्ञेय असलेल्या क्षेत्रावर मिरा-भाईदर महानगरपालिका यांचेकडून बांधकाम आराखडे मंजूर करून त्यानुसार जमिनीचा विकास करणे अनुज्ञाग्राही यांचेवर बंधनकारक राहिल.
- ५) मिरा-भाईदर महानगरपालिका यांनी दि.१०/०२/२०२१ रोजी दिलेला झोन दाखला तसेच नियोजन प्राधिकारी यांचेकडून मंजूर करण्यात येणाऱ्या बांधकाम परवानगीमधील अटी व शर्तीचे अनुषंगाने संबंधीत विभागाकडील परवानग्या घेणे अनुज्ञाग्राही यांचेवर बंधनकारक राहिल.
- ६) वरीलप्रमाणे मंजूर केलेल्या वापरामध्ये किंवा वापराच्या क्षेत्रामध्ये नियोजन प्राधिकरणाच्या पुर्व मंजूरीशिवाय कोणताही बदल करू नये व ही सनद निर्गमित झाल्यानंतर नियोजन प्राधिकरणाच्या पुर्व मान्यतेने सदर जमिनीच्या वापरामध्ये किंवा वापराच्या क्षेत्रामध्ये कोणताही बदल झाल्यास त्याची माहिती, असा बदल नियोजन प्राधिकरणाकडून मंजूर झाल्यापासून ३० दिवसांच्या आत जिल्हाधिकारी यांना देणे भोगवटादारावर बंधनकारक राहिल.
- ७) उक्त जमिनीची मोजणी करून मोजणीच्या अनुषंगाने अभिलेख दुरुस्ती करून घेणे अनुज्ञाग्राही यांचेवर बंधनकारक राहिल.



# ANNEXURE - B

5

क्र.महसूल/क-१/टे-२/महाजनवाडी-ठाणे/सनद/एसआर-०५/२०२१

प्रत :- मा.जिल्हाधिकारी तथा सक्षम प्राधिकारी, नागरी संकुलन ठाणे यांचेकडे माहितीसाठी व आवश्यक त्या कार्यवाहीसाठी रवाना.

प्रत :- आयुक्त, मिरा-भाईंदर महानगरपालिका, भाईंदर यांचेकडे माहितीसाठी

प्रत :- अप्पर तहसीलदार मिरा-भाईंदर यांचेकडे माहितीसाठी रवाना.

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

२/-प्रकरणी अनुज्ञाप्राप्ती यांचेकडून मोजणी फी शासन जमा करून मोजणीची योग्य ती कार्यवाही करावी.

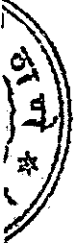
प्रत :- तलाठी सजा मिरे, ता.जि.ठाणे यांचेकडे माहितीसाठी व आवश्यक त्या कार्यवाहीसाठी

प्रत :- कार्यालयीन संचिका


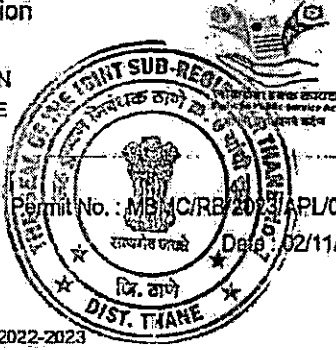


(सजेश ज. नार्वेकर)  
जिल्हाधिकारी ठाणे

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दस्त क्र. २१२११ / २०२४	
४२	८५



## ANNEXURE - C

	<p>Mira Bhayandar Municipal Corporation</p> <p style="font-size: small;">APPENDIX-D-1</p> <p style="text-align: center;"><b>SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE</b></p> <p style="font-size: large; text-align: center;">दस्तावेज क्र १२९१ / २०२४</p>	 <p style="font-size: small;">MIRA BHAYANDAR MUNICIPAL CORPORATION SUB-REGISTRATION OFFICE MIRA BHAYANDAR DIST. THANE</p> <p style="font-size: small;">Permit No. : MBMC/RB/2023/APL/00007 Date : 02/11/2023</p>				
<p>Revised Building Permit No - 198429</p> <p>Proposal Code : MBMC-23-ENTRY-3511</p>	<p>83</p> <p>4</p>					
<p>Reference:- Building Permission No. : MNP/NR/4475/2022-2023</p> <p>Approval date : 17/02/2023</p>						
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">Building Name :</td> <td style="width: 20%;">SIDDHIVINAYAK AURA(Residential)</td> <td style="width: 10%;">Floors :</td> <td style="width: 50%;">GROUND FLOOR,TYPICAL 1ST TO 5TH 7TH TO 10TH 12TH TO 15TH 17TH TO 20TH FLOOR PLAN,REFUGE 6TH 11TH 18TH-FLOOR PLAN ,21ST FLOOR PLAN</td> </tr> </table>			Building Name :	SIDDHIVINAYAK AURA(Residential)	Floors :	GROUND FLOOR,TYPICAL 1ST TO 5TH 7TH TO 10TH 12TH TO 15TH 17TH TO 20TH FLOOR PLAN,REFUGE 6TH 11TH 18TH-FLOOR PLAN ,21ST FLOOR PLAN
Building Name :	SIDDHIVINAYAK AURA(Residential)	Floors :	GROUND FLOOR,TYPICAL 1ST TO 5TH 7TH TO 10TH 12TH TO 15TH 17TH TO 20TH FLOOR PLAN,REFUGE 6TH 11TH 18TH-FLOOR PLAN ,21ST FLOOR PLAN			

To,

- i) Ms Varadvinayak Developers Partner Mr Meghji P Bhanushali,  
CTS NO 3542/B,3602/B,3758/B MAHAJANWADI (MIRA) TAL. & DIST.- THANE
- ii) Dinesh Patel (Engineer)

Sir/Madam,

With reference to your application No RMBMC202300050, dated 08-07-2023 for the grant of Revised Building Permission & Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1986 read with Maharashtra Municipal Corporations Act, 1949, to carry out development work / Building on Plot No -, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. CTS NO 3542/B,3602/B,3758/B, Final Plot No. -, Sector No. MAHAJANWADI(MIRA), Mouje MAHAJANWADIMIRA situated at Road / Street 30.00 MT. D.P. ROAD, Society Siddhivinayak Aura . The Commencement Certificate / Building Permit is granted under Section 18/45 of the said Act, subject to the following conditions :

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

# ANNEXURE - C



Mira Bhayandar Municipal Corporation  
APPENDIX D-1  
SANCTION OF BUILDING PERMISSION  
AND COMMENCEMENT CERTIFICATE



Revised Building Permit No. - 193429

Proposal Code : MBMC/2023/351

Permit No. : MBMC/RB/2023/APL/00007

Date : 02/11/2023

13. Areas where storm water drainage system exists or designed design and drawings from Service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate.
14. The owner/developer shall submit the completion certificate from the service consultant for completion of the septic tank or proper connection to the sewerage system of the authority or sewage treatment plant (where ever necessary)
15. i. It shall be mandatory for the applicant or developer to complete the roads, drainage, sewers, and open space (RG) in the approved drawings as per the rules of the Municipal Corporation and keep the facility open for public use permanently. ii. The validity of this approval will last up to four years. However, if the work is not started within one year, the responsibility of the developer to renew the permission as per regulation 2.71 of the Consolidated Development Control Promotion Rules remains. Otherwise, the said approval shall be legally void automatically. iii. It shall be the responsibility of the developer/ sub-developer, licensee, construction supervisor, architect/ consulting engineer, structural engineer, site supervisor to comply with the roles and responsibilities as mentioned in APPENDIX - C of UDCPR 2020 iv. An affidavit given by the developer regarding the ownership of the said premises and that there is no claim pending in court. If any inconsistency is found in this, the permission given will be revoked. v. Regarding the ownership of the said place and the boundaries of the place, the developer will be fully responsible for the court claim and access road, and the Municipal Corporation will not be responsible for the same. Also, if any kind of inconsistency is found in this regard, the said permission will be considered cancelled. vi. It will be mandatory to arrange rainwater harvesting on site, to keep the system in operation with a separate over-tank and plumbing line, and to submit a certificate from the water supply department in this regard. vii. The construction of the septic tank in the space shown in the drawings shall be as per IS-2470. viii. Solar Water Heating System (Solar Water Heating System) of 100-liter capacity per flat or UDCPR Regulation No. before the occupancy certificate for the proposed building As per 13.2, it will be mandatory for us to install and operate a rooftop Photovoltaic (RTPV) System and submit the no-failure certificate from the Public Works Department. ix. As advised by the tree authority before issuing an occupancy certificate Per 100 sq. m., there will be two trees, as well as R.G., in the plot of 100 sq. m. It will be mandatory to plant five trees and submit an approval certificate from the tree authority department. x. It will be mandatory to submit the final occupancy certificate after fulfilling the conditions of the provisional occupancy certificate from the fire department. xi. Under Section 253 of the Maharashtra Municipal Corporation Act, 1949, it will be mandatory for us to obtain an occupancy certificate. xii. A completion certificate and Occupancy Certificate will not be issued after the completion of the building unless the terms and conditions specified in the building permit are complied with. If the conditions are not fulfilled, a case will be registered against the developer under the Maharashtra Regional and Town Planning Act 1968 and the Maharashtra Municipal Corporation Act 1949, and further action will be taken. xiii. While starting the construction of the building on the said site, it will be the sole responsibility of the developer, architect, structural engineer, and site supervisor to ensure that the surrounding buildings, constructions, and residents will not be disturbed due to the ancillary work of the construction or that there will be no loss of life or money, and the Municipal Corporation will not be responsible for the same. xiv. It will be our obligation to set up and implement a bio-fertilizer production project of the required capacity for the residents of the said housing complex. xv. It will be mandatory for the developer of the proposal to install electric charging points for electric vehicles from a recognized organization in the proposed parking lot as shown in the drawings and to submit the certificate for the same before the occupancy certificate of the building. xvi. It shall be mandatory to obtain permission from the concerned revenue authority and pay the necessary fee for earth filling or excavation in the said place. xvii. It will be the responsibility of the developer to obtain the necessary permits and approval certificates for the said site as per government directives. xviii. Payment of Vacancy Tax will be mandatory for you in every financial year until the date of receipt of the Occupancy Certificate. Failure to pay tax will result in further legal action being taken against you. xix. Prior to the Occupancy Certificate, Government Notification No. As per TPS1218/2710/Pro.No.117/18, Navi-12, dated October 6, 2018, it will be mandatory to construct and implement a sewage treatment and reuse project of the required capacity in the said place. xx. It is essential and mandatory to cover the construction area with a green net from the bottom to the height of the construction during the period from the commencement of the construction to the completion of the construction in the proposed area. xxi. In this proposal as per MMRDA letter dated 13/04/2023 or as per Government further order it is binding to developer to pay 100% additional development charges against metro line no. 09.



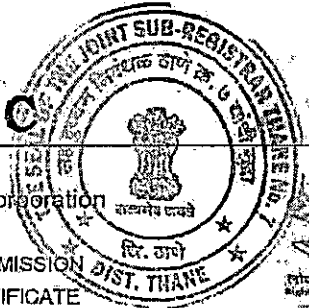
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ANNEXURE -

दस्ता क्र. २९५५ / २०२४

Mira Bhayandar Municipal Corporation

APPENDIX 6A

SANCTION OF BUILDING PERMISSION  
AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 198429  
Proposal Code : MBMC-23-ENTRY-35111

Permit No. : MBMC/RB/2023/APL/00007  
Date : 02/11/2023

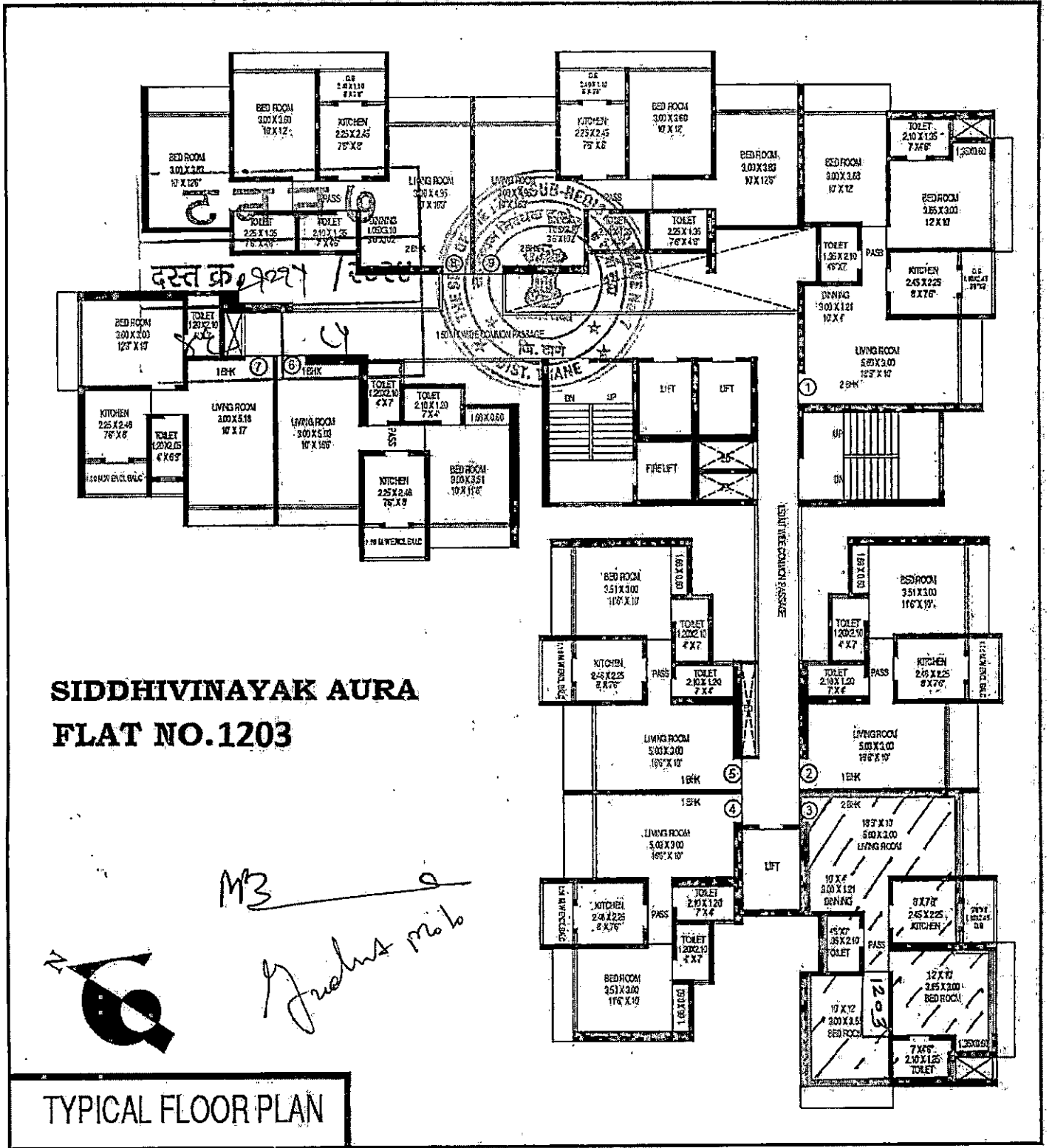
16. 1. Existing nalla should be constructed in R.C.C. within 80 days after issuing C.C. as per the section drawing and instructions given by the PWD of MBMC. 2. The D.P. road area of 1536.00 m2 should be transferred in the name of MBMC on the property card within 90 days. 3. Ground floor (0.00 sqm), Typical 1st To 5th 7th To 10th 12th To 15th 17th To 20th Floor Plan (10810.81 sqm), Refuge 6th 11th 16th Floor Plan (1758.00 sqm), 21st Floor Plan (554.35 sqm), Excess Refuge area (20.53 sqm). 4. It will be binding on the developer to follow the condition related to E.C. certificate and Fire NOC.



