

335/1056

पावती

Original/Duplicate

Tuesday, January 22, 2019

नोंदणी क्र.: 39M

3:25 PM

Regn.: 39M

पावती क्र.: 1242 दिनांक: 22/01/2019

गावाचे नाव: कोलशेत

दस्तऐवजाचा अनुक्रमांक: टनन5-1056-2019

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: प्रमोद विठ्ठल कुबल - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2200.00

पृष्ठांची संख्या: 110

एकूण:

रु. 32200.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
3:46 PM ह्या वेळेस मिळेल.

Joint Sub-Registrar, Thane 5

सह दुय्यम निर्बंधक, ठाणे क्र. ५

बाजार मूल्य: रु.6238000 /-

मोबदला रु.11758000/-

भरलेले मुद्रांक शुल्क : रु. 705500/-

- 1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010802306201819S दिनांक: 19/01/2019
बँकेचे नाव व पत्ता: Panjab National Bank
- 2) देयकाचा प्रकार: By Cash रक्कम: रु 2200/-

Rusul

महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA
ई-सुरक्षित बैंक व कोषागार पावती
e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

Bank/Branch: PNB/THANE MG RD(3739)
Pmt Txn id : 180119M357043
Pmt DtTime : 18-01-2019@12:28:30
ChallanIdNo: 03006172019011650161
District : 1201/THANE

16219142912045

Stationery No: 16219142912045
Print DtTime: 19-01-2019@10:28:26
GRAS GRN : MH010802306201819S
Office Name : IGR117/THN5_THANE NO 5 J

StDuty Schm: 0030046401-75/Sale of Other NonJudicial Stamps SoS
StDuty Amt : R 7,05,500/- (Rs Seven, Zero Five, Five Zero Zero only)

RgnFee Schm: 0030063301-70/Ordinary Collections IGR
RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : B25/Agreement to sale/Transfer/Assignment
Prop Mvblty: Immovable Consideration: R 1,17,58,000/-
Prop Descr : FLAT 604 6TH,FLOOR BUILDING,NO 2 B WING EDEN,CASTLE PLATINUMHERITAG
EKOLSHET THANE W,THANE,Maharashtra

Duty Payer: (DLN--) PRAMOD VITTHAL KUBAL
Other Party: (PAN-AAHFD6595N) DARSHAN SAGAR DEVELOPERS

Bank official1 Name & Signature

[Signature]



Bank official2 Name & Signature

[Signature]

--- Space for customer/office use --- Please write below this line ---

[Handwritten Signature]

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१ / ११०



e-SBTR IS VALID UPTO SIX MONTHS FROM THE DATE OF PAYMENT.

Flat/Shop No. 604, Building No. 2-B-Eden Castle

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AGREEMENT FOR SALE

M/s. DARSHAN SAGAR DEVELOPERS - AAHFD659SN

AND

NAME Mr. Pramod Vitthal Kubal

ADDRESS Room No. 2021, Building No. 48,
MSCB Colony, Vartak Nagar, Thane (W)

Flat/Shop No. 604, Building No. 2-B-Eden Castle

Pramod



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 १/११०

AND

Mr. ~~Mrs~~ Ramod Vithal Kubal Official
 e-mail ID Kautilkanteprises65@gmail.com
 R/o Room No. 2021, Building No. 48, MSCB Colony,
Vastak Nagar, Thane (W)
 having Income tax PAN AGPPK0141D

उत्तर - ५
 दस्तावेज नं १०५९ / २०१९
 ऑफिशियल १/११०

JOINTLY WITH*

Mr. / Ms. / Mrs.
 mail ID
 R/o

having Income tax PAN

OR

(FOR FIRMS)

M/s. _____ a partnership / proprietorship firm
 duly registered and having its office at _____
 through its Authorised Signatory
 Partner / Sole Proprietor Mr. / Ms. / Mrs. _____
 Official e-mail ID of the Firm _____
 Address _____



This Agreement for Sale is made at Thane on this 22nd day of Jan, 2019.

BY AND BETWEEN

M/s. **DARSHAN SAGAR DEVELOPERS**, a partnership firm duly registered under the provisions of Indian Partnership Act, 1932, having its registered office at: 401, Dev Corpora, Service Road, Eastern Express Highway, Panchpakhadi, Thane (W), hereinafter referred to as the "Promoters" through its partners **1) Exotic Real Estate Developers Private Limited & 2) Exotic Propcon Private Limited** (which expression shall unless it be repugnant to the context or meaning thereof mean and include the partnership firm, or its partners and their respective heirs, successors in title, executors and assigns) **OF THE ONE PART;**



(FOR COMPANIES)

_____ a Company duly registered under Companies Act, 1956/2013 having its registered office at _____ and PAN _____ through its duly Authorised Signatory Mr. / Ms. / Mrs. _____ authorized by board resolution dated _____ Official e-mail ID of the Company _____

Hereinafter jointly and severally referred to as the "Purchaser(s)" (which expression unless excluded by or repugnant to the context or meaning

thereof, shall mean and include his/her/its heirs, executors, administrators, successors and legal representatives) **OF THE OTHER PART.**

The Party of the First Part is hereinafter referred to as the "**Promoters**". Promoters and Purchaser(s) are hereinafter individually referred to as the "**Party**" and collectively referred to as the "**Parties**".

WHEREAS:

A1. DESCRIPTION OF SAID PROPERTY:

The Promoters are the sole and exclusive developers of the pieces and parcels of land lying, being and Situate at Village Kolshet, Taluka and District Thane within the Registration District and Sub-District of Thane and also within the limits of Thane Municipal Corporation ("TMC") bearing 1) Survey no. 137, Hissa No. 11 admeasuring 3840 Square meters, (hereinafter referred to as the "**First Property**"), 2) Survey No. 137, Hissa No. 6, admeasuring 5460 Square meters (hereinafter referred to as the "**Second Property**"), and 3) Survey No. 136, Hissa No. 1 admeasuring 500 square meters (hereinafter referred to as the "**Third Property**"), and admeasuring in aggregate 9800 square meters Which pieces and parcels of land, more particularly described in the **First Schedule "A", "B" and "C"** respectively and hereinafter the First Property, the Second Property and the Third Property collectively referred to as the "**Said Property**";

A2. Brief history of the First Property:

1. The First Property was originally owned by Premkunvarbai Dwarkadas Thakkar and Undrya Narayan Mhatre was recorded as tenant of the Said First Property as per the Tenancy Order dated January 14, 1956;

Premkunwarbai Dwarkadas Thakkar demised on August 16, 1967 leaving behind her 3 daughters namely 1) Kanta Rasiklal Makhecha, 2) Yesumati Anilkumar Makhecha and 3) Shobha Dwarkadas Thakkar as her only legal heirs; hence their names were recorded in the record of rights;

3. Undrya Narayan Mhatre demised in or around 1960 leaving behind him legal heirs his 2 sons namely 1) Tukaram Undrya Mhatre and 2) Ganpat Undrya Mhatre;

4. Pursuant to the order of Upper Tahasildar Thane under section 32(G) of Maharashtra (Bombay) Tenancy and Agricultural Lands Act, 1948 bearing No. Kolshet/VR/360 dated May 18, 1972 name of Agricultural Tenant Ganpat Undrya Mhatre and others were recorded as occupants in the record of rights of the First property;

5. Ganpat Undrya Mhatre and others have paid entire purchase price determined under section 32(G) of Maharashtra (Bombay) Tenancy and Agricultural Lands Act, 1948. Accordingly sale certificate under section 32M was granted by Tahasildar and Agricultural Land Tribunal, Thane;

6. Ramchandra Thakrya Mhatre demised on March 4, 1989 leaving behind him legal heirs namely wife 1) Motibai Ramchandra Mhatre, 2 sons namely 2) Sharad Ramchandra Mhatre, 3) Shankar Ramchandra Mhatre, 3 married daughters namely 4) Damayanti Eknath Kabadi 5) Lalita Chandrakant Mukadam and 6) Kamini Vasant Patil;

7. Tukaram Undrya Mhatre demised leaving behind him legal heirs namely wife 1) Purnabai Tukaram Mhatre, 2 married daughters namely 2) Leela Uttam Patil and 3) Vithabai Chandrakant Bhoir;

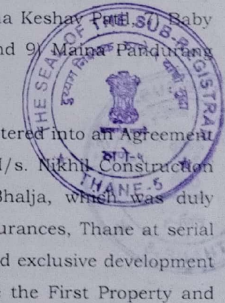
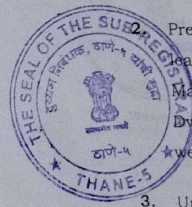
8. Ganpat Undrya Mhatre demised in or around 1982 leaving behind him his legal heirs namely Wife 1) Gangubai Ganpat Mhatre 3 Sons namely 2) Vasudev Ganpat Mhatre, 3) Jananrdan Ganpat Mhatre, 4) Jaywant Ganpat Mhatre, and 4 married daughters namely 5) Laxmi Parshuram Patil, 6) Prema Keshav Patil, 7) Baby Jaywant Bhoir, 8) Bharti Vasant Tare, and 9) Manu Pandurang Tare;

9. Sharad Ramchandra Mhatre and others entered into an Agreement for sale dated December 19, 2006 with M/s. Nikhil Construction Company through its partner Anil H. Bhalja, which was duly registered with the Sub - Registrar of Assurances, Thane at serial no. 543/2007 and thereby granted sole and exclusive development rights and preferential right to purchase the First Property and several other properities and Power of Attorney was also executed in favour of Anil H. Bhalja, partner of M/s. Nikhil Construction Company dated January 26, 2007 which is also duly authenticated by the Sub - Registrar of Assurances Thane at serial no. 54/2007;

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१०५६ / २०११
६ / १९९०



10. Sharad Ramchandra Mhatre and other Co-owners of the First Property further executed Supplementary Development Agreement with M/s. Nikhil Construction Company and duly registered with the Sub - Registrar of Assurances Thane vide Sr. No. 545/2007 dated January 18, 2007 to record certain variations in the consideration mutually agreed between them in pursuance of Agreement for Sale dated December 19, 2006;

11. In pursuance of Agreement for Sale dated December 19, 2006 Deed of Confirmation cum Supplementary Agreement was executed between M/s. Nikhil Construction Company and Gangubai ganpat Mhatre and others of the Second Part and Sharad Ramchandra Mhatre and others of the third part in respect of the First Property which is duly registered with the Sub Registrar of Assurances Thane at serial number 1805/2007 dated March 17, 2007;

