

सूची क्र.2

दुय्यम निबंधक : दु.नि. भिवंडी 1

22/12/2023

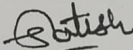
दस्त क्रमांक : 17710/2023

नोंदणी :

Regn:63m

गावाचे नाव : कोन

(1) वित्तेखाचा प्रकार	भाडेपट्ट्याचे हस्तांतरणपत्र
(2) मोबदला	7954163
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4748367
(4) भू-मापन, पोटहिस्सा व घरकमांक(असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन ; इतर माहिती: युनिट नं. 208, बिल्डिंग नं. ई 6, ए विंग, दुसरा मजला, युनिटचे क्षेत्र 112.57 चौ. मीटर कारपेट व मेझनाईन क्षेत्र 33.77 चौ. मीटर कारपेट, एकूण क्षेत्र 146.34 चौ.मीटर कारपेट, अस्मिता टेक्स्पा 2, प्लॉट नं. 1, अति. कल्याण भिवंडी इंडस्ट्रियल एरिया, कोन ((Plot Number : 1, MIDC ;))
(5) क्षेत्रफळ	1) 146.34 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:-अर्हम एजेन्सीस तर्फे प्रोप्रा जिनेंद्र अरविंद दोषी (असायनी) वय:-34; पत्ता:-प्लॉट नं: शॉप नं. २७५०/३ , माळा नं: तळ मजला , इमारतीचे नाव: शुभ इस्टेट , ब्लॉक नं: गौरी पाडा , रोड नं: वसई (पूर्व), महाराष्ट्र, THANE. पिन कोड:-401208 पॅन नं:-AMBPD7529G 2): नाव:-मेगस इन्फ्राटेक प्रायवेट लिमिटेड तर्फे संचालक मयुर रतिलाल सुचक तर्फे कु.मु. धारक संजय बबन डोके (डेव्हलपर) वय:-40; पत्ता:-प्लॉट नं: ६०१ , माळा नं: सहावा मजला , इमारतीचे नाव: हबटाऊन सोलारिस , ब्लॉक नं: तेली गल्लीच्या समोर , रोड नं: अंधेरी (पूर्व), मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400069 पॅन नं:-AAECM0238M
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-अस्मिता इन्फ्राटेक लिमिटेड तर्फे संचालक मयुर रतिलाल सुचक तर्फे कु. मु. धारक संजय बबन डोके (असायनर) वय:-40; पत्ता:-प्लॉट नं: ३०२ , माळा नं: - , इमारतीचे नाव: सीएफसी-1, अस्मिता टेक्सटाईल पार्क, ब्लॉक नं: एम आय डी सी, प्लॉट नं. १, रोड नं: अति. कल्याण भिवंडी इंडस्ट्रियल एरिया, कोन, भिवंडी, महाराष्ट्र, ठाणे. पिन कोड:-421311 पॅन नं:-AAHCA0477H
(9) दस्तऐवज करून दिल्याचा दिनांक	22/12/2023
(10) दस्त नोंदणी केल्याचा दिनांक	22/12/2023
(11) अनुक्रमांक, खंड व पृष्ठ	17710/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	398000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	


प्रसह दुय्यम निबंधक वर्ग-२
भिवंडी-१

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID 202312224987

22 December 2023, 01:44:37 PM

मूल्यांकनाचे वर्ष 2023
 जिल्हा ठाणे
 मूल्य विभाग तातुका : भिवंडी
 उप मूल्य विभाग 1/2-रहीवास वापरा खातील विकसित जमिनी
 क्षेत्राचे नाव Bhivandi-Nijampur Municipal Corporation

बवडी

सर्वे नंबर / न. भू क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ. मीटर
3540	28400	32700	35500	32700	

बांधीव क्षेत्राची माहिती	बांधकाम क्षेत्र (Built Up)	बांधकामाचे वर्गीकरण	उद्भवान सुविधा	मिळकतीचा वापर	औद्योगिक गाळा	मिळकतीचे वय	मजला	मिळकतीचा प्रकार	बांधकामाचा दर	बांधीव
	135.08 चौ. मीटर	1-आर सी सी	नाही	मिळकतीचा वापर	औद्योगिक गाळा	0 TO 2 वर्ष	0	मिळकतीचा प्रकार	बांधकामाचा दर	बांधीव
				मजला						Rs. 26620/-