Assistant Director Town Planning,  
Mira Bhayandar Municipal Corporation,

Scan QR code for verification of authenticity.

# ANNEXURE - D



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दस्त क्र २१२११/२०२४  
४७ ८५



**ANNEXURE - E**

**Maharashtra Real Estate Regulatory Authority**

**REGISTRATION CERTIFICATE OF PROJECT**

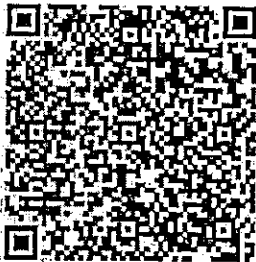
**FORM 'C'**

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : **P51700050502**

**Project: Siddhivinayak Aura Building - A, Plot Bearing / CTS / Survey / Final Plot No.: 3542/B, 3602/B, 3758/B, Village Mire (Of Mahajanwadi), within the limits of Mira Bhayander Municipal Corporation Mira-Bhayandar (M Corp.), Thane, Thane, 401107;**

1. **Varadvinayak Developers** having its registered office / principal place of business at **Tehsil: Thane, District: Thane, Pin: 401107.**
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 (1) 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 **17/04/2023** and ending with **31/05/2029** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid  
Digitally Signed by  
Dr. Vasant Premanand Prabhu  
(Secretary, MahaRERA)  
Date: 17-04-2023 16:14:45

Dated: 17/04/2023

Place: Mumbai

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

**Supriya D. Naik**  
B.Com., LL.M.  
ADVOCATE, HIGH COURT

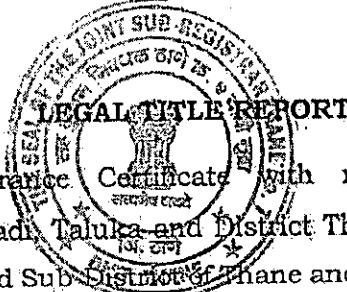
**ANNEXURE - F**

104, Saroj Plaza,  
Near Maxus Mall, Flyover Road,  
Bhayandar (West), Thane - 401 101.  
Ph. : 28191739. Cell : 9920904105.  
E-mail : supriya.naik9920@gmail.com

**FORMAT - A**

To,  
MahaRERA  
Housefin Bhawan,  
Plot No. C-21, E-Block,  
Bandra-Kurla Complex  
Bandra (East),  
Mumbai 400 051

दस्त क्र 29211 / 2028
Sub: Title Clearance Certificate
SL L Mahajanwadi



with respect to the Village  
Mahajanwadi, Taluka and District Thane, in the Registration  
District and Sub-District of Thane and now within the limits of  
the Mira Bhayander Municipal Corporation.

Sr. Nos.	Old Survey Nos.	Old Hissa Nos.	New Survey Nos.	New Hissa Nos.	Area in Sq. Meters
1.	78	1(Part)	10	1/D	2380.00
2.	78	2	10	2	1740.00
3.	78	3(Part)	10	3/A	1065.00
4.	78	7	10	7	130.00
5.	78	8	10	8	130.00

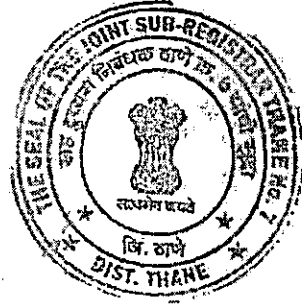
(for short, the land described in the foregoing table shall be hereinafter jointly and collectively referred to as the "Larger Property" for the sake of brevity and convenience).

1. I have investigated the title of the larger property on request of M/s. Varadvinayak Developers a partnership firm having its office at 204, Prithvi Pride Tower 1/A, Off. Vinay Nagar Road, Next to Apna Ghar Phase-3, Mira Road (East), Thane 401 107.

1) **Description of Property:** As mentioned in the Title Search Report, dated 24<sup>th</sup> March, 2023

2) **The document of allotment of the said property:** As mentioned in the Title Search Report, dated 24<sup>th</sup> March, 2023.

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दर ANNEXURE २२३	
४६	८



2. By a Mutation Entry No. 164, dated 2<sup>nd</sup> March, 2022, the name of M/s. Varadvinayak Developers and its partners namely Shri Meghji Purshottam Bhanushali and Shri Mansukh Lakhamshi Gudhka came to be recorded in the property card of C.T.S. No. 3542/B, admeasuring 1054.50 sq. meters, C.T.S. No. 3602/B, admeasuring 3043.40 sq. meters and C.T.S.No. 3758/B, admeasuring 367.44 sq.meters of Village Mira (Mahajanwadi), Taluka and District Thane.

3. Search Report, dated 27<sup>th</sup> June, 2022 taken by Shri Sharad N. Pawar in the office of Sub-Registrar of Assurance at Thane-1, 2, 4, 5, 7, 10 & 12 from the year 2003 to 27<sup>th</sup> June, 2022 pertaining to the larger property.

On perusal of the documents and all other relevant documents relation to title of the larger property as mentioned in Title Search Report, dated 24<sup>th</sup> March, 2023, I hereby state and certify that title to the larger property owned by M/s. Varadvinayak Developers is clear, marketable and free from all encumbrances.

4. **OWNERS OF THE LAND:**

In the premises aforesaid, M/s. Varadvinayak Developers and its partners are absolutely seized and possessed off and/or otherwise well and sufficiently entitled to the larger property having corresponding C.T.S No. C.T.S. No. 3542/B, admeasuring 1054.50 sq. meters, C.T.S. No. 3602/B, admeasuring 3043.40 sq. meters and C.T.S. No. 3758/B, admeasuring 367.44 sq. meters.

The report reflecting the flow of the title of M/s. Varadvinayak Developers of the said property is enclosed herewith as annexure.

Encl: Annexure

Date: 24<sup>th</sup> March, 2023

  
Advocate

## ANNEXURE - F

**Supriya D. Naik**

B.Com., LL.M.

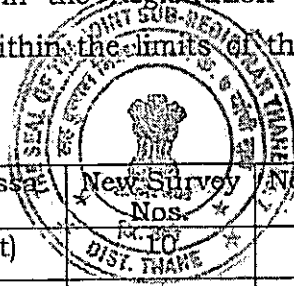
ADVOCATE, HIGH COURT

104, Saroj Plaza,  
Near Maxus Mall, Flyover Road,  
Bhayandar (West), Thane - 401 101.  
Ph. : 28191739. Call : 9920904105.  
E-mail : supriya.naik9920@gmail.com

### TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY THAT I have investigated the title to the following land, situate, lying and being at Village Mahajanwadi, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayander Municipal Corporation.

ग.स.प्र.प्र. २९२१ / २०२४



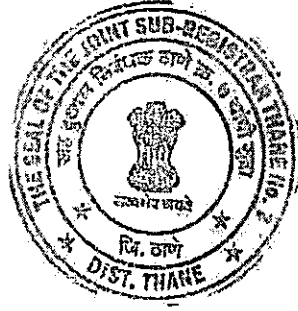
Sr. Nos.	Old Survey Nos.	Old Hissa Nos.	New Survey Nos.	New Hissa Nos.	Area in Sq. Meters
1.	78	1(Part)	10	1/D	2380.00
2.	78	2	10	2	1740.00
3.	78	3(Part)	10	3/A	1065.00
4.	78	7	10	7	130.00
5.	78	8	10	8	130.00

(for short, the land described in the foregoing table shall be hereinafter jointly and collectively referred to as the "Larger Property" for the sake of brevity and convenience).

1. Shri Harkya Ladkya Bhoir was the owner of the said property. By a Deed of Conveyance, dated 17<sup>th</sup> December, 1966 (for short hereinafter referred to as the "First Sale Deed") Shri Harkya Ladkya Bhoir had sold, transferred and conveyed the larger property to Mr. Anthony Jerome D'Souza for the consideration mentioned therein. By a Mutation Entry No. 939, dated 5<sup>th</sup> May, 1967, the name of Mr. Anthony Jerome D'Souza came to be recorded in the 7/12 extract of the larger property as the owner thereof.

2. By an Order No. ULC/TA/Mahajanwadi/S.R.-1, dated 21<sup>st</sup> December, 1996 passed under Section 8(4) of the Urban Land (Ceiling and Regulation) Act, 1976 (since repeal), the Addl.

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दस्त क्र. २९५५ / २०२४	
ANNEXURE - F	
५१	८५



Collector & Competent Authority had declared the larger property as surplus vacant land.

3. By a Development Agreement, dated 3<sup>rd</sup> May, 2007 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No.TNN-10/04062/2007 (for short hereinafter referred to as the "First Agreement") Mr. Anthony Jerome D'Souza had agreed to grant development rights of the several properties inter-alia the larger property to Shri Vasudev Karunakar Nambiar at the price and on the terms and conditions stipulated therein.
4. In pursuance of the first agreement, Mr. Anthony Jerome D'Souza had executed an Irrevocable General Power of Attorney, dated 3<sup>rd</sup> May, 2007, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No.TNN-10/04063/2007 (for short hereinafter referred to as the "First Power of Attorney") in favour of Shri Vasudev Karunakar Nambiar conferring upon him several powers inter-alia power to deal/develop several properties inter-alia the larger property including power to execute a deed of conveyance in favour of the ultimate transferee thereof and to lodge the same for registration in the office of Sub-Registrar of Assurance and to admit the execution thereof before the Sub-Registrar of Assurance.
5. By a Mutation Entry No. 74, dated 30<sup>th</sup> May, 2007, the name of Shri Vasudev Karunakar Nambiar came to be recorded in Other Rights Column of the 7/12 extract of the larger property.
6. Shri Vasudev Karunakar Nambiar had executed a Power of Attorney, dated 21<sup>st</sup> March, 2016 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-10/4328/2016 (for

## ANNEXURE - F

**Supriya D. Naik**

B.Com., LL.M.

ADVOCATE, HIGH COURT

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short hereinafter referred to as the "Second Power of Attorney" in favour of Shri Hitesh Meghji Bhanushali conferring upon him power to lodge agreement for sale, rectification deed, cancellation deed, deed of conveyance in respect of an area admeasuring 100 sq. meters forming the portion of Old Survey No. 78, Old Hissa No. 2, New Survey No.10, New Hissa No.2 and an area admeasuring 200 sq. meters forming

~~the portion of Old Survey No. 78, Old Hissa No. 3(Part), New Survey No.10, New Hissa No.3/A, situate at Village Mahajanwadi, Mira Road (East), Taluka and District Thane in the office of Sub-Registrar of Assurance and to admit the execution thereof.~~

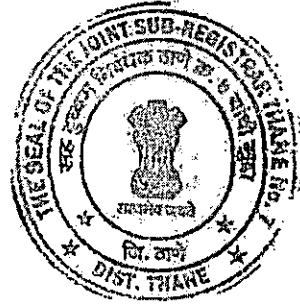
42	64
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7. By a Deed of Conveyance, dated 17<sup>th</sup> May, 2016 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-10/6930/2016 (for short hereinafter referred to as the said "Second Sale Deed") Shri Vasudev Karunakar Nambiar had sold, transferred and conveyed an area admeasuring 100 sq. meters forming the portion of Old Survey No. 78, Old Hissa No. 2, New Survey No.10, New Hissa No.2 and an area admeasuring 200 sq. meters forming the portion of Old Survey No. 78, Old Hissa No. 3(Part), New Survey No.10, New Hissa No.3/A, situate at Village Mahajanwadi, Mira Road (East), Taluka and District Thane to M/s. Bhawani Constructions, a partnership firm of Shri Meghji Purshottam Bhanushali, Shri Dhiraj Govind Patel and Shri Visharam Murji Gori for the consideration mentioned therein.

8. Simultaneous to the execution of the second sale deed, Shri Vasudev Karunakar Nambiar had executed an Irrevocable General Power of Attorney, dated 17<sup>th</sup> May, 2016 registered in the office of Sub-Registrar of Assurance at Thane under Sr.No.TNN-10/6931/2016 (for short hereinafter referred to as the "Second Power of Attorney") in favour of Shri Meghji Purshottam Bhanushali, Shri Dhiraj Govind Patel and Shri Visharam Murji Gori, being the partners of M/s. Bhawani



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ANNEXURE - F	
43	4



Constructions conferring upon them several powers inter-alia power to sell/deal with an area admeasuring 100 sq. meters forming the portion of Old Survey No. 78, Old Hissa No. 2, New Survey No.10, New Hissa No.2 and an area admeasuring 200 sq. meters forming the portion of Old Survey No. 78, Old Hissa No. 3 (Part), New Survey No.10, New Hissa No.3/A, situate at Village Mahajanwadi, Mira Road (East), Taluka and District Thane to the person or persons of their choice including power to execute a deed of conveyance in favour of the ultimate transferee thereof and to lodge the same for registration in the office of Sub-Registrar of Assurance and to admit the execution thereof before the Sub-Registrar of Assurance.