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Power of Attorney dated March 3, 2007 was also executed by Gangubai Ganpat Mhatre and Others in favour of Anil H. Bhaljia, partner of M/s. Nikhil Construction Company duly registered with the Sub Registrar of Assurances Thane;

13. Deed of Confirmation cum Supplementary Agreement executed between M/s. Nikhil Construction Company and Motibai Ramchandra Mhatre and others of the Second Part and Sharad Ramchandra Mhatre and others of the third part in respect of the First property which is duly registered with the Sub Registrar of Assurances Thane at serial number 7136/2008 dated May 15, 2008;

14. Power of Attorney dated May 15, 2008 executed by Motibai Ramchandra Mhatre and Others in favour of Digamber Raghunath Sukhi and Others partners of M/s. Nikhil Construction Company which is duly registered with the Sub Registrar of Assurances Thane at serial number 3400/2009;



15. By virtue of Deed of Conveyance dated April 17, 2010 which is duly registered with the Sub Registrar of Assurances Thane at serial number 5014/2010, the First Property was conveyed and transferred by Sharad Ramchandra Mhatre and others, Gangubai Ganpat Mhatre and Others, Motibai Ramchandra Mhatre and others in favour of M/s. Nikhil Construction Company;

16. M/s. Nikhil Construction Company executed Agreement for Sale dated November 30, 2012 in favour of M/s. Concorde Real Estate in respect of the First Property which is duly registered with the Sub Registrar of Assurances Thane at serial number 4873/2012 and also executed Power of Attorney on even date which is duly registered with the Sub Registrar of Assurances Thane at serial number 4874/2012;

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17. M/s. Nikhil Construction Company through its partners Raghunath Sukhi and Anish Jitendra Shah conveyed and transferred the Said First Property in favour of M/s. Concorde Real Estate by executing Deed of Conveyance dated October 18, 2013 which is duly registered with the Sub-Registrar of Assurances under serial number 10450/2013;

18. Agreement for Sale dated April 19, 2014 entered into between M/s. Concorde Real Estate and the Promoters in respect of the Said First Property which is duly registered with the Sub Registrar of Assurances Thane at serial number 4042/2014 and also executed Power of Attorney on even date which is duly registered with the Sub Registrar of Assurances Thane at serial number 4045/2014;

19. M/s. Concorde Real Estate conveyed and transferred the Said First Property in favour of Promoters by executing Deed of Conveyance dated February 18, 2015 which is duly registered with the Sub-Registrar of Assurances under serial number TNN-9/1188/2015;

A3. Brief history of the Second Property

1. The Said Second Property was originally owned by Paridum Sorabji Patel;
2. Government through Mahalkari and respondents 1) Sakharat Jamnadas, 2) Balkisan Tulshidas, and 3) Parvatibai Chakrasam executed a certificate dated July 30, 1930 in favour of Paridum Sorabji Patel in respect of the Second Property and Several Property;
3. Name of Dina Hashya was recorded as tenant in respect of the Said Second Property by the order no. TNC 8113;



Rama Surkar alias Sunanda Sudam Gavit 4) Nirmala Rama Surkar alias Nirmala Balu Jadhav 5) Gita Rama Surkar and 6) Manisha Rama Surkar;

11. Saibai Rama Surkar and others transferred and conveyed the Said Second Property in favour of Mr. Digambar Raghunath Sukhi and Anish Jitendra Shaha in pursuance of order of Collector Thane dated May 17, 2014 passed under the provisions of section 36A of Maharashtra Land Revenue Code, 1966 and Maharashtra Land Revenue (Transfer of occupancy rights by Tribal to Non Tribal) Rules, 1975 which is duly registered with the Sub Registrar of Assurances, Thane - 5 at serial number 5347/2014 dated March 27, 2014;

12. Agreement for sale dated June 05, 2014 was executed by Digambar Raghunath Sukhi and 2) Anish Jitendra Shah of the First Part, M/s. Nikhil Construction Company as Confirming Party of the Second Part in favour of the Promoters which is duly registered with the Sub Registrar of Assurances, Thane at serial number TNN-5/5752/2014 and also executed Power of Attorney on even date which is duly registered with the Sub Registrar of Assurances Thane at serial number TNN-5/5753/2014;

13. Digambar Raghunath Sukhi And 2) Anish Jitendra Shah transferred and conveyed the Said Second Property in favour of the Promoters by executing Deed of Conveyance dated February 18, 2015 which is duly registered with the Sub-Registrar of Assurances under serial number TNN-5/1790/2015.

A4. Brief history of the Third Property:

1. The Said Third Property is owned by Fardun Sorabji Patel. Fardun Sorabji Patel demised on July 29, 1960 and the name of his wife Kuma Fardun Patel was recorded as legal heir and executor of Dosabhai Bahiramji Dongarwala was recorded as executor by virtue of Taluka Order No. RTS SR2559 dated October 08, 1960.

3. Pursuant to an Application filed by Kuma Fardun Patel, the name of Dosabhai Bahiramji Dongarwala, which was recorded as executor was deleted.

4. By virtue of a Deed of Conveyance dated March 07, 1969 1) Bhiku Sorabji, 2) Leelavati Hiralai Nanavati, 3) Kanchan Hiralai Nanavati, 4)Pravin Hiralai Nanavati, 5) Hoshang M. Golwala, 6) Erich Sorabji



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4. Dina Hashya Mhatre recorded statement before the Revenue Authorities that he was not cultivating the Second Property and several other properties and out of the several properties, the Said Second Property was cultivated by Dhavalya Sonu and he was in actual possession of the Said Second Property hence his name were mutated in the records of rights as tenant and name of Dina Hashya Mhatre was deleted;

5. Fardun Sorabji Patel demised on July 29, 1960 leaving behind him only legal heir namely wife Kuma Fardun Patel. As per the RTS order number SR 2559 dated October 8, 1966 name of Dosabhai Bahiramji Dongarwala was also mutated along with Kuma Fardun Patel in the Records of Rights;

6. The Agricultural Land Tribunal, Thane, fixed purchase price under the provisions of section 32 G of Bombay (Maharashtra) Tenancy and Agricultural Lands Act, 1948 to be paid by the tenant Dhavalya Sonu Surkar to Kuma Fardun Patel and executor Dosabhai Bahiramji Dongarwala;

7. Dhavalya Sonu Surkar deposited the entire purchase price of the Said Second Property under section 32 (G) of Maharashtra (Bombay) Tenancy and Agricultural Lands Act, 1948 hence certificate was issued in favour of Dhavalya Sonu Surkar under the provisions of section 32 (M) of Maharashtra (Bombay) Tenancy and Agricultural Lands Act, 1948;

8. Dhavalya Sonu Surkar demised in or around 1975 leaving behind him legal heirs 2 sons namely 1) Rama Dhavalya Surkar 2) Narayan Dhavalya Surkar and 3 married daughters namely 1) Tulshibai Maruti Chavan 2) Tarabai Soma Gavandhe 3) Shevanthibai Dashraih Banne;

9. Tarabai Soma Gavandhe demised on August 3, 1978 leaving behind her legal heirs 3 sons namely 1) Prakash Soma Gavandhe 2) Kailas Soma Gavandhe 3) Ramesh Soma Gavandhe;

10. Rama Dhavalya Surkar demised on October 16, 2013 leaving behind him legal heirs wife namely Saibai Rama Surkar, 2 sons namely 1) Rajesh Rama Surkar 2) Nitesh Rama Surkar and 6 daughters namely 1) Sita Rama Surkar alias Sita Balu Chavan 2) Sangita Rama Surkar alias Sangita Vilas Kurkute 3) Sunanda

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Kharras and 7) Bhupendra Hirralal Nanavati partners of M/s Echtee and Co. purchased the Third Property along with other properties from Kurna Paridan Patel;

5. Bhiku Sorabji Kharras demised on May 03, 1993 leaving behind her only legal heir her real sister Dhun Sorabji Kharras. Accordingly her name was recorded in the record of rights of the Third Property;

6. Hirralal Nanavati demised on April 04, 1977 and by her will dated July 30, 1968 she bequeathed her share in Echtee and Hirralal Nanavati in favour of her son Kanchan Hirralal Nanavati;

7. Hirralal Nanavati also demised on September 11, 1989, leaving behind him son Niranjan Kanchan Nanavati (Grandson of Hirralal Nanavati) as his only legal heir;

8. Pursuant to a Deed of Release dated January 16, 1991, Pravin Hirralal Nanavati released all his right title and interest in the Said Third Property in favour of 1) Niranjan Kanchan Nanavati and 2) Dhun Sorabji Kharras and accordingly their names were recorded in the record of rights;

9. The name of Hoshang M. Gokwala, which was recorded in the record of rights of the Said Third Property, was removed as he had executed a Deed of Release on April 1, 1971;

10. The name of Eruch Sorabji Kharras, who demised on October 11, 1990 was removed as he had by virtue of his Will dated October 09, 1990 bequeathed all his right title and interest in the Said Third Property in favour of Bhiku Sorabji Kharras and Dhun Sorabji Kharras;



11. Pravin Hirralal Nanavati, 3) Kanchan Hirralal Nanavati and 4) Eruch Sorabji Kharras owners of Third Property have executed Development Agreement of Third Property in favor of M/s. Gandhi Patel and Agarwal Associates on August 27, 1987;

12. M/s. Gandhi Patel and Agarwal Associates have executed Development Agreement dated June 13, 2000 in favour of M/s. Sai Enterprises and also executed Power of Attorney dated January 11, 2000 in favor of M/s. Sai Enterprises through its partners 1) Jagdish Kanayalal Khetwani and 2) Sudama Mohandas Khetwani;

13. M/s. Sai Enterprises assigned development rights in respect of the Third Property in favor of M/s. Darshan Enterprises in Confirmation with M/s. Gandhi Patel and Agarwal Associates vide Development Agreement dated May 31, 2004, which is duly registered with the Sub-Registrar of Assurances under serial number 4182/2004 and also executed Power of Attorney dated May 28, 2004 in favour of 1) Suresh D. Jain and 2) Naresh S. Khetwani which is duly registered with the Sub Registrar of Assurances Thane;

14. Under provisions of Section 20 of Urban Land (Regulation) Act, 1976 Special Land Dispensation Scheme subsequently amendment in the scheme was sanctioned by the Competent Authority on June 14, 2012, Thane Urban Agglomeration for portion admeasuring 383 square meters out of the Third Property and the Promoters shall be required to comply with the terms and conditions of abovementioned scheme;

15. The Hon'ble Collector of Thane passed an order No. REVENUE/K-1/TE-1/NAP/MOUJE KOLSHET/SR-116/2012 dated March 07, 2013 and thereby granted permission for Non Agricultural use of Third Property;

