

Receipt (pavti)

72/11948

Friday, August 04, 2023

5:28 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 13120 दिनांक: 04/08/2023

गावाचे नाव: गं.भा.पाथर्ली

दस्तऐवजाचा अनुक्रमांक: कलन3-11948-2023

दस्तऐवजाचा प्रकार: अॅग्रीमेंट टू असाईनमेंट

सादर करणाऱ्याचे नाव: रेखा नवीन सिंह

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 1500.00

पृष्ठांची संख्या: 75

एकूण:

₹. 31500.00

Joint Sub Registrar Kalyan 3

सह.दुय्यम निबंधक वर्ग २ कल्याण क्र.३

वाजार मूल्य: ₹.8270500 /-

मोबदला ₹.15550000/-

भरलेले मुद्रांक शुल्क : ₹. 777500/-

1) देयकाचा प्रकार: DHC रक्कम: ₹.1500/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0408202308122 दिनांक: 04/08/2023

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH006220962202324E दिनांक: 04/08/2023

बँकेचे नाव व पत्ता: \

मुळ दस्तऐवज परत मिळाला.

पंजीकरणी सही

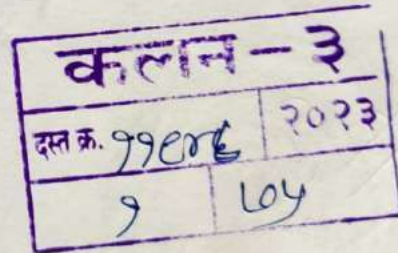
लिपीक

सह.दुय्यम निबंधक कल्याण-३

Valuation ID		मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		04 August 2023/04 12:32 PM	
मूल्यांकनाचे वर्ष	2023				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका : कल्याण				
उप मूल्य विभाग	8/36-विभाग 19ब 1 पापली (ट्रान्समिशन लाइनच्या पश्चिमेकडील भाग, दक्षिणे: स.ट्रान्समिशन लाइन (हाय टेंशन लाइन), उत्तर - पूर्व गावाची हद्द आणि (दो.ेन) चौळे व ठाकुली हयांचे मध्ये असलेल्या पापली भाग				
क्षेत्राचे नांव	Kalyan/Dombival Municipal Corporation	सर्व्हे नंबर /व भू क्रमांक			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोठमोठ्याचे एकक चौ मीटर
28700	76900	88100	97300	88100	
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)-	100.573चौ मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.26620/-
उद्दवाहन सुविधा -	आहे	मजला -	1st To 4th Floor	कार्पेट क्षेत्र-	91.43चौ मीटर
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ		= 100 / 100 Apply to Rate= Rs.76900/-			
घसा.यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा.यानुसार टक्केवारी)+ खुल्या जमिनीचा दर) = ((76900-28700) * (100 / 100)) + 28700) = Rs.76900/-			
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 76900 * 100.573 = Rs.7734063.7/-			
E) बाँदिस्त वाहन तळाचे क्षेत्र		27.88चौ मीटर			
बाँदिस्त वाहन तळाचे मूल्य		= 27.88 * (76900 * 25/100) = Rs.535993/-			
Applicable Rules		= 3, 9, 18, 19, 15			
एकत्रित अंतिम मूल्य		= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेज्जनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य/खुली बाल्कनी) + वरील गच्चीचे मूल्य + बाँदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बाँदिस्त बाल्कनी + स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 7734063.7 + 0 + 0 + 0 + 535993 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.8270057/- = २ व्याऐशी लाख सत्तर हजार सत्तावत्र -/-			

Home

Print



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0408202308122	Date 04/08/2023
Received from JT SUB REGISTRAR KALYAN, Mobile number 8454819276, an amount of Rs.1500/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R.Kalyan 3 of the District Thane.	
Payment Details	
Bank Name SBIN	Date 04/08/2023
Bank CIN 10004152023080407634	REF No. 321658450708
This is computer generated receipt, hence no signature is required.	

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दस्त क्र. 99006	2023
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CHALLAN
MTR Form Number-6



GRN	MH006220962202324E	BARCODE	Date 04/08/2023-14:25:09		Form ID	25.2
Department	Inspector General Of Registration		Payer Details			
Type of Payment	Stamp Duty	TAX ID / TAN (If Any)				
Type of Payment	Registration Fee	PAN No.(If Applicable)	BDYPS6689D			
Office Name	KLN3_KALYAN NO 3 JOINT SUB REGISTRAR		Full Name	REKHA NAVIN SINGH		
Location	THANE		Flat/Block No.	AGREEMENT TO ASSIGNMENT GLOBE		
Year	2023-2024 One Time		Premises/Building	PARADISE FLAT NO 102 1ST FLOOR		
Account Head Details		Amount In Rs.	Road/Street	A WING G B PATHARLI DOMBIVLI EAST		
0030046401	Stamp Duty	777500.00	Area/Locality	91.93 SQ MTR		
0030063301	Registration Fee	30000.00	Town/City/District			
			PIN	4	2	1 2 0 3
			Remarks (If Any)	PAN2=AAOFG0185E~SecondPartyName=GLOBE REALTORS-CA=15550000		
Total		8,07,500.00	Amount In Words	Eight Lakh Seven Thousand Five Hundred Rupees Only		
Payment Details		IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332023000415644 2821850964		
Cheque/DD No.		Bank Date	RBI Date	04/08/2023-14:26:15 Not Verified with RBI		
Name of Bank		Bank-Branch	IDBI BANK			
Name of Branch		Scroll No. , Date	Not Verified with Scroll			

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Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलान केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलान लागू नाही.

(Handwritten signatures)

AGREEMENT TO ASSIGNMENT

This Agreement made at Dombivli this 4th day of August, in the year 2023.

BETWEEN

M/S. GLOBE REALTORS (PAN No. AAOFG0185E), a partnership firm having its principal place of business at **Unit No.1, Globe Estate, Plot No.C-9, MIDC, Phase-1, Industrial Area, New Kalyan Road, Dombivli (East) - 421203, Tal. Kalyan, Dist. Thane.**, and industrial estate's premises at leasehold Plot No. C-9, MIDC Phase-I, Dombivli Industrial Area, Dist: Thane, through its authorized partner and representative being **Mr. MADHAV JAGMOHAN SINGH**, (PAN No: ACEPS9193G), aged about 60 years, Occupation: Business, residing at RL-11, Sangam Bunglow, Milap Nagar, MIDC Residential zone, Dombivli (East) - 421 203, Dist: Thane, (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their present and future Partners, their respective legal heirs. Successors, executors, administrators and permitted legal assignees) hereinafter called as the said **"THE TRANSFEROR" or "ASSIGNOR" PARTY OF THE FIRST PART.**

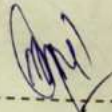
AND

1) **MRS. REKHA NAVIN SINGH (PAN No. BDYPS6689D)**, Aged 47 Years, Occupation: Business, (Owner) & 2) **MR. NAVIN KAMLAPRASAD SINGH (PAN No. ACTPS9759D)**, Aged 51 Years, Occupation: Business, (Co-Owner), both residing at C-7, 1st Floor, Tirupati Balaji CHSL., M. G. Road, Vishnu Nagar, Dombivli (West) - 421 202, Tal: Kalyan, Dist: Thane, hereinafter referred to as "The Assignee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors in interest and permitted assignees.)

WHEREAS by and under an Indenture of Lease dated the 10th day of December, 2015 made between Maharashtra Industrial Development Corporation (therein and hereinafter called the "Lessor") of the One Part and the Assignor herein (therein called the "Lessee") of the Other Part and registered with the Sub-Registrar of Assurances at Dombivli on 10th December, 2015 under Serial No. **8067/2015**, the Lessor did thereby demise unto the Assignor the Residential Plot No. RX-54 in Dombivli Area within the village limits of Gajbhandhan Patharli, Taluka and Registration Sub-District Kalyan and Registration District Thane admeasuring **5281.50 sq. Mtrs.** or thereabouts and more particularly described in the **First Schedule** (hereinafter referred to as the "Demised Land") for the term of 95 years commencing from 24-09-2015 on the payment of the yearly rent of **Rs. 1,00,000/-** and subject to the covenants and conditions of the lease contained in the said Indenture of Lease and on the part of the Assignor to be paid, observed and performed;







AND WHEREAS the Agreement for Lease, is with the benefit and right to construct building/s if so, permitted by the concerned local authority (MIDC).

AND WHEREAS the Assignor is in possession of the project land.

AND WHEREAS the Assignor has proposed to construct on the project land a residential building consisting of two wings with stilt on ground floor and podium on first floor and sixteen upper floors for 'A' wing and stilt on ground floor and podium on first floor plus upper four floors for 'B' wing (here in after called Phase-I of the Project). The Assignor shall at a later stage construct additional floors from 5th to 16th forming part of 'B' wing (here in after called Phase-II of the Project) in accordance with the building plans as may be approved by the Lessor from time to time.

AND WHEREAS the Assignee has offered an Apartment bearing number 102 on the First Floor, (herein after referred to as the said "Apartment") in the A – Wing (EAST SIDE) of the Building called "GLOBE PARADISE" (herein after referred to as the said "Building") situated and building constructed on the Plot No. RX- 54, M.I.D.C., Residential Zone, Industrial Area, Dombivli (East) 421203, Tal. Kalyan, Dist. Thane of the said project, by the Assignor.

AND WHEREAS the Assignor has entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

AND WHEREAS the Assignor has registered the Project under the provisions of the Act with the Maharashtra Real Estate Regulatory Authority No. P51700004670; authenticated copy is attached in Annexure 'F';

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AND WHEREAS the Assignor has receiving updated copy of registered Project under the provisions of the Act with the Maharashtra Real Estate Regulatory Authority No. P51700016241; authenticated copy is attached in Annexure 'F1';
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4 AND WHEREAS the Assignor has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Assignor accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings.

AND WHEREAS by virtue of the Agreement to Lease, the Assignor has sole and exclusive right to assign the Apartments in the said building/s to be constructed by the Assignor on the project land and to enter into Agreement/s with the Assignee(s)/s of the Apartments to receive the consideration in respect thereof;

AND WHEREAS on demand from the Assignee, the Assignor has given inspection to the Assignee of all the documents of title relating to the project land and the plans, designs and



specifications prepared by the Assignor's Architects **M/s. Art Consultant** and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder;

AND WHEREAS the authenticated copies of Certificate of Title issued by the advocate of the Assignor, authenticated copies of Agreement to Lease showing the nature of the title of the Assignor to the project land on which the Apartments are constructed or are to be constructed have been annexed hereto and marked as **Annexure 'A'** and **'B'** respectively.

AND WHEREAS the authenticated copies of the plans of the Layout as approved by Maharashtra Industrial Development Corporation (MIDC) have been annexed hereto and marked as **Annexure "C-1"**.

AND WHEREAS the authenticated copies of the plans of the Layout as proposed by the Assignor and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project have been annexed hereto and marked as **Annexure 'C-2'**,

AND WHEREAS the authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Assignee, as sanctioned and approved by Maharashtra Industrial Development Corporation (MIDC) have been annexed and marked as **Annexure 'D'**

After recovering the additional premium (as mentioned above), the MIDC has granted the permission to construct the residential units on the leasehold **Plot No. RX-54** admeasuring 5281.50 square meters, MIDC, Phase-I, Dombivli Industrial Area, within the village limits of G. B. Patharli and outside the limits of Kalyan-Dombivli Municipal Corporation, within Taluka & Registration Sub-District Kalyan, and within District & Registration District Thane vide its Order No. **ROT/DMB/RX-54/1297** dated **27/03/2015**.

After receiving the order to construct the Industrial Units at their leasehold **Plot No. RX-54** admeasuring **5281.50** Square Meters, MIDC, Phase-I, Dombivli Industrial Area, within the village limits of G. B. Patharli and outside the limits of Kalyan-Dombivli Municipal Corporation, within Taluka & Registration Sub-District Kalyan, and within District & Registration District Thane, the Partners of **M/s. Globe Realtors** has accomplished all the formalities towards the same and the plans for their proposed Residential Units premises were approved by the Executive Engineer, MIDC, Div-Dombivli vide their Letter No. **EE/SPA/DMB/A-68991/2018** dated **26/02/2018**.

AND WHEREAS the Assignor has got some of the approvals from Maharashtra Industrial Development Corporation to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time,

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so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building.

M/S. GLOBE REALTORS have completed all construction work of the Building and obtained building Permit & Commencement Certificate from MIDC Division Dombivli vide their Letter No. EE/SPA/DOM/RX-54/A-68991/ of 18 Dated on 26/02/2018.

M/S. GLOBE REALTORS further applied for building plans as per additional FSI to the office of the Executive Engineer, MIDC, Div: Dombivli. After the payment of premium for additional FSI to MIDC, the building plans of part second floor and third floor have been approved by the office of Executive Engineer, MIDC, Div: Dombivli vide letter no. EE/SPA/DOM/RX54/A68991/2018, dated 26/02/2018. Transferor now proposes to construct the remaining part fifth floor to sixteenth floor and up to date ground coverage of building as per the sanctioned plans of additional FSI from MIDC. The TRANSFEREE/S has demanded from the Transferor and the Transferor have given the inspection of all the documents of title relating to the said land to the TRANSFEREE/S and the plans, designs, specifications prepared by the Transferor Architect and of such other documents as are specified under the Act, (hereinafter referred to as "The Said Act") and the rules made there under.

AND WHEREAS while sanctioning the said plans, Maharashtra Industrial Development Corporation has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Assignor while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by Maharashtra Industrial Development Corporation.

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AND WHEREAS the Assignor has accordingly commenced construction of the said building/s in accordance with the said proposed plans.

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AND WHEREAS the Assignor has obtained OCCUPANCY CERTIFICATE (Building Completion Certificate) vide Letter No. EE/SPA/DMB/RX-54/DO7706/2021 dated 19th July, 2021 issued by the Office of the Executive Engineer, Division: Dombivli.



AND WHEREAS the Assignee has applied to the Assignor for allotment of a Flat No. 102 on First floor in A - Wing (EAST - SIDE) of the building to be known as "GLOBE PARADISE" being constructed in the Plot No. RX- 54, M.I.D.C., Residential Zone, Industrial Area, Dombivli (East) 421 203, Tal. Kalyan, Dist. Thane of the said Project,

AND WHEREAS the carpet area of the said Apartment is 91.43 Sq. Mtrs. and "Carpet Area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said

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Apartment for exclusive use of the Assignee or verandah area and exclusive open terrace are a appurtenant to the said Apartment for exclusive use of the Assignee, but includes the are covered by the internal partition walls of the apartment.

AND WHEREAS, the Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

AND WHEREAS, prior to the execution of these presents the Assignee has paid to the Assignor a sum of **Rs. 15,55,000/- (Rupees Fifteen Lakhs Fifty Five Thousand Only)** as advance payment, being the consideration of the Apartment agreed to be assigned by the Assignor to the Assignee as advance payment (the payment and receipt whereof the Assignor both hereby admit and acknowledge) and the Assignee has agreed to pay to the Assignor the balance consideration in the manner given in this agreement in Section 1 (c) and Clause 10.

AND WHEREAS, the Assignor has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at no **P51700004670**;

AND WHEREAS the Assignor has receiving updated copy of registered Project under the provisions of the Act with the **Maharashtra Real Estate Regulatory Authority No. P51700016241**; authenticated copy is attached in Annexure 'F1';

AND WHEREAS, under section 13 of the said Act the Assignor is required to execute a written "Agreement to Assign" for the said Apartment with the Assignee, being in fact the represents and also to register said Agreement under the Registration Act, 1908.

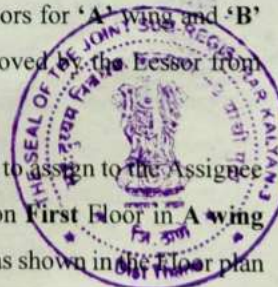
In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Assignor hereby agrees to assign and the Assignee hereby agrees to accept the Apartment and parking.

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

1. The Assignor had constructed the said building/s consisting of two wings with still on ground floor and podium on first floor and sixteen upper floors for 'A' wing and 'B' wing in accordance with the building plans as may be approved by the lessor from time to time.

1.a (i) The Assignee hereby agreed and the Assignor hereby agreed to assign to the Assignee **Flat No. 102** of carpet area admeasuring **91.43 Sq. Mtrs.** on **First Floor in A wing (EAST - SIDE)** (hereinafter referred to as "the Apartment") as shown in the Floor plan thereof hereto annexed and marked Annexures C-1 and C-2 for the consideration of

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Rs. 1,55,50,000/- (Rupees One Crore Fifty Five Lakhs Fifty Thousand Only) including the price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith.