Sale Type - First Sale

Sale/Resale of built up Property constructed after circular dt 02/01/2018

घसा.यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर
 = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा.यानुसार टक्केवारी) + खुल्या जमिनीचा दर
 = ((32700-3540) * (100/100)) + 3540
 = Rs. 32700/-

A) मुखा मिळकतीचे मूल्य
 = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
 = 32700 * 135.08
 = Rs. 4417116/-

C) मेझॅनाईन मजला क्षेत्र
 मेझॅनाईन मजला क्षेत्र मूल्य
 = 40.52 चौ. मीटर
 = 40.52 * (32700 * 25/100)
 = Rs. 331251/-

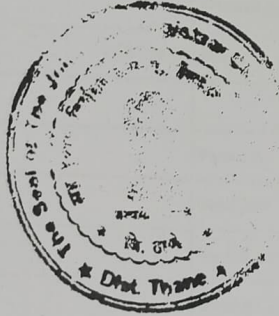
Applicable Rules = 3, 12

एकत्रित अंतिम मूल्य

= मुखा मिळकतीचे मूल्य + तळपराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ
 = A + B + C + D + E + F + G + H + I + J
 = 4417116 + 0 + 331251 + 0 + 0 + 0 + 0 + 0 + 0 + 0
 = Rs. 4748367/-
 = ₹ सत्तेचाळीस लाख अठ्ठेचाळीस हजार तीन शें सदुसष्ट/-

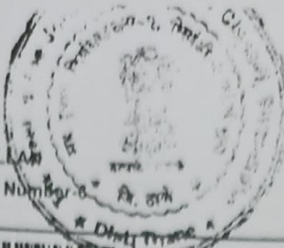
Home

Print



Dr. Thane
 सह दुय्यम निबंधक वर्ग-२
 भिवंडी-१

१६७९० / २०२३
 ९/८६



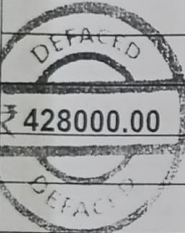
96690	2023
2/26	

CHALLAN
MTR Form Number

GRN	MH012820993202324E	BARCODE	22/12/2023-12:51:17	Form ID	60
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Department	Inspector General Of Registration	Payer Details			
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)			
Office Name	BVD1_BHIWANDI NO 1 SUB REGISTRAR	PAN No.(If Applicable)	AMBPD7529G		
Location	THANE	Full Name	ARHAM AGENCIES		
Year	2023-2024 One Time	Flat/Block No.	UNIT NO. 208-E6A, 2ND FLOOR, ASMEETA		
		Premises/Building	TEXPA-II		

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030046401 Stamp Duty	398000.00	MIDC PLOT NO. 1, KON, BHIWANDI	THANE		4 2 1 3 1 1
0030063301 Registration Fee	30000.00				
		Remarks (If Any)			
		PAN2=AAHCA0477H-SecondPartyName=ASMEETA INFRATECH LIMITED-CA=7954163			
		Amount In	Four Lakh Twenty Eight Thousand Rupees Only		
		Words			
Total	4,28,000.00				



Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332023122214524	2844671622
Cheque/DD No.		Bank Date	RBI Date	22/12/2023-12:52:50	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. 9967435936
हेतु नमून केंद्र वरून मिळालेला कागदावरून नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी व करावयाच्या दस्त्यासाठी खबर चालवू लागू आहे.

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-81-17710	0006752934202324	22/12/2023-16:26:41	IGR131	30000.00



अ व ड - १	
द. क्र. १७७१०	२०२३
पाने	५/८७

AGREEMENT FOR ASSIGNMENT

THIS AGREEMENT FOR ASSIGNMENT ("Agreement") is made at Bhiwandi, on this 22nd day of Dec. in the Christian Year 2023.