16. M/s. Darshan Enterprises assigned development rights in respect of the Said Third Property in favour of the Promoters by executing Agreement for Assignment of Development Rights dated July 01, 2014 which is duly registered with the Sub-Registrar of Assurances Thane under serial number 6577/2014 and Power of Attorney also executed by the partners of M/s. Darshan Enterprises in favour of Mr. Naresh Sudama Khetwani and Mr. Suresh Devichand Jain partners of Promoters which is duly registered with the Sub Registrar of Assurances Thane under serial number 6578/2014, dated June 25, 2014;

B. TDR & FSI Premium:-

1. Vide a Deed of Transfer of TDR for transfer of Development Rights dated November 5, 2015 (hereinafter referred to as 'the said TDR Agreement') made and executed between D.D. Associates an association of persons consisting of M/s Darshan Enterprises and M/s Friends Development Corporation therein referred to as the Transferees of the One Part and the Promoters herein, therein referred to as the Transferees of the Second part and Smt. Bakhtawar Bezan Cheney therein referred to as the Confirming



D1. APPROVALS AND PERMISSIONS:

Hon'ble Collector of Thane has sanctioned permission for Non Agricultural use of First Property and Third Property by order no. MAHASUL/K-1/TE-1/NAP/MAUJE KOLSHET/SR-116/2012 dated 07, 2013. However, subsequently Maharashtra Land Revenue Code, 1966 was amended and N.A. permission for the land forming part of Development Plan which has been classified as occupancy class I was exempted. The Second Property is classified as occupancy class I and therefore prior N.A. permission is not required for the Second Property. Copy of N.A. permission for First Property and Third Property is annexed hereto as "Annexure A" and Thane Municipal Corporation has granted Commencement Certificate dated July 04, 2014 and Thane Municipal Corporation has also granted further Revised Commencement Certificates from time to time, which was last revised on 28 March 2016 bearing V.P.No. S05/0051/12 TMC/TDD/1740/16 for Building No.1 (Ground/Stilt + 1st to 14th floor, Building No. 2 (Stilt + 1st to 14th (pt./floor) copy of which is annexed hereto as "Annexure B. TMC has approved designs, specifications, elevations, sections and details of the said new buildings, and while approving and sanctioning the same the said local authority has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoters while developing the Said Property and constructing the said new buildings. Upon due observance and performance of the terms and conditions laid down by the TMC, the Completion and Occupation Certificates in respect of the said new buildings shall be granted by the said local authority. The Promoters have under its said obligation, commenced construction of the said new buildings in accordance with the said plans, designs and specifications.

D2. BUILDING PLANS / LAYOUT PLANS:

Promoters have specifically made it clear that Promoters shall be applying TDR to the maximum permissible extent and shall also be availing benefits of Premium FSI and thereby obtain permission of construction of ground+stilt+14 upper floors for Building No.1 and Stilt + 1st to 14th (pt./floor for Building No. 2. The Promoters have further made it clear that the Promoters may change the layout plan and building plan at their sole discretion and/ or the

Promoters have agreed to allot and sell to Purchaser(s) the said Premises at the price and on the terms, conditions, stipulations and provisions hereinafter appearing.

G. INSPECTION OF DOCUMENTS BY PURCHASER:

The Purchaser(s) demanded from the Promoters and the Promoters have given inspection to the Purchaser(s), of all the revenue record, sanctioned plans, development permissions and documents of title relating to the Said Property, which entitles Promoters to allot the said Premises constructed on the basis of plans, designs and specifications of the said new buildings prepared by the Architect and of such other documents as are specified under the Real Estate (Regulations and Development) Act, 2016 (RERA) and Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 and the Rules made there under. The Purchaser(s) are satisfied with the title documents furnished by the Promoter. Purchaser(s) has/ have apprised himself of the applicable laws, notifications and rules applicable to Said Property and understand/s all limitations and obligations in respect of it and there will be no further investigation or objection by Purchaser(s) in this regard;

H. TITLE CERTIFICATE:

Copies of the Certificate of Title dated **November 29th, 2014** issued by Advocate **Supriya S. Shinde** being the Advocates of the Promoters, and the relevant 7/12 extracts are annexed hereto and marked **Annexure "F" and "G"** respectively;

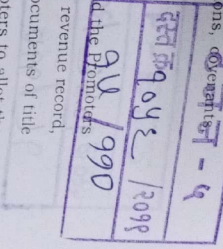
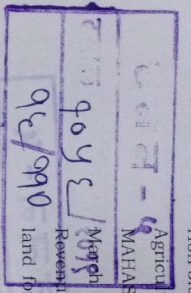
I. REGISTRATION OF PROJECT:

The Promoters shall obtain registration of the Said Project. The same is required to be registered under RERA and Maharashtra, Thane under.

Project Registration No. PS1700005172

PROJECT LOAN:

The Promoters have obtained project loan from State Bank of India and accordingly executed Mortgage Deed dated March, 27th 2015 which is duly registered with the Sub Registrar of Assurances, Thane at serial number TNN5/3596/2015. The State bank of India has granted permission/No Objection Certificate for executing the present agreement by the Promoters in favor of the Purchaser (s) vide letter dated _____.



K. GOVERNING ACT:

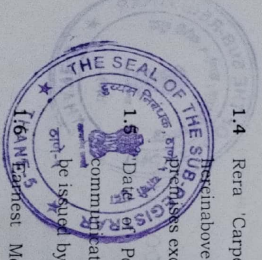
The present transaction is governed under the provisions of Real Estate (Regulations and Development) Act, 2016 (**RERA**) and Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (MOPA) accordingly parties hereto are required to execute the present Agreement for Sale and register the same under the provisions of Registration Act, 1908.

91/990
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NOW, THEREFORE, IN CONSIDERATION OF THE RECITALS AND MUTUAL COVENANTS, REPRESENTATIONS AND WARRANTIES THE PARTIES TO THIS AGREEMENT INTENDING TO BE LEGALLY BOUND AND AGREE AS UNDER:

**ARTICLE 1
INTERPRETATION AND DEFINITIONS**

- 1.1 Agreement shall mean this Agreement for Sale, which is executed by and between Promoters and Purchaser(s).
- 1.2 All Annexure, Schedule and documents referred in this Agreement and recital referred herein above shall form an integral part of this Agreement and in the interpretation of this Agreement shall be read and construed in its entirety.
- 1.3 Carpet Area shall mean the net usable floor area within particular premises which is inclusive of enclosed balconies, excluding area covered by the external walls, balconies excluding the area covered by external walls, areas under service shafts, exclusive area covered by the internal partition walls of the apartment and areas covered by Rera's Projection.
- 1.4 Rera 'Carpet Area' shall mean the carpet area as defined hereinabove plus area covered by internal walls of the concerned premises excluding enclosed balconies.
- 1.5 Date of Possession shall mean the date of possession as communicated to Purchaser(s) in the offer letter for possession to be issued by Promoters.
- 1.6 Interest Money shall mean 10% of Sale Price as defined hereinafter.
- 1.7 Instalments shall mean the Sale Price to be paid as per the instalments detailed out in the Present Agreement.



1.8 Maintenance Agency shall mean the agency appointed by Promoters for carrying out the day to day maintenance and upkeep of the common areas of Building and Project and/or for the maintenance of the equipment/s installed for the Project.

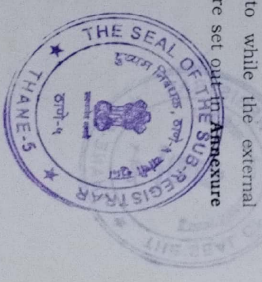
1.9 Maintenance Agreement shall mean the agreement, which shall be executed between the Promoters and Maintenance Agency for the purposes of providing the Maintenance Services for the common areas of Project.

1.10 Singular shall mean and include plural and masculine gender shall mean and include female gender wherever applicable.

1.11 The Said Organisation shall mean the said organization / condominium of Apartment/ company formed of the owners / Purchaser(s) / unit holders in the building to be constructed on the Said Property.

ARTICLE 2
SALE
67.37
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91/990

The Promoters hereby agree to sell / convey / transfer the said Residential Premises No. 604 (consisting of 2.5 Bedroom + Hall + Kitchen) admeasuring 67.37 Square meters carpet area equivalent to 61.86 square meters of RERA Carpet Area and enclosed balcony admeasuring 7.66 square meters and attached 67.66 admeasuring 1.48 square meters on 6th floor in Building 2-B in the Complex "Platinum Heritage" (hereinafter referred to as the "Said Premises") as shown in the floor plan thereof hereto annexed and marked as Annexure — in the Said Project in favour of Purchaser(s). The Promoters shall not be entitled to demand additional proportionate Price of the common areas and facilities appurtenant to the premises. The internal fixtures, fittings and amenities to be provided by Promoters in the said Premises are those that are set out in Annexure "—" hereto while the external amenities to be provided in the said Project are set out in Annexure "J".



20 / 319 Sale Price: 20190421/2019

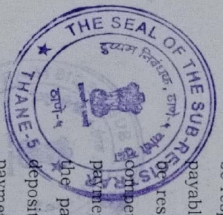
**ARTICLE 3
PRICE AND PAYMENT TERMS**

The Purchaser(s) agrees to pay Promoters for the purchase of the said Premises an amount of Rs. 1,17,58,000/-. (Rupees One crore Seventeen lakh And Fifty Eight Thousand hereinafter referred to as the Sale Price) along with payables, as per the payment schedule. The Purchaser(s) further undertakes to pay other dues and charges mentioned in the present Agreement.

**ANNEXURE -
PAYMENT SCHEDULE**

SR. NO.	INSTALMENTS	PERCENTAGE	PRINCIPAL AMOUNT
1.	Within one month from booking.	10%	1175800/-
2.	On Completion of Brickwork	70%	8230600/-
3.	On Completion of work of internal and external plaster	15%	1763700/-
4.	On possession	5%	581900/-
	TOTAL	100%	11758000/-

Price as mentioned hereinabove is exclusive of any taxes, which may be leviable by any appropriate authorities including value added tax, works contract tax, and any other tax, both present and future, as may be applicable from time to time, shall be separately charged and recovered from Purchaser(s). The Purchaser(s) shall be responsible for deduction of TDS for every instalment paid and payable to the Promoters as per the applicable rules and shall also be responsible for submission of TDS Certificate issued by the competent authority within a period of fifteen days from the payment of every concerned instalment. In the event of failure on the part of Purchaser(s) to pay requisite TDS amount and to deposit the TDS Certificate within a period of 15 days from the payment of concerned instalment, the Purchaser(s) shall be required to pay penalty of Rs. 50 per day for the period of delay in submission of Certificate.