(ii) As mutually discussed and agreed upon, the Assignor hereby agreed to assign to the Assignee **Double Stilt Parking Bearing No. 17 Situated at on Ground Floor** constructed in the layout.

1(b) The Assignee has paid on or before execution of this agreement a sum of **Rs. 15,55,000/- (Rupees Fifteen Lakhs Fifty Five Thousand Only)** as advance payment and hereby agrees to pay to that Assignor the balance amount of **Rs. 1,39,95,000/- (Rupees One Crore Thirty Nine Lakhs Ninety Five Thousand Only)** in agreement in Section 1 (c) and Clause 10:

1 (c): Payment Schedule:

An amount of **Rs. 1,39,95,000/- (Rupees One Crore Thirty Nine Lakhs Ninety Five Thousand Only)** to be paid to the Assignor within **30 days** of execution of this Agreement to Assignment. If the payment is not forthcoming within the stipulated time-frame, the Assignor reserves the right to give cancellation notice of 15 days to the Assignee in writing. In the event of failure on the part of the Assignee, the Assignor will terminate the Agreement to Assignment taking it granted that the Assignee doesn't have any objection to transfer the said Flat to anybody else at the sole discretion of the Assignor.

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

1(e) The Assignor may allow, in its sole discretion, a rebate for early payments of equal installments payable by the Assignee by discounting such early payments @ 12 % per annum for the period by which the respective installment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Assignee by the Assignor.

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

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

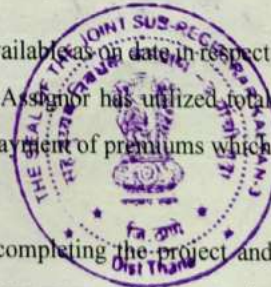
2.1 The Assignor hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by MIDC and/or the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Apartment to the Assignee, obtain from MIDC occupancy and/or completion certificates in respect of the Apartment.

2.2 Time is essence for the Assignor as well as the Assignee. The Assignor shall abide by the time schedule for completing the project and handing over the Apartment to the Assignee and the common areas to the association of the Assignees after receiving the occupancy certificate or the completion certificate or both as the case may be. Similarly, the Assignee shall make timely payments of the installment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Assignor as provided in clause 1(c) herein above. ("Payment Plan").

3. The Assignor hereby declares that the Floor Space Index available as on date in respect of the project land is **7918.90 Square Meters** only and Assignor has utilized total Floor Space Index of 1.5 by availing of FSI available on payment of premiums which are applicable to the said Project.

4.1 If the Assignor fails to abide by the time schedule for completing the project and handing over the Apartment to the Assignee, the Assignor agrees to pay to the

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Assignee, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Assignee, for every month of delay, till the handing over of the possession. The Assignee agrees to pay to the Assignor, interest as specified in the Rule, on all the delayed payment which become due and payable by the Assignee to the Assignor under the terms of this Agreement from the date the said amount is payable by the Assignee(s) to the Assignor.

- 4.2 Without prejudice to the right of Assignor to charge interest in terms of sub **Clause 4.1** above, on the Assignee committing default in payment on due date of any amount due and payable by the Assignee to the Assignor under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Assignee committing three defaults of payment of installments, the Assignor shall at its own option, may terminate this Agreement:

Provided that, Assignor shall give notice of fifteen days in writing to the Assignee, by Registered Post AD at the address provided by the Assignee and mail at the e-mail address provided by the Assignee, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Assignee fails to rectify the breach or breaches mentioned by the Assignor within the period of notice then at the end of such notice period, Assignor shall be entitled to terminate this Agreement. Provided further that upon termination of this Agreement as aforesaid, the Assignor shall refund to the Assignee (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Assignor) within a period of thirty days of the termination, the instalments of the consideration amount of the Apartment which may till then have been paid by the Assignee to the Assignor.

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



The Assignor shall give possession of the Apartment to the Assignee on or before receipt of full and final payment. If the Assignor fails or neglects to give possession of the Apartment to the Assignee on account of reasons beyond its control and of its agents by the aforesaid date then the Assignor shall be liable on demand to refund to the Assignee the amounts already received by it in respect of the Apartment with interest at the same rate as may mentioned in the **Clause 4.1** herein above from the date the Assignor received the sum till the date the amounts and interest thereon is repaid.

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

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

7.1 **Procedure for taking possession** - The Assignor had already obtained the occupancy certificate from the competent authority and the assignee will be making the payment as per the agreement. Then the Assignor offers in writing the possession of the Apartment, to the Assignee in terms of this Agreement. The Assignor agrees and undertakes to indemnify the Assignee in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Assignor. The Assignee agrees to pay the maintenance charges as determined by the Assignor or association of Assignees, as the case may be.

7.2 The Assignee shall take possession of the Apartment within 15 days of the written notice from the Assignor to the Assignee intimating that the said Apartments are ready for use and occupancy:

7.3 **Failure of Assignee to take Possession of Apartment:** Upon receiving a written intimation from the Assignor as per **Clause 8.1**, the Assignee shall take possession of the Apartment from the Assignor by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Assignor shall give possession of the Apartment to the Assignee. In case the Assignee fails to take possession within the time provided in **Clause 8.1** such Assignee shall continue to be liable to pay maintenance charges as applicable.

7.4 If within a period of five years from the date of handing over the Apartment to the Assignee, the Assignee brings to the notice of the Assignor any structural defect in the Apartment or the building in which the Apartment are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Assignor at its own cost and in case it is not possible to rectify such defects, then the Assignee shall be entitled to receive from the Assignor, compensation for such defect in the manner as provided under the Act.

8. The Assignee shall use the Apartment or any part thereof or permit the same to be used only for purpose of residence. He / She will use the parking space only for purpose of keeping or parking vehicle.

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9. The Assignee along with other Assignee(s) of Apartments in the building shall join informing and registering the Society or Association to be known by such name as the Assignor may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association and for becoming a member, including the byelaws of the proposed Society and duly fill in, sign and return to the Assignor within seven days of the same being forwarded by the Assignor to the Assignee, so as to enable the Assignor to register the common organization of Assignee. No objection shall be taken by the Assignee if any changes or modifications are made in the draft bye-laws, as may be required by the Registrar of Co-operative Societies or any other Competent Authority.

9.1 The Assignor shall, within three months of registration of the Society as aforesaid, cause to be transferred to the society all the right, title and the interest of the Assignor in the said structure of the Building or wing in which the said Apartment is situated.

9.2 The Assignor shall, within three months of registration of the Society, cause to be transferred to the Society all the right, title and the interest of the Assignor in the project land on which the building with multiple wings or buildings are constructed.

9.3 The Assignor shall cause to transfer the said Project land to the name of the society and enroll the name of the Assignee as assignee of the said Apartment in the records of MIDC, entirely at the cost and expenses of the Assignor.

9.4 The Assignee hereby undertakes that it shall obtain No Objection to Mortgage from MIDC in favour of the Bank as and when demanded, fully at the cost and expenses of the assignee in order to obtain loan facility from the Bank or Financial Institute.

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9.5 Within 15 days after notice in writing is given by the Assignor to the Assignee that the Apartment is ready for use and occupancy, the Assignee shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Apartment) of outgoings in respect of the project land and Building/s namely local taxes, betterment



charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, cowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society is formed and the said structure of the building/s or wings is transferred to it, the Assignee shall pay to the Assignor such proportionate share of outgoings as may be determined.

The Assignee further agrees that till the Assignee's share is so determined the Assignee shall pay to the Assignor provisional monthly contribution as actual per month towards the outgoings. The amounts so paid by the Assignee to the Assignor shall not carry

any interest and remain with the Assignor until a conveyance/assignment of lease of the structure of the building or wing is executed in favour of the society as aforesaid. On such conveyance/assignment of lease being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Assignor to the Society.

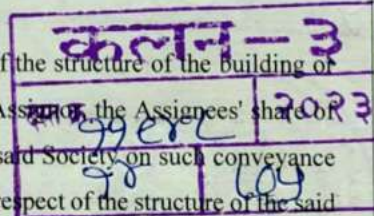
10. The Assignee shall on or before delivery of possession of the said premises keep deposited with the Assignor, the following amounts and the amount mentioned in the Clause No. 1(c).
- (i) **Rs. 15,000/-** for share money, application entrance fee of the Society, proportionate share of taxes and other charges/levies in respect of the Society, legal and other miscellaneous charges.
 - (ii) **Rs. 35,000/-** for formation and registration of the Society
 - (iii) **Rs.1,20,000/-** for Deposit and connection towards Water, Electric, and other utility and services connection charges.
 - (iv) **Rs. 52,500/-** for advance maintenance for **06** months period.

All the above said charges will be covered under GST payable @ 18% p.a. or as actual.

11. The Assignee shall pay to the Assignor a sum of **Rs. 50,000/- (Rupees Fifty Thousand Only)** as mentioned in the aforementioned Point no. 10 (i) & (ii) for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Assignor in connection with formation of the said Society, or Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.

Maintenance will be applicable from the date of expiry of 30 days of signing this Agreement to Assignment.

12. At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Assignee shall pay to the Assignor, the Assignees' share of stamp duty and registration charges payable, by the said Society on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building /wing of the building. At the time of registration of conveyance or Lease of the project land, the Assignee shall pay to the Assignor, the Assignees' share of stamp duty and registration charges payable, by the said Society on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Society.



13. **REPRESENTATIONS AND WARRANTIES OF THE ASSIGNOR**

The Assignor hereby represents and warrants to the Assignee as follows:

- i. The Assignor has clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;
- ii. The Assignor has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;
- iii. There are no encumbrances upon the project land or the Project except those disclosed in the title report;
- iv. There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report;
- v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the Assignor has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;
- vi. The Assignor has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Assignee created herein, may prejudicially be affected;
- vii. The Assignor has not entered into any agreement and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said Apartment which will, in any manner, affect the rights of Assignee under this Agreement;

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- viii. The Assignor confirms that the Assignor is not restricted in any manner whatsoever from assigning the said Apartment to the Assignee in the manner contemplated in this Agreement;



At the time of execution of the conveyance deed of the structure to the association of Assignees the Assignor shall handover lawful, vacant, peaceful, physical possession of the common area to the Society or Association of the Assignees;

The Assignor has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;

- xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for

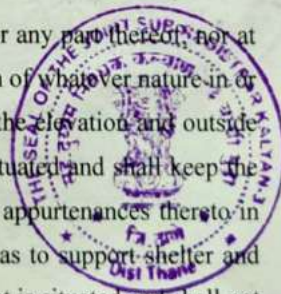
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acquisition or requisition of the said property) has been received or served upon the Assignor in respect of the project land and/or the Project except those disclosed in the title report.

14. **The Assignee/s or himself/themselves with intention to bring all persons into whosoever hands the Apartment may come, hereby covenants with the Assignor as follows :-**

- i. To maintain the Apartment at the Assignee's own cost in good and tenable repair and condition from the date that of possession of the Apartment is taken and shall not do or suffer to be done anything in or to the building in which the Apartment is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Apartment is situated and the Apartment itself or any part thereof without the consent of the Society and local authorities, if required.
- ii. Not to store in the Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Apartment is situated, including entrances of the building in which the Apartment is situated and in case any damage is caused to the building in which the Apartment is situated or the Apartment on account of negligence or default of the Assignee in this behalf, the Assignee shall be liable for the consequences of the breach.
- iii. To carry out at his own cost all internal repairs to the said Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the Assignor to the Assignee and shall not do or suffer to be done anything in or to the building in which the Apartment is situated or the Apartment which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Assignee committing any act in contravention of the above provision, the Assignee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- iv. Not to demolish or cause to be demolished the Apartment or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Apartment or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Apartment is situated and shall keep the portion, sewers, drains and pipes in the Apartment and the appurtenances thereto in good tenable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Apartment is situated and shall not

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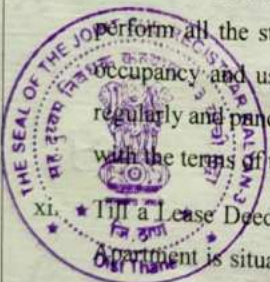
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chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Apartment without the prior written permission of the Assignor and/or the Society.

- v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Apartment is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the project land and the building in which the Apartment is situated.
- vii. Pay to the Assignor within fifteen days of demand by the Assignor, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Apartment is situated.
- viii. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Apartment by the Assignee for any purposes other than for purpose for which it is assigned.
- ix. The Assignee shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Apartment without written permission of the Assignor and until all the dues payable by the Assignee to the Assignor under this Agreement are fully paid up.

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

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xi. Till a Lease Deed or Deed of Assignment of the structure of the building in which Apartment is situated is executed in favour of Society, the Assignee shall permit the Assignor and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.

- xii. Till a Lease Deed or Deed of Assignment of the project land on which the building in which Apartment is situated is executed in favour of Society, the Assignee shall permit the Assignor and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.
15. The Assignor shall maintain a separate account in respect of sums received by the Assignor from the Assignee as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or association towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.
16. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartments or of the said Plot and Building or any part thereof. The Assignee shall have no claim save and except in respect of the Apartment hereby agreed to be assigned to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Assignor until the said structure of the building is transferred to the Society or other body and until the project land is transferred to the Society as hereinbefore mentioned.

Notwithstanding anything contained anywhere in this agreement, it is specifically agreed between the parties hereto that the Assignor herein has decided to have the name of the Project "GLOBE PARADISE" and building will be denoted by letters or name "GLOBE PARADISE" or as decided by the Assignor and further erect or affix name board at suitable places as decided by the Assignor herein.

The Assignees in the said Project / or proposed Society are not entitled to change the name of the said Project and remove or alter the name board in any circumstances.

This condition is essential condition of this Agreement.

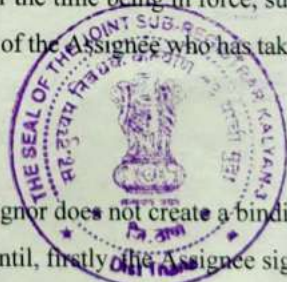
17. **ASSIGNOR SHALL NOT MORTGAGE OR CREATE A CHARGE**

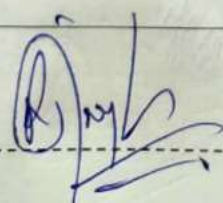
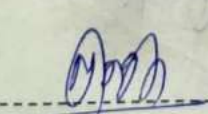
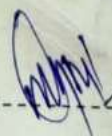
After the Assignor executes this Agreement, he shall not mortgage or create a charge on the Apartment and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest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

18. **BINDING EFFECT**

Forwarding this Agreement to the Assignee by the Assignor does not create a binding obligation on the part of the Assignor or the Assignee until, firstly the Assignee signs and delivers this Agreement with all the schedules along with the payments due as

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stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Assignee and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Assignor. If the Assignee(s) fails to execute and deliver to the Assignor this Agreement within 30 (thirty) days from the date of its receipt by the Assignee and/or appear before the Sub-Registrar for its registration as and when intimated by the Assignor, then the Assignor shall serve a notice to the Assignee for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Assignee, application of the Assignee shall be treated as cancelled and all sums deposited by the Assignee in connection therewith including the booking amount shall be returned to the Assignee without any interest or compensation whatsoever.

19. **ENTIRE AGREEMENT**

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

20. **RIGHT TO AMEND**

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

21. **PROVISIONS OF THIS AGREEMENT APPLICABLE TO ASSIGNEE / SUBSEQUENT ASSIGNEES**

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It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Assignees of the Apartment, in case of a transfer, as the said obligations and rights go along with the Apartment for all intents and purposes.



22. **SEVERABILITY**

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

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

Wherever in this Agreement it is stipulated that the Assignee has to make any payment, in common with other Assignee(s) in Project, the same shall be in proportion to the carpet area of the Apartment to the total carpet area of all the Apartments in the Project.

24. **FURTHER ASSURANCES**

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

25. **PLACE OF EXECUTION**

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

26. The Assignee and/or Assignor shall present this Agreement as well as the Conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Assignor will attend such office and admit execution thereof.

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

Name of Assignee : **1. MRS. REKHA NAVIN SINGH (Owner) & 2. MR. NAVIN KAMLA PRASAD SINGH (Co-Owner)**

Assignee's Address : C-7, 1st Floor, Tirupati Balaji CHSE, M. G. Road, Vishnu Nagar, Dombivli (West) - 421 202, Tal: Kalyan, Dist: Thane

Notified Email ID : navinsinghpyc@gmail.com

M/s Assignor name : **M/S. GLOBE REALTORS,**

Assignor Address : Unit No.1 & 2 Globe Estate, Plot No. C-9, MIDC, Phase-I, Dombivli (E) - 421 203, Dist: Thane.

Notified Email ID : info@globegroup.in

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

28. **JOINT ASSIGNEES**

That in case there are Joint Assignees all communications shall be sent by the Assignor to the Assignee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Assignees.