BETWEEN*Jinendra*

ASMEETA INFRA TECH LIMITED (PAN NO. AAHCA0477H), a Company duly incorporated and registered under the provisions of the Companies Act, 1956 (and now deemed to be registered under the provisions of Companies Act, 2013) and having its Office at 302, CFC-1, Asmeeta Textile Park, Plot No.1, Addl. Kalyan Bhiwandi Industrial Area, Village-Kon, Bhiwandi, Thane - 421 311, through its Director **MR. MAYUR RATILAL SUCHAK**, hereinafter called the "ASSIGNOR" (which expression shall unless it be repugnant to the context or the meaning thereof be deemed to mean and include its administrators and assigns) of the **FIRST PART**.

AND

MR. JINENDRA ARVIND DOSHI (PAN NO. AMBPD7529G), Age: 34 years, Indian Inhabitant, having his address as A/304, 3rd Floor, Satya Sangam CHS, Near Sai Hospital, Shivaji Nagar, Thane (West) - 400 604, as the Proprietor of **M/s. ARHAM AGENCIES**, having its office at Shop No. 2750/3, Ground Floor, Shubh Estate, Gauri Pada, Vasai (East) - 401 208, hereinafter called the "ASSIGNEE", (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include as far as (i) individual is concerned, his/her/their respective heirs, executors, administrators and assigns, (ii) HUF is concerned, his respective heirs, executors, legal representatives administrators, coparceners and assigns (iii) sole proprietor is concerned, his/her respective heirs, executors, administrators and assigns (iv) partnership firm is concerned, the partners for the time being of the said firm, the survivors or survivor of them and the heirs, executors and administrators of the last surviving partner and their/ his/ or her assigns and (v) as far as company is concerned, its administrators and assigns) of the **SECOND PART**.

AND


M/S. MAGUS INFRA TECH PRIVATE LIMITED (PAN NO. AAECM0238M), a Company duly registered and incorporated under the provisions of Companies Act, 1956 (and now deemed to be registered under the provisions of Companies Act, 2013) having its office at Hubtown Solaris, 601, 6th Floor, Opp. Teli Galli, Andheri (Easi), Mumbai - 400 069, represented through its Director **MR. MAYUR RATILAL SUCHAK** and hereinafter referred to as "DEVELOPER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean & include its successors and assigns) of the **THIRD PART**.


DEFINITIONS


In this Agreement, the following expressions shall mean as hereunder:

I. M.I.D.C.

"M.I.D.C." shall mean Maharashtra Industrial Development Corporation, a Government of Maharashtra Undertaking, being the Grantor in respect of the said Property.


Signature for Assignor


Signature for Assignee


Signature for Developer



ब व ड - १	
द. क्र. १६६१०	१०११
पाने	८/८६

MIDC PLOT/SAID PROPERTY

"MIDC Plot/said property" for this Agreement purpose means Plot No. 1, in Additional Kalyan Bhiwandi Industrial Area within the Village Limits of Kon and outside limits of Municipal Council in Rural Area, Taluka Bhiwandi, Registration District Thane, being contiguous Land parcel admeasuring 2,42,814 sq. mtrs. area or thereabouts, as allotted to the Assignor herein, more particularly described in the 'First Schedule' hereunder mentioned. Other adjacent plot/s of MIDC may be added to the 'said Property' in due course of time, as the case may be.

III. **MIDC PRINCIPAL AGREEMENTS**

"MIDC Principal Agreements" shall mean (i) Agreement for Lease dated 5th February, 2010 duly registered with the Sub Registrar of Assurances at Bhiwandi under Serial No. BWD-1/0876/2010 dated 8th February 2010, and (ii) Pre-Determine Lease dated 07th May 2012, duly registered with Sub Registrar of Assurances at Bhiwandi under serial no. BWD-2/3747/2012 dated 07/05/2012, and (iii) Supplemental Lease dated 15th May 2012, duly registered with Sub Registrar of Assurances at Bhiwandi under serial no. BWD-2/04009/2012 dated 15/05/2012, and (iv), Supplemental Lease dated 03rd August 2012, duly registered with Sub Registrar of Assurances at Bhiwandi under serial no. BWD-1/6468/2012 dated 03/08/2012 executed between MIDC and the Asmeeta Infratech Ltd.,

IV. **MIDC LEASE**

MIDC demised unto the Assignor the MIDC Plot on lease with rights to develop it for a period of 95 years commencing from first day of September, 2009 on the terms and conditions contained in the said MIDC Principal Agreements.