9. A Deed of Rectification, dated 30<sup>th</sup> July, 2016 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No.TNN-4/3566/2016 came to executed by and between Mr. Anthony Jermoe D'Souza through his constitute attorney Shri Meghji Purshottam Bhanushali, Shri Dhiraj Govind Patel, Shri Visharam Murji Gori, being the partners of M/s. Bhawani Constructions and Shri Vasudev Karunakar Nambiar of the First Part and M/s. Bhawani Constructions of the Other Part and thereby the errors occurred in the Deed of Conveyance, dated 17<sup>th</sup> May, 2016 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-10/6930/2016 and Power of Attorney, dated 17<sup>th</sup> May, 2016, registered in the office of the Sub-Registrar of Assurance at Thane under Sr. No. TNN-10/6931/2016 came to be rectified as mentioned therein.

10. In Other Rights Column of the 7/12 extract of the larger property, the name of the Estate Investment Co. Pvt. Ltd., was appearing as the Grantee of the Government and as such, Shri Vasudev Nambiar has obtained No Objection Certificate No. EI/654,

## ANNEXURE - F

**Supriya D. Naik**

B.Com., LL.M.

ADVOCATE, HIGH COURT

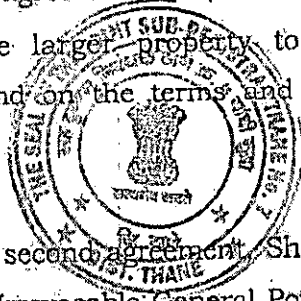
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E-mail : supriya.naik9920@gmail.com

dated 1<sup>st</sup> August, 2018 from the Estate Investment Co. Pvt. Ltd., to deal with the larger property.

11. By a Development Agreement, dated 21<sup>st</sup> December, 2020 (for short hereinafter referred to as the "**Second Agreement**") Shri Vasudev

Karunakar Nambiar had agreed to sell, transfer and assign the development rights of the larger property to M/s. Varadvinayak Developers at the price and on the terms and conditions stipulated therein.

दस्तावेज क्र. २९२७ / २०२४  
५४ ५



12. In pursuance of the second agreement, Shri Vasudev Karunakar Nambiar had executed an Irrevocable General Power of Attorney, dated 21<sup>st</sup> December, 2020 (for short hereinafter referred to as the "**Fourth Power of Attorney**") in favour of partners of M/s. Varadvinayak Developers conferring upon them several powers inter-alia power to sell and/or deal the larger property to the person or persons of their choice including power to execute a deed of conveyance in favour of the ultimate transferee thereof and to lodge the same for registration in the office of Sub-Registrar of Assurance and to admit the execution thereof before the Sub-Registrar of Assurance.

13. By a Deed of Conveyance, dated 23<sup>rd</sup> December, 2020, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/9892/2020 (for short hereinafter referred to as the "**Fourth Sale Deed**") Mr. Anthony Jerome D'Souza with the consent and confirmation of Shri Vasudev Karunakar Nambiar had sold, transferred and conveyed several properties inter-alia the larger property to M/s. Varadvinayak Developers for the consideration mentioned therein.

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दस्त क्र. २९९१/२०२४	
<b>ANNEXURE F</b>	
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14. Simultaneous to the execution of the fourth sale deed, Mr. Anthony Jerome D'Souza had executed an Irrevocable General Power of Attorney, dated 23<sup>rd</sup> December, 2020 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No.TNN- 4/9893/2020 (for short hereinafter referred to as the "**Fifth Power of Attorney**") in favour of partners of M/s. Varadvinayak Developers conferring upon them several powers inter-alia power to sell and/or deal several properties inter-alia the larger property to the person or persons of their choice including power to execute a deed of conveyance in favour of the ultimate transferee thereof and to lodge the same for registration in the office of Sub-Registrar of Assurance and to admit the execution thereof before the Sub-Registrar of Assurance.

15. By a Deed of Conveyance, dated 23<sup>rd</sup> December, 2020, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No.TNN-4/9894/2020 (for short hereinafter referred to as the "**Fifth Sale Deed**") M/s. Bhawani Constructions with the consent and confirmation of Mr. Anthony Jerome D'Souza and Shri Vasdev Karunakar Nambiar had sold, transferred and conveyed an area admeasuring 100 sq. meters forming the portion of land bearing Old Survey No.78, Old Hissa No. 2, New Survey No. 10, New Hissa No. 2 and an area admeasuring 200 sq. meters forming the portion of land bearing Old Survey No. 78, Old Hissa No. 3 (Part), New Survey No.10, New Hissa No.3/A, situate at Village Mahajanwadi, Taluka and District Thane to M/s. Varadvinayak Developers for the consideration mentioned therein.

16. Simultaneous to the execution of the fifth sale deed, the partners of M/s. Bhawani Constructions had executed an Irrevocable General Power of Attorney, dated 23<sup>rd</sup> December, 2020, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No.TNN-4/9895/2020 (for short hereinafter referred to as the "**Sixth Power of**

## ANNEXURE -F

**Supriya D. Naik**

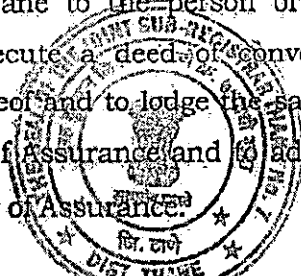
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ADVOCATE, HIGH COURT

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Attorney") in favour of partners of M/s. Vardhavinayak Developers conferring upon them several powers inter-alia power to sell and/or deal with an area admeasuring 100 sq. meters forming the portion of land bearing Old Survey No.78, Old Hissa No. 2, New Survey No. 10, New Hissa No. 2 and an area admeasuring 200 sq. meters forming the portion of land bearing Old Survey No.78, Old Hissa No. 3(Part), New Survey No.10, New Hissa No.3/A, situate at Village Mahajanwadi,

Taluka and District Thane to the person or persons of their choice including power to execute a deed of conveyance in favour of the ultimate transferee thereof and to lodge the same for registration in the office of Sub-Registrar of Assurance and admit the execution thereof before the Sub-Registrar of Assurance.	
५६	५



17. By a Mutation Entry No.498, dated 12<sup>th</sup> January, 2021, the name of M/s. Varadvinayak Developers and its partners came to be recorded in the 7/12 extract land bearing Old Survey No. 78, Old Hissa No. 2, New Survey No. 10, New Hissa No. 2, admeasuring 2380 sq. meters, Old Survey No. 78, Old Hissa No. 7, New Survey No. 10, New Hissa No.7, admeasuring 130 sq.meters and Old Survey No. 78, Old Hissa No. 8, New Survey No. 10, New Hissa No. 8, admeasuring 130 sq. meters, situate, lying and being at Village Mahajanwadi, Taluka and District Thane as the owners thereof.

18. By a Mutation Entry No. 500, dated 3<sup>rd</sup> February, 2021, the name of the name of M/s. Varadvinayak Developers and its partners came to be recorded in the 7/12 extract of land bearing Old Survey No. 78, Old Hissa No.2, New Survey No. 10, New Hissa No. 2, admeasuring 1740 sq. meters, Old Survey No. 78, Old Hissa No. 3(Part), New Survey No. 10, New Hissa No. 3/A, admeasuring 1065 sq. meters, situate at Village Mahajanwadi, Taluka and District Thane as the owners thereof.

<b>ट न न ७</b>	
दस्तावेज २९२१/२०२४ <b>ANNEXURE F</b>	
५०	८५



19. The Collector of Thane had granted N. A. Permission No.Revenue/K-1/T-2/Mahajanwadi-Thane/Sanad/S.R.-05/2021, dated 8<sup>th</sup> April, 2021 in respect of the larger property.

20. The City Surveyor Officer has allotted C.T.S. No. 3542/B, admeasuring 1054.50 sq. meters, C.T.S. No. 3602/B, admeasuring 3043.40 sq. meters and C.T.S. No. 3758/B, admeasuring 367.44 sq. meters to the larger property and accordingly, issue the property card of C.T.S. No. 3542/B, admeasuring 1054.50 sq. meters, C.T.S. No. 3602/B, admeasuring 3043.40 sq. meters and C.T.S.No.3758/B, admeasuring 367.44 sq. meters of Village Mira (Mahajanwadi), Taluka and District Thane in the name of M/s. Varadvinayak Developers and its partners namely Shri Meghji Purshottam Bhanushali and Shri Mansukh Lakhamshi Gudhka. By a Mutation Entry No. 164, dated 2<sup>nd</sup> March, 2022, the name of M/s. Varadvinayak Developers and its partners namely Shri Meghji Purshottam Bhanushali and Shri Mansukh Lakhamshi Gudhka came to be recorded in the property card of C.T.S. No. 3542/B, admeasuring 1054.50 sq. meters, C.T.S. No. 3602/B, admeasuring 3043.40 sq. meters and C.T.S.No. 3758/B, admeasuring 367.44 sq. meters of Village Mira (Mahajanwadi), Taluka and District Thane.

21. In the premises aforesaid, M/s. Varadvinayak Developers and its partners are absolutely seized and possessed off and/or otherwise well and sufficiently entitled to the larger property having corresponding C.T.S No. C.T.S. No. 3542/B, admeasuring 1054.50 sq. meters, C.T.S.No. 3602/B, admeasuring 3043.40 sq. meters and C.T.S. No. 3758/B, admeasuring 367.44 sq. meters.

## ANNEXURE - F

**Supriya D. Naik**

B.Com., LL.M.

ADVOCATE, HIGH COURT

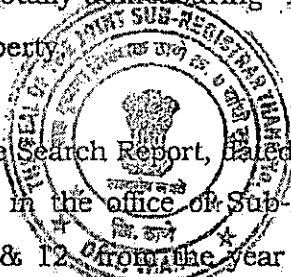
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22. In order to construct the buildings in the layout of the larger property, the Mira Bhayandar Municipal Corporation has issued Commencement Certificate No. MNP/NR/4475/2022-23, dated 17<sup>th</sup> February, 2023 to M/s. Varadvinayak Developers to proceed with the work of construction of the Building No. 1 consisting of Part Ground

+ Three Upper Floors, totally admeasuring 1958.82 sq. meters in the layout of the larger property.

दस्तावेज क्र. 29274 / 2028

23. I have perused the Search Report, dated 27<sup>th</sup> June, 2022 taken by Shri Sharad N. Pawar in the office of Sub-Registrar of Assurance at Thane-1, 2, 4, 5, 7, 10 & 12 from the year 2003 to 27<sup>th</sup> June, 2022



pertaining to the larger property. On perusal of the search report, it appears that following documents executed and registered by and between the parties in respect of the larger property are not reflected in the search report.

- i. Irrevocable General Power of Attorney, dated 3<sup>rd</sup> May, 2007 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No.TNN-10/04063/2007 executed by Mr. Anthony Jerome D'Souza in favour of Shri Vasudev Karunakar Nambiar.
- ii. Power of Attorney, dated 21<sup>st</sup> March, 2016 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-10/4328/2016 executed by Shri Vasudev Karunakar Nambiar in favour of Shri Hitesh Meghji Bhanushali.
- iii. Irrevocable General Power of Attorney, dated 23<sup>rd</sup> December, 2020 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No.TNN-4/9893/2020 executed by Mr. Anthony Jerome D'Souza in favour of partners of M/s. Varadvinayak Developers.

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ANNEXURE F	
५२	८५



- iv. Irrevocable General Power of Attorney, dated 23<sup>rd</sup> December, 2020 registered in the office of Sub-Registrar of Assurance at Thane under Sr.No.TNN-4/9895/2020 executed by partners of M/s. Bhawani Constructions in favour of partners of M/s. Varadvinayak Developers.

24. On perusal of Search Report, dated 27<sup>th</sup> June, 2022 of Shri Sharad N. Pawar had come across the following instruments executed by and between the parties thereto in respect of the larger property during the course of his searches taken in the office of Sub-Registrar of Assurance at Thane-1, 2, 4, 5, 7, 10 & 12 .

- i. Development Agreement, dated 3<sup>rd</sup> May, 2007, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No.TNN-10/04062/2007 executed by Mr. Anthony Jerome D'Souza in favour of Shri Vasudev Karunakar Nambiar.
- ii. Deed of Conveyance, dated 17<sup>th</sup> May, 2016, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-10/6930/2016 executed by Shri Vasudev Karunakar Nambiar in favour of M/s. Bhawani Constructions.
- iii. Irrevocable General Power of Attorney, dated 17<sup>th</sup> May, 2016, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-10/6931/2016 executed by Shri Vasudev Karunakar Nambiar in favour of the partners of M/s. Bhawani Constructions.

## ANNEXURE - F

**Supriya D. Naik**

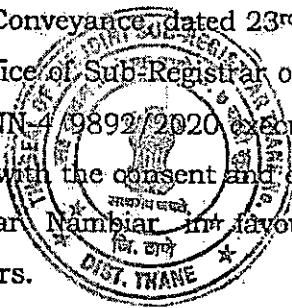
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- iv. Deed of Rectification, dated 30<sup>th</sup> July, 2016 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No.TNN-4/3566/2016 executed by and between the parties thereto.

ट न न ७	Deed of Conveyance, dated 23 <sup>rd</sup> December, 2020, registered in the office of Sub-Registrar of Assurance at Thane under
दस्त क्र. २९९१/२०२०	Sr. No. TNN-4/9892/2020 executed by Mr. Anthony Jerome D'Souza with the consent and confirmation of Shri Vasudev Karunakar Nambiar in favour of M/s. Varadvinayak Developers.
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- vi. Deed of Conveyance, dated 23<sup>rd</sup> December, 2020, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/9894/2020 executed by M/s. Bhawani Constructions in favour of M/s. Varadvinayak Developers.