3.2 Amount received:

Purchaser(s) has/have paid sum of Rs. 7600000/- (Rupees Seventy Six lakh only) as mentioned in Annexure " " for purchase of the said Premises to Promoters, the receipt whereof, Promoters do hereby acknowledge. The Purchaser(s) agree/s to pay the balance consideration of Rs. 4158000/- (Rupees Fourty one lakh and Fifty eight thousand only) as per the Payment Plan mentioned hereinbefore.

3.3 Development Charges, Advance Maintenance etc.

The Development Charges for the development in the Complex which is to be paid to the Government, Local Authority and service providers shall be collectively referred as Development Charges and the same will be reimbursed by the Purchaser(s) to the Promoters on the basis of the rate charged by the concerned authorities/departments and in case of any increase in these charges in future due to any reason whatsoever, the same shall be paid by Purchaser(s), as and when demanded by Promoters and the payment shall be made by Purchaser(s) on or before the date mentioned in the intimation / demand letter issued by Promoters. In case of decrease in the charges in future due to any reason whatsoever same shall be refunded to Purchaser(s) without any interest. The Purchaser, simultaneously with the execution hereof, shall pay the following amounts to the Maintenance Agency:

- (i) Rs. 651/- towards share money, application and entrance fee of the said organizations.
 - (ii) Rs. 41040/- towards advance maintenance charges of the premium and common areas for excluding Municipal Taxes, assessments and other charges levied by Government and Local Authorities at actual.
 - (iii) Service Tax and other taxes and charges levied by Government and Local Authorities at actual.
- Similarly, the Purchaser, simultaneously with the execution hereof but in any event, before taking possession of the said premises, shall pay the following amounts to the Promoters.
- (i) Rs. 57000/- towards electric meter installation and security Deposit for the meter payable to MSEB and erection of transformer, cable laying etc.



20190421/2019

20190421/2019

(ii) Rs. 34200/- towards proportionate share of Development Charges and including premium payable to Local Authority.

₹ 34200/-

towards water Connection Charges and Deposit.

22/990 20000/-

Solar Water Charges.

(v) Rs. 10000/-

towards Legal Fees.

(vi) Rs. 45600/-

towards Club House Charges.

(vii) Rs. 2500/-

Society Formation Charges.

3.4 The amounts so collected by the Management Agency and/or the Promoters under the provisions of this agreement or otherwise howsoever shall not carry any interest. The Management Agency shall maintain a consolidated account of all the amounts so collected by them from all the Purchaser(s) of the /shops/Plats and other premises in the said Project and of all the amounts spent on expenses chargeable to them, and on transfer of the said Property with the new building constructed thereon to the Said Organisation to be formed by the Purchaser(s) of premises in the building/s in the said Project, the said Management Agency shall render a consolidated account to Said Organisation and pay over to them the excess, if any, of such collections or recover from them the deficit, if any therein. Rendering of such consolidated account to Said Organisation and settlement of account with them shall discharge the Management Agency of their responsibility, to refund excess, if any, out of such collections to the individual Purchaser(s) of premises entitled to refund, and the different Purchaser(s) of premises shall make up and adjust their respective accounts between themselves, as members of Said Organisation.



3.5 Failure/Delay in Payment

Time is the essence of the terms and conditions mentioned herewith and with respect to Purchaser(s) obligations to pay the Sale Price as provided in the Payment Plan along with other payments such as, applicable stamp duty, registration fee, and other charges or before the due date or as and when demanded by Promoters, as

the case may be and also to perform or observe all the other obligations of Purchaser(s) under this Agreement. Purchaser(s) hereby also covenant/s to observe and perform all the terms and conditions of the booking and/or allotment and/or this Agreement, to keep Promoters and its agents and representatives, estates and effects indemnified and harmless against the said payments and observance and performance of the said terms and conditions and also against any loss or damages that Promoters may suffer as a result of non-payment, non-observance, or non-performance of the terms and conditions mentioned hereafter and of the Agreement for Sale by Purchaser(s).

₹ 25/990 /2099

(b) Payment of instalment, and all other administrative dues shall have to be made within due dates as would be mentioned in the letter(s) of the Promoters to be issued from time to time requesting for such payments. Payment within time would be deemed to be essence of the terms of these presents. Part payments will not be accepted after the due dates. The Promoters may, at their sole option and discretion, waive in writing the breach by the Purchaser(s) not making payments as per the schedule of payments mentioned herein, but on condition that the Purchaser(s) are liable to pay interest @ highest cost of marginal lending rate plus 2% per annum shall be paid on the amount due which shall be calculated from the date on which the amount was due till the date of payment (both days inclusive).

(c) Upon non-receipt of the Instalment within due date, Promoters may issue a notice to Purchaser(s) to pay the amounts due within 60 (sixty) days of due date after which Promoters may issue cancellation letter. Purchaser(s) shall be liable to pay the due amounts with interest accrued thereon as prescribed under Clause 3.5 (b) herein. However, it is agreed between the Parties that Promoters shall adjust the amount due from Purchaser(s) first towards the interest due, if any, applicable tax, and then towards the Sale Price.



(d) However, if the Instalments/payments are not received within forty five (45) days from the due date or in the event of breach of any of the terms and conditions of this Agreement for Sale by Purchaser(s), the Promoters shall issue pre-cancellation letter and the Purchaser(s) shall be called upon to pay the requisite amounts within fifteen (15) days failing which the allotment and the

22/990
2099
2099

Agreement shall be cancelled and terminated at the sole, absolute and unfettered discretion of Promoters. Promoters will issue a cancellation/ termination letter without any further notice to Purchaser(s). Upon such cancellation Promoters shall refund the amount paid by Purchaser(s) without interest subject to forfeiture of five percent only of the Sales Price towards cancellation charges.

(e) Upon such cancellation Purchaser(s) shall be left with no right or lien on the said Premises except that of receiving refund, if any as per the terms of the present agreement. The balance amount shall be refundable to Purchaser(s) without any interest, within one (1) month of such cancellation. The dispatch of said cheque by registered post/speed-post to the last available address with Promoters as appearing in the records mentioned hereinabove shall be full and final discharge of all the obligation on the part of Promoters or its employees and Purchaser(s) will not raise any objection or claim on Promoters in this regard. Promoters may at their sole discretion condone the breach committed by Purchaser(s) and may revoke cancellation of the allotment provided that the said Premises has not been re-allotted to other person till such time and Purchaser(s) agrees to pay the unearned profits (difference between the booking price and prevailing sales price) in proportion to total amount outstanding on the date of restoration and subject to such additional conditions/undertaking as may be decided by Promoters. Promoters may at its sole discretion waive the breach by Purchaser(s) for not paying the instalments as per the Payment Plan but such waiver shall not mean any waiver in the interest amount and Purchaser(s) have to pay the full amount of interest due.



(f) Upon the cancellation of the booking, Promoters shall be at a liberty to sell or otherwise dispose of the said Premises to any other person/party whomsoever, at such price, in such manner and on such terms and conditions as Promoters may in its sole, absolute and unfettered discretion think fit and proper and Purchaser(s) shall not be entitled to raise any objection or dispute in this regard. Purchaser(s) agree/s and undertake/s to execute a Deed, Document, or Writing including the Cancellation Deed to cancel the Agreement, the balance amount, if any shall be paid to

Purchaser(s) only upon the cancellation of the Agreement and/or receipt of the Cancellation Deed, Documents, writings as aforesaid. In the event of cancellation of Agreement as aforesaid, Promoters shall be entitled to file declaration with respect to termination and cancellation of the Agreement with Registrar of Assurances.

3.6 Alteration in the Layout Plans and Design:

(a) Purchaser(s) agree/s and confirm/s that if in the event of an increase / decrease in the RERA Carpet Area of the said Premises, Parties shall be bound with following terms:

before the date of 22/990
2099
2099

(i) In case there is any increase or decrease of RERA Carpet Area up to 2% of the said Premises, then the same shall be acceptable to Purchaser(s) and no charges / refund as the case may be will be made.

(ii) In case of increase or decrease of RERA Carpet Area beyond 2% of the said Premises up to 7% then the difference of area beyond 2% up to 5% shall be subject to charges or refund of the proportionate Sale Price, as the case may be. For e.g. if there is increase in area of 4% then Purchaser(s) shall be liable to pay the charges for variation of 2%.

(b) It is further agreed by the Parties that, in the event there is any change in plans, specifications or location due to change of plans, permission, consent etc. is required by statutory authorities and same shall be binding on the Purchaser(s).

3.7 Mode of Payment:

All Demand Drafts/Pay Order/Cheques/RTGS AND NEFT made in favour of "M/s. Darshan Sagar Developers", PAN: DASHD1234E, Thane Branch/par. After registration of project with the Real Estate Regulatory Authority, the Purchaser shall be required to issue cheques/DD/electronic transfer by dividing every instalment payable in the Accounts to be specified by the Promoters. Outstanding cheques and non CTS cheques shall not be accepted. If any of the cheques submitted by Purchaser(s) to Promoters are dishonoured for any reasons, then Promoters shall intimate Purchaser(s) of the dishonour of the cheque and Purchaser(s) would be required to tender a Demand Draft of the same amount to Promoters within ten (10) days from the date of dispatch of such intimation by Promoters and the same shall be accepted subject to



intimation by Promoters and the same shall be accepted subject to

and conditions and also against any loss or damages that Promoters may suffer as a result of non-payment, non-observance of the said covenants and conditions by

or non-performances of the said Promoter(s).

**ARTICLE 11
INSPECTION**

After handing over possession of the said premises by the Promoters in favour of the Purchaser(s), Promoters or its Authorised Representative shall have the right from time to time during the business hours and otherwise on any working day or on a holiday, with prior notice in writing to Purchaser(s), to enter upon the said Premises for the purpose of inspecting the services in the said Premises and for carrying out maintenance work in the said Premises.

**ARTICLE 12
AGREEMENT FOR SALE**

12.1 Stamp Duty and Registration Charges:

The stamp duty, registration fee/ charges and other expenses paid on the execution of this Agreement shall be borne by Purchaser(s).

12.2 Prior Permission:

Purchaser(s) shall not assign, transfer, lease or part with possession of the said Premises without prior written permission of the Promoters. Purchaser(s) undertakes that he shall not divide/ sub-divide/ amalgamate the said Premises without the prior consent of Promoters.