29. **STAMP DUTY AND REGISTRATION:-**

The charges towards stamp duty and Registration of this Agreement shall be borne by the Assignee.

30. **DISPUTE RESOLUTION:-**

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

31. **GOVERNING LAW**

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

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SCHEDULE 'A'

FIRST SCHEDULE OF THE ABOVE REFERRED:

(Description of said Property)

All that piece and parcel of land known as Plot No. RX-54, Residential Zone, MIDC, Dombivli Industrial Area, within the village limits of G. B. Patharli and inside the limits of Kalyan-Dombivli Municipal Corporation, within the Taluka & Registration Sub-District Kalyan, and within the District & Registration District Thane.



And boundaries as follows:

On or towards East	:	25 Mtrs. Road
On or towards West	:	MIDC Boundary
On or towards South	:	SIA College
On or towards North	:	MIDC Open Land

Together with all easement rights etc.

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 दल क्र. 99erL 2023
 22 104

SCHEDULE 'B'
 THE SECOND SCHEDULE ABOVE REFERRED TO
 (DESCRIPTION OF RESIDENTIONAL FLAT)

Flat No. 102 admeasuring area about 91.43 Sq. Mtrs. Carpet, situated on the First Floor of A - wing (EAST-SIDE) and Double stilt Parking Bearing No. 17 Situated at on Ground Floor of the building known as "GLOBE PARADISE" constructed on the property as described in the first schedule here in above.



IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement to Assign at Dombivli in the presence of attesting witness, signing as such on the day first above written.

SIGNED AND DELIVERED BY THE WITHIN NAMED

Assignee:

1. MRS. REKHA NAVIN SINGH (Owner)



[Handwritten signature of Mrs. Rekha Navin Singh]



&

2. MR. NAVIN KAMLAPRASAD SINGH (Co-Owner)

In the presence of WITNESSES:

Name Govind Jagtap

Signature *[Handwritten signature]*



[Handwritten signature]



SIGNED AND DELIVERED BY THE WITHIN NAMED

Assignor: M/S. GLOBE REALTORS

Through its Partner

MR. MADHAV JAGMOHAN SINGH

In the presence of WITNESSES:

Name Mahesh K. Pawar

Signature *[Handwritten signature]*



[Handwritten signature]

[Handwritten signatures of witnesses]

ANNEXURE - A

Name of the Attorney at Law/Advocate,

Address:

Date:

No.

RE. :

Title Report

Details of the Title Report

The Schedule Above Referred to

(Description of property)

Place:

Datedday of 20.....

(Signed)

Signature of Attorney-at-Law/Advocate

ANNEXURE -B

Authenticated copies of Agreement to Lease showing nature of the title of the Assignor to the project land.

ANNEXURE -C-1

Authenticated copies of the plans of the Layout as approved by MIDC.

ANNEXURE - C-2

Authenticated copies of the plans of the Layout as proposed by the Assignor and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project.

ANNEXURE -D

Authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Assignee as approved by MIDC.

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ANNEXURE - E

(Specification and amenities for the Apartment),

ANNEXURE -F

Authenticated copy of the Registration Certificate of the Project granted by the Real Estate Regulatory Authority).



ANNEXURE -F1

Updated copy (Authenticated copy of the Registration Certificate of the Project granted by the Real Estate Regulatory Authority).

[Handwritten Signature]

[Handwritten Signature]

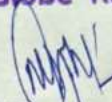
[Handwritten Signature]

RECEIPT

Received of and from the Assignee above named the sum of
Rs. 15,55,000/- (Rupees Fifteen Lakhs Fifty Five Thousand Only) before execution of
this agreement towards Earnest Money Deposit.

I say received.
M/S. GLOBE REALTORS

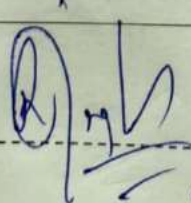
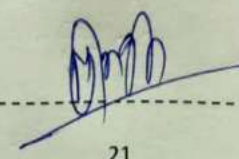
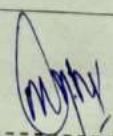
For Globe Realtors

 **Partner**

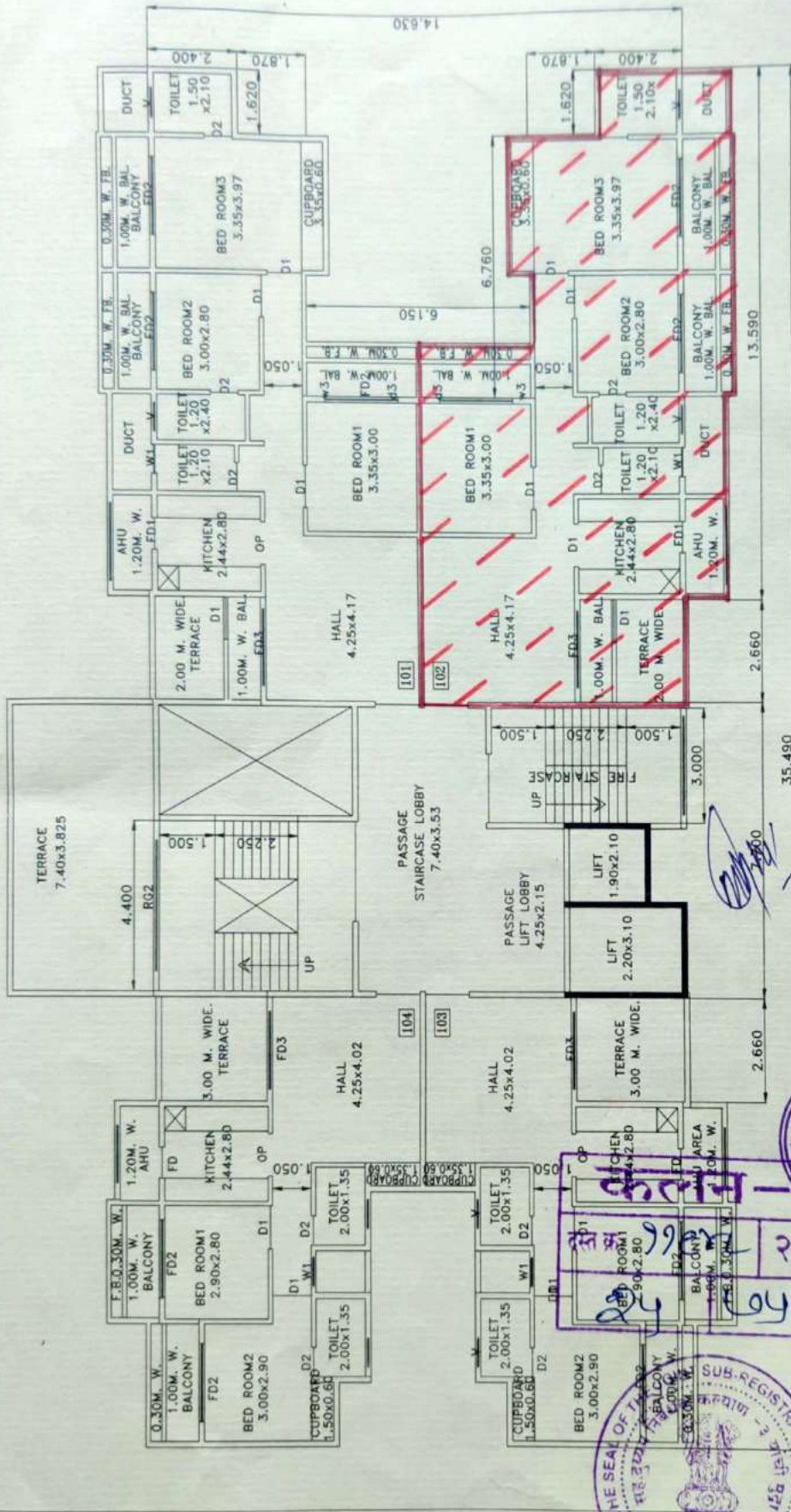
MR. MADHAV JAGMOHAN SINGH
PARTNER
Assignor/s

कलन - ३	
दस्ता क्र. ११९२८	२०२३
२४	१०५



'A' WING



[Handwritten signatures]

FIRST FLOOR PLAN

(SCALE-1:100)



S. V. Tarte

B. Com, LL.B.

Advocate & Notary
Panel Advocate for
State Bank of India

Arihant Puja CHS Ltd., Ground Floor,
Nr. Tarte Plaza, Gandhi Nagar,
Dombivli (E) 421 204, Dist. Thane.
Phone : 2820491 Mob : 9821313281

NON ENCUMBRANCE TITLE CERTIFICATE
Cum
SEARCH REPORT

PROPERTY:- All that piece and parcel of Plot No. RX-54 admeasuring 5281.50 Sq. Mtrs. in the Dombivli Industrial Area of Village Gajbandhan Patharli, Taluka Kalyan, Dist. Thane and within the limits of Kalyan Dombivli Municipal Corporation, and within the Registration Dist. Thane, Sub-Registration Dist. Kalyan.

With a view to investigate the title of M/S. GLOBE REALTORS to the above described property. I have taken searches in the offices of the Sub-Registrar Kalyan for past 30 years i.e. from 1988 to 2017. Further I have also perused the documents of title of the said property. On scrutiny of all my detailed report of the same is as under:-

Initially Maharashtra Industrial Development Corporation (M. I. D. C) allotted a Plot of land bearing No. RX-54 admeasuring 5281.50 sq.mtrs. as per agreement dated. 10.12.2015 to Shri. Kishanbihari S. Kagzi, Smt. Anita Manoharlal Arora, Shri. Ramesh Pinjomal Budhwani (HUF), Shri. Deepak Dharmu Budhwani (HUF), Shri. Sunny Dharmu Budhwani (HUF), Shri. Rameshlal P. Mankhani, Shri. Satish R. Mankhani, Shri. Ashwin M. Chandan, Shri. Rajesh A. Thakare, Shri. Madhav Jagmohan Singh, & Shri Ashok Rameshlal Mankhani partners of M/S. GLOBE REALTORS on lease basis for

करीम - ३
३१.१२.२०१५
२६ | २०१३
२६ | २०१३



338/0

इतर पावती

Original/Duplicate

Thursday, 20 April 2017 11:32 AM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 4414 दिनांक: 20/04/2017

मावाचे नाव: मं० भा. पावली

दस्तऐवजाचा अनुक्रमांक: कलन-4-0-2017

दस्तऐवजाचा प्रकार:

सादर करणाऱ्याचे नाव: एस व्ही तट्टे

वर्णन अर्ज क्र 735/2017 सन 1988 ते 2017 (30 वर्षे) प्लॉट नं आर एक्स 54
शोध व निरीक्षण

₹. 750.00

एकूण:

₹. 750.00

Joint Sub Registrar Kalyan 4
मह-दुय्यम निबंधक कल्याण

1); देयकाचा प्रकार: eChallan रकम: ₹.750/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH000591142201718E दिनांक: 20/04/2017

बँकेचे नाव व पत्ता:

कलन-३	
दस्त क्र. 99erL	२०२३
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S. V. Tarte

S. Com. U. B.

Advocate & Notary
Panel Advocate for
State Bank of India

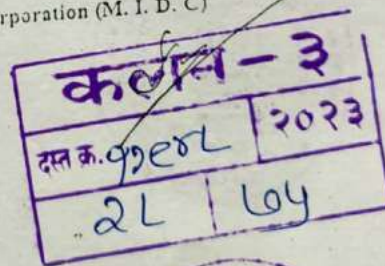
Arihant Puja CHS Ltd., Ground Floor,
Nr. Tarte Plaza, Gandhi Nagar,
Dombivli (E) 421 204, Dist. Thane.
Phone : 2820491 Mob : 9821313285

95 years from dated 24.09.2015 & accordingly Lease Agreement is executed on 10.12.2015 and registered on 10.12.2015 with Sub-Registrar of Kalyan 5, under document no. KLN-5/8067/2015.

Afterwards M/S. GLOBE REALTORS has paid premium of Rs. 14,62,92,270 /- (being premium payable at the auction Rate of Rs. 27,699/- sq. mtrs.) to M. I. D. C on such payment the M. I. D. C agreed finally to assign Leasehold rights for residual period of Lease & accordingly a Lease Deeds are executed.

Afterwards, M/S. GLOBE REALTORS has obtained approval to the building plans from M. I. D. C vide its Letter No. D 85788, dated. 22/11/2016.

The Developers have got the plans, specifications, elevations, sections sanctioned from the Maharashtra Industrial Development Corporation (M. I. D. C), for construction of Residential Building having Two Wings namely "A" & "B" named as "GLOBE PARADISE". "A" wing with stilt and podium on 1st floor and 16th upper floors and "B" wing with stilt and podium on 1st Floor plus upper 4th floors. The developers shall at a later stage construct additional floors from 5th to 16th forming part of "B" wing in accordance with the building plans as may be approved by the Maharashtra Industrial Development Corporation (M. I. D. C) from time to time.



S. V. Tarte

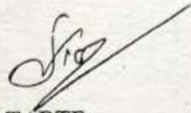
B. Com. LL.B.

Advocate & Notary
Panel Advocate for
State Bank of India

Arlhant Puja CHS Ltd., Ground Floor,
Nr. Tarte Plaza, Gandhi Nagar,
Dombivli (E) 421 204. Dist. Thane.
Phone : 2820491 Mob : 9821313285

And since then M/S. GLOBE REALTORS thru partner Shri. Kishanbihari S. Kagzi, Smt. Anita Manoharlal Arora, Shri. Ramesh Pinjomal Budhwani (HUF), Shri. Deepak Dharmu Budhwani (HUF), Shri. Sunny Dharmu Budhwani (HUF), Shri. Rameshlal P. Mankhani, Shri. Satish R. Mankhani, Shri. Ashwin M. Chandan, Shri. Rajesh A. Thakare, Shri. Madhav Jagmohan Singh & Shri Ashok Rameshlal Mankhani are the assignee of the said land and said land allotted by M. I. D. C on lease basis for 95 years.

Date : 20.04.2017


S.V. TARTE

(Advocate & Notary)

कलन-३	
दस्तावेज नं. ११९८२	२०२३
२९	०४



S. V. Tarte

B. Com. LL.B.

Advocate & Notary
Panel Advocate for
State Bank of India

Arihant Puja CHS Ltd., Ground Floor,
Nr. Tarte Plaza, Gandhi Nagar,
Dombivli (E) 421 204, Dist. Thane.
Phone : 2820491 Mob : 9821313285

SEARCH REPORT

PROPERTY:- All that piece and parcel of Plot No. RX-54 admeasuring 5281.50 Sq. Mtrs. in the Dombivli Industrial Area of Village Gajbandhan Patharli, Taluka Kalyan, Dist. Thane and within the limits of Kalyan Dombivli Municipal Corporation, and within the Registration Dist. Thane, Sub-Registration Dist. Kalyan.

With a view to investigate the title of M/S. GLOBE REALTORS to the above described property. I have taken searches in the offices of the Sub-Registrar Kalyan for past 30 years i.e. from 1988 to 2017. Further I have also perused the documents of title of the said property. On scrutiny of all my detailed report of the same is as under:-

YEAR	TRANSACTION
1988	NIL
1989	NIL
1990	NIL
1991	NIL
1992	NIL
1993	NIL
1994	NIL
1995	NIL
1996	NIL
1997	NIL
1998	NIL
1999	NIL

कलान-३	
दस्ता क्र. १९८८	२०२३
३०. १५	



S. V. Tarte

B. Com. LL.B.

Advocate & Notary
Panel Advocate for
State Bank of India

Arihant Puja CHS Ltd., Ground Floor,
Nr. Tarte Plaza, Gandhi Nagar,
Dombivli (E) 421 204, Dist. Thane.
Phone : 2820491 Mob : 9821313285

2000	NIL
2001	NIL
2002	NIL
2003	NIL
2004	NIL
2005	NIL
2006	NIL
2007	NIL
2008	NIL
2009	NIL
2010	NIL
2011	NIL
2012	NIL
2013	NIL
2014	NIL
2015	NIL
2016	NIL
2017	NIL

Transaction given below

1. M.I.D.C Dombivli Division transferred the said plots by Letter No.

Letter No. D 85788, dated. 22/11/2016 to M/S. GLOBE REALTORS

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दस्त क्र. 99082	2023
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S. V. Tarte

B. Com. LL.B.

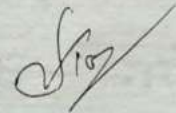
Advocate & Notary
Panel Advocate for
State Bank of India

Arihant Puja CHS Ltd., Ground Floor,
Nr. Tarte Plaza, Gandhi Nagar,
Dombivli (E) 421 204, Dist. Thane.
Phone : 2820491 Mob : 9821313285

2. Lease Agreement between M. I. D. C and M/S. GLOBE REALTORS of Plot No. RX-54 admeasuring 5281.50sq.mtrs Lease Deed was executed on 10.12.2015 by M. I. D. C and duly registered with Sub-Registrar Kalyan -5 on 10.12.2015 under Document No. KLN-5-8067/2015, & Duplicate Lease Deed Registered with Sub-Registrar Kalyan -5 on 10.12.2015 under Document No. KLN-5-8068/2015.