25. On the whole from the Search Report, dated 27<sup>th</sup> June, 2022 taken by Shri Sharad N. Pawar in the office of Sub-Registrar of Assurance at Thane-1, 2, 4, 5, 7, 10 & 12 from the year 2003 to 27<sup>th</sup> June, 2022 pertaining to the larger property and also on the basis of documents furnished to me as well as on the basis of information provided to me, I hereby state and certify that title to the said property viz. land bearing Old Survey No. 78, Old Hissa No. 1(Part), New Survey No. 10, New Hissa No. 1/D, admeasuring 2380 sq. meters, Old Survey No. 78, Old Hissa No.2, New Survey No. 10, New Hissa No. 2, admeasuring 1740 sq. meters, Old Survey No. 78, Old Hissa No. 3(Part), New Survey No. 10, New Hissa No. 3/A, admeasuring 1065 sq. meters, Old Survey No. 78, Old Hissa No. 7, New Survey No. 10, New Hissa No. 7, admeasuring 130 sq. meters and Old Survey No. 78, Old



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दस्त क्र. २५१/२०२४	
<b>ANNEXURE</b>	
६१	८



Hissa No. 8, New Survey No. 10, New Hissa No. 8, admeasuring 130 sq. meters having corresponding C.T.S. No. 3542/B, admeasuring 1054.50 sq. meters, C.T.S. No. 3602/B, admeasuring 3043.40 sq. meters and C.T.S. No. 3758/B, admeasuring 367.44 sq. meters situate, lying and being at Village Mahajanwadi, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayander Municipal Corporation owned by M/s. Varadvinayak Developers is clear, marketable and free from all encumbrances.

26. I further states and certify that M/s. Varadvinayak Developers is entitled to develop the larger property by constructing building thereon as per the permissions and sanctions granted by the authorities concerned including the Mira Bhayandar Municipal Corporation and to sell the flats and other premises in the building to be constructed by them in the layout of the larger property to the intending purchasers thereof by executing agreements under the provisions of Real Estate (Regulation & Redevelopment) Act, 2016 and Rules made thereunder.

Date : 24<sup>th</sup> March, 2023.

  
Advocate

## Annexure 'G'

Consideration of the Flat: Rs. 51,61,660/- (Rupees Fifty One Lakh Sixty One Thousand Six Hundred Only)

Flat No.: 1203

Building Name: SIDDHI VINAYAK AURA

Other Charges: Rs. 3,82,037/- (Rupees Three Lakh Eighty Two Thousand Thirty Seven Only)

दन नं ७		Payment Plan (towards consideration of flat)	
दस्तावेज क्र. २१२११ / २०२४			
1	Advance Booking		50.00%
2	On Completion Of Casting Of The 1st Slab		1.00%
3	On Completion Of Casting Of The 2nd Slab		1.00%
4	On Completion Of Casting Of The 3rd Slab		1.00%
5	On Completion Of Casting Of The 4th Slab		1.00%
6	On Completion Of Casting Of The 5th Slab		1.00%
7	On Completion Of Casting Of The 6th Slab		1.00%
8	On Completion Of Casting Of The 7th Slab		1.00%
9	On Completion Of Casting Of The 8th Slab		1.00%
10	On Completion Of Casting Of The 9th Slab		1.00%
11	On Completion Of Casting Of The 10th Slab		1.00%
12	On Completion Of Casting Of The 11th Slab		1.50%
13	On Completion Of Casting Of The 12th Slab		1.50%
14	On Completion Of Casting Of The 13th Slab		1.50%
15	On Completion Of Casting Of The 14th Slab		1.50%
16	On Completion Of Casting Of The 15th Slab		1.50%
17	On Completion Of Casting Of The 16th Slab		1.50%
18	On Completion Of Casting Of The 17th Slab		1.50%
19	On Completion Of Casting Of The 18th Slab		1.50%
20	On Completion Of Casting Of The 19th Slab		1.50%
21	On Completion Of Casting Of The 20th Slab		1.50%
22	On Completion Of Casting Of The 21st Slab		1.50%
23	On Completion Of Casting Of The 22nd Slab		1.50%
24	On Completion Of Casting Of The 23rd Slab		1.50%
25	On Completion Of Casting Of The 24th Slab		1.50%
26	On Completion Of Casting Of The 25th Slab		1.50%
27	On Completion Of Casting Of The 26th Slab		1.50%
28	On Completion Of Casting Of The 27th Slab		1.50%
29	On Completion Of Casting Of The 28th Slab		1.50%
30	On Completion Of Casting Of The 29th Slab		1.50%
31	On Completion Of Casting Of The 30th Slab		1.50%
32	On Completion Of Brickwork		1.00%
33	On Completion Of Internal Plaster Work		1.00%
34	On Completion Of External Plaster Work		1.00%
35	On Completion Of Flooring & Tiling Work		1.00%
36	On Completion Of Plumbing & Electric Work		1.00%
37	On Possession		5.00%
<b>TOTAL</b>			<b>100.00%</b>

for

Beetu Singh

MR

[Signature]

[Signature]

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दस्ता क्र. २९२७ / २०२४	
९३	८१
Annexure 'G'	



**Payment Plan (towards Other Charges of flat)**

1.	FOR SHARE MONEY APPLICATION ENTRANCE FEE OF THE SOCIETY TO BE PAID BY THE ALLOTTEE TO THE PROMOTER BEFORE POSSESSION.	Rs. 1,000/-
2.	FOR FORMATION AND REGISTRATION OF THE SOCIETY TO BE PAID BY THE ALLOTTEE TO THE PROMOTER BEFORE POSSESSION.	Rs. 1,000/-
3.	FOR PROPORTIONATE SHARE OF TAXES AND OTHER CHARGES IN RESPECT OF SOCIETY TO BE PAID BY THE ALLOTTEE TO THE PROMOTER BEFORE POSSESSION.	Rs. 1,000/-
4.	FOR PROVISIONAL MAINTENANCE CHARGES TO BE PAID BY THE ALLOTTEE TO THE PROMOTER BEFORE POSSESSION.	Rs. 1,01,760/-
5.	FOR CHARGES TOWARDS WATER ELECTRIC AND SERVICES CONNECTION CHARGES TO BE PAID BY THE ALLOTTEE TO THE PROMOTER BEFORE POSSESSION.	Rs. 2,09,000/-
8.	FOR ALL LEGAL COST AND EXPENSES OF ATTORNEY AT LAW AT THE TIME OF EXECUTION OF THIS PRESENTS.	Rs. 10,000/-
	TOTAL	Rs. 3,23,760/-
	APPLICABLE GST	Rs. 58,277/-
	GRAND TOTAL	Rs. 3,82,037/-

Beeta +. Waghela

*[Handwritten Signature]*

*[Handwritten Signature]*

*[Handwritten Signature]*

## Annexure 'H'

### AMENITIES

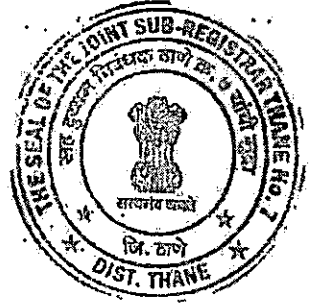
• Vitrified Flooring in the Flat.	
• Designer Main Door	
६४	८५
• Anodized Aluminium Sliding Windows	



- Tiles above the kitchen platform.
- Ceramic tiles in Bathroom & W. C.
- Concealed Plumbing with good quality fittings, fixtures and geyser.
- Concealed electrical copper wiring with good quality fittings.
- T. V. & Telephone points in living room.
- Plastic emulsion paint on internal walls.
- Lift of reputed brand.

Arjun H. Waghela

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Receipt (pavli)

76/20722

Wednesday, November 22, 2023

2:06 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

गावाचे नाव: महाजनवाडी  
दस्तावेजाचा अनुक्रमांक: टनन4-20722-2023  
दस्तावेजाचा प्रकार: स्पेशल पॉवर ऑफ अटॉर्नी  
सादर करणाऱ्याचे नाव: कपिल वी. पठारे --

पावती क्र.: 23487 दिनांक: 22/11/2023

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 260.00
पृष्ठांची संख्या: 13	
एकूण:	रु. 360.00

आपणास मूळ दस्त, यंबनेल प्रिंट, सूची-२ अंदाजे  
2:25 PM ह्या वेळेस मिळेल.

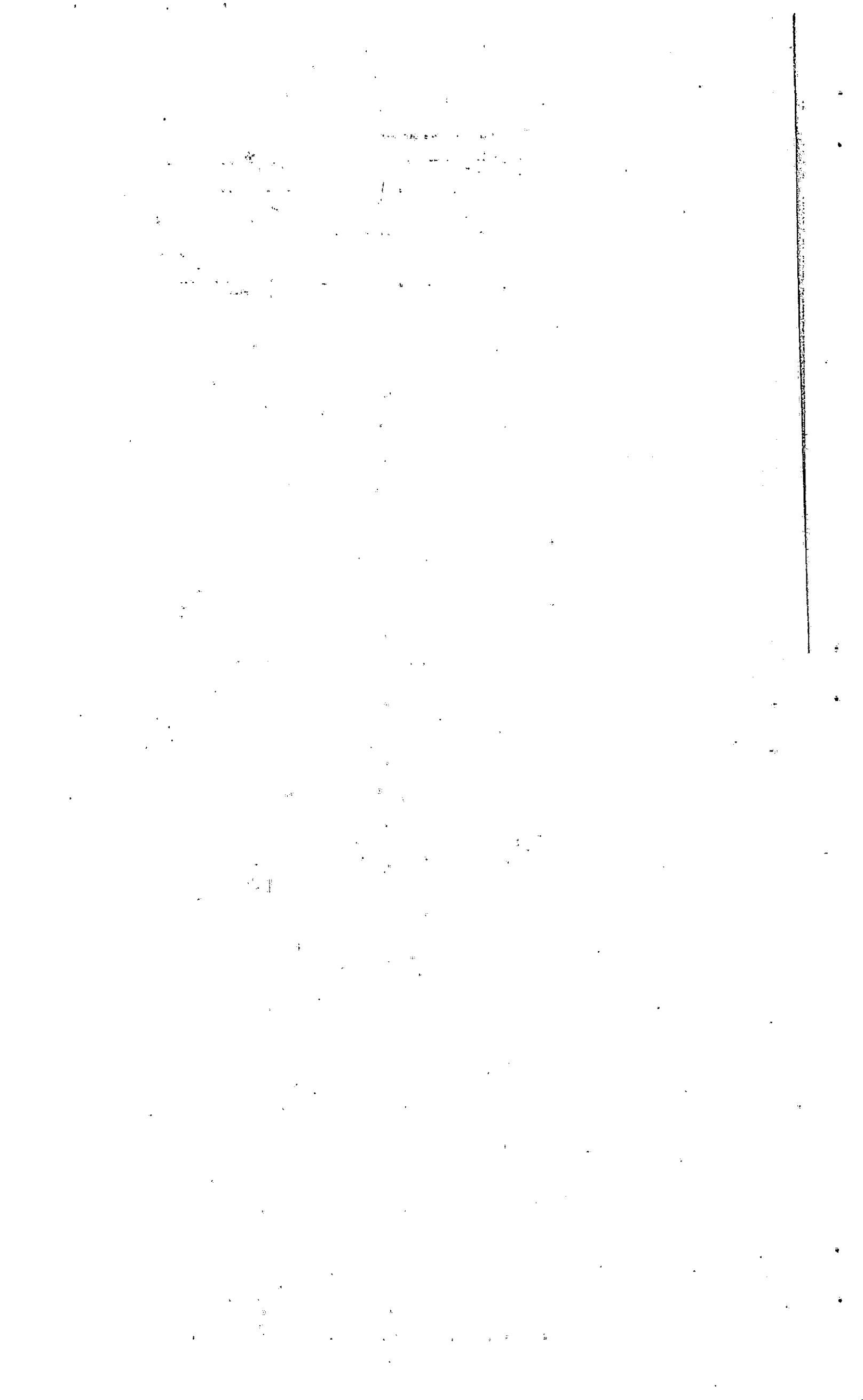
Joint Sub Registrar, Thane 4  
सह. दुय्यम निबंधक क्र. २  
ठाणे. क्र. ४

वाजार मुल्य: रु. 1/-  
मोबदला रु. 1/-  
भरलेले मुद्रांक शुल्क: रु. 500/-

- 1) देयकाचा प्रकार: DHC रक्कम: रु. 260/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1123214217258 दिनांक: 22/11/2023  
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रक्कम: रु. 100/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011243838202324E दिनांक: 22/11/2023  
बँकेचे नाव व पत्ता:

KQ

मूळ दस्तावेजास करत मिळाली



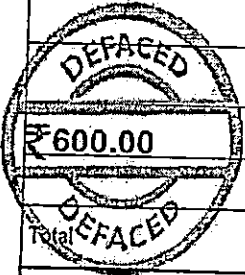


CHALLAN

MTR Form Number 6



GRN	MH011243838202324E	BARCODE	[Barcode]		Date	21/11/2023-18:23:40	48(f)
Department	Inspector General Of Registration		दस्तावेज क्र. 1/2024		Payer Details		
Type of Payment	Registration Fee		TAX ID / TAN (If Any)		[Stamp]		
Office Name		THN4_THANE NO 4 JOINT SUB REGISTRA		Full Name		MR. KAPIL B PATHARE	
Location		THANE		Flat/Block No.		SURVEY NO 78,HISSA NO 1(P),2,3(P),7,8 NEW	
Year		2023-2024 One Time		Premises/Building		SURVEY NO 10 HISSA NO 1/D,2,3A,7,8	
Account Head Details		Amount In Rs.		Road/Street		CTS NO 3542B,3602B,3758B VILLAGE MIRE(MAHAJANWADI)	
0030046401 Stamp Duty		500.00		Area/Locality		TAL AND DIST THANE	
0030083301 Registration Fee		100.00		Town/City/District		[Blank]	
Total		600.00		PIN		4 0 1 1 0 7	
Payment Details		IDBI BANK		Remarks (If Any)		PAN2=AASFV5116A-SecondPartyName=MS VARADVINAYAK DEVELOPERS-	
Cheque-DD Details		FOR USE IN RECEIVING BANK		Amount In		Six Hundred Rupees Only	
Cheque/DD No.		Bank CIN		Ref. No.		69103332023112120492 2839543438	
Name of Bank		Bank Date		RBI Date		21/11/2023-18:26:09 Not Verified with RBI	
Name of Branch		Bank-Branch		Scroll No. , Date		IDBI BANK 100 , 22/11/2023	



Department ID :  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9892472767  
 सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तावेजां लागू आहे. नोंदणी न करावयाच्या दस्तावेजां सदर चलन लागू नाही.