ARTICLE 13

SETTLEMENT OF DISPUTES

13.1 Mutual Discussion:

In the event of any disputes arising out of or touching upon or in relation to the terms of the application, this Agreement including the interpretation and validity of the terms thereof and the respective rights and obligations of the parties shall be settled amicably by mutual discussion.

13.2 Arbitration:

All disputes or differences whatsoever which shall at any time hereafter (whether during the continuance of this Agreement or

upon or after its discharge or determination) arise between the parties hereto or their respective heirs, legal representatives, successors-in-title, transferees and assigns (as the case may be), touching or concerning this Agreement or its construction or effect, or as to the rights, duties, obligations, responsibilities or liabilities of the parties hereto or any of them, under or by virtue of these presents or otherwise, or as to any other matter in any way connected with or arising out of or in relation to the subject matter of contained in these presents, shall be referred to arbitration in accordance with and subject to the provisions of the Arbitration and Conciliation Act, 1996, or any statutory modification or re-enactment thereof for the time being in force. The reference shall be made to single arbitrator. The award of the arbitrator shall be final and binding on the parties to the reference. The arbitration proceedings shall be held in Thane only. The proceedings shall be conducted in English language.

ARTICLE 14

JURISDICTION

14.1 Determination of Legal Relations:

This Agreement shall be construed and the legal relations between the Parties hereto shall be determined and governed according to the laws of India.

14.2 Court Jurisdiction:

Subject to clause No. 13.2 the Civil Courts of Thane alone shall have jurisdiction in all matters arising out of/touching and/or concerning the application and/or this Agreement.

ARTICLE 15

NOTICE

15.1 No Obligation:

It is clearly agreed and understood by Purchaser(s) that it shall not be obligatory on the part of Promoters to send remittances regarding the payments to be made by Purchaser(s) as per the Payment Plan or obligations to be performed by Purchaser(s) under the terms and conditions of this Agreement or any further document signed by Purchaser(s) with Promoters.

15.2 Communication Address:



जनन - ५
दस्तावेज नं. १०५३ / २०१९
२६ / ११०

जनन - ५
दस्तावेज नं. १०५३ / २०१९
२६ / ११०



ALL THOSE pieces and parcels of land bearing Survey No. 137, Hissa No. 6, admeasuring 5460 Square meters, Situate at Village Kolshet, Taluka and District Thane within the Registration District and Sub-District of Thane and also within the limits of Thane Municipal Corporation ("TMC") bearing and bounded as per sanctioned plan.

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7043/990

(Third Property - C)

ALL THOSE pieces and parcels of land bearing Survey No. 990, Hissa No. 1 admeasuring 500 square meters, Situate at Village Kolshet, Taluka and District Thane within the Registration District and Sub-District of Thane and also within the limits of Thane Municipal Corporation ("TMC") bearing and bounded as per sanctioned plan.

SECOND SCHEDULE

(Description of the Said Premises)

Residential Premises No. 604 (consisting of 2.5 Bedroom + Hall + Kitchen) admeasuring 67.37 Square meters carpet area equivalent to 61.86 square meters of RERA Carpet Area and enclosed balcony admeasuring 7.66 square meters and attached dry yard admeasuring 1.48 square meters on 6th floor in Building 2-B in the Complex "**Platinum Heritage.**"

THIRD SCHEDULE

(Parking)

As per the parking plan prepared for the said building, the open/stilt/stack car parking number ___ is reserved for the exclusive use of occupants of the Said Premises.

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE SET THEIR HANDS AND SEAL TO THESE PRESENTS ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF THE FOLLOWING WITNESS:

SIGNED AND DELIVERED by the
Withinnamed "**PROMOTERS**"

M/s. DARSHAN SAGAR DEVELOPERS
through partners

- 1) **Exotic Real Estate Developers Private Limited)**
- 2) **Exotic Propcon Private Limited**



Purchaser(s) shall get registered his/ her/ their communication address and email address with Promoters and it shall be the sole responsibility of Purchaser(s) to inform Promoters about all subsequent changes, if any, in his/ her/ their e-mail address, postal address, by registered letter and also obtain a formal specific receipt of the same, failing which all communications/ letters posted at the first registered address/ postal address will be deemed to have been received by Purchaser(s) at the time, when those should ordinarily reach such address and he/ she shall be responsible for any default in payment and other consequences that might occur there from. In all communications, the reference of the said Premises must be mentioned clearly.

2017-18
9042 / 2017
20/990

15.3 Communication Mode:

Promoters will communicate with Purchaser(s) mainly through official e-mail address. Purchaser(s) may communicate with Promoters using officially notified e-mail id. All Notices/ Letters of communication to be served on Purchaser(s) as contemplated by this Agreement shall be deemed to have been duly served, if sent to Purchaser(s) or to the Second Purchaser in case of more than one Purchaser at the postal address or official e-mail address given by Purchaser(s). However, any change in the address of Purchaser(s) shall be communicated to Promoters through registered post within 7 (Seven) days of such change. In case there are joint Purchasers all communication shall be sent by Promoters to Purchaser(s) whose name appears first, at the postal address/official e-mail address given by him for mailing and which shall for all purpose be considered as served to all Purchaser(s) and no separate communication shall be necessary to the other named Purchaser.

2017-18
9042 / 2017
20/990

THE FIRST SCHEDULE HEREIN ABOVE REFERRED TO: (First Property - A)

THOSE pieces and parcels of land bearing Survey no. 137 Hisse No. 11 admeasuring 3840 Square meters, Situate at Village Kolsket, Taluka and District Thane within the Registration District and Sub-District of Thane and also within the limits of Thane Municipal Corporation ("TMC") bearing and bounded as per sanctioned plan.



(Second Property - B)

hereunto affixed pursuant to the Resolution passed by its Board of Directors in its meeting held on _____, 2015 in the presence

of all the Directors,

2015-12-12
9049
y2/990

Exotic Propcon Private Limited
Through its Director Mr. Sanjiv Malik



Director/ Authorised Sign

Exotic Real Estate Developers Private Limited
Through its Director/ Authorised Signatory
Mr. Faiz Ahmed Hashmi



Who have in token of the affixation of the common seal hereunto set their respective hands

Exotic Real Estate Developers Private Lim

Director/ Authorised Sign

in the presence of

1) Prasad

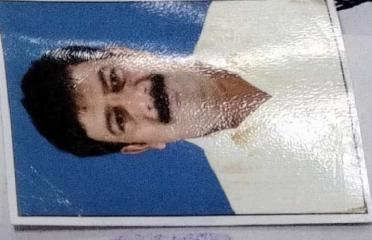
2) Prasad

SIGNED SEALED AND DELIVERED

For and on behalf of the withinnamed

Purchaser(s)

Mr. Pramod Vitthal Kubal



In the presence of witnesses;

1. Prasad

Prasad



ANNEXURE-
LIST OF CHARGES

The Purchaser, simultaneously with the execution hereof but in any event, before taking possession of the said premises, shall pay the following amounts to Promoters.

- (i) Rs. 57000/- towards electric meter installation and security Deposit for the meter payable to MSEB and erection of transformer, cable laying etc. X
- (ii) Rs. 34200/- towards proportionate share of Development Charges and including premium payable to Thane Municipal Corporation. X
- (iii) Rs. 5000/- towards water Connection Charges and Deposit. X
- (iv) Rs. 651/- towards share money, application and entrance fee of the Said organization. X
- (v) Rs. 2500/- towards Formation and Registration ^{Society} ~~Said Organization / Apartment~~ and Legal Charges in connection there-with. X
- (vi) Rs. At Actual towards proportionate share of Municipal Taxes, N.A. THEASSES, REGISTRAR assessments and other charges. X
- (vii) Rs. 10000/- towards Legal Fees. X
- (viii) Rs. 41040/- towards advance maintenance charges of the premium ^{THANE} common areas for 1 year. X
- (x) Rs. 45600/- towards Club House Maintenance charges for 1 years. X
- (xi) Rs. 20000/- Solar water heating charges. X



डनन - ५
वसत १०५६ / २०१९
५४ / १९९०

**ANNEXURE-
Present Status and Due Payment**

Present Status: Rs. 76,00,000/- (Rupees)
Paid:- Rs. Six lakh only only

b) Present Status: Rs. 41,58,000/- (Rupees)
c) Amount due: Forty One lakh And Fifty Eight Thousand only
d) Service Tax of Rs. 1,00,000/- (the above only)

mentioned amount is calculated on the basis of present rate of taxes and shall be subject to revision as per the actual applicable rate from time to time.)

e) VAT of Rs. 1,10,000/- (Rupees) only
f) Balance due:- Rs. 1,00,000/- (Rupees) only

NOTE: - The balance dues shall be paid within 11 months from the execution of the present agreement.



**ANNEXURE-
INTERNAL AMENITIES**

डनन - ५
वसत १०५६ / २०१९
५४ / १९९०

- a) **Living and Dining**
- Italian Marble
 - Anodized/ Powder Coated Window
 - Legrand / Equivalent Switches
 - AC Provisioned Homes
 - Velvet Finish Paints With Gypsum Finish Walls
 - Wood Finish Skirting
- b) **Bedrooms**
- 800 X 800 PGVT Floorings
 - Anodized Powder Coated Plated Window
 - Legrand / Equivalent Switches
 - AC Provisioned Homes
 - Velvet Finish Paints With Gypsum Finish Walls
 - Wood Finish Skirting

- c) **Master Bathroom**
- Roca/ Equivalent CP Fittings
 - Shower Partition in Master Toilet
 - Granite Counter With Mirror in Master Toilet
 - White Sanitary Fittings
 - Anti Skid Floorings
 - Geyser | Exhaust | Dado Tiles
 - Solid Wood PU Doors
- d) **Common Bathroom**
- Roca/ Equivalent CP Fittings
 - Mirror
 - White Sanitary Fittings
 - Geyser
 - Dado Tiles
 - Solid Wood PU Finish Doors



ANNEXURE-B

टनन-५
वस्तु क्र १०५६/२०१९
५८/११०



THANE MUNICIPAL CORPORATION, THANE
(Registration No. 3 & 24)
SANCTION OF DEVELOPMENT
PERMISSION / COMMENCEMENT CERTIFICATE

Amended Bldg. No.1 (Ground/Stilt + 1 st to 14th floor, Bldg. No.2 (Stilt +1st to 14th (pt.) floor Additional 0.3 FSI by payment of premium & Utilition of DRC No.190(Res.)