And since then M/S. GLOBE REALTORS thru partner Shri. Kishanbihari S. Kagzi, Smt. Anita Manoharlal Arora, Shri. Ramesh Pinjomal Budhwani (HUF), Shri. Deepak Dharmu Budhwani (HUF), Shri. Sunny Dharmu Budhwani (HUF), Shri. Rameshlal P. Mankhani, Shri. Satish R. Mankhani, Shri. Ashwin M. Chandan, Shri. Rajesh A. Thakare, Shri. Madhav Jagmohan Singh & Shri Ashok Rameshlal Mankhani are the assignee of the said land and said land allotted by Maharashtra Industrial Development Corporation (M. I. D. C) on lease basis for 95 years.

Date :20.04.2017


S. V. TARTE

(Advocate & Notary)

कलन-३	
दस्तावेज क्र. ११०२८	२०२३
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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C' [See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P51700004670

Project: *Globe Paradise Plot Bearing / CTS / Survey / Final Plot No.:RX-54 at Kalyan-Dombivall (M Corp.), Kalyan, Thane, 421203;*

1. **Globe Realtors** having its registered office / principal place of business at *Tehsil: Kalyan, District: Thane, Pin: 421203.*

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from **09/08/2017** and ending with **31/12/2021** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

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

दस्तावेज क्र. 99002	2023
33	104



Signature valid
Digitally Signed by
Dr. Vasanti Premanand Prabhu
(Secretary, MahaRERA)
Date: 8/9/2017 6:01:32 PM

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



10/12/2015

सूची क्र.2

दुष्यंत निबंधक : सह डु.नि. कल्याण 6
दस्ता क्रमांक : 8067/2015
गोंदणी :
Regn:83m

गावाचे नाव : 1) गं.भा.पाथर्ली

(1) वित्तखाचा प्रकार	भाडेपट्टा
(2) मीटरचला	146292500
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते मसुद करावे)	128352500

- (4) भू-नापन, पोटहिस्ता व घरकामांक (असल्यास)
- (5) क्षेत्रफळ
- (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.
- (7) दस्तऐवज करून देणा-या/सिद्धत ठेवणा-या मसकाराचे नाव किंवा देवाणी न्यायालयाचा हुजुमनामा किंवा आदेश असल्यास, प्रतिपादिते नाव व पत्ता.

1) पातिकेचे नाव: कल्याण-डोंबिवली इतर वर्गीत ; इतर माहिती: मौजे गजबंधन पाथर्ली येथील प्लॉट नं. आर एक्स ५४, क्षेत्रफळ 5281.50 चौ.मी. खुली जमीन, म.ओ.बी.म., निवासी विभाग, डोंबिवली पूर्व, जि.व्हा. ठाणे.मा.सह जि.व्हा. निबंधक यांचे अभिनिर्णय प्रकरण क्रमांक 416/2015 नुसार मुद्रांक शुल्क रु 7314600/- शासन जमा केले आहेत (Plot Number : RX-54 ;)

1) 5281.50 NA

- 1): नाव:-मेसर्स ग्लोब रीएलटर्स तर्फे भागीदार श्री.अशोक मनकानी - - बच:-38; पत्ता:-प्लॉट नं: आर एक्स ५४, माळा नं: -, इमारतीचे नाव: मेसर्स ग्लोब रीएलटर्स, ब्लॉक नं: म.ओ.बी.म., निवासी विभाग, रोड नं: गजबंधन पाथर्ली, महाराष्ट्र, THANE. पिन कोड:-421201 पॅन नं:-
- 2): नाव:-मेसर्स ग्लोब रीएलटर्स तर्फे भागीदार श्री.किशनबिहारी कागडी - - बच:-65; पत्ता:-प्लॉट नं: आर एक्स ५४, माळा नं: -, इमारतीचे नाव: मेसर्स ग्लोब रीएलटर्स, ब्लॉक नं: म.ओ.बी.म., निवासी विभाग, रोड नं: गजबंधन पाथर्ली, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-
- 3): नाव:-मेसर्स ग्लोब रीएलटर्स तर्फे भागीदार श्री.मती अमिता अरोरा - - बच:-55; पत्ता:-प्लॉट नं: आर एक्स ५४, माळा नं: -, इमारतीचे नाव: मेसर्स ग्लोब रीएलटर्स, ब्लॉक नं: म.ओ.बी.म., निवासी विभाग, रोड नं: गजबंधन पाथर्ली, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-
- 4): नाव:-मेसर्स ग्लोब रीएलटर्स तर्फे भागीदार श्री.रमेश बुधबाणी (एच यु एफ) - - बच:-60; पत्ता:-प्लॉट नं: आर एक्स ५४, माळा नं: -, इमारतीचे नाव: मेसर्स ग्लोब रीएलटर्स, ब्लॉक नं: म.ओ.बी.म., निवासी विभाग, रोड नं: गजबंधन पाथर्ली, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-
- 5): नाव:-मेसर्स ग्लोब रीएलटर्स तर्फे भागीदार श्री.दीपक बुधबाणी (एच यु एफ) - - बच:-33; पत्ता:-प्लॉट नं: आर एक्स ५४, माळा नं: -, इमारतीचे नाव: मेसर्स ग्लोब रीएलटर्स, ब्लॉक नं: म.ओ.बी.म., निवासी विभाग, रोड नं: गजबंधन पाथर्ली, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-
- 6): नाव:-मेसर्स ग्लोब रीएलटर्स तर्फे भागीदार श्री.सतीश बुधबाणी (एच यु एफ) - - बच:-32; पत्ता:-प्लॉट नं: आर एक्स ५४, माळा नं: -, इमारतीचे नाव: मेसर्स ग्लोब रीएलटर्स, ब्लॉक नं: म.ओ.बी.म., निवासी विभाग, रोड नं: गजबंधन पाथर्ली, महाराष्ट्र, THANE. पिन कोड:-421201 पॅन नं:-
- 7): नाव:-मेसर्स ग्लोब रीएलटर्स तर्फे भागीदार श्री.रमेशसाह मनकानी तर्फे डु मु धारक श्री.अशोक मनकानी - - बच:-38; पत्ता:-प्लॉट नं: आर एक्स ५४, माळा नं: -, इमारतीचे नाव: मेसर्स ग्लोब रीएलटर्स, ब्लॉक नं: म.ओ.बी.म., निवासी विभाग, रोड नं: गजबंधन पाथर्ली, महाराष्ट्र, THANE. पिन कोड:-421201 पॅन नं:-
- 8): नाव:-मेसर्स ग्लोब रीएलटर्स तर्फे भागीदार श्री.सतीश मनकानी तर्फे डु मु धारक श्री.अशोक मनकानी - - बच:-38; पत्ता:-प्लॉट नं: आर एक्स ५४, माळा नं: -, इमारतीचे नाव: मेसर्स ग्लोब रीएलटर्स, ब्लॉक नं: म.ओ.बी.म., निवासी विभाग, रोड नं: गजबंधन पाथर्ली, महाराष्ट्र, THANE. पिन कोड:-421201 पॅन नं:-
- 9): नाव:-मेसर्स ग्लोब रीएलटर्स तर्फे भागीदार श्री.अशोक मनकानी - - बच:-63; पत्ता:-प्लॉट नं: आर एक्स ५४, माळा नं: -, इमारतीचे नाव: मेसर्स ग्लोब रीएलटर्स, ब्लॉक नं: म.ओ.बी.म., निवासी विभाग, रोड नं: गजबंधन पाथर्ली, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-
- 10): नाव:-मेसर्स ग्लोब रीएलटर्स तर्फे भागीदार श्री.अशोक मनकानी - - बच:-65; पत्ता:-प्लॉट नं: आर एक्स ५४, माळा नं: -, इमारतीचे नाव: मेसर्स ग्लोब रीएलटर्स, ब्लॉक नं: म.ओ.बी.म., निवासी विभाग, रोड नं: गजबंधन पाथर्ली, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-
- 11): नाव:-मेसर्स ग्लोब रीएलटर्स तर्फे भागीदार श्री.अशोक मनकानी - - बच:-63; पत्ता:-प्लॉट नं: आर एक्स ५४, माळा नं: -, इमारतीचे नाव: मेसर्स ग्लोब रीएलटर्स, ब्लॉक नं: म.ओ.बी.म., निवासी विभाग, रोड नं: गजबंधन पाथर्ली, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-



कल्याण-३
शुक्र ११/१२/२०१५



हनुमनामा किबा आदेश अमल्यापन, प्रतिपादिते नाव व पत्ता	
(9) दस्तावेज करम दिव्याचा दिनांक	10/12/2015
(10)दस्त नोंदणी केव्याचा दिनांक	10/12/2015
(11)अनुक्रमांक, खंड व पृष्ठ	8067/2015
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	7314700
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)धेरा	

मुल्यांकनासाठी विचारात घेतलेला
त्रयशील :-

मुद्रांक शुल्क आकारलेला निबडलेला
अनुच्छेद :-

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



(Signature)

सह. दुय्यम निबंधक कल्याण-५

कलान - ३	
दस्त क्र. ११९०८	२०२३
३५	१०५



Maharashtra Industrial Development Corporation

(A Government Of Maharashtra Undertaking)

Tel : +91-22-25820703

+91-22-25829539

Fax : +91-22-25821886

E-mail : rothane@midcindia.org

Regional Office, Thane
MIDC, Thane Region,
Office Complex Building, 1st Floor
Near Wagle Estate, Octroi Naka
THANE
400604

No. ROT/DMB/RES/Plot-RX-54/

Date :

POSSESSION RECEIPT

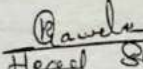
I, Head Surveyor Shri V. B. Gawade on behalf of the Maharashtra Industrial Development Corporation and on behalf of M/S. GLOBE REALTORS, ~~DOMBIVLI~~ have this day respectively handed over and taken over the possession of RES. Plot No. RX-54 admeasuring 5281.50 Square Meters in DOMBIVLI INDL. AREA Taluka District Thane after actual measurement and demarcation of the plot on the site.

"Though the Physical possession of the RES. Plot No. RX-54 is handed over today, on 24/09/2015, the legal title to the Plot shall be passed on to the allottee only after the legal documents as prescribed by MIDC are duly completed and titling conferred by the allottee and the competent officer in MIDC, and this possession receipt by itself, does not pass on the legal title of the plot to the person, to whom the plot is handed over."

In this connection above possession is handed over subject to execution of Agreement to Lease within 60 days from the date of Possession.

Place : DOMBIVLI

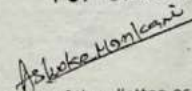
Handed over by :
GAWADE V.B.


Head Surveyor
(Signature of the officer with designation)



Date : 24/09/2015.

Taken Over By :

For Globe Realtors

Partner
(Signature of the allottee or representative with his designation)

*103-207-

कलन-३	
दस्ता क्र. ११२८८	२०१३
३६	१०४



MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

Tel : 25820703
Fax : 25821886

Regional Office, Thane
MIDC, Thane Region,
Office Complex Building,
1st Floor, Near Wagle Estate, Octorai
Naka,
THANE- 400 604.

Email :
By RPAD/No. ROT/DMB/RX-54/ 12.97

Date :- 27.03.2015
27 MAR 2015



Subject - DOMBIVLI INDUSTRIAL AREA
Plot No. RX-54
Allotment of Land
Reel :- Letter dated 01/02/2015

:ORDER:

Sanction is hereby accorded to the allotment of land admeasuring 5281.50 Sq. Mts. Comprising of Plot No. RX-54 in Dombivli Industrial Area on "As is where is basis" to Shri Ashok R. Mankani & others Partners of M/S GLOBE RELATORS, DOMBIVALI and having its office 1st floor, Shiv Sadan, Kalyan Shil-Road, above Pimpaleshwar Point Hotel, Dombivli (East) Dist- Thane for Residential purpose subject to the payment of the premium of Rs.14,62,92,270/- (Rs. Fourteen Crore Sixty Two Lakh Ninety Two Thousand Two Hundred Seventy only) Calculated at the rate of Rs.27699/- per SqM.

1. The amount of earnest money received with the application will be appropriated towards the amount of premium. The allottee shall pay the sum of Rs.70,59,520/- (Rs. Seventy Lakh Fifty Nine Thousand Five Hundred Twenty only) received with the auction will be appropriated towards the amount of premium. The allottee shall pay the sum of Rs. 13,92,32,750/- (Rupees Thirteen Crore Ninety Two Lakhs Thirty Two Thousand Seven Hundred Fifty only.) being the balance amount of the premium within a period of 30 days from the date of receipt of this order, by DD, drawn in favor of C.A.O.MIDC, Mumbai -93 Payable at Mumbai.
2. In case the allottee fails to pay the balance amount of premium within the period mentioned above, the allotment shall be liable to cancelled without further notice.
3. In the event of the allotment being cancelled as foresaid the corporation will be entitled to forfeit the whole of the earnest money received with the application.
4. The terms & conditions of allotment of land will be those contained in the standard form of Agreement to Lease and the lease annexed thereto & in substance are as follows
 - a) The allottee shall enter into an Agreement to Lease in the form prescribed by Corporation & on performance of the conditions will be entitled to lease for the term of ninety five (95) years to be computed from the date of execution of the Agreement to Lease and renewable for one further term of 95 years on payment of premium and on such terms and conditions as may be determined by the Corporation at the time of renewal.
 - b) The annual ground rate rent of Rupee 1/- per annum is payable in respect of the plot of land allotted.
 - c) The allottee shall get the plan and specification of the proposed Residential building duly approved from the Executive Engineer of the said Industrial area and complete the said building in accordance with approved plans and shall obtain a Building Completion Certificate (B.C.C) from the Executive Engineer of the said industrial area within a prescribed period.
 - d) If you shall not develop the Plot and obtain the BCC within 3 Years only two extension of time limit will be granted on recovery of 25% & 40% premium (1st & 2nd year) and if the Plot not developed in within extended period, the Plot will be taken back s it 1 and the Corporation will not refund the expenditure on construction and development of the said Plot. The allottee shall not directly or indirectly transfer or assign the benefits of interest in the agreement to lease or part with possession of the land or any part thereof without previous consent of the Corporation who may refuse or grant it subject to such condition as the Corporation may think fit including a condition for payment of additional premium

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(Signature)

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- D) You shall develop the Plot within 3 years from taking over Possession of the Plot and use the FSI 20% as per D.C. Rules.
- E) The allottee shall be entitled to use land for the purpose of a Residential but not for the any whatsoever.
- H) If the plot which may be finally allotted to you in this industrial area contains any fencing or tree plantation or any such development carried out by the Corporation prior to allotment you are required to pay to the Corporation the cost of such development which will be in addition to the premium mentioned above and the amount payable on this account will be communicated to you separately along with the allotment order.
- I) The other terms and conditions of allotment shall be those contained in the prescribed form of Agreement to Lease and the Lease.
- J) The stamp duty in respect of preparation & execution of the Agreement to Lease & its duplication as also the Lease & its duplication in respect of the allotted plot of land as also the legal costs for the preparation and execution of these documents including the registration fees shall be borne and paid by the allottee alone.
- K) If there any encroachment on the plot the same should be removed by you, at your own risk and cost.
- L) Please note that if MSEDCL line is passing through your plot, you will have to shift the line at your own cost and risk, also concern with MSEDCL and Telephone Department.
- M) MIDC has no objection to grant power connection for 200 KWH applied load as per your project report.
- N) In case any changes after final measurement of plot area and if the area is found to be increased the charges towards excess area, shall be recovered as per prevailing rate at that time.
- O) The allottee may submit his application to the concern telephone authority immediately, after taking over the possession of the plot. This will enable the concern authorities to build up a waiting list & ensure proper planning to provide timely telephone connection to the Residential Flats.
- P) The allottee shall pay taxes applicable i.e. Municipal Taxes, development charges etc.
- Q) Please also note that A to L will be signed with you within 30 days from the date of handing over of possession of plot.