V. **PHASE I (A) PROPERTY**

"Phase I (A) Property" means land admeasuring 1,80,814 sq. mtrs. area out of the land of MIDC plot admeasuring 2,42,814 sq. mtrs. area developed under the Scheme for Integrated Textile Parks (SITP) along with infrastructure facilities for setting up textile units as Asmeeta Texpa.

VI. **PHASE I (B) PROPERTY**

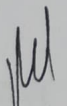
"Phase I (B) Property" for this Agreement purpose means land admeasuring 14,000 sq. mtrs. area out of the land of MIDC plot admeasuring 2,42,814 sq. mtrs. area to be developed along with infrastructure facilities in 'Asmeeta Texpa II' which is highlighted in green colour in the map Annexed herewith as "Annexure 1".


VII. **PHASE II PROPERTY**


"Phase II Property" for this Agreement purpose means the balance land admeasuring about 48,000 sq. mtrs. area out of the land of MIDC Plot admeasuring 2,42,814 sq. mtrs. area to be developed under the Policy for Industrial Parks comprising of flatted galas for readymade garment production, gems and jewelry, micro electronics, and engineering units, in 'Asmeeta Texpa II' which is highlighted in red colour in the map Annexed herewith as "Annexure 1".

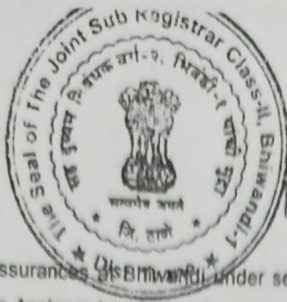
VIII. **DEVELOPMENT AGREEMENT:-**

"Development Agreement" shall mean Agreement dated 24th October 2019 duly registered with


Signature for Assignor


Signature for Assignee


Signature for Developer



च न ड - १	
व. नं. १६६१०	२०१९
पाने	६/६६

Sub Registrar of Assurances, Bhiwandi, under serial no. 9799-2019 dated 24.10.2019 entered into by and between Assignor herein and Developer herein for carrying out construction on Phase I (B) and Phase II property i.e. an area admeasuring in aggregate 82,000 sq. mtrs. to be developed by Developer as per layout approved by MIDC in the said Project (A) and (B).

IX. **PROJECT (A):-**

"Project (A)" shall mean the development work proposed on the said Phase I (B) Property upon due sanctions been accorded by the relevant authorities from time to time and construction on the said Phase I (B) Property by utilization of development potential which is available from the said Property (now or that may be available in future) including FSI, FAR, DR and TDR FSI, Fungible FSI, Floating FSI, Incentive FSI as may be permissible by appropriate authority. The said Project (A) is known as "Asmeeta Texpa II", comprises of various infrastructures on the said Phase I (B) Property, viz Gala Buildings for carrying business and allied activities, Common Facility Centre 2 i.e. Dormitory Building, Essential Staff Quarters Building, to be developed on the said Phase I (B) Property as envisaged in this Agreement and upon due sanctions being accorded by MIDC and other appropriate authorities from time to time.

X. **PROJECT (B):-**

"Project (B)" shall mean the development work proposed on the said Phase II Property upon due sanctions been accorded by the relevant authorities from time to time and construction on the said Phase II Property by utilization of development potential which is available from the said Property (now or that may be available in future) including FSI, FAR, DR and TDR FSI, Fungible FSI, Floating FSI, Incentive FSI as may be permissible by appropriate authority. The said Project (B) is known as "Asmeeta Texpa II", comprises of various infrastructures on the said Phase II Property, viz Flatted Gala Building, Inline Factory Building, support services/facilities buildings, etc., to be developed on the said Phase II Property as envisaged in this Agreement and upon due sanctions being accorded by MIDC and other appropriate authorities from time to time.

XI. **LAYOUT PLAN/LAYOUT AREA**


"Layout Plan/Layout Area" shall mean, Layout of the Project (A) and (B) demarcating the locations of the various buildings and infrastructures on the said Project (A) and (B) as may be sanctioned by MIDC and other competent authorities from time to time, and as may be further amended / revised / altered / modified / substituted by the Developer/Assignor from time to time.