V. P. No. 504/0049/19 TMC / TDD 1740/16 Date: 28
To, Shri / Smt. मे. आर्किटाईप कन्सल्टंट इ. पा लि (Architect)
मे. आर्किटाईप कन्सल्टंट इ. पा लि (Architect)
Shri मे. वसुधेवासागर देवदत्त पारसी मालीदार, श्री. जितेंद्र महती व. इतर (कुलमुखत्यारधारक)
मे. वसुधेवासागर देवदत्त पारसी मालीदार, श्री. जितेंद्र महती व. इतर (कुलमुखत्यारधारक)

With reference to your application No. १५४२४ dated ३/२/२०१६ for develop-
ment / grant of Commencement certificate under section 45 & 69 of the the Maharashtra
Regional and Town Planning Act, 1966 to carry out developement work and or to
building No. वरील प्रमाणे in village कोलशेत Sector No. ५ Situa-
at Road / Street _____ S.No. / C.S.T. No. / F.P. No. १३६/१३३६

The development permission / the commencement certificate is granted subject to the follow-
ing 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.

४) ठाममा/शिविवि/१३३३/१५, दि. १६/१/२०१५ रोजीच्या सुधारित परवानगी /सी.सी. मध्ये संबंधीतावर बंधनकारक राहतील.

५) आर.जी. मध्ये केलेल्या बदलात तक्रार आल्यास त्याचे निराकरण करण्याची जबाबदारी विकसक राहिल, असे दि. १७/३/२०१६ चे हमीपत्र विकासक यांचेवर राहिल.

७) म्हाडॉम हस्तांतरित करण्याचे सदनिकांचे त्रयस्थ हक्क प्रस्तावित करण्यात येणार नाहीत त्या विकसक यांची राहिल असे विकासक यांचे दि. १७/३/२०१६ चे हमीपत्र त्यांच्यावर बंधनकारक राहिल.



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

Office No. _____
Office Stamp _____
Date _____
Issued _____

Yours faithfully,

Municipal Corporation
the city of, Thane

Certificate No. _____

- ८) सी.सी. टि.व्ही. व महिला कामगारबावसे वि. बंधनकारक राहिल.
- ९) एल.बी.टी. बाबत विकासक यांनी दि. ३/१/१९...
- १०) हमीपत्र क्र. २ चे विंग "बी" चे १० व्या मज विभागाचे/ संबंधीत विभागाचे नंतरकालीन प्रमा...
- ११) ठामणे महानगरपालिकेच्या नावे झालेल्या रस्त्या पुढील कोणत्याही परवानगीपूर्वी बदल झालेल्या राहिल.

रदावधान

"महानगरपालिकेच्या नावे झालेल्या रस्त्या पुढील कोणत्याही परवानगीपूर्वी बदल झालेल्या राहिल."



M/s k
3011-

टनन-९
दस्तावेज १०५९ / २०१९
६० / १९९०



Certificate No. 002254

THANE MUNICIPAL CORPORATION, THANE
(Registration No. 3 & 24)
SANCTION OF DEVELOPMENT
AMEDED PERMISSION / COMMENCEMENT CERTIFICATE

इमारत क्र. १: तळ (पार्ट) + स्टील (पार्ट) + १ ते १४ मजले,
इमारत क्र. २: स्टील + १ ते ५ मजले, क्लब हाऊस : तळ + १ मजला

V.P. No. S05/0051/12 TMC/TDD 1333/15 Date: 16/11/2015
To, Shri / Smt. आर्कोटाईप कन्सल्टंट्स (इ) प्रा. लि. (Architect)
म. कौनकई रिअल इस्टेट वर्कश्री सुरज परमार, श्री. नारायण सुरकर व इतर (मालक)
Shri म. दर्शन एंटरप्राइजेसचे. मागीदार श्री. सुरेश बी. जैन व इतर (बुलढमुखत्यारधारक)

With reference to your application No. ७३०९ dated १९/११/२०१४ for development permission / grant of Commencement Certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. वखल प्रमाण in village कालशेत Sector No. ५ Situated at Road / Street खालील प्रमाण S.No. / C.S.T.No. / F.P.No. खालील प्रमाण

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

- 1) The land vacated on consequences 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.

सं. नं. १३६/१, १३७/६ व १३७/११

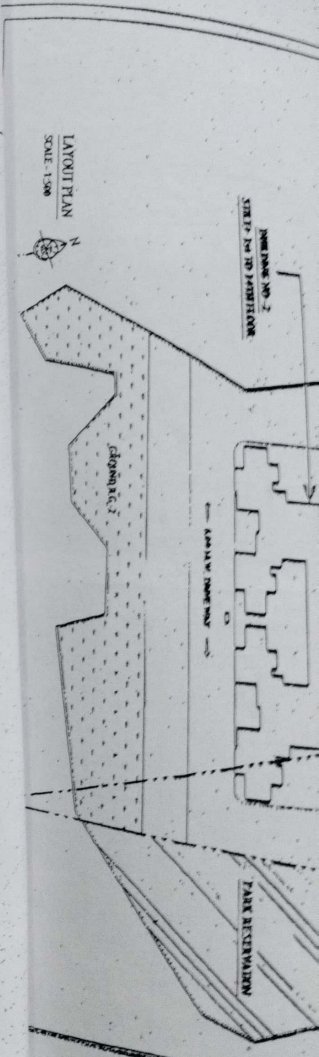
५) ठामपा/शिविवि/११७३/१४ दि. ०४/०७/२०१४ रोजीच्या सुधारित / परवानगी सी.सी. मधील सर्व संदर्भित अटी आपणांवर बंधनकारक राहतील.



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

Office No. ३३७७
Office Stamp शहर विकास विभाग, थाने
Date १६/११/२०१५
Issued शहर विकास विभाग, थाने
अनुसार दखलपत्र शुल्क आदी त्यासाठी जास्तीचे
जास्त ३ वर्षे क्वय व रु. १०००/- दर ठाकू शकतो.

Yours faithfully,
१६/११/१५
कार्यकारी अभियंता,
शहर विकास विभाग,
Municipal Corporation of
the city of, Thane.

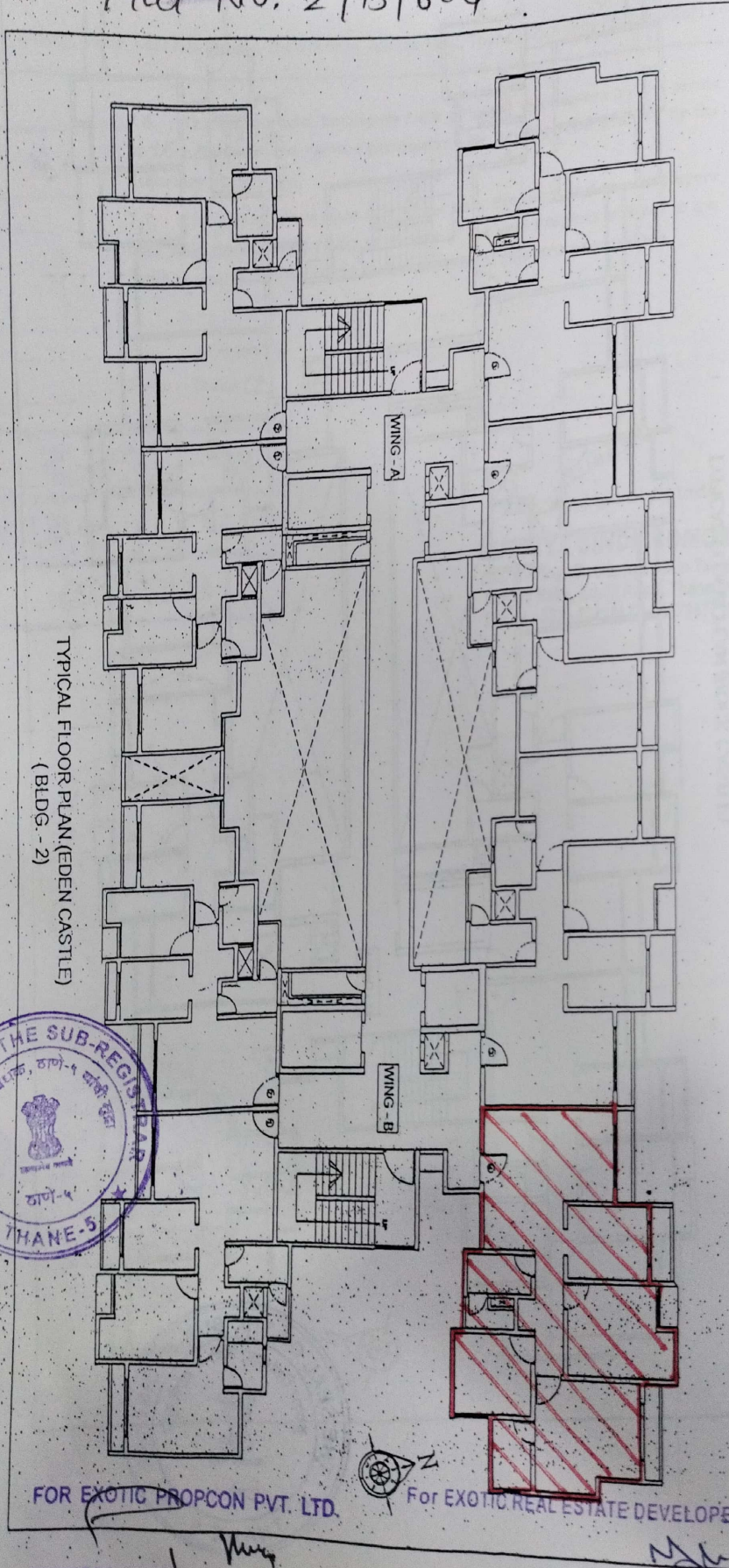


FOR EXOTIC PROP COM
DIRECTOR AUTHORIZED
१६/११/१५

टनन-५
दस्तावेज क्र 909६/२०१९
ए/९९०

ANNEXURE-D

Flat No. 2/B/604



FOR EXOTIC PROPCON PVT. LTD.

For EXOTIC REAL ESTATE DEVELOPERS PVT. LTD.

DIRECTOR / AUTHORIZED SIGNATORY

Director / Authorized Signatory

335/407

बुधवार, 09 जानेवारी 2019 3:31 म.नं.

दस्त गोषवारा भाग-1

टनन5

दस्त क्रमांक: 407/2019

दस्त क्रमांक: टनन5 /407/2019

बाजार मूल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. टनन5 यांचे कार्यालयात

पावती:498

पावती दिनांक: 09/01/2019

अ. क्र. 407 वर दि.09-01-2019

सादरकरणाराचे नाव: में.दर्शन सागर डेव्हलपर्स तर्फे पार्टनर एक्सोटिक रियल ईस्टेट डेव्हलपर्स प्रा लि तर्फे अधीकृत सही करणार फैज़ अहमद हाशमी -

रोजी 3:30 म.नं. वा. हजर केला.