Addl. Conditions:

- 1) The plot area of 5281.50 Sqm will be treated as a single Plot
- 2) ---
- a. Industrial workers / Executives working in the industrial unit set up in MIDC Industrial Area at Dombivli will get first preference.
- b. Persons coming in the category of "Suitable Persons" as defined by the Government in Industries, energy & Labour departments letter No. IDC-2818/4576/IND-14, dt.21.06.1983 and working in the establishments setup in the Industrial are at Dombivli will get the second preference.
- c. Suitable persons / Industrial workers / Executives working in the Industrial units located in the MIDC Industrial areas within the Mumbai Metropolitan Region (Dist. Thane & Mumbai) will get third preference.
- 3) This plot is allotted to you on the basis that you are agreed to keep open rear margin of your constructed area to give access to the remaining plot area.



Area Manager
Area Manager,
MIDC, Thane I

To
Shri Ashok R. Mankani & others Partners
of M/S GLOBE RELATORS, DOMBIVALI
1st floor, Shiv Sadan, Kalyan Shil-Road, above Pimpaleshwar Point Hotel,
Dombivli (East), Dist- Thane

Copy Submitted to :

- 1) The Chief Account Officer, MIDC, Mumbai-400 093.
2) The Chief Planner, MIDC Mumbai 400 093.
3) The Technical Advisor, MIDC, Mumbai Division.
Copy I.M.C.S. to:
1.Dy. Engineer, SPA, MIDC, Sub-Dn. Dombivli, Thane.
Copy to: Shri. V. B. Gawade, Head Surveyor, Regional Office MIDC, Thane.

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MIDC

No/EE/SPA/DMB/ 7857882016,
Office of the Executive Engineer,
MIDC., Division Dombivli,
Date : 22/11/2016.

To,
M/S. Globe Realtors.
Plot No. RX -54, Resi. Zone,
MIDC, Dombivli Indl. Area,
Dombivli (E).
Dist - Thane

Sub :- MIDC, Dombivli Industrial Area... (Auto DCR)
Plot No. RX -54, in Resi. Zone,
Fresh approval to building plan for
proposed Residential Building of
M/S. Globe Realtors.

Ref :- 1) Your Letter No. Nil; Auto DCR.

Dear Sir,

- The set of Fresh approval to building Plans received from you vide your letter cited above, is hereby approved subject to condition, that you will comply the following points. One set is returned to you for your reference and record.
- You had submitted the plans and drawings for 2230.99 Sq.M. of plinth area in the plot area of 5281.50 Sq.M At present, this office has approved the plans for 5232.77 Sq.M as a fresh built up area. This office has approved only 08 Nos. of drawings details of which are attached in the accompanying statement.

The drawings submitted now are for new structures which were not approved previously.

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The building plans need to be got approved from ;
Factory Inspector's Department of Govt. of Maharashtra if necessary.
Department of Explosive of Govt. of Maharashtra if necessary.



You are required to submit the certified copies of the letter of approval in triplicate from the above authorities to the office of the Executive Engineer before any work is started OR within three months from the date of this letter whichever is earlier.

For the sanitary block, overhead water storage tank shall be provided at the rate of 500 liter per w.c. or Urinal.

For necessary approach road to the plot from the edges of MIDC. road, 600mm dia CD Works or a slab drain as may be approved by the Executive Engineer, shall be provided.

- Temporary structures shall not be allowed except during construction period (after obtaining prior approval from Executive Engineer) and the same shall be demolished immediately after building work is completed.



- During the period of construction, stacked of materials shall be done only in the area of plot allotted. In no case, material be stacking along MIDC land, Road, open plot area.
8. The boundary marks demarcating the boundary of the plot shall be properly preserved and kept in good condition and shown to Departmental staff as and when required.
 9. No tube well, bore well or open well shall be constructed by the plot-holder in the plot.
 10. Work of water supply and drainage shall be carried out through the agency of licensed plumber only as per MIDC water supply Regulations 1973 and further modifications to the same. Separate approval for effluent/water supply connection is to be obtained from the Executive Engineer, prior to start of the actual construction work.
 11. Plans for any future additions, alterations or extensions will have to be got approved from this office as well as departments competent to do so.
 12. The present approval to the plans does not pertain to approval to the structural design and RCC members, foundations etc. It is only locational approval to the structure with reference the plot.
 13. In case any power line is passing through the plot, the plot holder should approach MSEB and obtain their letter specifying the vertical and horizontal clearance to be left and plans his structures accordingly.
 14. Whenever a compound wall and gate is constructed, the gate should open inside the plot and if the plot is facing on two or more sides of the road then gate shall be located at least 15m away from the corner of junction or roads.
 15. The waste effluent from the treatment work shall be soaked in a soak pit, if sewer lines are not available in the area. In case sewerage system of MIDC is functioning, effluent shall be connected to the drainage manhole after getting the drainage plans approved from competent authority. The effluent shall be pretreated conforming to the standard by Maharashtra Pollution Control Board of Govt. of Maharashtra, after obtaining their consent under section 23 of the MPWA Act.
 16. The Plot holder shall construct ETP as per consent to MPCB & treat & dispose effluent as per MPCB Consent to establish & operate if necessary.
 17. Plot holders shall make his own arrangement for 24 hours storage of water as uninterrupted water supply cannot be guaranteed.
 18. In case, water stream is flowing through the plot allotted, the plot-holder has to be ensure that the maximum quantity of rain water that flow at the point of entry of stream is allowed to flow uninterrupted through the plot and upto the point of out flow of the original stream. The points of entry and exit of the natural stream shall not be changed. The detailed plans section and design for allowing maximum

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expected discharge of rain water through the plot have to be furnished to the office and no filling of plot and diversion of nalla should be undertaken unless written permission for the work proposed, is taken from the Executive Engineer.

19. This permission stands cancelled, if no construction work is started within 12 (Twelve) months from the date of issued of this letter or the date given in the agreement to lease to start construction work whichever is earlier. The date of starting construction work and date of completion shall be informed to the Executive Engineer in charge immediately. The construction shall be completed as per the lease agreement, within 3 (Three) years from the date of agreement.
20. The breach of any rules stipulated will render the plot-holder liable for action as provide in MIDC., Act, 1961 (II of 1962 and regulations made there under also terms lease agreement and schedule of penalties prescribed by the corporation for this purpose).
21. Department has got powers to add, amend, vary or rescind any provisions of regulations from time to time as it may deem fit, and the plot holder has to be abide by these rules and regulations.
22. As soon as the building work is completed, the plot holder shall approach the Executive Engineer, MIDC., Division Dombivli to get the work verified and building shall not be occupied unless building completion certificate is obtained from this office.
23. This approval is subject to permission of competent authority under Urban Land (Ceiling & Regulations) Act. 1976.

कलन	24. The plot holder within a period of one year from the date of agreement to lease, shall plant at least one tree per 100 Sq.m. of plot area along the periphery of the plot. In addition, he should also plant one tree per 15m. on the frontage of road or part thereof inside the plot and maintain the trees so planted in good condition throughout the period of agreement to lease and lease agreement.
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25. The basement if provided is to be used only for storage purpose. No manufacturing activities are allowed, provision of toilet is not allowed at the basement.
26. The Name and plot number shall be displayed at main entrance of Plot.
27. The plot holder shall inform the Executive Engineer/Deputy Engineer to check up the layout of the building when the plinth level of building is completed, or plot holder should ensure the marginal space provided during construction.
28. "The Plot holders shall obtain prior Environment Clearance Certificate before commencement of any construction activities, if applicable to their project as per notification issued by MOEF, Govt. of India vide Notification issued by MOEF, New Delhi Dt. 14/09/2006 and its subsequent amendments, if applicable.



The Plot holder shall ensure that, the foundation of the building/ structure shall rest on the firm strata and not on made up / filled ground. The Architect and structural consultant appointed by the owner will be solely responsible for this condition.

30. MIDC issues permission for development of plots which are situated on river banks. Adhering to the contents of the River Policy dt. 13th July 2009 and as per category of Industries. PIL No. 17 of 2011 is filed against this policy at the Hon'ble High Court Bombay. It is clarified that, grant of any permission by the MIDC to any new industry in industrial estate situated on river banks will be subject to any further orders which may be passed by Hon'ble High Court, Bombay under PIL No. 17 of 2011.

31. No Tanker water shall be used for production or any other related activity within for plot.

32. The plot holder has paid :

1. Development charges, already paid amounting to Rs. 27,65,641.00/- paid vide Receipt No. 05C17_000504; Dt. 25/07/2016.
2. Scrutiny fees, amounting to Rs. 40,971.00/- paid vide Receipt No. 1073/CH/0948/2016; Dt. 09/07/2016.
3. Labour Cess charges, amounting to Rs. 22,96,004.00/- vide Receipt No. 05C17_000505; Dt. 25/07/2016.

You are, hereby requested to go carefully through the conditions of this letter and take necessary actions accordingly.
Please acknowledge the receipt of this letter.

Thanking you,

Yours faithfully,

(S. S. Nanaware)
Executive Engineer,
MIDC., Division Dombivli.

- DA: 1. One Statement showing of drawing approved.
2. Copy of approved drawings.

- > Copy f.w.c.s. to the Regional Officer Thane-1, MIDC Wagle Estate, Thane for information please.
- > Copy to Deputy Engineer, MIDC., Sub-Dn., PA.(I), Dombivli for information please.
- > Copy to Architect M/S.Art Consultant;103,Chandra Soc., R.P.Road, Dombivli(E).
- > Copy to guard file.

कलन-३	
दस्ता क्र. ११२८	२०२३
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कलान
 क्र. 9907
 2023



COMPANY TO EE/SPA/DMB/D85788 /OF/2016
 OFFICE OF THE EXECUTIVE ENGINEER, MIDC., DIVISION DOMBIVLI INDUSTRIAL AREA
 Dombivli Indl. Area, MIDC Dombivli (E), Tal- Kalyan, Dist- Thane

Sr. No	Drg. No.	Name of Architect	Description	Podium floor M2	1 st & 4th floor M2	2 nd & 3rd floor in M2	5 th , 6 th , 8 th , 9 th , 11 th , 12 th , 14 th floor M2	7 th , 10 th , 13 th floor M2	15 th , 16 th floor M2	Excess Balcony	TOTAL M2
1	08	M/S. Art Consultant.	Proposed construction of Residential Building on Plot No. RX-54; Resi. Zone.	726.79 (FSI FREE)	2X577.83	2X502.95	7X251.79	3X289.49	2X133.21		
		Lic.No. - KDMC/355.	Proposed Area	20.88	1155.66	1005.90	1762.53	868.47	266.42	152.91	5232.77
		Add:- 103, Chandra Soc., R.P.Road, Dombivli(E).		2230.99 FSI Free							
		TOTAL		20.88	1155.66	1005.90	1762.53	868.47	266.42	152.91	5232.77

(S. S. Nanaware)
 Executive Engineer,
 MIDC, Division Dombivli.

REMARKS

1. Area mark as NIL as under demolition.
2. Plot area = 5281.50 Sq.M.
3. Up to date ground coverage in Sq.M. = 2230.99 Sq.M.
4. Total built up area. = 5232.77 Sq.M.
5. Total FSI consumed. = $\frac{5232.77}{5281.50} = 0.99 < 1.00$ Ok



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P51700016241

Project: **Globe Paradise**, Plot Bearing / CTS / Survey / Final Plot No.: **RX-54 at Asade, Kalyan, Thane, 421203**:

1. **Globe Realtors** having its registered office / principal place of business at Tehsil: **Kalyan, District: Thane, Pin: 421203**.
 2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **25/04/2018** and ending with **31/12/2021** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Dated: 25/04/2018
Place: Mumbai

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





MIDC

No/EE/SPA/DMB/ A-68991 /2018,
Office of the Executive Engineer,
MIDC., Division Dombivli.
Date :- 26/02/2018.

To,
M/S. Globe Realtors
Plot No. RX-54, Res. Zone,
MIDC, Dombivli Indl. Area,
Dombivli (E), Dist - Thane.

Sub:- MIDC, Dombivli Industrial Area...
Additional Plan Approval for Addition to Residential
Building on Plot No. RX-54, Residential Zone, Dombivli Industrial
Area... M/S. Globe Realtors.

Ref:- 1) Auto DCR proposal No. SWC/3/521/20171212/529163;
Dtd:- 12/12/2017.
2) Provisional Fire NOC issued vide No. MIDC/Fire/A- 60421;
Dtd:- 16/02/2018.
3) Additional FSI 0.4994 (over & above 1.00) approved by CP vide
No. MIDC/ATP/A11435/2018; Dtd:- 06/02/2018.]

Dear Sir,

You have submitted application for approval A.) Building Plan B.) Drainage
Plan

Above application are examined and following approvals are hereby granted...

A) Building Plan Approval

Since you have paid following....

1. Scrutiny Charges, amounting to Rs. 12659.37 & Rs. 12,658/- paid vide
Receipt No. 1073/CH/8011/2017 & 1073/CH/9229/2017, Dt. 13/12/2017 &
14/02/2018.

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2. Development Charges, amounting to Rs. 7,11,824.45/- paid vide Receipt No.
1073/CH/9229/2017, Dt. 14/02/2018.

3. Labour Cess amounting to Rs. 3,24,530.47 & Rs. 7,67,257.37/- paid vide
Receipt No. 1073/CH/8011/2017 & 1073/CH/9229/2017, Dt. 13/12/2017 &
14/02/2018.





4. Premium for additional FSI to amounting to Rs. 3,49,45,550/-
Receipt No. 1073/CH/9229/2017, Dt. 14/02/2018.
 5. Compound Wall Charges, amounting to Rs. 250 & Rs. 250/- paid vide
Receipt No. 1073/CH/8011/2017 & 1073/CH/9009/2017, Dt. 13/12/2017 &
14/02/2018.
 6. Fire Charges, amounting to Rs. 3,14,960.40 & Rs. 50,000/- & Rs.
8,47,428.75/- paid vide Receipt No. 1073/CH/8011/2017 & 1073/CH/9009/2017,
Dt. 13/12/2017 & Dt. 14/02/2018.
 7. Premium for Enclosing Balcony amounting to Rs. 15,90,000/- paid vide
Receipt No. 1073/CH/9229/2017, Dt. 14/02/2018.
1. The set of Additions & Alternations to approval Residential building Plans
received from you vide your letter cited above, is hereby approved subject to
condition, that you will comply the following points. The approved drawings
(digitally) are available online on BPAMS & same can be downloaded for your
records.
 2. You had submitted the plans and drawings for 2230.99 Sq.M. of plinth area in
the plot area of 5281.50 Sq.M At present, this office has approved the plans for
2686.13 Sq.M as a fresh built up area. This office has approved digitally only 7
No. of drawings (sheets) details of which are attached in the accompanying
statement.
 - A. ~~In case of approval to the modified plans, the earlier approval to the building
plans granted vide letter No. _____, dt. _____
by this office is treated as cancelled. The drawings approved now super cede
previously approved drawings. You are requested to return the cancelled plans at
this office for cancellation and record.~~
 - B. The drawings approved digitally now includes existing structures/proposed
structures, which were not approved previously. Present approval along with the
previously approved plans vide letter No. EE/SPA/DMB/D-85788/2016; dt.

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22/11/2016 from the office of the Executive Engineer, MIDC, Division, Dombivli is to be treated as combined approval.

3. The building plans need to be got approved from ;
 - i) Factory Inspector's Department of Govt. of Maharashtra, if necessary.
 - ii) Department of Explosive of Govt. of Maharashtra, if necessary.

This building plan approval is with respect to planning point of view and in accordance to MIDC'S Development Control Rules, since MIDC is Special Planning Authority (SPA) this Area.

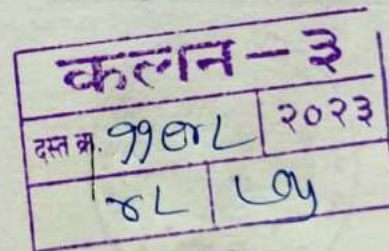
4. You are required to submit the certified copies of the letter of approval in triplicate from the above authorities to the office of the Executive Engineer before any work is started OR within three months from the date of this letter whichever is earlier.
- 4(a) For the sanitary block, overhead water storage tank shall be provided at the rate of 500 liter per w.c. or Urinal.
5. For necessary approach road to the plot from the edges of MIDC, road, 600mm dia CD Works or a slab drain as may be approved by the Executive Engineer, shall be provided.
6. Temporary structures shall not be allowed except during construction period (after obtaining prior approval from Executive Engineer) and the same shall be demolished immediately after building work is completed.
7. During the period of construction, stacking of materials shall be done only in the area of plot allotted. In no case, material be stacking along MIDC land, road open plot area.