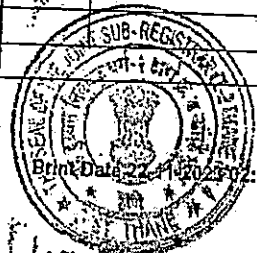
Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-76-20722	0005902163202324	22/11/2023-14:06:17	IGR116	100.00
2	(IS)-76-20722	0005902163202324	22/11/2023-14:06:17	IGR116	500.00
Total Defacement Amount					600.00

दस्तावेज क्र. 20022/2023

Page 1/1

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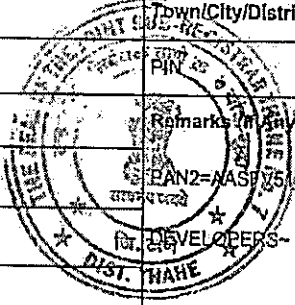


Print Date 22/11/2023 02:12:52



CHALLAN  
MTR Form Number-6



GRN	MH011243838202324E	BARCODE	Date		21/11/2023-18:23:40	Form ID	48(f)
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty	TAX ID / TAN (If Any)					
	Registration Fee	PAN No.(If Applicable)					
Office Name	THN4_THANE NO 4 JOINT SUB REGISTRAR	Full Name	MR KAPIL B PATHARE				
Location	THANE	Flat/Block No.	SURVEY NO 78,HISSA NO 1(P),2,3(P),7,8 NEW				
Year	2023-2024 One Time	Premises/Building	SURVEY NO 10 HISSA NO 1/D,2,3/A,7,8				
Account Head Details	Amount In-Rs.	Road/Street	CTS NO 3542B,3602B,3758B VILLAGE MIRE(MAHAJANWADI)				
0030046401 Stamp Duty	500.00	Area/Locality	TAL AND DIST THANE				
0030063301 Registration Fee	100.00	Town/City/District	4 0 1 1 0 7				
<div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>ट न न ७</p> <p>दस्तावेज क्र. १२११ / २०२४</p> <p>२७ ८५</p> </div>				Remarks (If Any) PAN2=NASH75116A~SecondPartyName=MS. VARADVINAYAK			
Total	600.00	Amount In Words	Six Hundred Rupees Only				
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN	Ref. No.	69103332023112120492	2839543438		
Cheque/DD No.		Bank Date	RBI Date	21/11/2023-18:26:09	Not Verified with RBI		
Name of Bank		Bank-Branch	IDBI BANK				
Name of Branch		Scroll No. , Date	Not Verified with Scroll				

Department ID :

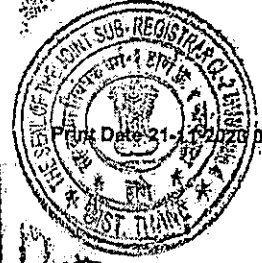
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 9892472767

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

MP3  
Jyeshth m.l.

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दस्तावेज क्र. २०७२२ / २०२३
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Print Date: 21-11-2023 06:26:22



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दस्त क्र. 20022 / 2023	
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**Special Power Of Attorney For Admitting Execution**

TO ALL TO WHOM these presents shall come, We M/s. Varadvinayak Developers, holder of PAN : AASFV5116A a registered Partnership Firm, having office at 204, Prithvi Pride, Building 1/A, Off Vinay Nagar Road, Mira Road, Taluka & District Thane - 401107, through its Partners  
1) Shri. Meghji Purshottam-Bhanushali And 2) Shri. Mansukh Lakhamshi Gudhka the "Builders & Developers/Promoters", SEND GREETINGS.

*MB*  
*gm*

*MB*

## WHEREAS

1. Our partnership Firm known as M/s. Varadvinayak Developers is a developer of lands bearing Survey No. 78; Hissa No.1(Part), New Survey No. 10, New Hissa No.1/D admeasuring 2380 Sq. Mtrs, Survey No. 78, Hissa No.2, New Survey No. 10, New Hissa No.2 admeasuring 1740 Sq. Mtrs, Survey No. 78, Hissa No. 3(Part), New Survey No. 10, New Hissa No.3/A/B admeasuring 1065 Sq. Mtrs, Survey No. 78, Hissa No. 7, New Survey No. 10, New Hissa No.7 admeasuring 130 Sq. Mtrs, Survey No. 78, Hissa No. 8, New Survey No. 10, New Hissa No.8 admeasuring 130 Sq. Mtrs. with corresponding CTS no. 3542B, 3602B, 3758B Village Mire (Of Mahajanwadi), Taluka and District Thane and more particularly described in the schedule hereunder written, lying and being at Village Mire (Of Mahajanwadi), Taluka and District, in the Registration District and Sub District Thane and within the jurisdiction of Mira Bhayandar Municipal Corporation, more particularly described in the schedule hereunder written (hereinafter referred to as 'Said Property')

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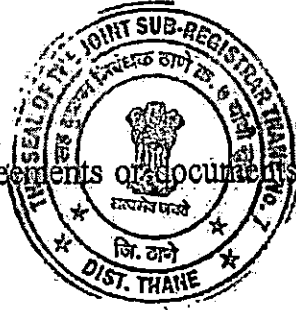
2. We hereby declare that our firm M/s. Varadvinayak Developers is developing the said property.

3. We are unable to appear before the Sub - Registrar for admitting execution of the Agreement for Sale of Flats or any other documents,

M<sup>s</sup> \_\_\_\_\_  
 from \_\_\_\_\_

\_\_\_\_\_

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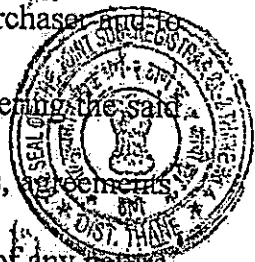
deeds, rectification deeds or any other agreements or documents due to our busy schedule.

4. Therefore, we are desirous of appointing **Shri. Kapil B. Pathare**, having office at **Shop No. 4, Suparshwa Darshan, Venkatesh Park, Opp. M.T.N.L Office, Fatak Road, Bhayandar (West), Tal. and Dist. Thane - 401101**, as our attorney to attend the office of the Sub-Registrar to admit execution of the said Agreement for Sale of flats/shops, documents, deeds, agreements, rectification deeds, or any other documents or deeds of any nature on Our behalf and which the said attorney has agreed to do so.

NOW KNOW YOU ALL AND THESE PRESENTS WITNESS that We, do hereby nominate, constitute and appoint **Shri. Kapil B. Pathare**, to be my true and lawful Attorney for the purpose of express that is to say:

1. To present and lodge in the office of the Sub- Registrar of Assurance at Thane, the Agreement for Sale for flats/shops, documents, deeds, agreements, rectification deeds or any other documents or deeds of any nature in favour of the purchaser and to do all acts and things necessary for effectively registering the said Agreement for Sale for flats/shops, documents, deeds, agreements, rectification deeds, or any other documents or deeds of any nature.

<b>ट न न ४</b>	
दस्त क्र. २०७२२ / २०२३	
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*MM*  
*gmm*

*AB*

2. If any typical mistake is made in the documents, deeds, agreements, rectification deeds, or any other documents than to execute Rectification Deed.

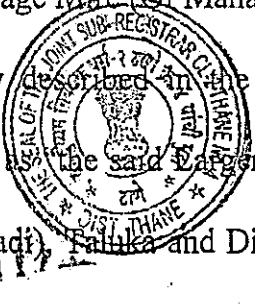
3. AND WE DO HEREBY agree to rectify and confirm all and whatever our said Attorney shall or purport to do or cause to be done by virtue of these presents.

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SCHEDULE OF THE PROPERTY	
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All the piece and parcel of property of lands bearing Survey No. 78, Hissa No.1(Part), New Survey No. 10, New Hissa No.1/D admeasuring 2380 Sq. Mtrs, Survey No. 78, Hissa No.2, New Survey No. 10, New Hissa No.2 admeasuring 1740 Sq. Mtrs, Survey No. 78, Hissa No. 3(Part), New Survey No. 10, New Hissa No.3/A admeasuring 1065 Sq. Mtrs, Survey No. 78, Hissa No. 7, New Survey No. 10, New Hissa No.7 admeasuring 130 Sq. Mtrs, Survey No. 78, Hissa No. 8, New Survey No. 10, New Hissa No.8 admeasuring 130 Sq. Mtrs. with corresponding CTS no. 3542B, 3602B, 3758B Village Mire (Of Mahajanwadi), Taluka and District Thane and more

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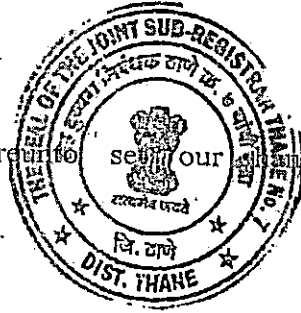
particularly described in the schedule - I hereunder written (hereinafter referred to as "the said Larger Lands") lying and being at Village Mire (Of Mahajanwadi), Taluka and Dist Thane, in the Registration District and Sub

District Thane and now within the jurisdiction of Mira Bhyandar Municipal Corporation.

MP3 \_\_\_\_\_  
 Jm

*[Handwritten mark]*

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दस्त क्र. २०२१/२०२४	
22 <sup>nd</sup>	५
NOV 2023.	



IN WITNESS WHEREOF WE have hereunto set our hand at this 22<sup>nd</sup> day of NOV 2023.

SIGNED AND DELIVERED By

The within named

M/s. Varadvinayak Developers,

through its Partners

1) Shri. Meghji Purshottam Bhanushali



2) Shri. Mansukh Lakhamshi Gudhka



In the presence of .....

- 1.
- 2.

I ACCEPT

Shri. Kapil B. Pathare

In the presence of .....

- 1.
- 2.



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दस्त क्र. २००२२/२०२३	
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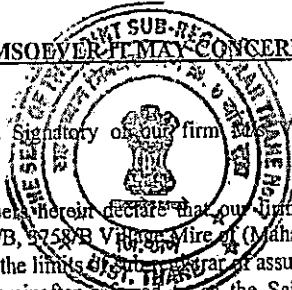
# VARADVINAYAK DEVELOPERS

DATE-18.04.2023

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दिनांक 18/04/2023

TO WHOMSOEVER IT MAY CONCERN

Subject: Letter for appointment of Authorized Signatory of our firm M/s Varadvinayak Developers holder PAN: AASFV5116A.



We the partners of M/s Varadvinayak Developers herein declare that our firm M/s Varadvinayak Developers is the developer of Flat bearing CTS No 3542/B, 3602/B, 3758/B Village Mire of (Mahajanwadi) MiraGaothan, Behind Vishnu Mandir, Mira Road (East) Thane-401107 within the limits of the sub-registrar of assurances Thane and under the jurisdiction of Mira-Bhayander Municipal Corporation "hereinafter referred to as the Said Property", We the partners of M/s Varadvinayak Developers hereby authorize Shri. Meghji Purshottam Bhanushali and Shri. Mansukh Lakhamshi Gudhka, partners of M/s Varadvinayak Developers to handle day to day affairs of our firm M/s Varadvinayak Developers holder of PAN: AASFV5116A and we also authorize them to sign, enter into, execute, seal and deliver documents, Deeds, Receipts, Agreement for Sale of Commercial Unit/s /Shop/s, Rectification Deeds, and/or any other documents, to be executed at the office of the sub-registrar of assurances Thane with the flat unit buyers/purchasers/allotees, or any other person, with respect to the "said property" and with respect to the project named Siddhivinayak Aura Building-1 being Developed by M/s Varadvinayak Developers being constructed on the "said property" and "hereinafter referred to as the Said Project" as and when required.

We state that all such documents, Deeds, Receipts, Agreement for Sale for Flat/s, Agreement for Sale of Commercial Unit/s/Shop/s, Allotment Letters For Flats, Allotment Letters for car parks, Rectification Deeds, and or any other documents executed, signed, sealed, delivered, entered into by Shri Meghji Purshottam Bhanushali and Shri Mansukh Lakhamshi Gudhka as partners of M/s Varadvinayak Developers holder PAN: AASFV5116A at office of the sub registrar of assurances Thane or any other registration office or for any other purpose with respect to the said property or the said project shall be binding upon the other partners of the firm M/s Varadvinayak Developers holder PAN: AASFV5116A and same shall be considered as executed by all the partners of the firm M/s Varadvinayak Developers holder PAN: AASFV5116A. We also state that Shri Meghji Purshottam Bhanushali and Shri Mansukh Lakhamshi Gudhka partners of M/s Varadvinayak Developers holder PAN: AASFV5116A together are hereby designated as "Authorized Signatory" of our firm M/s Varadvinayak Developers holder PAN: AASFV5116A.

For M/s Varadvinayak Developers through its partners  
PAN: AASFV5116A

Shri Meghji Purshottam Bhanushali

*MB*

Shri Mansukh Lakhamshi Gudhka

*Judha MB*

Shri Vishram Murji Gori

*Vishram*

Shri Hitesh Meghji Bhanushali

*Hitesh*



We herein accept  
M/s Varadvinayak Developers through its designated Authorized Signatory herein,  
PAN: AASFV5116A

Shri Meghji Purshottam Bhanushali

*MB*

Shri Mansukh Lakhamshi Gudhka

*Judha MB*

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दिनांक 18/04/2023  
93



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 ७४ ८



**adani**  
 Electricity

Your Electricity Bill

**BILL OF SUPPLY COMMERCIAL**

**VARDEVINAYAK DEVELOPERS**

SIDDHIVINAYK AURA  
 MAHAJANWADI, MIRA GAOTHAN  
 Mira Road (E)  
 NEAR SALASAR ANAND  
 THANE  
 401107

To update your email id and mobile no. call us on 19122

24x7 Powerline  
**19122** We're listening.

REGISTERED OFFICE ADDRESS:  
 ADANI ELECTRICITY MUMBAI LTD  
 Adani Corporate House, Shantigram, Near Vaishno Devi Circle, S. G. Highway, Ktdiyar, Ahmedabad, Gujarat 382421  
 CIN: U74999GJ2008PLC107256 PAN No.: AADCC0086F GSTNO: 27AADCC0086F1ZW

Bill No. 100071423241 Cycle No: 33 Book No: 205 Service: DUMMY Units: 5052 Tariff: LT-II (B)

Type of Supply: LT Connection Date: 02-05-2023 Division: Mira Bhainder

Meter Read on: 31-10-2023 Bill Date: 04-11-2023 Contract Demand: 20.00

Previous Meter reading on: 30-09-2023 BILLING DEMAND: 11.43 Load Factor:

Payment accounted upto: 11-10-2023 Avg. Power Factor: 94.40 % Avg Penalty Dem Qty: 0.00

65% of Maximum recorded demand during 06 to 22.