नोंदणी फी रु. 100.00

दस्त हाताळणी फी रु. 240.00

पृष्ठांची संख्या: 12

दस्त हजर करणाऱ्याची सही:

एकुण: 340.00

Joint Sub Registrar, Thane 5

Joint Sub Registrar, Thane 5

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: (48-अ) जेव्हा एकाच संब्यवहाराच्या संबंधात एका किंवा अधिक दस्तऐवजांची नोंदणी करण्याच्या एकमेव प्रयोजनासाठी किंवा असे एक किंवा अधिक दस्तऐवज निष्पादित केल्याचे कबूल करण्यासाठी केला असतो तेव्हा

शिक्षा क्र. 1 09 / 01 / 2019 03 : 30 : 13 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 09 / 01 / 2019 03 : 31 : 55 PM ची वेळ: (फी)



नियम १९६९ अंतर्गत
 आते. दस्तामधील संपुर्ण
 मजकूर विषयादक व्यक्ती, साक्षादार व सोबत जोडलेले कागदपत्रे
 दस्ताची सत्यता कायदेशीर बाबी सार्थी खालील विषयादक व्यक्ती
 संपुर्णपणे जबाबदार आहेत. तसेच सदर हस्तांतरण दस्तांमुळे
 राज्यशासन / केंद्रशासन यांच्या कोणताही कायदा / नियम / परिपत्रक
 यांचे उल्लंघन होत नाही.

सिमुन घेणार सही

लिहूव देणार सही



टनन-५
दस्त क्र १०५६ / २०१९
१०२/११०

EXOTIC REAL ESTATE DEVELOPERS PVT. LTD.

7TH FLOOR, SUNPLAZA, HARI OM NAGAR, OFF EASTERN EXPRESS HIGHWAY, MULUND (EAST), MUMBAI - 400
 TEL # 022 2598 0778 / 2598 0779

CERTIFIED TRUE COPY OF THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF EXOTIC REAL ESTATE DEVELOPERS PVT. LTD HELD ON WEDNESDAY, 26TH DECEMBER, 2018 AT THE REGISTERED OFFICE OF THE COMPANY AT 7TH FLOOR, SUN PLAZA, HARI OM NAGAR, MULUND EAST, MUMBAI 400 081

टनन-५
दस्त क्र १०० / २०१९
१०/१२

BOARD RESOLUTION

"RESOLVED THAT Mr Faiz Ahmed Hahsmi, is hereby authorized to sign and execute the Sale Agreement, Deeds, Documents, Applications and all the other papers required for effective Sale of Flats/Shops on behalf of the company, for the project known as Platinum Heritage and further to appear at the concerned office of the Sub-Registrar and/or to constitute and appoint any person/s, as an attorney to appear on his behalf in the office of concerned Sub-Registrar."



:: Certified True Copy::

For Exotic Real Estate Developers Pvt Ltd

Mr Suhail Noorani

Director



Summary I (Goshwara B)

335/407
 बुधवार, 09 जानेवारी 2019 3:30

दस्त क्रमांक: टनन 5 / 407 / 2019

बाजार मूल्य: रु. 01/-

परलेले मुद्रांक शुल्क: रु. 500/-

द. नि. सह. दु. नि. टनन 5 यांचे
 अ. क्र. 407 वर दि. 09-01-20

रोजी 3:30 म.नं. वा. हजर के

दस्त हजर करणाऱ्याची स

Joint Sub Registrar

दस्ताचा प्रकार: कुलमुद्रांक

मुद्रांक शुल्क: (48-अ)

प्रयोजनासाठी किंवा अ

शिक्षा क्र. 1 09 / 01

शिक्षा क्र. 2 09 / 01

EXOTIC PROP CON PVT LTD

7TH FLOOR SUN PLAZA HARI OM NAGAR OEE EASTERN EXPRESS HIGHWAY MULUND(E) MUMBAI-400081.

ट न न - ५
दस्त क्र १०५६ / २०१९
१०१ / ११०


CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF THE EXOTIC PROP CON PRIVATE LTD HELD ON THE 7TH JANUARY 2019 AT THE REGISTERED OFFICE OF THE COMPANY.

BOARD RESOLUTION

"RESOLVED THAT Mr Sanjiv Malik the directors of the company be and are hereby authorised to sign on the flat sale agreements and POA of Darshan Sagar Developers on behalf of the company and to sign all the papers, documents and all agreements required to execute the same.

::CERTIFIED TRUE COPY::

For Exotic Propcon Pvt Ltd


Mr. Faiz Ahmed Hahsmi

Director

ट न न - ५
दस्त क्र ४०६ / २०१९
२ / १२



09/01/2019 3 37:42 PM
दस्त क्रमांक : टनन5/407/2019
दस्ताचा प्रकार :- कुलमुखत्यारपत्र

दस्त गोपवारा भाग-2

टनन5 9292
दस्त क्रमांक:407/2019

टनन-5
दस्त क्रमांक 9048
908/990

अनु क्र. पक्षकाराचे नाव व पत्ता
नाव: रणधीर एस मोरे - -
पत्ता: प्लॉट नं: 401, माळा नं: -, इमारतीचे नाव: देव
कोंपोरा, ब्लॉक नं: सर्विस रोड, ईस्टर्न एक्सप्रेस हाईवे,
रोड नं: पांचपाखाडी ठाणे वेस्ट, महाराष्ट्र, ठाणे.
पिन नंबर: 400606

पक्षकाराचा प्रकार
पाँवर ऑफ अटॉर्नी
होल्डर
वय :-37
स्वाक्षरी:-

छायाचित्र



अंगठ्याचा ठसा



2 नाव: मे. दर्शन सागर डेव्हलपर्स तर्फे पार्टनर एक्झोटिक
रियल ईस्टेट डेव्हलपर्स प्रा लि तर्फे अधीकृत सही
करणार फेज अहमद हाशमी -
पत्ता: प्लॉट नं: 401, माळा नं: -, इमारतीचे नाव: देव
कोंपोरा, ब्लॉक नं: सर्विस रोड, ईस्टर्न एक्सप्रेस हाईवे,
रोड नं: पांचपाखाडी ठाणे वेस्ट, महाराष्ट्र, THANE.
पिन नंबर: AAHFD6595N

कुलमुखत्यार देणार
वय :-53
स्वाक्षरी:-



3 नाव: मे. दर्शन सागर डेव्हलपर्स तर्फे पार्टनर एक्झोटिक
प्रॉपर्टी प्रा. लि तर्फे डायरेक्टर संजीव मलिक - -
पत्ता: प्लॉट नं: 401, माळा नं: -, इमारतीचे नाव: देव
कोंपोरा, ब्लॉक नं: सर्विस रोड, ईस्टर्न एक्सप्रेस हाईवे,
रोड नं: पांचपाखाडी ठाणे वेस्ट, महाराष्ट्र, THANE.
पिन नंबर: AAHFD6595N

कुलमुखत्यार देणार
वय :-55
स्वाक्षरी:-



वरील दस्तऐवज करून देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 09 / 01 / 2019 03 : 35 : 32 PM

ओळख:-

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

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: ऋषिकेश सी चव्हाण - -
वय: 23
पत्ता: चिराग नगर, जी वी रोड, ठाणे वेस्ट
पिन कोड: 400606

स्वाक्षरी

छायाचित्र



अंगठ्याचा ठसा



2 नाव: महादेव के खराडे - -
वय: 37
पत्ता: सीतल हाऊस, हरी ओम नगर, मुलुंड ईस्ट
पिन कोड: 400081

स्वाक्षरी



शिक्का क्र.4 ची वेळ: 09 / 01 / 2019 03 : 36 : 13 PM

शिक्का क्र.6 ची वेळ: 09 / 01 / 2019 03 : 39 : 08 PM नोंदणी पुस्तक 4 मध्ये

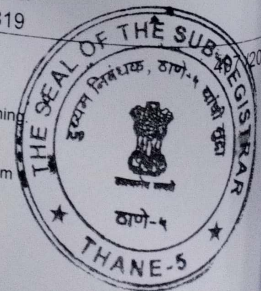
Joint Sub Registrar, Thane 5

EPayment Details.

sr. Epayment Number
1 MH010423141201819E

Defacement Number
0005740299201819

सह दुख्यम निबंधक वर्ग-2 ठाणे क्र. 4
नांक :- 21/9/2019



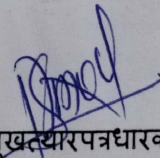
1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.
Know Your Rights as Registrants
For feedback, please write to us at feedback.isarita@gmail.com

टनन - ५
दस्त क्र १०५६ / २०१९
१०५ / ११०

घोषणापत्र

मी ~~श्री. श्री. मोरे~~ याद्वारे घोषित करतो की, दुय्यम निबंधक ~~हाणे~~
~~यांचे कार्यालयात~~ ~~दुरवगामा~~ या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात
आला आहे. श्री. ~~व. ड. यांनी दि. ०९/०१/२०१९~~ रोजी मला
~~दिलेल्या कुलमुखत्यारपत्राच्या~~ ~~आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/निष्पादीत~~
करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र
रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले
नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल 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 राहिन याची मला जाणीव आहे.