8. The boundary marks demarcating the boundary of the plot shall be properly preserved and kept in good condition and shown to Departmental staff as and when required.	कालम ३ दस्तावेज ११२८ २०२३
9. No tube well, bore well or open well shall be constructed by the plot-holder in the plot.	११२८





10. Work of water supply and drainage shall be carried out through the agency of a licensed plumber only as per MIDC water supply Regulations 1973 and further modifications to the same. Separate approval for effluent/water supply connection is to be obtained from the Executive Engineer, prior to start of the actual construction work.
11. Plans for any future additions, alterations or extensions will have to be got approved from this office as well as departments competent to do so.
12. The present approval to the plans does not pertain to approval to the structural design and RCC members, foundations etc. It is only location approval to the structure with reference the plot.
13. In case any power line is passing through the plot, the plot holder should approach MSEB and obtain their letter specifying the vertical and horizontal clearance to be left and plans his structures accordingly.
14. Whenever a compound wall and gate is constructed, the gate should open inside the plot and if the plot is facing on two or more sides of the road then gate shall be located at least 15m. away from the corner of junction or roads.
15. The waste effluent from the treatment work shall be soaked in a soak pit. If sewer lines are not available in the area. In case sewerage system of MIDC is functioning, effluent shall be connected to the drainage manhole after getting the drainage plans approved from competent authority. The effluent shall be pretreated conforming to the standard by Maharashtra Pollution Control Board of Govt. of Maharashtra, after obtaining their consent under section 23 of the MPWA Act.
16. The Plot holder shall construct ETP as per consent to MPCB & treat & dispose effluent as per MPCB Consent to establish & operate, as if applicable.
17. Plot holders shall make his own arrangement for 24 hours storage of water. as uninterrupted water supply cannot be guaranteed.





18. In case, water stream is flowing through the plot allotted, the plot-holder has to ensure that the maximum quantity of rain water that flow at the point of entry of stream is allowed to flow uninterrupted through the plot and upto the point of out flow of the original stream. The points of entry and exit of the natural stream shall not be changed. The detailed plans section and design for allowing maximum expected discharge of rain water through the plot have to be furnished to the office and no filling of plot and diversion of nalla should be undertaken unless a written permission for the work proposed, is taken from the Executive Engineer.
19. This permission stands cancelled, if no construction work is started within 12 (Twelve) months from the date of issued of this letter or the date given in the agreement to lease to start construction work whichever is earlier. The date of starting construction work and date of completion shall be informed to the Executive Engineer in charge immediately. The construction shall be completed as per the lease agreement, within 3 (Three) years from the date of agreement.
20. The breach of any rules stipulated will render the plot-holder liable for action as provide in MIDC., Act, 1961 (II of 1962 and regulations made there under also terms lease agreement and schedule of penalties prescribed by the corporation for this purpose).
21. Department has got powers to add, amend, vary or rescind any provisions of regulations from time to time as it may deem fit, and the plot holder has to be abide by these rules and regulations.
22. As soon as the building work is completed, the plot holder shall approach the Executive Engineer, MIDC., Division Dombivli to get the work verified and building shall not be occupied unless building completion certificate is obtained from this office.
23. This approval is subject to permission of competent authority under Urban Land (Ceiling & Regulations) Act, 1976, if necessary.
24. The plot holder within a period of one year from the date of agreement to lease, shall plant at least one tree per 100 Sq.m. of plot area along the plot area along the

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periphery of the plot. In addition, he should also plant one tree per 15m. on the frontage of road or part thereof inside the plot and maintain the trees so planted in good condition throughout the period of agreement to lease and lease agreement.

25. The basement if provided is to be used only for storage purpose. No other activities are allowed, provision of toilet is not allowed at the basement.
26. The Name and plot number shall be displayed at main entrance of Plot.
27. The plot holder shall inform the Executive Engineer/Deputy Engineer to check up the layout of the building when the plinth level of building is completed, or plot holder should ensure the marginal space provided during construction.
28. "The Plot holders shall obtain prior Environment Clearance Certificate before commencement of any construction activities, if applicable to their project as per notification issued by MOEF, Govt. of India vide Notification issued by MOEF, New Delhi Dt. 14/09/2006 and its subsequent amendments, if applicable.
29. The Plot holder shall ensure that, the foundation of the building/ structure shall rest on the firm strata and not on made up / filled ground. The Architect and structural consultant appointed by the owner will be solely responsible for this condition.
30. MIDC issues permission for development of plots which are situated on river banks. Adhering to the contents of the River Policy dt. 13th July 2009 and as per category of Industries. PIL No. 17 of 2011 is filed against this policy at the Hon'ble High Court Bombay. It is clarified that, grant of any permission by the MIDC to any new industry in industrial estate situated on river banks will be subject to any further orders which may be passed by Hon'ble High Court, Bombay under PIL No. 17 of 2011.
31. No Tanker water shall be used for production or any other related activity within for plot.

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32. Since you have consumed more than 20% of FSI as per the approved plan, you are requested to utilize remaining FSI as per agreement to lease, if applicable.
33. The commencement permission is granted subject to the fulfillment of the provision in the rules, circulars & orders issued by the Labour Department (Central/State Government) for Labour Employment, Services, Safety, Health & Welfare.
34. The plot Boundaries shall be got confirmed from the surveyor of Regional Office Thane prior to any construction on your plot.

B) Drainage

1) Drainage Plan Approval (Internal Works)

The set of plans in triplicate received along with the letter under reference for the above work is scrutinized the proposal is approved subject to condition as follows:-

The work of internal and external water supply and sanitary fittings etc for the above building shall be carried out through the licensed plumber registered at local authority or of Environment Engineering Department, or Govt. of Maharashtra.

1. The work should be carried out as per specifications confirming to I.S.S. In case they are not covered under I.S.S. then standard practice allowed by Municipal Corporation / c. Local Council shall be followed.
2. The wastewater from water closets and urinals shall be passed through a septic tank of standard design.
3. The present approval to the plans does not pertain to the design of septic tank, effluent treatment plant etc. it is only locational approval to these structures with reference to the plot.

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5. Overhead water tank shall be provided at the rate of 500 Liters per W.C./Urinal provided.
6. The waste water from the closets and Urinals shall be passed through the septic tanks, which is to be adequate to meet the requirements of the persons working in the factory and process waste if any, prior to septic tank in series with suitable size of 100mm dia sewer trap, inspection chamber with 80mm dia vent pipe shall be provided.
7. All vent pipes shall be minimum 80mm dia size.
8. All rain water down take pipes shall be minimum 100mm dia and should be provided at the rate of 1 Nos. Per 254Sq.M. of roof area.
9. All S.W. pipes shall be minimum 150mm dia size.
10. It should be seen that no overflow of water from the soak pit or any process waste enters in to adjoining property or road.
11. Rain water pipes are not to be connected to underground effluent collection system. Separate drainage system shall be provided for collection of Industrial and Domestic wastes, Manholes shall be provided at the end of collection system with arrangements for measurements of the flow.
12. In case any of the requirements, stated as above is violated by the plot holder then he is liable for disconnection of water supply and is liable for action provided under M.I.C.D. Act & various regulations and as per provision in the lease agreement.
13. The completion of work as per above requirements, it shall be jointly, inspected by the concerned Deputy Engineer, MIDC and your representative who has designed and executed work, without which drainage completion certificate will not be issued.
14. The waste water after treatment shall be soaked in a soak pit, if sewer line is not available for the plot; whereas if effluent collection system of MIDC is functioning,

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then effluent shall be connected to the same after getting drawings approved from this office. The effluent shall be outletted only after pretreatment confirming to the standards stipulated by Maharashtra Pollution Control Board of Govt. of Maharashtra and after obtaining their consent under water Act 1974, Air Act 1981, & Hazardous waste Rules 2008 and subsequent amendments.

You are, hereby requested to go carefully through the conditions of this letter and take necessary actions accordingly.

Please acknowledge the receipt of this letter.

Thanking you,

Yours faithfully,

Sanjay S
Nanaware

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(S. S. Nanaware)
Executive Engineer &
Special Planning Authority,
MIDC, Division Dombivli.

- D.A.:-
1. One Statement showing details of drawings & built up area approved.
 2. Copy of approved drawings/plans.
 3. Approved drainage plans (Internal)
- > Copy f.w.c.s. to the Regional Officer Thane-1, MIDC Wagle Estate, Thane for information please.
 - > Copy to Deputy Engineer, MIDC., Sub-Dn. PA.(I), Dombivli for information please.
 - > Copy to f.w.c.s to Architect M/S. Rajesh Thakare & Asso., A-103, Chandrama Society, Dr. P.P. Road, Char Rasta, Dombivli (E) for information.

Copy to guard file - 3	
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PLAN APPROVAL

No. FE/SP/ADM/RX-54/ A-68991 /of 2018, dated:- 26/02/2018 issued by the Office of the Executive Engineer, Dombivli.
 Name of Industrial Area :- Dombivli Industrial Area., Res. Zone.
 Addressed to :- M/S. Globe Realtors, Plot No. RX-54, Dombivli.

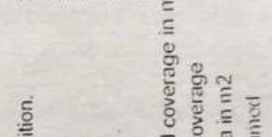
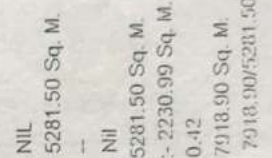
No	Drg No	Name of Architect	Particulars Plan approval	Built Up Area										Total area in Sq.M.	
				Silt (FSI Free)	Podium Floor in Sq.M.	1 st & 4 th Floor in Sq.M.	2 nd & 3 rd Floor in Sq.M.	5 th 6 th 8 th 9 th 11 th 12 th 14 th Floor in Sq.M.	7 th 10 th 13 th Floor in Sq.M.	15 th 16 th Floor in Sq.M.	Land scape Features (FSI Free)	Service Area (FSI Free)	Balcony in Sq.M. (FSI Free)		Excess Balcony in Sq.M.
1	8	M/S. Rajesh Thakare & Asso. Reg. Lic. No. KDMC/ 355	Previous approval vide No. D- 85788; Dt. 22/11/2016; Present Approval	2230.99	20.88 726.79 (FSI free)	1155.66	1005.90	1762.53	868.47	266.42	283.59	194.74	658.70	152.91	5232.77
Treated as Combined Approval															
2	7		TOTAL	--	--	--	--	1761.01	869.38	51.54	179.42	105.06	258.10	4.20	3686.13
				--	20.88	1155.66	1005.90	3523.54	1737.85	317.96	463.01	299.80	916.80	157.11	7918.90

Sanjay S Nanaware
 (S. S. Nanaware)
 Executive Engineer &
 Special Planning Authority,
 MIDC., Division Dombivli.

1. Area under demolition. :- NIL
 2. Plot Area :- 5281.50 Sq. M.
 3. 10% Open Space :- --
 4. Explosive Area :- Nil
 5. Plot Area (Net) :- 5281.50 Sq. M.
 6. Up to date ground coverage in m2:- 2230.99 Sq. M.
 7. F.S.I. in Ground coverage :- 0.42
 8. Total Built up area in m2 :- 7918.90 Sq. M.
 9. Total F.S.I. consumed :- 7918.90/5281.50= 1.4994 < 1.50 . OK

REMARKS:-
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Sanction of Building Permit & Commencement Certificate



To,
M/S. Globe Realtors
Plot No. RX- 54, Resd. Zone,
MIDC, Dombivli Indl. Area,
Dombivli (E), Dist - Thane.

Sir,

With reference to your Application No. SWC/3/521/2017/1212/529163; dated 12/12/2017 for grant to sanction of commencement certificate to carry out development work and Building Permit under Section 45 of MR & TP Act, 1966 to erect building on Plot No. RX-54 of Residential Zone situated at Road/Street in Dombivli Industrial Area. the commencement / Building Permit is granted subject to the following conditions:-

- 1) The land vacated in consequence of the enforcement of the set-back rule part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
- 3) The Commencement Certificate / Building Permit shall remain valid for a period of one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) Minimum two trees in plots 200Sq.M. and such number of trees at the rate of one tree per 100Sq.M. for plots more than 200 Sq.M. in area shall be planted & protected.

Yours faithfully,
Sanjay S
Nanaware

(S. S. Nanaware)
Executive Engineer & SPA,
MIDC Division,
Dombivli

No. JEE/SPA/DO/MRX-54/ A-68991 /of 18
Office of the Executive Engineer,
M.I.D.C. Division Dombivli.
Date :- 26/02/2018

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MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)
 Office :- EE, Dombivli Office of the office of SPA.
 e-mail : eedombivli@midcindia.org
 Phone No. 251-2471316

No/EE/SPA/DMB/RX-54/D07706/2021,
 Office of the Executive Engineer,
 MIDC., Division Dombivli.
 Date :- 19/07/2021.

OCCUPANCY CERTIFICATE

To,
M/S. Globe Realtors.
 Plot No- RX- 54; MIDC, Residential Zone,
 Dombivli Industrial Area
Dombivli (E).

- Sub:-** Issue of Occupancy certificate for Residential Building on Plot No. RX- 54, Dombivli Industrial Area.
- Ref:-**
1. On Line application vide SWC/3/19/20210719/772591.
 2. Building Completion Certificate By Architect / Licence Engineer Dt:- 18/07/2021.
 3. Final Fire N.O.C. issued vide letter No. MIDC/Final/D-05291; Dt:- 16/07/2021.
 4. Plans approval vide letter No.EE/SPA/Dom/D- 16281/of 2018; Dt:- 21/09/2018, EE/SPA/DMB/C-98702/2021; Dt:- 12/07/2021.
 5. Site Inspection Report submitted by designated Site Inspector Dt:- 19/07/2021.

Dear Sir,

This is certify that, the development work of **Residential Building** having total built up area- **7889.24 Sq.M.** on Plot No. **RX- 54, Residential Zone** situated at MIDC, **Dombivli Industrial Area**, Dombivli (E), is completed as per details mentioned in Annexure A under the supervision of Licensed Engineer Shri. Rajesh Thakare (License No. KDMC/355).

As requested vide ref. no. 1 & as per site inspection report vide ref no. 5 , you are permitted to occupy this building having total built up area- **7889.24 Sq.M.** (FSI- 1.494).

Thanking you,

Sanjay
 Yours faithfully
 Sadashiv
 Nanaware

Digitally signed by Sanjay
 Sadashiv Nanaware
 DN: cn=Sanjay Sadashiv
 Reason: I am the author of this
 document
 Location:
 Date: 2021.07.19 18:28:05

Executive Engineer & SPA, M.I.D.C. Division;	
Dombivli.	2023
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Encl : Annexure A



Copy to :

- Copy submitted to the Regional Officer RO-1; Thane for information.
- Copy to DE & PA (I), MIDC, Division Dombivli for information and further needful in water supply Bill of Plot holder.
- Copy f.w.c.s. to M/S. Rajesh Thakre & Associates, A- 103, Chandrama Society, Raghuvir Nagar, Dr. R.P.Road, Char Rasta, Dombivli (E) for information.
- Copy to Guard File.

Sanjay
Sadashiv
Nanaware

Digitally signed by Sanjay
Sadashiv Nanaware
DN: cn=Sanjay Sadashiv
Nanaware c=IN o=Personal
Reason: I am the author of this
document
Location:
Date: 2021-07-19 18:28+05:30

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ANNEXURE - A

Accompaniment to letter No. MIDC/SPA/RX-54/D07706/of2021; Date:- 19/07/2021.
(Annexure - The Occupancy Certificate of Plot No. RX- 54, Residential Zone, Dombivli Industrial Area, of M/S. Globe Realtors)

1. Name of the Plot holder : **M/S. Globe Realtors.**
2. Address : Plot No. RX- 54, Residential Zone, MIDC, Dombivli Industrial Area, Dombivli (E).
3. Plot area : **5281.50 Sq.M.**
4. Approval of Plans : 1) MIDC/SPA/DMB/D-16281/of 2018; Dtd:-21/09/2018,
2) EE/SPA/DMB/C-98702/2021; Dt:-12/07/2021.
5. Built-up Area Approved : **7889.24 Sq.M.**
6. Previous BCC issued : Yes, Vide no. EE/SPA/DMB/D-16282, Dt. 21/09/2018
7. Position of construction on site as per site Inspection report : Completed as per approved plans.
a) Built up area completed in all respect : 7889.24 Sq.Mtr
b) FSI Details : **FSI Consumed = 1.494 (i.e. 149%)**
8. Remarks as per Site Inspection Report : Building is completed as per approved plans & as per MIDC DCR-2009 (Submitted by Licence Architect/Engineer)
9. Area that could be considered as built up area (Sq.m.) : **7889.24 Sq.M.**
10. Details of Building Constructed and Built up Area approved :

Sr. No.	Building No.	Previous BCC Built up Area (in sq.m.)	Present BCC Built up Area (in sq.m.)	Total Built up Area (in sq.m.)
1	Stilt (FSI Free)	2230.99 (FSI Free)	--	2230.99 (Free of FSI)
2	Podium Floor	20.88, (726.79 FSI Free)	--	20.88 (726.79 Free of FSI)
3	1 st & 4 th Floor	578.98	557.31	1136.29
4	2 nd & 3 rd Floor	503.58	483.71	987.29
5	5 th , 6 th , 8 th , 9 th , 11 th , 12 th , 14 th Floor in Sq. M.	--	3375.77	3375.77
6	7 th , 10 th , 13 th Floor in Sq. M.	--	1674.57	1674.57
7	15 th , 16 th Floor in Sq. M.	--	545.07	545.07
8	Land Landscape Features (FSI Free)	52.08	463.01	515.09 (FSI Free)
9	Service Area (FSI Free)	41.00	306.96	347.96 (FSI Free)
10	Balcony (FSI Free)	129.88	683.64	813.52 (FSI Free)
11	Excess Balcony	21.64	127.73	149.37
Total BUA		1125.08	6749.06	7889.24


 Digitally signed by Sanjay Sadashiv
 Sanjay Sadashiv
 Executive Engineer & SPA
 M.I.D.C. Division,
 Dombivli.