Units consumed (Includes Peak hour units)	Current month's bill amount	Net other Charges	Net Previous Balance
2941	Rs 37482.66	Rs 0.00	Rs 5.50

Please pay this bill by Online / RTGS / NEFT / Cheque or Demand Draft.

This electricity bill neither reflects a title nor is to be used as a proof of any property or premises.



**ACCOUNT NO.**  
 153463609

**BILL MONTH**  
 OCT-23

**DUE DATE\***  
 25.11.2023

**DUE AMOUNT**

Rs. 37,480.00 \*

**DISCOUNTED BILL AMOUNT**

By discount date 11.11.2023  
 Rs. 37,180.00  
 (after discount of Rs 303.28)

**LATE PAYMENT BILL**

After due date 25.11.2023  
 Rs 37,950.00 # (Including DPC of Rs. 468.53)

\*Refers only to current bill amount. Previous balance is payable immediately.  
 #Payable until one month after due date.  
 @Annual interest applicable as per M&C tariff order.

DETAILS OF YOUR BILL - ELECTRICAL ENERGY - HSN CODE-27160000

	RATE/TARIFF	INR (Rs.)
Fixed/Demand Charge		4,285.13
Energy Charge		18,234.20
Wheeling Charge		6,499.61
Regulatory Asset Charge		0.00
TOD 9 Hrs to 12 Hrs Energy Charge		193.50
TOD 18 Hrs to 22 Hrs Energy Charge		586.00
TOD 22 Hrs to 06 Hrs Energy Charge		498.00Cr
Fuel Adjustment Charge		0.00
Penalty for Exceeding Contract Demand		0.00
Power Factor (PF) Surcharge/Incentive		1025.59
Government Electricity Duty		6153.51
Mah. Govt. tax on Sale of Electricity	21.00 %	1001.12
Current month's bill amount (A)	34.04 p/unit	37482.66
Load Factor Incentive		0.00
Digital payment discount		0.00
Others		0.00
Delay Payment Charge on previous month bill		0.00
Interest charged on arrears		0.00
Adjustments		0.00
Net Other Charges in Current Bill (B)		0.00
Total Current Month charges (A+B)		37482.66
Previous month's bill amount		26945.22
Payment received upto 11.10.2023		26720.00
Prompt Payment Discount		219.72Cr
Net Previous Balance (C)		5.50
Total Bill Amount (A+B+C)		37488.16
Amount Deferred		0.00
Round sum payable by 25-11-2023		37480.00
Delayed payment charges payable after due date		468.53
Total bill amount with DPC		37950.00
Round sum payable between 25-11-2023 and 25-12-2023		37950.00
Your Security Deposit (SD) with us		3000.00

Consolidated stamp duty paid by order no. Mudrank LOA/C50/473/2022 (Validity Period from 01.01.2022 to ...)

*Rangnath Shanbhag*  
**RANGNATH SHANBHAG**  
 Division Head  
 (Mira Bhainder Division)

If paying by cheque, please remember:  
 Kindly issue an account payee cheque and make cheque payable to Adani Electricity Mumbai Ltd.  
 When sending by mail or depositing it in the box please attach the payment slip. Please remember  
 Postdated cheques will not be accepted across the counter.

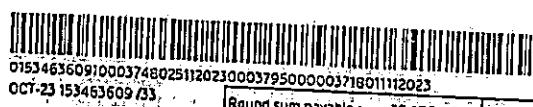
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015346360910003748025112023000379500000371801112023  
 OCT-23 153463609/33

Round sum payable :	37,480.00	Discounted amount :	37,180.00	Amount payable after due date :	37,950.00
Due date :	25.11.2023	Discount date :	11.11.2023		

**Your Electricity Bill**

<p><b>સામાન્ય વાહકો</b></p> <p>VARDHINAYAK DEVELOPERS</p>		<p>Service No. DURIANY</p> <p>Unit: Mira Road</p> <p>Division: Shri Bhaindar</p> <p>Tariff: LT II (B)</p>
<p><b>સામાન્ય વાહકો</b></p> <p>SIDDHIVINAYAK PURA</p>		<p>Bank No: 205</p> <p>Circle No: 33</p>
<p><b>સામાન્ય વાહકો</b></p> <p>MAHAJANWADI MIRA THANE MIRA ROAD (E)</p> <p>NEAR, SALASAR ANAND</p> <p>THANE</p>		
<p>Bill No: 100011423241</p> <p>Type of Supply: LT</p>		

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**દસુ ક ૨૦૨૧/૨૦૨૪**

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Period (Month)	Units	Amount (Rs.) / Demand (kVA)
OCT-22		8.00
NOV-22		8.46
DEC-22		21.50
JAN-23		8.93
FEB-23		8.64
MAR-23		1.65
APR-23		1.65
MAY-23		1.65
JUN-23		1.65
JUL-23		1.65
AUG-23		9.56
SEP-23		10.43

**YOUR METER DETAILS**

Meter Reading Description	Reading	Consumption (kWh)	Consumption (kVA)
Meter Reading Description	12246.06	1672.80	17.58
Energy Consumption	930.50	1281.50	6654.99
TOD Energy Consumption 09:00 hrs to 12:00 hrs	2990.33	391	4851.68
TOD Energy Consumption 18:00 hrs to 22:00 hrs	2340.46	2418.74	1802
TOD Energy Consumption 22:00 hrs to 06:00 hrs	665	1837.87	212.42
06:00 hrs to 22:00 hrs DEMAND	17.580	583	144.06
Reactive Energy Consumption (Lag)			68.36
Reactive Energy Consumption (Lead)			17.580
24 hrs Demand			17.58



**RANGNATH SHANBHAG**  
 Division Head  
 (Micro Bhandar Division)

REGISTERED OFFICE ADDRESS:  
 ADANI ELECTRICITY MUMBAI LTD  
 Adani Corporate House, Shantigam, Near Vaishno Devi Circle, S. G. Highway, Khodiyar, Ahmedabad,  
 Gujarat 382421  
 CIN: U74999GJ2008PLC107256, PAN No: AADCD0086F GSTNO: 27AADCD0086FZV



आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT OF INDIA

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ABRPB7/2028

मे / 2028

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MEGHI PURSHOTAM BHANUSHALI  
पु.सं. / PAN: MEGBH7702D  
पु.सं. / PAN: MEGBH7702D

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT OF INDIA

मे / 2028

८

MEGHI PURSHOTAM BHANUSHALI  
पु.सं. / PAN: MEGBH7702D  
पु.सं. / PAN: MEGBH7702D

भारत सरकार  
GOVERNMENT OF INDIA

मेघी पु.सं. भानुशाली  
Meghi Purshotam Bhanushali  
जन्म तारीख / DOB: 08/05/1958  
पुरुष / MALE

8172 3108 3254  
वि.सं. / PAN: MEGBH7702D

माझे आधार, माझी ओळख

Self Attested

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Signature

Self Attested

M3

Signature

भारत सरकार  
GOVERNMENT OF INDIA

रिसेस दिवास वॉन  
Ritesh Divash Von  
जन्म वर्ष / Year of Birth: 2002  
पुरुष / Male

4337 6119 8929

अधार - सामान्य माणसाचा अधिकार

Self Attested

Signature

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT OF INDIA

मंसुखी लखमशी गुडका  
MANSUKHI LAKHAMSHI GUDKA  
LAKHAMSHI VIKRABJI GUDKA  
08/02/1955

पॅरामिथी अकाउंट नंबर  
AAOPG0535A

भारत सरकार  
GOVERNMENT OF INDIA

मनसुखी लखमशी गुडका  
Mansukhi Lakhmshi  
Gudka  
जन्म तारीख / DOB:  
08/02/1955  
पुरुष / MALE

2941 7084 6030

माझे आधार, माझी ओळख

Self Attested

Signature

Self Attested

Signature

भारत सरकार  
GOVERNMENT OF INDIA

कपिल भाचंद्रा पथारे  
Kapil Bhachandra Pathare  
जन्म तारीख / DOB: 07/26/1983  
पु.सं. / MALE

20022/2028

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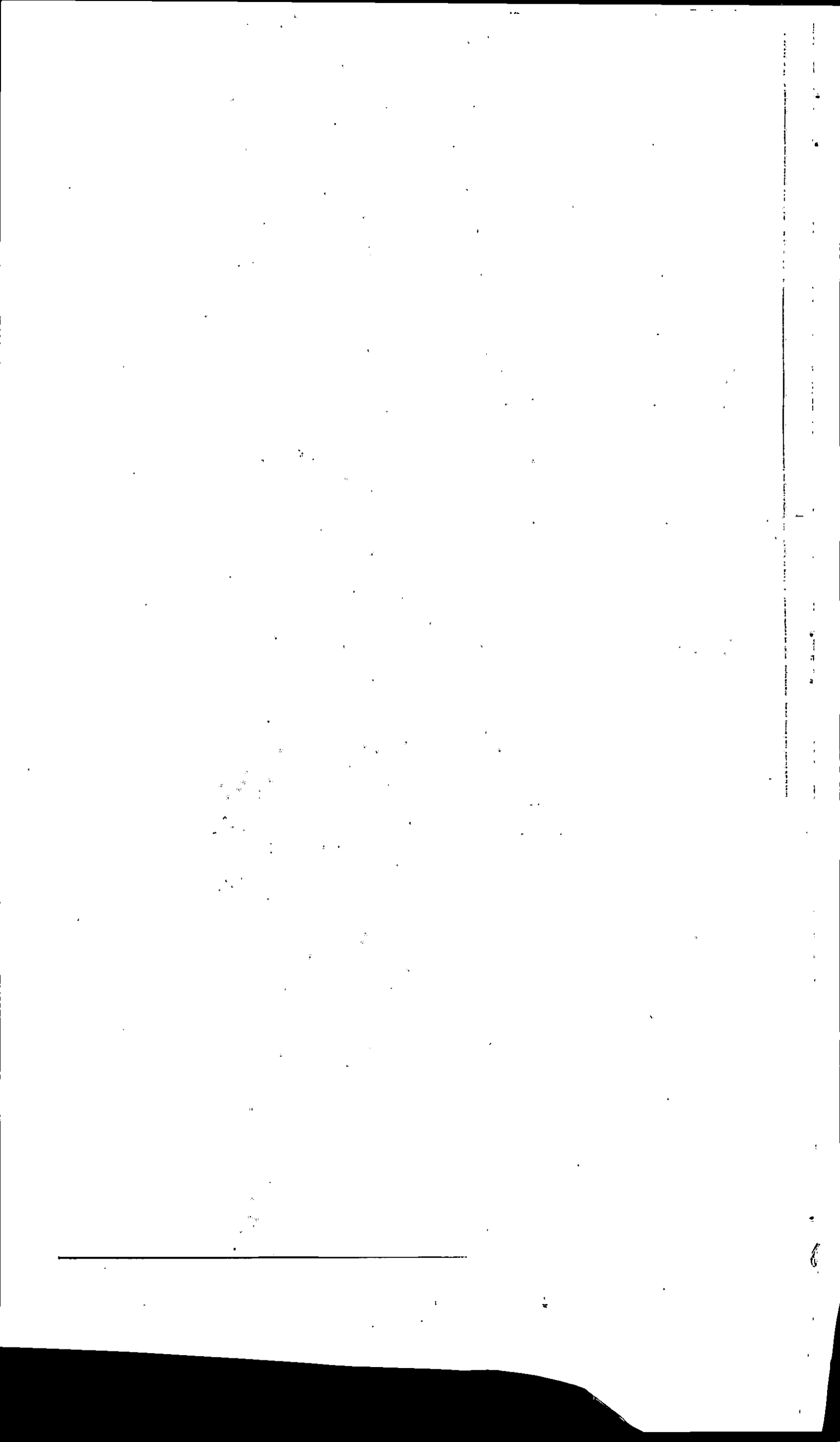
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अधार - सामान्य माणसाचा अधिकार

Self Attested

Signature



11/22/23, 2:06 PM

Summary 1 (Dastgoshwara bhag 1)

76/20722

बुधवार, 22 नोव्हेंबर 2023 2:06 म.नं.

