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10.4.3 violate any judgment, decree, order or award of any court, Governmental Authority or arbitrator made in relation to it; or

10.4.4 to the best of its knowledge, conflict or result in the material breach or termination of any material term or provision of, or constitute a default under, or cause any acceleration under, any material license, permit, concession, contract, deed or other instrument or agreement by which it is or may be bound by.

10.5 **Generally**: The Owner warrants, represents, declares to and with the Developer that to the best of the knowledge of the Owner, each of the following statements is true and accurate as of the date hereof:

10.5.1 The Owner / Lessee has specifically agreed and covenants with the Developer that they shall do all acts, deeds and things which are necessary and requisite to convey absolute and marketable title in respect of the said property in favour of the Developer.

10.5.2 The Owner / Lessee had taken a loan from financial institution/ banks by the way of mortgaging the said property and the same has been repaid and redeemed by the Owner / Lessee.

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10.5.3 After executing present agreement, if the Developer find any unpaid/unsatisfied wholly or part a mortgage loan against the said property, the TheOwner / Lessee shall repay the same without hindrance.

10.5.4 Each of the statements as contained in the recitals hereto with regard to the Owner entitlement to the said property are true and correct;

10.5.5 The Owner is seized and possessed of or otherwise well and sufficiently entitled to the said property as recited herein, as the sole and absolute lessee of

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MIDC in respect of the said property;

10.5.6 The said property has been acquired by the Owner in the manner and vide the documents as more specifically elaborated in the Recitals above;

10.5.7 The Owner is solely, exclusively and absolutely seized and possessed of the said property and there are no outstanding encumbrances, litigations or third-party rights in respect thereof;

10.5.8 The said property is demarcated, surveyed and there is no dispute in respect of the boundaries of the said property;

10.5.9 The said property is not affected by any Development Plan (DP) reservation;

10.5.10 The said property is not affected by any road or other setback;

10.5.11 There is no injunction or any restraining or prohibitory order of any court or arbitration tribunal or any Governmental authority, restraining and/or restricting the Owner to enter into this Agreement and have the said property developed through the Developer as provided in this Agreement;

10.5.12 The said property is not the subject matter of any litigation or proceedings (including any arbitration proceedings) in any Court or Tribunal, nor is there any attachment on the said property either before or after judgment;

10.5.13 No notice from any Governmental authority under any applicable law has been received by or served upon the Owner in respect of the said property or any part thereof for the purpose of acquisition or requisition or attachment of the said property;

10.5.14 The said property is not the subject matter of any decree or order or attachment before or after

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judgment of any court of law and/or any Governmental authorities under the provisions of any applicable law;

10.5.15 There is no easement right created under any document or by any covenant or by prescription in respect of and/or upon the said property or any part thereof;

10.5.16 The Owner is entitled to the said property as a lessee of MIDC and further shall as per the provisions of this Agreement, be entitled to Owner's Area in the Proposed Information Technology Park Project to be constructed on the said Land, in the manner as stated above;

10.5.17 No person or authority has any right, title, interest, share, claim, demand, lien or charge of any nature whatsoever over or in respect of the said property or any part thereof;

10.5.18 There are no insolvency or bankruptcy or winding up or dissolution proceedings pending or contemplated against the Owner;

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10.5.19 The Owner has not done any act or omission or allow any person or party to do any act or omission or thing, whereby the rights of the Developer granted hereby may in any manner be prejudicially affected;

10.5.20 The Owner has not entered into any Agreement for Sale and/or Development or any other agreement/arrangement with any Person or party with respect to the said property, which will in any manner, affect the rights of the Developer under this Agreement in respect of the said property as contemplated herein;

10.5.21 The Owner has not in any way encumbered or agreed to encumber by way of mortgage, charge, lien, trust,

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sale, pledge, lease, leave and license, easements or in any other manner, its right, title and interest in the said property or any part thereof and that the said property is free from all encumbrances and that the Owner has a clear and marketable title to the said property; and

10.5.22 The Owner has paid up to the date hereof all property taxes, rates and cesses including non-agricultural assessments, water charges, electricity charges, in respect of the said property.

10.6 **Covenants:** The Owner hereby covenants and undertakes with the Developer and its successors in title that each:

10.6.1 The Owner shall not do any act or omission or allow any person or party to do any act or omission or thing, whereby the rights of the Developer granted hereby may in any manner be prejudicially affected;

10.6.2 The Owner shall maintain clear and marketable title of the said property free from encumbrances and claims;

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10.6.3 The Owner shall not cause any obstruction or hindrance in the development of the said property or interfere in the marketing of the Developer's Area in the Proposed Information Technology Park Project to be constructed on the said property by the Developer;

10.6.4 The Owner shall comply with all its obligations under this Agreement in a timely manner;

10.6.5 The Owner shall not do any acts of commission or omissions which would prejudicially affect/jeopardize the Developer's rights and entitlements to develop the said property and to be entitled to the Developer's Area or otherwise, as contained herein;

10.6.6 The Owner shall ensure that the Owner is in

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compliance with all the provisions of all applicable laws;

10.6.7 The Owner shall render all necessary co-operation to the Developer as the Developer may require in the course of development of the said property and shall sign and deliver promptly to the Developer all documents as the Developer may reasonably require from the Owner for the purpose of carrying on the development of the said property as envisaged herein.