XII. **BUILDING/S**

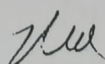
"Buildings/s" shall mean the flatted gala industrial building/s of RCC Structure, comprising of Ground plus 5 (Five) floors, which would house the Unit/s, to be constructed on the said Phase II Property such as Inline Flatted Gala Building/s, Support Services Building/s, Common Facility Center (CFC) Building/s, as shown in the Layout Plan/s annexed herewith.

XIII. **ELIGIBLE UNIT/S/Unit**

"Eligible Unit/s/Unit" shall mean those production unit/s which convert cloth into useable readymade garment, mattresses, carpets, covers, curtains, embroidery clothes etc., including ready cloth for packing and for all intermediate processes and also unit/s carrying out business of


Signature for Assignor


Signature for Assignee


Signature for Developer



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manufacturing jewelry, cutting and polishing of gems, micro electronics units, and engineering units in flatted gala industrial buildings. The Unit should hold valid Udyam Registration/ Industrial Entrepreneurs Memorandum. Each production unit/s bearing particular Specifications, which would be comprised within each flatted gala industrial building/s as would be constructed on the said Phase II Property, as shown in the Layout Plan/s annexed herewith.

XIV. **AMENITIES**

"Amenities" would be namely, Open Spaces, Internal Roads, Pathways, Gardens, Storm Water Drains, Street Lightings, Electricity Substation, Sewage Treatment Plant (STP), etc., as may be provided by Developer if approved by the appropriate authority in the Project (A) and (B). Ownership of such Amenities would always vest in the Assignor and/or its Transferee as the case may be. 'Amenities List' is annexed herewith "Annexure I".

XV. **CARPET AREA**

"Carpet area" shall mean the net usable floor area within a Unit, excluding the area covered by the external walls or any other areas specifically exempted from floor space index computation in MIDC DCR.

XVI. **FACILITY MANAGEMENT ENTITY (FME)**

"Facility Management Entity" means an Agency/ Entity that will be appointed by the Assignor, to Operate and Maintain (O & M) the Project (A) and (B), by rendering its Facility Management Services, under a monthly 'O & M Charge' levied on each Assignee in the Project (A) and (B).

XVII. **OPERATION AND MAINTENANCE CHARGES (O&M)**

"Operation and Maintenance Charges" shall mean such monthly contribution and/or compensation, as would be payable by each Assignee in the said Project (A) and (B), (including taxes/rates/cess/levies/charges, direct or indirect, present or future, prospective or retrospective) as may be decided by the Assignor with respect to the area of unit of each Assignee, from time to time, towards inter alia the general upkeep, operation, maintenance, monitoring and ensuring uniformity of the said Project (A) and (B) including that of the said Unit. The O & M charges are to be paid in advance by 15th of every month.

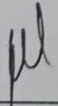
XVIII. **POSSESSION DATE**


"Possession Date" shall mean possession of the said Unit by the Developer to the Assignee on 31st December, 2023 or as may be communicated by the Developer from time to time, subject to receipt in entirety of the consideration amount, all payments and outgoings mentioned hereunder.

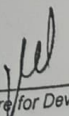
XIX. **FORCE MAJEURE**

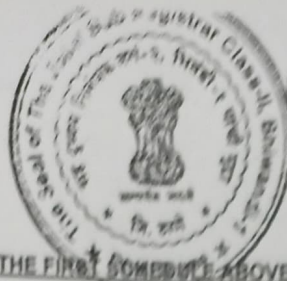
"Force Majeure" shall mean

- i) any event or combination of events or circumstances beyond the control of the Developer which cannot (i) by the exercise of reasonable diligence or (ii) despite the adoption of reasonable prevention and/or alternative measures, be prevented or caused to be prevented and which adversely affects the / Developer /s ability to perform its obligations under this Agreement, which shall include but not be limited to:


Signature for Assignor


Signature for Assignee


Signature for Developer



MFA - FSI/2007/Gate/Unit No. 85A/208

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१०१	१३/५०

THE FIRST SCHEDULE ABOVE REFERRED TO:
(Description of the said Property)