दस्त गोषवारा भाग-1

दनन 4 92 93  
दस्त क्रमांक: 20722/2023

दस्त क्रमांक: दनन 4 /20722/2023

बाजार मूल्य: रु. 01/-

मोवदला: रु. 01/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. दनन 4 यांचे कार्यालयात

पावती: 23487

पावती दिनांक: 22/11/2023

अ. क्र. 20722 वर दि. 22-11-2023

सादरकरणाचे नाव: कपिल वी. पठारे -

रोजी 2:05 म.नं. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 260.00

पृष्ठांची संख्या: 13

दस्त हजर करणाऱ्याची सही:

एकुण: 360.00

Joint Sub Registrar, Thane 4

Joint Sub Registrar, Thane 4

दस्ताचा प्रकार: स्पेशल पॉवर ऑफ अॅटर्नी

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

शिक्षा क्र. 1/22/11/2023 02:05:10 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2/22/11/2023 02:05:58 PM ची वेळ: (फी)

दनन 6	
दस्त क्र. 2999/2023	
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दनन 8	
दस्त क्र. 20082/2023	
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दस्त गोपवारा भाग-2

टनन 4 93/93

दस्त क्रमांक:20722/2023

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दस्त क्रमांक : टनन 4/20722/2023

दस्ताचा प्रकार :- स्पेशल पॉवर ऑफ अटॉर्नी

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव: कपिल वी. पठारे - पत्ता: प्लॉट नं: शॉप नं 4, माळा नं: -, इमारतीचे नाव: सुपार्थ दर्शन, ब्लॉक नं: बेंकदेश पार्क, एम.टी.एम.एल. ऑफिस समोर, फाटक रोड, रोड नं: भाईदर प, महाराष्ट्र, ठाणे. पॅन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :- 38 स्वाक्षरी:		
2	नाव: मेसर्स वरदविनायक डेव्हलपर्स चे भागीदार 1) मेघजी पुरषोत्तम भानुशाही - पत्ता: प्लॉट नं: 204, माळा नं: -, इमारतीचे नाव: पृथ्वी प्राईड, बिल्डिंग 1/ए, ब्लॉक नं: ऑफ विनय नगर रोड, रोड नं: मिरा रोड पू, महाराष्ट्र, ठाणे. पॅन नंबर: AASFV5116A	कुलमुखत्यार देणार वय :- 65 स्वाक्षरी:		
3	नाव: मेसर्स वरदविनायक डेव्हलपर्स चे भागीदार 2) मनसुख लखमशी गुडका - पत्ता: प्लॉट नं: 204, माळा नं: -, इमारतीचे नाव: पृथ्वी प्राईड, बिल्डिंग 1/ए, ब्लॉक नं: ऑफ विनय नगर रोड, रोड नं: मिरा रोड पू, महाराष्ट्र, ठाणे. पॅन नंबर: AASFV5116A	कुलमुखत्यार देणार वय :- 68 स्वाक्षरी:		

वरील दस्तऐवज करून देणार असलेल्या स्पेशल पॉवर ऑफ अटॉर्नी चा दस्तऐवज करून देण्यात येत आहे. शिक्का क्र.3 ची वेळ: 22/11/2023 02:09:41 PM

ओळख:-

खालील इसम असे निवेदित करतात की ते दस्तऐवज करून देणाऱ्यांना व्यक्ती ओळखतात व त्यांची ओळख पुढे करतात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव: रिदेश वैती - वय: 22 पत्ता: भाईदर प पिन कोड: 401101		
2	नाव: प्रविण पाटील - वय: 30 पत्ता: भाईदर प पिन कोड: 401101		

शिक्का क्र.4 ची वेळ: 22/11/2023 02:10:26 PM

Joint Sub Registrar, Thane 4

प्रमाणित करण्यात येते की,

दस्त क्र. 20722/2023 मध्ये

93 पाने आहेत

सदर दस्त पुस्तक क्र. 8 वर नोंदला

Payment Details.

sr.	Purchaser	Type	Verification-no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MR KAPIL PATHARE	eChallan	89103332023112120492	MH011243838202324E	500.00	SD	0005902163202324	22/11/2023
2		DHC		MH011243838202324E	280	RF	1123214217258D	22/11/2023
3	MR KAPIL PATHARE	eChallan		MH011243838202324E	100	RF	0005902163202324	22/11/2023

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

20722/2023

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

## घोषणापत्र

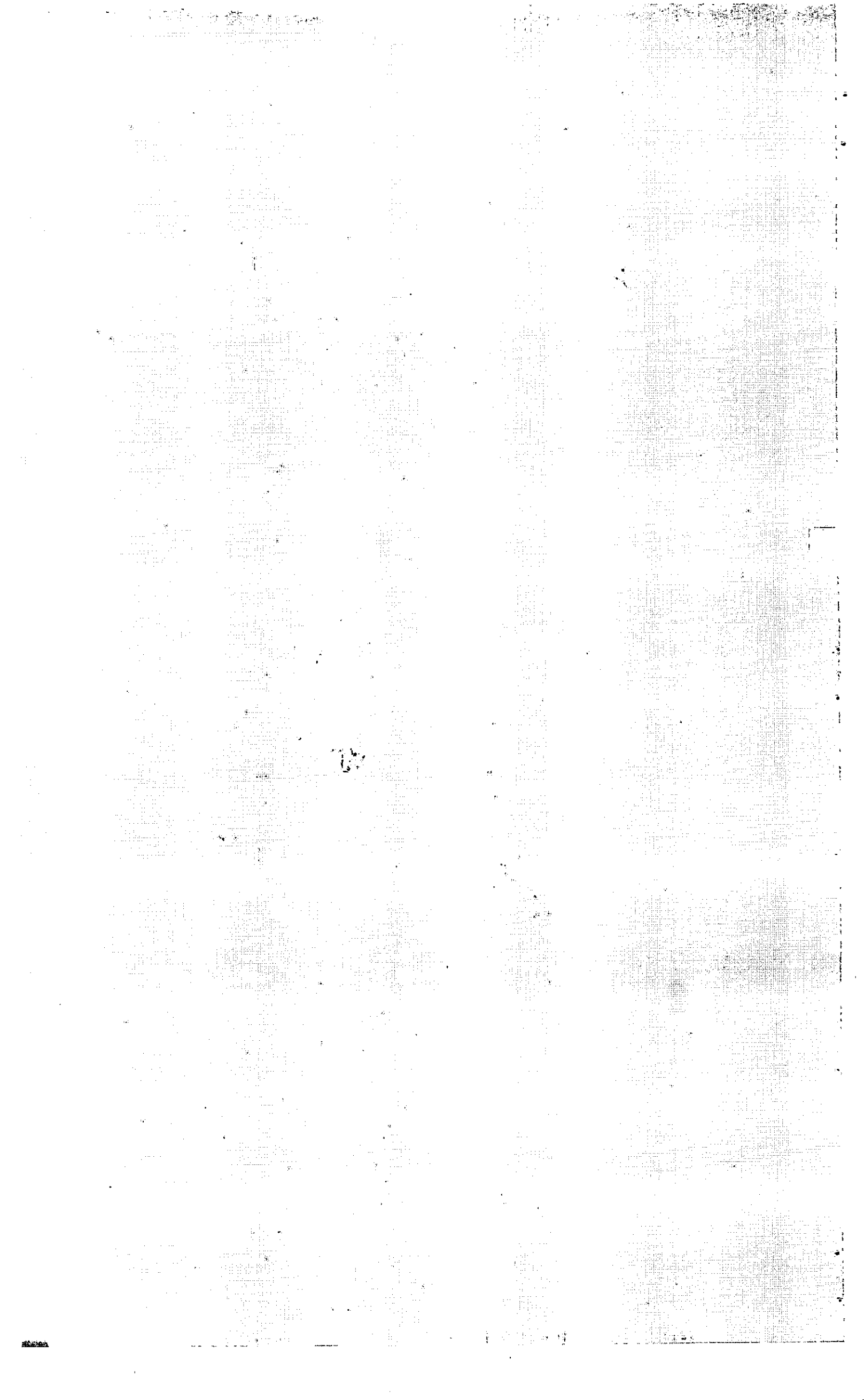
मी कपिल बी. पठारे याद्वारे घोषित करतो की सह.दुय्यम निबंधक ठाणे- 7 यांचे कार्यालयात करारनामा या शीर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. मेसर्स वरदविनायक डेव्हलपर्स चे भागीदार १)मेघजी पुरषोत्तम भानुशाली २)मनसुख लखमशी गुडका यांनी दिनांक २२/११/२०२३ रोजी दिलेल्या कुलमुखत्यार पत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे निष्पापित करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेला नाही. किंवा कुलमुखत्यारपत्र लिहून देणार मयत झालेले नाही. किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्द बातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

*Handwritten signature*

कुलमुखत्यारपत्रधारकांचे नाव व सही

ट न न ७	
दस्त क्र. २९२१ / २०२४	
७९	५






आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

GEETA TULSI WAGHELA  
SHANTIBHAI CHAUHAN

14/02/1967

Permanent Account Number  
AEPFW4945E



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

जिग्नेश तुलसीभाई वाघेला  
Permanent Account Number / Card  
AEPFW4945E

नाम / Name  
जिग्नेश तुलसीभाई वाघेला  
जिग्नेश तुलसीभाई वाघेला



भारत सरकार  
Government of India

आधार  
Aadhaar

भारतीय विशिष्ट संकेतक प्राधिकरण  
National Identification Authority of India

भारत सरकार  
Government of India

आधार  
Aadhaar

भारतीय विशिष्ट संकेतक प्राधिकरण  
National Identification Authority of India

नोंदविण्याचा क्रमांक / Enrollment No 1218/17731/05553

To,  
गीताबेन तुलसीभाई वाघेला  
Geetaben-Tulshibhai Waghela  
Room No.3, Madan Mohan Chawl,  
Rani Sati Marg  
Near Dhanji Wadi  
Malad East  
Malad East Mumbai (Sub Urban)  
Maharashtra 400097

नोंदविण्याचा क्रमांक / Enrollment No 1218/17731/05543

To,  
जिग्नेश तुलसीभाई वाघेला  
Jignesh Tulshibhai Waghela  
Room No. 3, Madan Mohan Chawl,  
Rani Sati Marg  
Near Dhanji Wadi  
Malad East  
Malad East Mumbai (Sub Urban)  
Maharashtra 400097

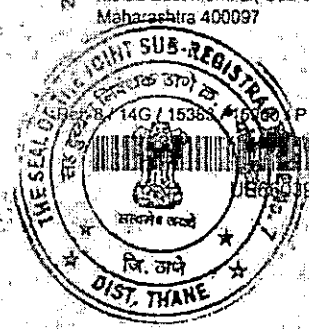
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14/03/2012

21/03/2012

14G / 15368 / 1505 P

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14/03/2012

14G / 15368 / 1505 P

UE64240978IN

CO CT

आपला आधार क्रमांक / Your Aadhaar No. :

2218 2210 3769

आधार — सामान्य माणसाचा अधिकार

आपला आधार क्रमांक / Your Aadhaar No. :


9007 7426 2651

आधार — सामान्य माणसाचा अधिकार

भारत सरकार  
GOVERNMENT OF INDIA

गीताबेन तुलसीभाई वाघेला  
Geetaben Tulshibhai Waghela

जन्म वर्ष / Year of Birth : 1969  
स्त्री / Female




2218 2210 3769

भारत सरकार  
GOVERNMENT OF INDIA

जिग्नेश तुलसीभाई वाघेला  
Jignesh Tulshibhai Waghela

जन्म वर्ष / Year of Birth : 1992  
पुरुष / Male



9007 7426 2651

आधार — सामान्य माणसाचा अधिकार

आधार — सामान्य माणसाचा अधिकार

Self Attested  
Geeta T. Waghela  
Signature.

Self Attested  
Jignesh T. Waghela  
Signature

भारत सरकार  
GOVERNMENT OF INDIA

चेतन पी. वाघेला  
Chetan P. Waghela  
जन्म वर्ष/YoB: 1986  
पुरुष Male  
9043 2929 7983

आधार - सामान्य माणसाचा अधिकार

Self Attested  
*C. P. Waghela*  
Signature

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

VIDHI RAMESH CHAWDA  
RAMESH JEEVANLAL CHAWDA

23/08/1992

Permanent Account Number  
AYMPC8593D

14/04/2013

Signature



भारत सरकार  
Unique Identification Authority of India  
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1218/61118/34274

To,  
विधी रमेश चावडा  
Vidhi Ramesh Chawda  
D/O: Ramesh Chawda  
Plot No 1906  
Azad Road  
Near Fire Brigade  
Mumbai  
Vileparle (East) Mumbai Mumbai  
Maharashtra 400057  
9324536644

Ref: 379 / 23G / 709881 / 710644 / P



SH058945004FT



क्रमांक / Your Aadhaar No. :

4890 7758 6729

आधार - सामान्य माणसाचा अधिकार

भारत सरकार  
Government of India

पुरशोतम ओ वाघेला  
Purshottam O Waghela  
जन्म तारीख/DOB: 09/06/1956  
पुरुष/ MALE

8508 3053 9585

माझे आधार, माझी ओळख

Self Attested  
पुरशोतम ओ वाघेला  
दस्त क्र 2947 / 2028  
७ ७

भारत सरकार  
Government of India

विधी रमेश चावडा  
Vidhi Ramesh Chawda  
जन्म वर्ष / Year of Birth : 1992  
स्त्री / Female