दिनांक


कुलमुखत्यारपत्रधारकाचे नाव
व सही



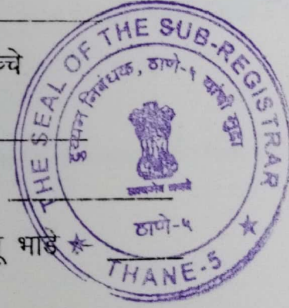


महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन २०१९

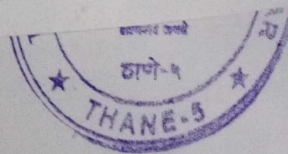
A-1.) महानगर पालिका - ठाणे

१. दस्तावा प्रकार :- उदवाहना
२. सादरकर्त्याचे नाव :- अनुच्छेद क्रमांक २५/९
३. तालुका :- ठाणे
४. गावाचे नाव :- कोमटोत
५. नगरभुमापन क्रमांक/सर्व्हे क्रं./अंतिम भूखंड क्रमांक :- ९३६/९, ९३७/९, ९३८/९
६. मूल्य दरविभाग (झोन) :- २०/४९ उपविभाग :- २५
७. मिळकतीचा प्रकार :- खुलीजमीन निवासी कार्यालय दुकान औद्योगिक
प्रति चौ. मी. दर १०५३००/-
८. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- ६९.५२ कारपेट/बिल्टअप/चौ. मीटर
९. कारपार्किंग :- ९३.९४ चौ. मीटर :- पोटमाळा :-
१०. मजला क्रमांक :- ६वा उदवाहन सुविधा :- आहे/नाही.
११. बाधकाम वर्ष :- घसारा :-
१२. बांधकामाचा प्रकार :- आरसीसी/इतर पक्के/अर्धे पक्के/कच्चे
१३. बाजारमुल्यदर तक्त्यातील मार्गदर्शन सुचना क्रं. :-
१४. लिक्व्ह अॅन्ड लायसन्सचा दस्त १ :- प्रतिमाह भाडे रक्कम :-
निवासी/अनिवासी २ :- अनामत रक्कम/ आगावू भाडे *
३ :- कालावधी :-
१५. निर्धारित केलेले बाजारमुल्य :- ५९,६६,००० + २,७२,००० = ६२,३८,०००/-
१६. दस्तामध्ये दर्शविलेले मोबदला :- ५,१७,५८,०००/-
१७. देय मुद्रांक शुल्क :- ७,०५,५०० भरलेले मुद्रांक शुल्क :- २,०९,५००/-
१८. देय नोंदणी फी :- ३९,०००/-



सह दुय्यम निबंधक

लिपीक



335/1056
मंगळवार, 22 जानेवारी 2019 3:25 म.नं.

दस्त गोपवारा भाग-1

दनन5
दस्त क्रमांक: 1056/2019

908990

दस्त क्रमांक: दनन5 /1056/2019

वाजार मुल्या: ₹. 62,38,000/-

मोबदला: ₹. 1,17,58,000/-

भरलेले मुद्रांक शुल्क: ₹. 7,05,500/-

दु. नि. सह. दु. नि. दनन5 यांचे कार्यालयात
अ. क्र. 1056 वर दि.22-01-2019
तेजी 3:25 म.नं. वा. हजर केला.

पावती: 1242
सादरकारणाराचे नाव: प्रमोद विठ्ठल कुबल - -
पावती दिनांक: 22/01/2019

नोंदणी फी ₹. 30000.00
दस्त दानाळणी फी ₹. 2200.00
पुढाची संख्या: 110

एकुण: 32200.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar, Thane 5

Joint Sub Registrar, Thane 5

दस्तावा प्रकार: करारनामा

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

शिक्रा क्र. 1 22 / 01 / 2019 03 : 25 : 38 PM ची वेळ: (मादरीकरण)

शिक्रा क्र. 2 22 / 01 / 2019 03 : 26 : 25 PM ची वेळ: (फी)

-प्रतिज्ञा पत्र -

सदर दस्तऐवज नोंदणी कायदा १९०८ नियम १९६९ अंतर्गत
दरदुर्दीबुशार नोंदणीस दाखल केला आहे. दस्तावेजातील संपूर्ण
मजकूर विषयसंबंधी सत्यता, साक्षीदार व सोबत नोंदलेले कागदपत्रे
दस्तावेजाची सत्यता कायदेशीर व सत्यता क्रांतीत विषयसंबंधी
संपूर्णपणे जबाबदार आहेत. तसेच सदर हस्तांतरण दस्तावेजाचे
राज्यशासन / केंद्रशासन यांच्या कोणत्याही कायदा / नियम / परिपत्रक
यांचे उल्लंघन होत नाही.

विठ्ठल देणार सही

विठ्ठल देणार सही





दस्त गोपबारा भाग-2

दन 5 990/990
दस्त क्रमांक: 1056/2019

22/01/2019 3:41:42 PM

दस्त क्रमांक :दन5/1056/2019

दस्ताचा प्रकार :-कारनामा

अनु क्र. पत्रकाराचे नाव व पत्ता

पत्रकाराचा प्रकार

श्रायाचित्र

अंगठ्याचा ठसा

1 नाव:में दर्शन सागर डेव्हलपर्स तर्फे पार्टनर एक्झोटिक प्राॅपर्टीज प्रा.लि तर्फे शायरकटर संजीव मलिक तर्फे

लिहून देणार
वय :-37
स्वाधारी:-



कवुची जबाब देणार कु. सु. म्हणून राणधीर मोरे -
पत्ता:प्लॉट नं: 401, माळा नं: -, इमारतीचे नाव: देव कॉपोरा, ब्लॉक नं: सात्रिस रोड, ईस्टर्न एक्सप्रेस हाईवे, रोड नं: पांचपाखाडी ठाणे वेस्ट, महाराष्ट्र, ठाणे.
पॅन नंबर:AAHFD6595N

2 नाव:में दर्शन सागर डेव्हलपर्स तर्फे पार्टनर एक्झोटिक रियल ईस्टेट डेव्हलपर्स प्रा लि तर्फे अधिकृत सही करणार कैज अहमद हाशमी तर्फे कवुची जबाब देणार

लिहून देणार
वय :-37
स्वाधारी:-



कु. सु. म्हणून राणधीर मोरे -
पत्ता:प्लॉट नं: 401, माळा नं: -, इमारतीचे नाव: देव कॉपोरा, ब्लॉक नं: सात्रिस रोड, ईस्टर्न एक्सप्रेस हाईवे, रोड नं: पांचपाखाडी ठाणे वेस्ट, महाराष्ट्र, ठाणे.
पॅन नंबर:AAHFD6595N

3 नाव:प्रमोद विठ्ठल कुबल - -

लिहून देणार



पत्ता:प्लॉट नं: 2021, माळा नं: -, इमारतीचे नाव: वील्डींग नं.48,एम्प्रेससिटी कोलनी, ब्लॉक नं: -, रोड नं: वर्तक नगर, ठाणे वेस्ट, महाराष्ट्र, ठाणे.
पॅन नंबर:AGBPK0141D

बरील दस्तऐवज करून देणार तथाकथीत कारनामा चा दस्त ऐवज करून दिल्याचे कवुल करतात.

प्रिका क्र.3 ची वेळ:22 / 01 / 2019 03 : 34 : 58 PM

ओळख:-

खालील इनाम असे निवेदीत करतात की ते दस्तऐवज करून देणाऱ्यांना व्यतीशः ओळखतात, व त्यांनी ओळख पटवितात

अनु क्र. पत्रकाराचे नाव व पत्ता

श्रायाचित्र

अंगठ्याचा ठसा

1 नाव:महादेव के.बराडे - -

वय:37
पत्ता:सोहेम हाऊस, हरी ओम नगर,सुलुंड ईस्ट
पिन कोड:400081

स्वाधारी



2 नाव:ऋषीकेश बळगाण -
वय:23
पत्ता:विराग नगर जी श्री रोड ठाणे प
पिन कोड:400606

स्वाधारी



प्रिका क्र.4 ची वेळ:22 / 01 / 2019 03 : 35 : 33 PM

प्रिका क्र.5 ची वेळ:22 / 01 / 2019 03 : 38 : 14 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar,Thane 5

EPayment Details.

सह दुय्यम निबंधक कार्नाट ठाणे ४
दिनांक :- 22/1/2019

प्रमाणित करण्यात येते की,
सदर दस्तास... 990 पाने असून
सदर दस्त पुस्तक क्र 9056 चे
दस्त क्रमांक: 9056 वर नोंदवता.

1. Epayment Number
MH010802306201819S

Defacement Number
0006048293201819

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

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22/01/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 5

दस्त क्रमांक : 1056/2019

नोदंणी :

Regn:63m

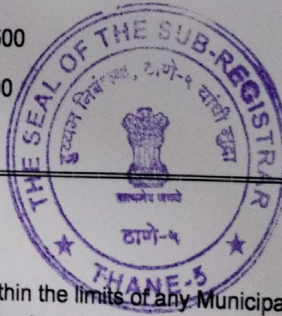
गावाचे नाव : कोलशेत

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	11758000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6238000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :सदनिका नं: 604, माळा नं: 6, इमारतीचे नाव: बिल्डिंग नं 2,बी विंग,ईडन कॅस्टल, ब्लॉक नं: प्लॅटिनम हेरिटेज,हीरानंदानी हॉस्पिटलच्या मागे, रोड : जी बी रोड,कोलशेत ठाणे वेस्ट, इतर माहिती: एक पार्किंग सहित,एरिया.69.52 चौ.मीटर कार्पेट,झोन.नं-10/4/1/2ड((Survey Number : 136/1,137/6,137/11 ;))
(5) क्षेत्रफळ	1) 69.52 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:-में.दर्शन सागर डेव्हलपर्स तर्फे पार्टनर एकझोटिक प्रॉपकॉन प्रा.लि तर्फे डायरेक्टर संजीव मलिक तर्फे कबुली जबाब देणार कु. मु. म्हणून रणधीर मोरे - - वय:-37; पत्ता:-प्लॉट नं: 401, माळा नं: -, इमारतीचे नाव: देव कॉपोरा, ब्लॉक नं: सर्विस रोड, ईस्टर्न एक्सप्रेस हाईवे, रोड नं: पांचपाखाडी ठाणे वेस्ट, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AAHFD6595N 2): नाव:-में.दर्शन सागर डेव्हलपर्स तर्फे पार्टनर एकझोटिक रियल ईस्टेट डेव्हलपर्स प्रा लि तर्फे अधिकृत सही करणार फैज अहमद हाशमी तर्फे कबुली जबाब देणार कु.मु.म्हणून रणधीर मोरे - वय:-37; पत्ता:-प्लॉट नं: 401, माळा नं: -, इमारतीचे नाव: देव कॉपोरा, ब्लॉक नं: सर्विस रोड, ईस्टर्न एक्सप्रेस हाईवे, रोड नं: पांचपाखाडी ठाणे वेस्ट, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AAHFD6595N
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रमोद विठ्ठल कुबल - - वय:-53; पत्ता:-प्लॉट नं: 2021, माळा नं: -, इमारतीचे नाव: बील्डींग नं.48,एमएससिबी कॉलनी, ब्लॉक नं: -, रोड नं: वर्तक नगर, ठाणे वेस्ट, महाराष्ट्र, ठाणे. पिन कोड:-400610 पॅन नं:-AGPPK0141D
(9) दस्तऐवज करून दिल्याचा दिनांक	22/01/2019
(10)दस्त नोंदणी केल्याचा दिनांक	22/01/2019
(11)अनुक्रमांक,खंड व पृष्ठ	1056/2019
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	705500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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



सह दुय्यम निबंधक, ठाणे क्र. 4