The MIDC Plot, being Plot No.1, in 'Additional Kalyan Bhiwandi Industrial Area', situate, lying and being within the Village Limits of Kon and outside limits of Municipal Council in Rural Area, Taluka and Registration Sub-District Bhiwandi, and Registration District Thane, admeasuring 2,42,814 Sq. Mts, or thereabouts, bounded as under:-

- On or towards the East : CRZ Green Belt and Private Land
On or towards the West : Land of Dairy Development Department
On or towards the North : Road (R/W 20 Mtrs)
On or towards the South : Road (R/W 20 Mtrs) and Private Land

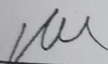
THE SECOND SCHEDULE ABOVE REFERRED TO:
(Description of the said Phase II Property)


All that piece and parcel of land admeasuring 82,000 Sq. Mt in Property of MIDC Plot No. 1, being Plot No.1, in 'Additional Kalyan Bhiwandi Industrial Area', situate, lying and being within the Village Limits of Kon and outside limits of Municipal Council in Rural Area, Taluka and Registration Sub-District Bhiwandi, and Registration District Thane, or thereabouts, bounded as under:-


- On or towards the East : CRZ Green Belt and Private Land
On or towards the West : Land of Dairy Development Department
On or towards the North : Road (R/W 20 Mtrs)
On or towards the South : Road (R/W 20 Mtrs) and Private Land

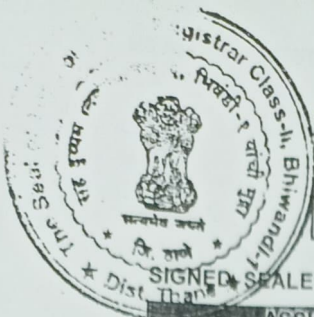
THIRD SCHEDULE ABOVE REFERRED TO:
(Description of the said Unit)

Unit bearing No. 208 situated on Second Floor, in Building bearing No. E6 "A" wing, admeasuring 112.57 sq. mtrs. carpet area and Mezzanine Area admeasuring 33.77 sq. mtrs. carpet area or thereabouts in Project known as "Asmeeta Texpa II", on said MIDC Plot No. 1, in 'Additional Kalyan Bhiwandi Industrial Area', situate, lying and being within the Village Limits of Kon and outside limits of Municipal Council in Rural Area, Taluka and Registration Sub-District Bhiwandi, and Registration District Thane, delineated in the annexed Plan in red colour boundary line.


Signature for Assignor


Signature for Assignee


Signature for Developer



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SIGNED, SEALED AND DELIVERED BY WITHIN NAMED

ASSIGNOR/COMPANY
M/s. ASMEETA INFRATECH LIMITED through its Director MR. MAYUR RATILAL SUCHAK



SIGN

ASSIGNEE
MR. JINENDRA ARVIND DOSHI as the Proprietor of M/s. ARHAM AGENCIES



SIGN
Jinendra

DEVELOPER
M/s. MAGUS INFRA TECH PRIVATE LIMITED through its Director MR. MAYUR RATILAL SUCHAK



SIGN

WITNESS
Mr. Raosahab D. Pradhan
Mr. Anol S. Shinde

SIGN

Signature for Assignor

Signature for Assignee

Signature for Developer

**LIST OF ANNEXURES**

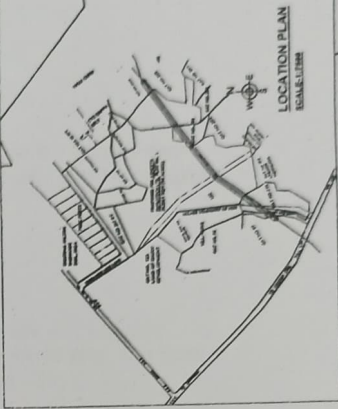
a.	Map showing Phase I(B) property in green colour, Phase II property in red colour and additional land that would get added to the said MIDC Plot in blue colour	Annexure 1
b.	Copy of Index II of Agreement dated 08/02/2010 between MIDC and Assignor	Annexure "A"
c.	Copy of Index II of Pre-Determine Lease dated 07/05/2012 between MIDC and Assignor	Annexure "B"
d.	Copy of Index II of Supplemental Lease dated 15/05/2012 between MIDC and Assignor	Annexure "C"
e.	Copy of Index II of Supplemental Lease dated 03/08/2012 between MIDC and Assignor	Annexure "D"
f.	Copy of Certificate of Title issued Vaish Law Associates dated 28 th January, 2020	Annexure "E"
g.	The copies of the sanctioned Layout Plan, Specific Building Plan from MIDC with marking on said Unit allotted to Assignee certified by architect	Annexure "F"
h.	List of Specifications of the said Unit.	Annexure "G"
i.	Copy of Index II of the Development Agreement dated 24/10/2019 between the Assignor and Developer	Annexure "H"
j.	List of Amenities in the Project	Annexure "I"
k.	Copy of Index II of General Agreement	Annexure "J"