4890 7758 6729

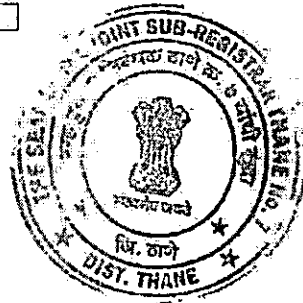
आधार - सामान्य माणसाचा अधिकार

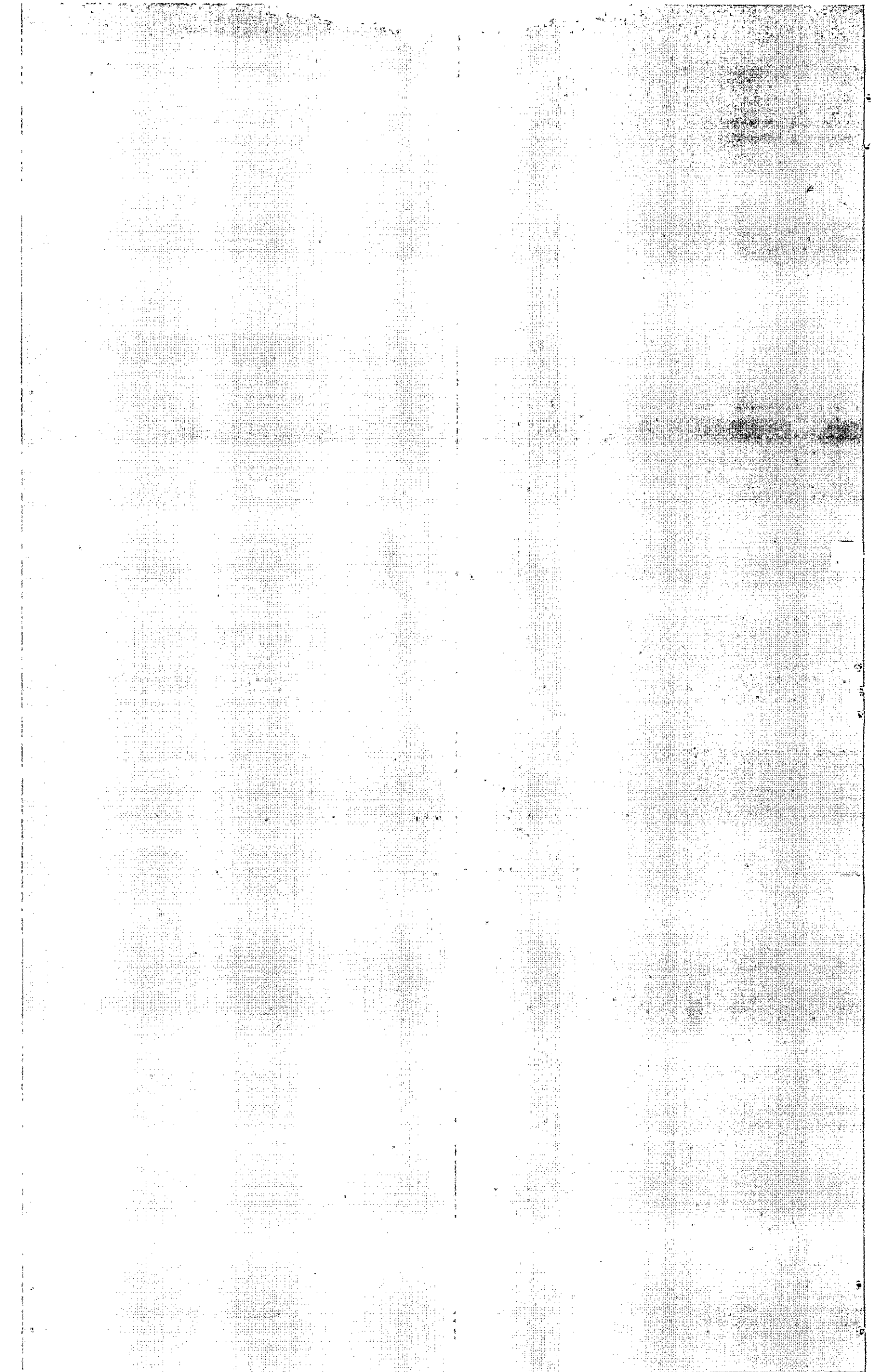
Self Attested  
*Vidhi*  
Signature



मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID	202411262878			26 November 2024, 01:32:50 PM टनन7	
मूल्यांकनाचे वर्ष	2024				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका : ठाणे				
उप मूल्य विभाग	6/25-एस) भु.विभाग महाजनवाडी गावातील पश्चिम द्रुतगती मार्गाच्या पुर्व दक्षिणेकडील सर्व्हे क्र।12 व्यतिरिक्त इतर सर्व मिळकती				
क्षेत्राचे नाव	Mira Bhaindar Municipal Corporation		सर्व्हे नंबर/न. भू. क्रमांक :	सर्व्हे नंबर#10	
वार्षिक मूल्य दर तक्त्यानुसार मूल्य दर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
	22300	61500	70800	92200	70800
मोजमापनाचे एकक	चौ. मीटर				
बांधीव क्षेत्राची माहिती	बांधकाम क्षेत्र (Built Up)-	69.41 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-
	बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-
	उद्दवाहन सुविधा-	आहे	मजला -	11th to 20th Floor	कार्पेट क्षेत्र-
					बांधीव Rs.26620/- 63.1 चौ. मीटर
Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ = 107.5 / 100 Apply to Rate = Rs.66112/-					
धसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्य दर = ((वार्षिक मूल्य दर - खुल्या जमिनीचा दर) * धसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर = ((66112-22300) * (100 / 100)) + 22300 = Rs.66112/-					
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 66112 * 69.41 = Rs.4588833.92/-					
Applicable Rules = 3, 9, 18, 19					
एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लागतच्या गच्चीचे मूल्य (खुली बाळकनी) + वरील गच्चीचे मूल्य + बंदिस्त बाह्यन तळाचे मूल्य + खुल्या जमिनीवरील बाह्यन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाळकनी + स्वयंचलित बाह्यनतळ = A + B + C + D + E + F + G + H + I + J = 4588833.92 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.4588834/- = २ पंचेचाळीस लाख अठ्ठ्याऐशी हजार आठ शे चौतीस/-					

टनन 7	
दस्त क्र. 2971 / 2028	
२	८





337/21215

मंगळवार, 26 नोव्हेंबर 2024 2:55 म.नं.

दस्त गोपवारा भाग-1

टनन7

315

दस्त क्रमांक: 21215/2024

दस्त क्रमांक: टनन7 /21215/2024

बाजार मूल्य: रु. 45,88,834/-

मोवदला: रु. 51,61,660/-

भरलेले मुद्रांक शुल्क: रु.3,61,400/-

दु. नि.सह. दु. नि. टनन7 यांचे कार्यालयात

अ. क्र. 21215 बर दि.26-11-2024

रोजी 2:53 म.नं. वा. हजर केला.

पावती:22798

पावती दिनांक: 26/11/2024

सादरकरणाराचे नाव: गीताबेन तुलसीभाई बाघेला - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1700.00

पृष्ठांची संख्या: 85

एकुण: 31700.00

*Geeta B. Waghela*

दस्त हजर करणाऱ्याची सही:

*Joint Sub Registrar Thane 7*

*Joint Sub Registrar Thane 7*

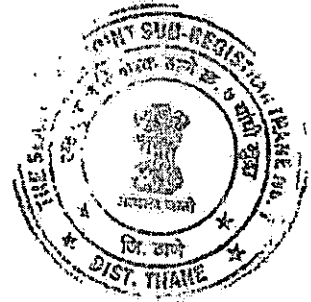
दस्ताचा प्रकार: करारनामा

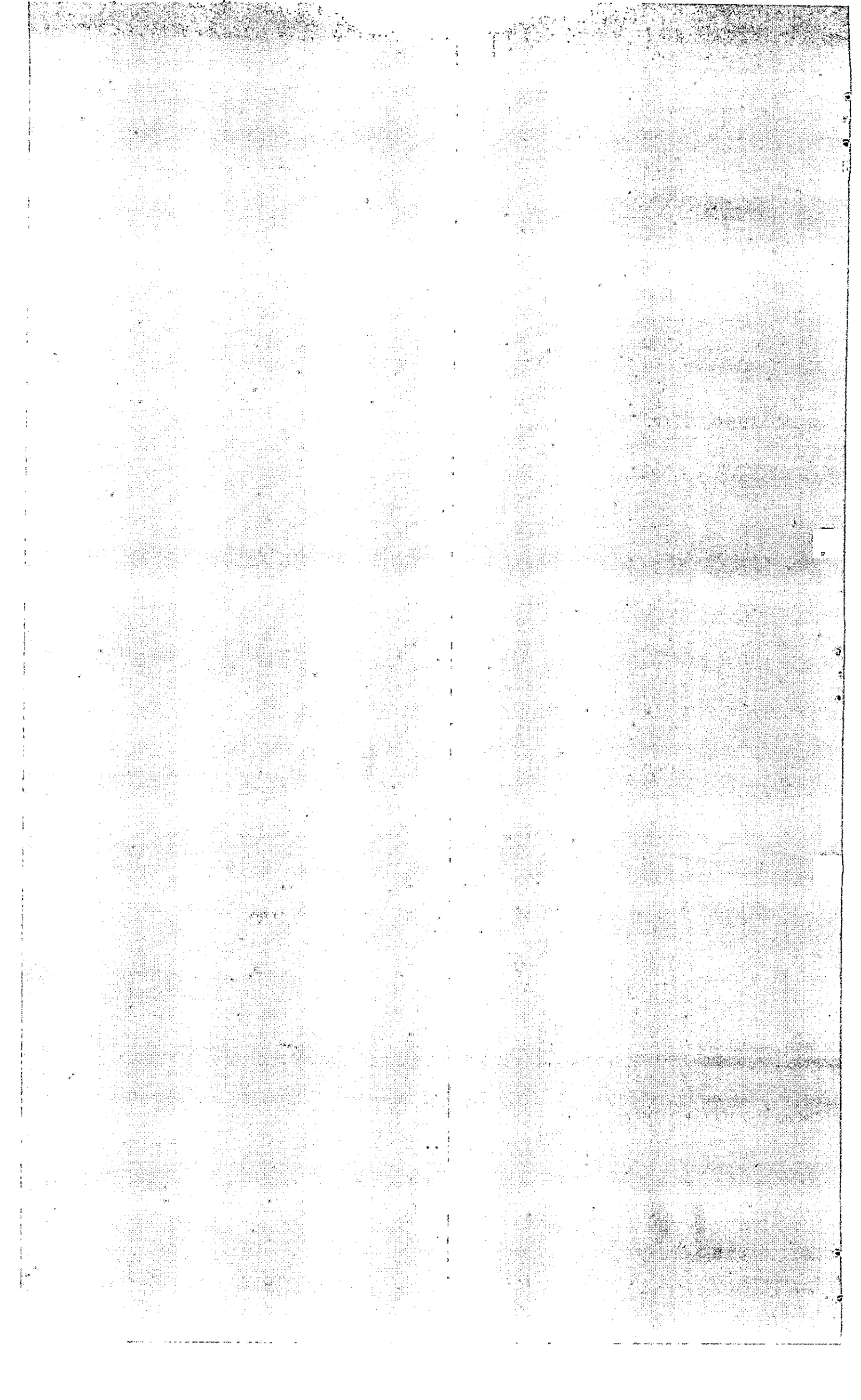
मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 26 / 11 / 2024 02 : 53 : 27 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 26 / 11 / 2024 02 : 54 : 11 PM ची वेळ: (फी)

ट न न ७  
दस्त क्र. 2994 / 2024  
७ ८







26/11/2024 3:08:32 PM

दस्त गोपवारा भाग-2

टनन7

दस्त क्रमांक:21215/2024

दस्त क्रमांक :टनन7/21215/2024

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मेसर्स वरदविनायक डेव्हलपर्स चे भागीदार 1)मेघजी पुरषोत्तम श्रानुशाली यांच्या तर्फे कु.मु. म्हणून कपिल बी.पठारे पत्ता:प्लॉट नं: 204, माळा नं: -, इमारतीचे नाव: पृथ्वी प्राईड,विल्डिंग 1/ए, ब्लॉक नं: ऑफ विनय नगर रोड, रोड नं: मिरा रोड पू, महाराष्ट्र, ठाणे. पॅन नंबर:AASFV5116A	लिहून देणार वय :-39 स्वाक्षरी:-		
2	नाव:मेसर्स वरदविनायक डेव्हलपर्स चे भागीदार 2)मनसुख लखमशी गुडक्रा यांच्या तर्फे कु.मु. म्हणून कपिल बी.पठारे पत्ता:प्लॉट नं: 204, माळा नं: -, इमारतीचे नाव: पृथ्वी प्राईड,विल्डिंग 1/ए, ब्लॉक नं: ऑफ विनय नगर रोड, रोड नं: मिरा रोड पू, महाराष्ट्र, ठाणे. पॅन नंबर:AASFV5116A	लिहून देणार वय :-39 स्वाक्षरी:-		
3	नाव:गीतावेन तुलसीभाई वाघेला -- पत्ता:प्लॉट नं: रूम नं 3, माळा नं: -, इमारतीचे नाव: मदन मोहन चाळ, ब्लॉक नं: राणी सती मार्ग,धनजी वाडी जवळ, रोड नं: मालाड पू.मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:AEAPW4945E	लिहून घेणार वय :-55 स्वाक्षरी:-		
4	नाव:जिग्नेश तुलशीभाई वाघेला -- पत्ता:प्लॉट नं: रूम नं 3, माळा नं: -, इमारतीचे नाव: मदन मोहन चाळ, ब्लॉक नं: राणी सती मार्ग,धनजी वाडी जवळ, रोड नं: मालाड पू.मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:ABRPW4569Q	लिहून घेणार वय :-32 स्वाक्षरी:-		
5	नाव:विधी जिग्नेश वाघेला पत्ता:प्लॉट नं: रूम नं 3, माळा नं: -, इमारतीचे नाव: मदन मोहन चाळ, ब्लॉक नं: राणी सती मार्ग,धनजी वाडी जवळ, रोड नं: मालाड पू.मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:AYMPC8598D	लिहून घेणार वय :-32 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ:26 / 11 / 2024 03 : 06 : 17 PM

ओळख:-

दस्तऐवज निष्पादनाच्या कबुलीजवाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून घेणार गीतावेन तुलसीभाई वाघेला --	26/11/2024 03:04:57 PM	गितावेन तुलसीभाई वाघेला F 4310901845347557376
2	लिहून घेणार जिग्नेश तुलशीभाई वाघेला --	26/11/2024 03:05:52 PM	जिग्नेश तुलशीभाई वाघेला M 1238067859584274432
3	लिहून घेणार विधी जिग्नेश वाघेला	26/11/2024 03:06:36 PM	विधी जिग्नेश वाघेला F 1310902258062876672

4	लिहून देणार मेसर्स वरदविनायक डेव्हलपर्स चे भागीदार 1)मेघजी पुरपोत्तम भानुशाली यांच्या तर्फे कु.मु.म्हणून कपिल वी.पठारे	26/11/2024 03:07:01 PM	कपिल भालचंद्र पठारे M 1172120198666805248	
5	लिहून देणार मेसर्स वरदविनायक डेव्हलपर्स चे भागीदार 2)मनसुख लखमशी गुडका यांच्या तर्फे कु.मु.म्हणून कपिल वी.पठारे	26/11/2024 03:07:15 PM	कपिल भालचंद्र पठारे M 1172120198666805248	

शिक्का क्र.4 ची वेळ:26 / 11 / 2024 03 : 07 : 16 PM

शिक्का क्र.5 ची वेळ:26 / 11 / 2024 03 : 07 : 30 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Thane 7

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	GEETABEN TULSIBHAI WAGHELA and OTHERS	eChallan	69103332024102517942	MH010412356202425E	361400.00	SD	0006360104202425	26/11/2024
2		DHC		1124269306655	1700	RF	1124269306655D	26/11/2024
3	GEETABEN TULSIBHAI WAGHELA and OTHERS	eChallan		MH010412356202425E	30000	RF	0006360104202425	26/11/2024

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

21215 /2024

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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](mailto:feedback.isarita@gmail.com)

ट न न ७	
दस्त क्र २९९५ / २०२४	
८५	८५



प्रमाणित करण्यात येते की, या दस्तामध्ये  
एकूण .....८५..... पाने आहेत.  
सदर दस्त पुस्तक क्र. १  
अ. क्र. ....२९२९५..... वर नोंदला

सह. दुय्यम निबंधक, वर्ग-२, ठाणे क्र. ७  
दि: २६ / ११ / २०२४