338/8304

Wednesday, June 12, 2019
1:35 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 9179 दिनांक: 12/06/2019

साक्ष्याचे नाव: डी.बि.व्ही (पती)
दस्तावेजाचा क्रमांक: कलन4-8304-2019
दस्तावेजाचा प्रकार: कुलमुळव्यारपत्र
सादर करणाऱ्याचे नाव: एस. पी. राज गंती

नोंदणी फी	₹. 100.00
दस्त हाताळणी फी	₹. 180.00
पृष्ठांची संख्या: 9	
एकूण:	₹. 280.00

आपणास मूळ दस्त, मॅग्नेट प्रिंट, सूची-२ अंदाजे
2:01 PM ह्या वेळेस मिळेल.

साजार मुल्य: ₹. 1/-
मोबदला ₹. 0/-
भरलेले मुद्रांक शुल्क: ₹. 1000/-

- 1) देवकाचा प्रकार: eSBTR/SimpleReceipt रकम: ₹. 100/-
डीडी/घनादेशाचे कॉर्डर क्रमांक: MH002543984201920R दिनांक: 12/06/2019
बँकेचे नाव व पत्ता: IDBI
- 2) देवकाचा प्रकार: By Cash रकम: ₹ 180/-

Joint Sub-Registrar, Kalyan-4
12/06/2019

[Handwritten Signature]

कलन-३
दस्त क्र. 9908L 2023
YL | Ley



Data of Bank Receipt for GRN MH002543964201920R

Bank - IDBI BANK कलन - ४
दस्ता क्र. C308/199
१/९

Bank/Branch :
Pmt Txn Id : 218809516 Simple Receipt
Pmt Dt/Time : 11/03/2019 16:11:57 Print Dt/Time :
ChallanIdNo : 6010333201906115C849 GRAS GRN : MH002543964201920R
District : 1201/THANE GRN Date : 11/06/2019 16:11:54
Office Name : IGR1277 KL 94 KALYAN 4 JOINT SUB REGISTRAR
StDuty Schm : 0030046401-75/ Stamp Duty (Bank Portal)
StDuty Amt : Rs 500.00/- (Rs Five Hundred Rupees Only)
RgnFee Schm : 0030063301-70/ Registration Fee
RgnFee Amt : Rs 100.00/- (Rs One Hundred Rupees Only)
Article : 49(f)
Prop Mvblty : Immovable Consideration : 1.00/-
Prop Descr : DOM/BIVL/
Maharashtra
421201
Entity Payer : PAN-AJOPR2468P S P RAC GANTI
Other Party : PAN-ACEPS9193G MADHAV SINGH

Only for verification not to be printed and used

Bank Scribble No : --
Bank Scribble Date : --
RBI Credit Date : --
₹ 600.00 per 018154290020
DECEASED

कलन - ३

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	गोपनीय 2023	500422410201920	12/06/2019-13:34:58	IGR127	100.00
2	ये	500422410201920	12/06/2019-13:34:58	IGR127	500.00
Total Defacement Amount					600.00



Hot Payment Successful. Your Payment Confirmation Number is 176363033



कलन - ४

CHALLAN		दस्तावेज क्र. ८९०४ / १९९	
MTR Form Number: - 6		२/९	
GRN NUMBER	MH00254396420.920R	BARCODE	Form ID: 11-06-2019
Department	IGR	Payee Details	
Receipt Type	RE	Dept. ID (If Any)	
Office Name	IGR127-KLN4 KALYAN 4 JOINT SUB REGISTRAR Location	PAN No. (If Applicable)	PAN-AJDPR2468P
Year	Period: From: 11/06/2019 To: 31/03/2099	Full Name	S P RAO GANTI
Object	Amount in Rs.	Flat/Block No. Premises/ Bldg	DOMBIVLI
0030046401-75	500.00	Road/Street, Area /Locality	
0030063301-70	100.00	Town/ City/Maharashtra	
	0.00	District	
	0.00	PIN	4 2 1 2 0 1
	0.00	Remarks (If Any):	
	0.00		
	0.00		
	0.00		
	0.00		
	0.00		
Total	600.00	Amount in words	Rupees Six Hundred Only
Payment Details: IDBI NetBanking Payment ID : 218809516		FOR USE IN RECEIVING BANK	
Cheque- DD Details:		Bank CIN No : 69103332019061150849	
Cheque- DD No.		Date	11-06-2019
Name of Bank	IDBI BANK	Bank-Branch	
Name of Branch		Seal No.	

[Handwritten Signature]

[Handwritten Signature]



कलन - ३	
दस्तावेज क्र. १९०२	२०२३
६००/१०४	



कलन - ४
 दात क्र. C308/99
 3/e

POWER OF ATTORNEY

KNOW YE MEN BY ALL THESE PRESENTS THAT:

We, M/S. GLOBE ENTERPRISES (PAN NO. AALFG0917F), M/S. GLOBE REALTORS (PAN NO. AA0FG0185E), M/S. GLOBE REALTY (PAN NO. AARFG2113K), M/S. C.M.G. INFRASTRUCTURE PVT. LTD. (PAN NO. AAEC6788J), & PIONEER INDUSTRIES (PAN NO. AALFP7045D) are partnership firms through its Partners (1) MR. MADHAV SINGH, aged 55 years, (2) MR. ASHOK MANKANI, aged 41 years having their register office at Unit No. 1 & 2, Ground floor, Plot No. C-9, New Kalyan Road, MIDC Phase-1, Dombivli (East) - 421203, Tal : Kalyan, Dist : Thane, State Maharashtra, SEND GREETING.

We i.e. M/S. GLOBE ENTERPRISES, M/S. GLOBE REALTORS, M/S. GLOBE REALTY, M/S. C.M.G. INFRASTRUCTURE PVT. LTD. & PIONEER INDUSTRIES are Partnership Firms Through its Partners (1) MR. MADHAV SINGH & (2) MR. ASHOK MANKANI have (1) constructed a building known as "Globe Estate" there on as per given development rights Plot No. C9, MIDC, Phase 1, Dombivli Industrial Area of Mouje Azade, (2) constructed a building known as "Globe Paradise" there on as per given development rights Plot No. RX-54, Residential Zone, MIDC, Dombivli Industrial Area of Mouje G. B. Patharli, (3) constructed a building known as "GLOBE BUSINESS SQUARE" there on as per given development rights Plot No. C-32, MIDC Phase-1, Opp. Kulkarni Pumps, Off Kalyan-Shilpata Road, Dombivli (East) of Mouje - Azade Golavi, (4) constructed a building known as "Globe Arcade" there on as per given development rights Plot No. RP-112, MIDC, Dombivli

कलन - ३
 दात क्र. ११०८
 ६९

Industrial Area of Mouje Asade-Golavali, (5) constructed a building known as "Globe Business Park" there on as per given development rights Plot No. 30, MIDC, Ambernath Industrial Area of Mouje Kohol - Khuntavli.



WHEREAS due to our domestic difficulties, we cannot attend for registration of our property in registrar of assurance of Thane property so we hereby authorize in behalf of us as Specific Power of Attorney Holders, we hereby appoint, nominate and constitute MR. S. P. RAO GANTI, aged 66 years, Mr. AMAN MADHAV SINGH, aged 20 years, MR. MANGESH DINKAR ANKUSHWAR, aged 46 years, & MR. ANAND KRISHNA VAIKAR, aged 32 years, all having office at Unit No. 1 & 2, Ground floor, Plot No. C-9, New Kalyan Road, MIDC Phase-1, Dombivli (East) - 421203, Tal, Kalyan, Dist : Thane, State Maharashtra, as our true and lawful Power

(Handwritten signatures of the partners: Madhav Singh, Ashok Mankani, Aman Madhav Singh, Mangesh Dinkar Ankushwar, Anand Krishna Vaikar)

of Attorney in name and on our behalf to do all or any of the following acts, deeds, things
i.e. to say:-

कलन - ४
दस्ता क्र. ८३०८
७९

NOW THESE YE THESE PRESENTS WITNESSETH AS UNDER:-

To present the further Deed of Assignment, Agreement to Assignment, Leave & License Agreement and Rectification Deed for registration executed by me and admit the execution there of in the name of the them.

And I hereby agree to ratify and confirm all and whatsoever the said Attorney shall do or law fully causes to be done by virtue of theses presents.

This Power of Attorney is executed by me in favour of my upper said Attorney on this 12th day of June, 2019.

M/S. GLOBE ENTERPRISES
M/S. GLOBE REALTORS
M/S. GLOBE REALTY
M/S. C.M.G. INFRASTRUCTURE PVT. LTD.
PIONEER INDUSTRIES
Through its Partners,
(1) MR. MADHAV SINGH



(2) MR. ASHOK MANKANI
in the presence of

Ashok Mankani

Specimen Signature of Power Of Attorney holder



MR. S. P. RAO GANTI

S. P. Rao Ganti

Mr. AMAN MADHEAN SINGH

Aman Madhean Singh

कलन ३
दस्ता क्र. ११०८१/२३
६२ १०८

MR. MANGESH DINKAR ANKUSHWAR

Mangesh

MR. ANAND KRISHNA VAIKAR

Anand Krishna Vaikar

In the presence of

Anand Krishna Vaikar



कलन - 8
 दस्त. क्र. 2308/99
 Y/c

PERMANENT ACCOUNT NUMBER
 ACFP-9183G
 MADHAV JAGMOHAN SINGH
 पिता श्री श्री. जगमोहन सिंह
 JAGMOHAN PREM SINGH
 15-10-1962
 15-10-1962
 01103015

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA

स्थायी खाता संख्या कार्ड
 Permanent Account Number Card
 AHFPM6043F
 पंजीकृत नाम
 ASHOK RAMESHLAL BANSKARI
 ASHOK RAMESHLAL BANSKARI
 जन्म तिथि / Date of Birth
 24/03/1977
 हस्ताक्षर / Signature

कलन - 3
 आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 दस्त. क्र. 99 ex
 93
 SUBBA RAO GANTI
 Permanent Account Number
 AJDPF2468P

भारत सरकार
 GOVT. OF INDIA



आयकर विभाग
 INCOME TAX DEPARTMENT
 महाराष्ट्र सरकार
 GOVT. OF MAHARASHTRA
 जगमोहन सिंह
 JAGMOHAN SINGH
 AIVPA 2271N
 01103015



कलन - ४
 दस्तक. ८३०२/१९
 ए/ए

आयकर विभाग
 INCOME TAX DEPARTMENT
 ANAND KRISHNA VAIKAR
 KRISHNA NARAYAN VAIKAR
 14/04/1987
 Permanent Account Number
 AIAPV8602M

भारत सरकार
 GOVT. OF INDIA



Handwritten signature

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 KARAN MADHAV SINGH
 MADHAV JAGMOHAN SINGH
 14/07/1994
 Permanent Account Number
 GJOPS48268



Handwritten signature

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card
 JSIPS7189R
 नाम / Name
 AMAN MADHAV SINGH
 पिता का नाम / Father's Name
 MADHAV JAGMOHAN SINGH
 जारी की तिथि / Date of Issue
 27/07/1999



Handwritten signature

कलन - ३
 दस्तक. ११०८ २०२३
 ए४ ८०५



Summary I (Goshwara B'ag-1)

338/K/04
 बुधवार, 12 जून 2019 1:35 म.न.
 दस्तावेज क्रमांक: कलम 4 / 8304/2019

दस्तावेज क्रमांक: 1

कलम 4 04e
 दस्तावेज क्रमांक: 8304/2019

बाजार शुल्क: ₹. 0/- मोहतावा: ₹. 00/-
 भारतीय मुद्रांक शुल्क: ₹. 1,000/-

ड. वि. सह. ड. वि. कलम 4 चाके वारासघात
 अ. क्र. 8304 वर दि. 12-06-2019
 प्लॉट 1:37 म.न. वा. हजर केला.

गिनती: 979	राबती दिनांक: 12/06/2019
म. इतर कारणांसाठी: एम. पी. पाठ गरी	
नोंदणी फी	₹. 100.00
दस्त हाताळणी फी	₹. 180.00
गुदांची संख्या: 9	
एकूण:	280.00

[Signature]
 दस्त हजर करणाऱ्याची सही:

[Signature]
 Joint Sub Registrar Kalyan 4

[Signature]
 Joint Sub Registrar Kalyan 4

दस्तावेजा प्रकार: कुलमुद्राव्यापन
 मुद्रांक शुल्क: a लक्षात होत असल्याची दखतात आलेला अर्जून त्यामुळे कोणतीही स्वाबर मानमता विकण्याचा प्राधिकार
 मिळत असत नाही
 दिनांक: 12/06/2019 01:37:55 PM ची वेळ: (सापरीकरण)
 दिनांक: 12/06/2019 01:41:44 PM ची वेळ: (फी)

कलम 4
 दस्त क्र. 9902 2023
 68 104

प्रतिज्ञा पत्र

दस्त दस्तऐवज नोंदणी कायदा १९०८ नियम १२६१ अंतर्गत तरतुदीनुसार
 नोंदणीस दाखल केला आहे. वरतागणीस संपूर्ण मजकूर, निष्पादक व्यक्ती
 कोणताही अडथळी नसल्याची कायदेशीर दस्तऐवज सत्यता, वैधता
 कोणताही अडथळी नसल्याची निष्पादक व्यक्ती संपूर्णपणे जबाबदार आहेत
 वरतागणीस दस्तऐवज संपूर्णपणे सत्यतासम / निष्पादक व्यक्ती
 कोणताही कायदा / नियम / परिपत्रक यांचे उल्लंघन होत नाही.