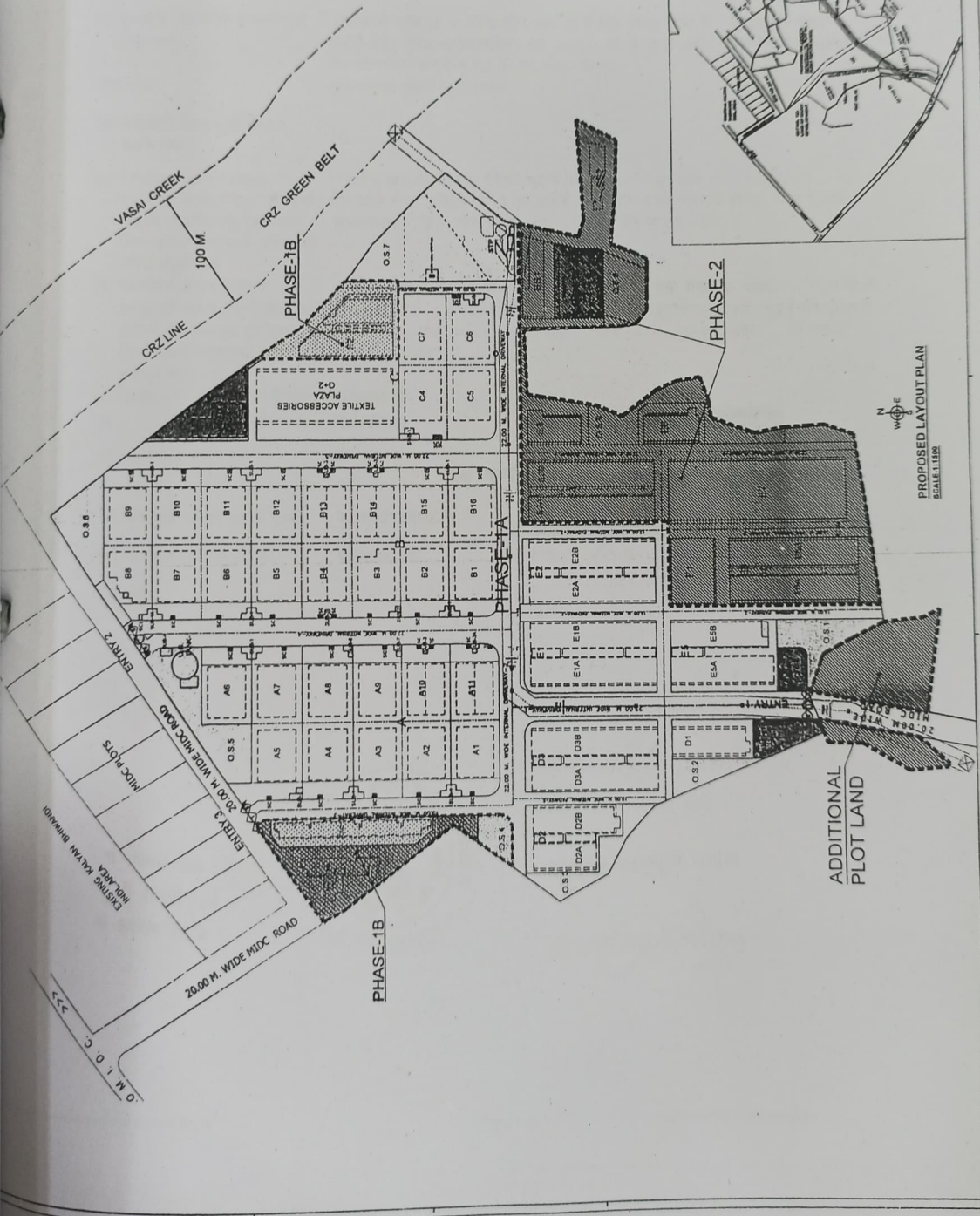
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LEGEND:
 PHASE-1A
 PHASE-1B
 PHASE-2
 ADDITIONAL PLOT
 BOUNDARY