[Signature]
 लिहून घेणार सही
[Signature]
[Signature]

[Signature]
 लिहून देणार सही
[Signature]

Summary-2(दस्त गोधवारा भाग - २)



12/06/2019 1 45:00 PM

दस्त गोधवारा भाग-2

पाना ८९
दस्त क्रमांक 8304/2019

दस्त क्रमांक :कसन4/8304/2019

दस्ताचा प्रकार :-कुलमुबत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:एम. बी. राव मंती पत्ता:प्लॉट नं. सी-9, माळा नं: तळमजला, इमारतीचे नाव: - , ब्लॉक नं: युनिट नं. 1 व 2, रोड नं: न्यु कल्याण रोड, एम आय डी सी फेज - 1, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पॅन नंबर:AJDPR2468P	पॉवर ऑफ अटॉर्नी होष्टर वय :-66 स्वाक्षरी:- <i>Chand</i>		
2	नाव:मंगेश दिनकर अंकुषर पत्ता:प्लॉट नं. सी-9, माळा नं: तळमजला, इमारतीचे नाव: - , ब्लॉक नं: युनिट नं. 1 व 2, रोड नं: न्यु कल्याण रोड, एम आय डी सी फेज - 1, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पॅन नंबर:AIVPA2271N	पॉवर ऑफ अटॉर्नी होष्टर वय :-46 स्वाक्षरी:- <i>Mangesh</i>		
3	नाव:आनंद कृष्ण तापकर पत्ता:प्लॉट नं. सी-9, माळा नं: तळमजला, इमारतीचे नाव: - , ब्लॉक नं: युनिट नं. 1 व 2, रोड नं: न्यु कल्याण रोड, एम आय डी सी फेज - 1, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पॅन नंबर:AIAPV8602M	पॉवर ऑफ अटॉर्नी होष्टर वय :-32 स्वाक्षरी:- <i>Anand</i>		
4	नाव:मेसर्स ग्लोब एंटरप्रायजेस, मेसर्स ग्लोब रिअल्टर्स, मेसर्स ग्लोब रिअल्टी मेसर्स सी.एम.जी. इन्फ्रास्ट्रक्चर प्रा. लि., पावोनिअर इंटरनॅशनल टर्फे भागीदार माधव मिन - पत्ता:प्लॉट नं. सी-9, माळा नं: तळमजला, इमारतीचे नाव: - , ब्लॉक नं: युनिट नं. 1 व 2, रोड नं: न्यु कल्याण रोड, एम आय डी सी फेज - 1, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पॅन नंबर:ACEPS9193G	कुलमुबत्यार देगार वय :-55 स्वाक्षरी:- <i>Madhav</i>		
5	नाव:मेसर्स ग्लोब एंटरप्रायजेस, मेसर्स ग्लोब रिअल्टर्स, मेसर्स ग्लोब रिअल्टी मेसर्स सी.एम.जी. इन्फ्रास्ट्रक्चर प्रा. लि., पावोनिअर इंटरनॅशनल टर्फे भागीदार अशोक मंभानी - पत्ता:प्लॉट नं: सी-9, माळा नं: तळमजला, इमारतीचे नाव: - , ब्लॉक नं: युनिट नं. 1 व 2, रोड नं: न्यु कल्याण रोड, एम आय डी सी फेज - 1, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पॅन नंबर:AHFPM6043F	कुलमुबत्यार देगार वय :-41 स्वाक्षरी:- <i>Ashok</i>		
6	नाव:अमन माधव सिंह - पत्ता:प्लॉट नं: सी-9, माळा नं: तळमजला, इमारतीचे नाव: - , ब्लॉक नं: युनिट नं. 1 व 2, रोड नं: न्यु कल्याण रोड, एम आय डी सी फेज - 1, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पॅन नंबर:JSPS7189R	पॉवर ऑफ अटॉर्नी होष्टर वय :-19 स्वाक्षरी:- <i>Chand</i>		

कलन-३
दस्त क्र. 8304/2019
दि. 12/06/2019
104

करील इन्फॉर्मेशन कळत देणार तपासणीत कुलमुबत्यारपत्र चा दस्त ऐवज करत लिखाणे करतुन काढत
शिळा क्र.3 ची वेळ: 12/06/2019 01:48:40 PM

ओळख:-

द्वितीय इमम असे निवेदीत करणारे कि ते दस्तावेज कि असे वानां व्यक्तीस ओळखतात, व त्यांचे नाव, पत्ता, व नाव नोंद घ्यावे.
अनु क्र. पक्षकाराचे नाव व पत्ता
1 नाव:अशय अहिरे
वय:26
पत्ता:गांधीनगर, डोंबिवली पूर्व,
पिन कोड:421201



स्वाक्षरी
V.N. Nivande

2 मा.कला माधव सिंग
वय: 24
मोबा. नं. 98200 421203

[Handwritten Signature]
माधव



शिक्रा क्र. 4 ची वेळ: 12 / 06 / 2019 01 : 50 : 39 PM

शिक्रा क्र. 5 ची वेळ: 12 / 06 / 2019 01 : 51 : 21 PM मोंदणी पुस्तक 4 मध्ये

Joint Sub Registrar Kalyan 4

Epayment Details.

कलान - 3
दस्ता क्र. 4440 / 99
ए/ए

Sr. Epayment Number
1 MH002543964201920R

Defacement Number
0001-22410201920

8304 / 2019

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- 2. Get print immediately after registration.

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प्रदोषित करण्यात येतेली सदर
दस्ता क्र. 4440 मध्ये ए पाने
आहेत. पुस्तक क्रमांक ४ वर
नोंदला दि. 22.6.2019

[Handwritten Signature]
सहा. वध्यम निबंधक कल्याण-४

कलान - 3
दस्ता क्र. 99082 2023
ए/ए 104



iSarita v1.5.0

घोषणापत्र

मी / आम्ही एस. पी. राव गंती वय ६६ वर्ष, राहणार - प्लॉट नं. सी -९, युनिट नं. १ व
२, न्यू कल्याण रोड, एम. आय. डी. सी., फेज - १, डोंबिवली पूर्व यादवारे घोषित करतो /
करते की, दुय्यम निबंधक कल्याण ४ यांचे कार्यालयात अगीमेंट टू असाइमेंट या शिर्षकाचा
दस्त नोंदणीसाठी सादर करण्यात आला आहे. मे. ग्लोब ~~रिअल्टी~~ तर्फे भागीदार माधव
सिंग व इ. यांनी दि. १२/०६/२०१९ रोजी मला / आम्हांस दिलेल्या कुलमुखत्यारपत्राच्या
आधारे मी / आम्ही सदर दस्त नोंदणीस सादर केला आहे / निष्पादित करून काबुलीजबाब
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 रद्दबादल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र
पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी / आम्ही पूर्णतः सक्षम आहे. सदरचे कथन
चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी /
आम्ही पात्र राहिन / राहू याची मला / आम्हांस जाणीव आहे.

तारीख:- ०५/१०/२३.

ठिकाण:- डोंबिवली



कुलमुखत्यारपत्रधारकाची सही व नाव

कलन-३	
दस्त क्र. ५९०८८	२०२३
EL	LO4

सदर अखत्यारपत्र सत्यतेविषयी मी संपूर्ण चौकशी केली आहे व त्याचे सत्यतेविषयी मी

खात्री करून घेतली आहे.



कलान -- ३	
दफ्त. क्र. ११९८२	२०२३
६९	७५



आयकर विभाग
INCOME TAX DEPARTMENT
GLOBE REALTORS
भारत सरकार
GOVT. OF INDIA
20/02/2015
Permanent Account Number
AAOFG0185E

आयकर विभाग
INCOME TAX DEPARTMENT
S P RAO GANTI
भारत सरकार
GOVT. OF INDIA
SUBBA RAO GANTI
02/08/1952
Permanent Account Number
AJDPR2468P
Signature

Signature

3493 1256 8709

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India
महेश कृष्ण पवार
Maresh Krishna Pawar
जन्म तिथि/DOB: 01/01/1992
पुरुष/ MALE

3493 1256 8709

मेरा आधार, मेरी पहचान

M. Pawar

आयकर विभाग
INCOME TAX DEPARTMENT
REKHA NAVIN SINGH
भारत सरकार
GOVT. OF INDIA
RAGVAN SINGH
11/11/1975
Permanent Account Number
DYP56689D

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या का
Permanent Account Number
CDPPJ4412F
नाम
GAVRAY SOMNATH JAGTAP
पिता का नाम
SOMNATH BABAN JAGTAP
जन्म तिथि
17/05/1958

कलवि-3
सं. 99014 2023
L00 L04

आयकर विभाग
INCOME TAX DEPARTMENT
REKHA NAVIN SINGH
भारत सरकार
GOVT. OF INDIA
RAGVAN SINGH
मि. प्रसाद भोलानाथ सिंघ
M. PRASAD BHOLANATH SINGH
07/07/1972
Permanent Account Number
CTPSB759D

SEAL OF THE INDIAN REVENUE DEPARTMENT
GOVT. OF INDIA
Signature

कलन - ३
दस्ता क्र. 99erL 2023
109 10y





CHALLAN
MTR Form Number-6



GRN	MH006220962202324E	BARCODE			Date	04/08/2023-14:25:09	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)	BDYPS6689D			
Office Name	KLN3_KALYAN NO 3 JOINT SUB REGISTRA			Full Name	REKHA NAVIN SINGH			
Location	THANE			Flat/Block No.	AGREEMENT TO ASSIGNMENT GLOBE			
Year	2023-2024 One Time			Premises/Building	PARADISE FLAT NO 102 1ST FLOOR			
Account Head Details		Amount In Rs.	Road/Street		A WING G B PATHARLI DOMBIVLI EAST			
0030046401	Stamp Duty	777500.00	Area/Locality		91.93 SQ MTR			
0030063301	Registration Fee	30000.00	Town/City/District					
			PIN		4 2 1 2 0 3			
			Remarks (If Any)					
			PAN2=AAOFG0185E~SecondPartyName=GLOBE					
			REALTORS-CA=15550000					
			Amount In		Eight Lakh Seven Thousand Five Hundred Rupees Only			
Total		8,07,500.00	Words					



Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332023080415644	2821850964
Cheque/DD No.		Bank Date	RBI Date	04/08/2023-14:26:16	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.
सदर चालन केवल दृश्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी कार्यालयात दस्तासाठी सदर चालन वाढी.

कलन-3
Mobile No. : 9324706878
दि. 04/08/2023
42 64

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Defacement Amount
1	(IS)-72-11948	0003235167202324	04/08/2023-17:00:36	30000.00
2	(IS)-72-11948	0003235167202324	04/08/2023-17:00:36	77500.00
Total Defacement Amount				8,07,500.00



कलन-३
 दस्तक्र. ११९४८ २०२३
 ७३ ७५



६-निगत
 ६९०८ १३३०
 ७५ ६०



दस्त गोपवारा भाग-1

कलन3 108/60
दस्त क्रमांक: 11948/2023

11/08/2023 5:28 PM

11/08/2023 5:28 म.नं.
ऑगस्ट 04

दस्त क्रमांक: कलन3 /11948/2023

बाजार मूल्य: रु. 82,70,500/-

भरलेले मुद्रांक शुल्क: रु.7,77,500/-

मोबदला: रु. 1,55,50,000/-

डु. नि. सह. डु. नि. कलन3 यांचे कार्यालयात

अ. क्र. 11948 वर दि.04-08-2023

रोजी 4:59 म.नं. वा. हजर केला.

पावती:13120

पावती दिनांक: 04/08/2023

सादरकरणाराचे नाव: रेखा नवीन सिंह

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1500.00

पृष्ठांची संख्या: 75

एकूण: 31500.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Kalyan 3

Joint Sub Registrar Kalyan 3

दस्ताचा प्रकार: अॅग्रीमेंट दू असाईनमेंट

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

शिक्का क्रं. 1 04 / 08 / 2023 04 : 59 : 46 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 04 / 08 / 2023 05 : 01 : 06 PM ची वेळ: (फी)

- प्रतिज्ञा पत्र -

सदर दस्तऐवज नोंदणी कायदा १९०८ च म.नं.का. नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीस दखल केल्या आहे. दस्तामधील संपुर्ण मजकूर, निष्पादक व्यक्ती साक्षीदार व सोपत जोडलेले कागदपत्रे दस्ताची सत्यता कायदेशीर बाबींसाठी खालील निष्पादक व्यक्ती संपुर्णपणे जबाबदार आहेत तसेच सदर हस्तांतरण दस्तामुळे राजशासन/केंद्रशासन यांच्या कोणत्याही कायदे/नियम/परिषदक यांचे उल्लंघन होत नाही

लिहून घेणारा सही

लिहून देणारा सही



दस्त गोपबारा भाग-2

कलन3

11948/2023

08/08/2023 5:43:54 PM

पुस्तक क्रमांक - कलन3/11948/2023
पुस्तक प्रकार :- अंशमैत दू असाईनमेंट

क्र.सं.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव.मेसर्स ग्लोब रिजल्टर्स तर्फे भागीदार माधव सिंग यांचे कु. मु. म्हणून एम. पी. राव गंती पत्ता: प्लॉट नं: सी-9, माळा नं: -, इमारतीचे नाव: ग्लोब इस्टेट, ब्लॉक नं: युनिट नं. 1, रोड नं: एमआयडीसी, फेज 1, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन नंबर: AAOFG0185E	लिहून घेणार वय :- 69 स्वाक्षरी:-		<input checked="" type="checkbox"/>
2	नाव: रेखा नवीन सिंह पत्ता: प्लॉट नं: -, माळा नं: पहिला मजला, इमारतीचे नाव: तिरुपती बालाजी को.ऑप.झो.मो.लि., ब्लॉक नं: सी-7, रोड नं: एम. जी. रोड, विष्णूनगर, डोंबिवली प., महाराष्ट्र, ठाणे. पिन नंबर: BDYPS6689D	लिहून घेणार वय :- 47 स्वाक्षरी:-		<input checked="" type="checkbox"/>
3	नाव: नवीन कमलाप्रसाद सिंह पत्ता: प्लॉट नं: -, माळा नं: पहिला मजला, इमारतीचे नाव: तिरुपती बालाजी को.ऑप.झो.मो.लि., ब्लॉक नं: सी-7, रोड नं: एम. जी. रोड, विष्णूनगर, डोंबिवली प., महाराष्ट्र, ठाणे. पिन नंबर: ACTPS9759D	लिहून घेणार वय :- 51 स्वाक्षरी:-		<input checked="" type="checkbox"/>

कर्तव्य दस्तऐवज करून देणार तथाकथीत अंशमैत दू असाईनमेंट चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 04 / 08 / 2023 05 : 43 : 22 PM

ओळख:-
प्राचीन इमम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

क्र.सं.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव: गौरव जगताप - वय: 25 पत्ता: डोंबिवली पूर्व पिन कोड: 421201		<input checked="" type="checkbox"/>
2	नाव: महेश कृष्णा पवार वय: 30 पत्ता: लोनाड, ठाणे पिन कोड: 421302		<input checked="" type="checkbox"/>

प्रमाणित करण्यात येते की सदर दस्त
क्र. 99806 मध्ये 104 पाने आहेत
पुस्तक क्रमांक 9 व नोंदल
दिनांक 08/08/2023.

शिक्का क्र.4 ची वेळ: 08 / 08 / 2023 05 : 44 : 12 PM

Joint Sub Registrar Kalyan 3



Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/License No.	Amount	Used At	Deface Number	Deface Date
1	REKHA NAVIN SINGH	eChallan	69103332023080415644	MH006220962202324E	777500.00	SD	0003235167202324	04/08/2023
2		DHC		0408202308122	1500	RF	0408202308122D	04/08/2023
3	REKHA NAVIN SINGH	eChallan		MH006220962202324E	30000	RF	0003235167202324	04/08/2023

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

11948 /2023

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2. Get print immediately after registration.

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

04/08/2023

सूची क्र.2

दुय्यम निबंधक : मह.दु.नि. कल्याण 3

दम्न क्रमांक : 11948/2023

नोंदणी :

Regn:63m

गावाचे नाव : गं.भा.पाथर्ली

(1) विलेखाचा प्रकार	अॅग्रीमेंट टू असाईनमेंट
(2) मोबदला	15550000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ने नसुद करावे)	8270500
(4) भू-मापन, पोटहिस्सा व धरक्रमांक(अमल्यास)	1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन : इतर माहिती: मीजे गजबंधन पाथर्ली प्लॉट नं. आर एक्स-54 वरील ग्लोब पॅराडाईज विल्डिंग, सदनिका नं. 102, पहिला मजला, ए विंग, क्षेत्रफळ 91.43 चौ.फु. कार्पेट + डबल स्टील पार्किंग स्पेस नं. 17 मह ((Plot Number : आर एक्स-54 ;))
(5) क्षेत्रफळ	1) 91.43 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 अमल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मेमर्स ग्लोब रिअल्टर्स तर्फे भागीदार माधव मिंग यांचे कु. मु. म्हणून एम. पी. राव गंती वय:-69; पत्ता:- प्लॉट नं: सी-9, माळा नं: -, इमारतीचे नाव: ग्लोब इस्टेट, ब्लॉक नं: युनिट नं. 1, रोड नं: एमआयडीसी, फेज 1, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421203 पॅन नं:-AAOFG0185E
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- रेखा नवीन सिंह वय:-47; पत्ता:- प्लॉट नं: -, माळा नं: पहिला मजला, इमारतीचे नाव: तिरुपती बालाजी को.ऑप.हौ.सो.लि., ब्लॉक नं: सी-7, रोड नं: एम. जी. रोड, विष्णूनगर, डोंबिवली प., महाराष्ट्र, ठाणे. पिन कोड:-421202 पॅन नं:-BDYPS6689D 2): नाव:- नवीन कमलाप्रसाद सिंह वय:-51; पत्ता:- प्लॉट नं: -, माळा नं: पहिला मजला, इमारतीचे नाव: तिरुपती बालाजी को.ऑप.हौ.सो.लि., ब्लॉक नं: सी-7, रोड नं: एम. जी. रोड, विष्णूनगर, डोंबिवली प., महाराष्ट्र, ठाणे. पिन कोड:-421202 पॅन नं:-ACTPS9759D
(9) दस्तऐवज करून दिल्याचा दिनांक	04/08/2023
(10) दम्न नोंदणी केल्याचा दिनांक	04/08/2023
(11) अनुक्रमांक, खंड व पृष्ठ	11948/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	777500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

क्रमांक
मह.दुय्यम निबंधक वर्ग 2 कल्याण क्र.3

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	REKHA NAVIN SINGH	eChallan	69103332023080415644	MH006220962202324E	777500.00	SD	0003235167202324	04/08/2023
2		DHC		0408202308122	1500	RF	0408202308122D	04/08/2023
3	REKHA NAVIN SINGH	eChallan		MH006220962202324E	30000	RF	0003235167202324	04/08/2023

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