CONTRACT NO.	PROPOSED MASTER PLAN LAYOUT
CONTRACT VALUE	AMBETA INFRA TECH LTD.
DEVELOPER	MADHUS INFRA TECH PVT. LTD.
PROJECT	PROPOSED TEXTILE PARK AT PLOT 1, VASAI MIDC INDUSTRIAL AREA, VASAI MIDC, DISTRICT THANE
NO.	Madhus Infra Tech Pvt. Ltd. 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000
SCALE	AS SHOWN BY DATE
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PROPOSED LAYOUT PLAN
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दस्त क्रमांक :बवड1/17710/2023

दस्ताचा प्रकार :-भाडेपट्ट्याचे हस्तांतरणपत्र

अनु क्र.	पक्षकाराचे नाव व पता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मेगस इन्फ्राटेक प्रायवेट लिमिटेड तर्फे संचालक मयुर रतिलाल सुचक तर्फे कु.मु. धारक संजय बबन डोके (डेव्हलपर) पता:प्लॉट नं: ६०१, माळा नं: सहावा मजला, इमारतीचे नाव: हबटाऊन सोलारिस, ब्लॉक नं: तेली गल्लीच्या समीर, रोड नं: अंधेरी (पूर्व), मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:AAECM0238M	मान्यता देणार		
2	नाव:अहम एजेन्सीस तर्फे प्रोफा जिनेंद्र अरविंद दोषी (असायनी) पता:प्लॉट नं: शॉप नं. २७५०/३, माळा नं: तळ मजला, इमारतीचे नाव: शुभ इस्टेट, ब्लॉक नं: गौरी पाडा, रोड नं: वसई (पूर्व), महाराष्ट्र, THANE. पॅन नंबर:AMBPD7529G	लिहून देणार		
3	नाव:अस्मिता इन्फ्राटेक लिमिटेड तर्फे संचालक मयुर रतिलाल सुचक तर्फे कु. मु. धारक संजय बबन डोके (असायनर) पता:प्लॉट नं: ३०२, माळा नं: -, इमारतीचे नाव: सीएफसी-1, अस्मिता टेक्सटाईल पार्क, ब्लॉक नं: एम आय डी सी, प्लॉट नं. १, रोड नं: अति. कल्याण भिवंडी इंडस्ट्रियल एरिया, कोन, भिवंडी, महाराष्ट्र, ठाणे. पॅन नंबर:AAHCA0477H	लिहून घेणार		

रील दस्तऐवज करून देणार तथाकथीत भाडेपट्ट्याचे हस्तांतरणपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.

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ओळख:-

दस्तऐवज निष्पादनाचा कबुलीजबाब 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 अस्मिता इन्फ्राटेक लिमिटेड तर्फे संचालक मयुर रतिलाल सुचक तर्फे कु. मु. धारक संजय बबन डोके (असायनर)	22/12/2023 04:47:46 PM	संजय बबन डोके M 1168489635015843840
2	लिहून देणार अहम एजेन्सीस तर्फे प्रोफा जिनेंद्र अरविंद दोषी (असायनी)	22/12/2023 04:49:53 PM	जिनेन्द्र अरविंद दोषी M 1184741182171336704
3	मान्यता देणार मेगस इन्फ्राटेक प्रायवेट लिमिटेड तर्फे संचालक मयुर रतिलाल सुचक तर्फे कु.मु. धारक संजय बबन डोके (डेव्हलपर)	22/12/2023 04:48:22 PM	संजय बबन डोके M 1168489635015843840

शिक्का क्र.4 ची वेळ:22 / 12 / 2023 04 : 49 : 55 PM

Statish
मुंबई नगरपालिका-२
भिवंडी-१



क्र. १	२०२३
पाने	