10.7 The Owner acknowledges that the Developer has entered into this Agreement in reliance upon, among other things, the warranties, representations and declarations and covenants made hereunder by the Owner as contained in this Agreement. Each of the representations, warranties, declarations etc. made by the Owner shall be separate and independent and shall not be limited by anything contained in this Agreement or by any knowledge express, implied or imputed that the Developer may have in relation to such warranties, representations and declarations.

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11 INDEMNITIES

11.1 The Owner hereby agrees to indemnify and keep indemnified the Developer from and against all actions, demands, suits, proceedings, penalties, impositions, losses, damages, costs, charges and expenses that may be caused to or incurred, sustained or suffered by the Developer or their transferee/s / allottee/s / nominee/s by virtue of any of the aforesaid representations, assurances, declarations, covenants and warranties made by the Owner being untrue and/or otherwise by virtue of the Owner committing a breach of any of its obligations under this Agreement.

11.2 The Developer hereby agrees to indemnify and keep indemnified the Owner from and against all actions,

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demands, suits, proceedings, penalties, impositions, losses, damages, costs, charges and expenses that may be caused to or incurred, sustained or suffered by the Owner or their transferee/s / allottee/s / nominee/s by virtue of any of the representations, assurances, declarations, covenants and warranties made by the defaulting party being untrue and/or otherwise by virtue of the Developer committing a breach of any of its obligations under this Agreement.

12 PLANNING AND DECISION MAKING

12.1 The Developer shall construct the Proposed Information Technology Park Project as per the plans and designs finalised by the Parties and as sanctioned by the concerned authority.

12.2 The Developer shall be solely entitled to take all decisions with regard to marketing (including re-launch) of the project of construction of the Proposed Information Technology Park Project. The Owner shall be entitled to take all decisions with regard to planning and design of the Proposed Information Technology Park Project in consultation with the Developer; and will consider any improvements/suggestions made by the Developer in this regard. The Developer shall however have complete autonomy and freedom in preparing the plans and designs of premises comprised in the Developer's Area and to amend the same from time to time as the Developer may in its sole and absolute discretion deem fit and proper, without requiring any consent or concurrence from the Owner.

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12.3 All, structural consultants, architects, designers/interior designers, engineers, solicitors, advocates, contractors and other consultants and agencies as may be required to be engaged in the course of construction of the Proposed Information Technology Park Project shall be solely appointed by the Developer.

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12.4 The development/construction of the Proposed Information Technology Park Project will be branded and marketed under the name of the Developer and put the brand name of the Developer and Owner.

12.5 The Developer shall have absolute rights and entitlements to decide on all aspects of development and construction including finalization of development/construction plans, concept designs, development mix, construction, etc.

12.6 The development and construction work of the Proposed Information Technology ParkProject shall be under the exclusive control and management of the Developer; and the Owner shall not be entitled to interfere with the same.

13 BRANDING AND MARKETING

13.1 The project of the construction of Proposed Information Technology Park Project shall be branded by use of the brand name of the Developer and Owner.

13.2 The Developer shall be entitled to take all decisions with regard to the marketing and branding of the project of development; and to put up such hoardings, banners and/or fencing on the said property at any time hereafter for announcing the development of the said Land property undertaken by the Developer.

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13.3 Pursuant to completion of construction of the Proposed Information Technology Park Project the Developer shall on a permanent basis, be entitled to affix its logo and neon signs/banners/placards/signboards with the Developer's tag line on the said property and/or the Proposed Information Technology Park Project at any prominent place/s thereon, for the purpose of displaying and advertising the Developer's brand name.

14 OBLIGATIONS OF THE DEVELOPER

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14.1 The Developer, in the course of development of the said property, shall do all lawful acts and things required by the applicable law and the Governmental authorities and perform the works in conformity in all respects with the provisions of the all applicable laws including the DCPR.

14.2 The Developer shall be responsible to bear and pay the project costs as set out in Clause [5] hereof; save and except as provided in this Agreement.

14.3 The Developer shall make all endeavours to ensure that in the course of the development, all unnecessary annoyance, inconveniences, sufferings, hardships or disturbance to the Owner or the occupants of the neighbouring properties are avoided.

14.4 The Developer shall be liable and responsible to the purchasers/allottees of the Owner's Area and the Developer's Area for any delay in completing construction of the Proposed Information Technology Park Project beyond the time frame as specified in this Agreement (save and except to any delays on account of any Force Majeure events), including but not limited to payment of interest, penalty, compensation, etc., It is clarified that the Developer shall not be liable and responsible for the same, if such delay is due the reason attributable to the Owner or on account of any defect in title of the Owner to the said property; and in such an event, the Owner shall be liable for such delay the purchasers/allottees of the Owner's Area and the Developer's Area including but not limited to payment of interest, penalty, compensation, etc.

14.5 The Developer shall construct the Proposed Information Technology Park Project on the said property and the other structures in accordance with the plans and specifications as approved by the concerned authorities.

14.6 The Developer hereby agrees and undertakes to remove all

surplus materials and construction debris off the said property before handing over the possession of the Owner's Area to the Owner.

15 COMPLIANCE WITH RERA

15.1 The Parties shall prior to committing sale of the Sale Component in the Proposed Information Technology Park Project, obtain permission from the Maharashtra Real Estate Regulatory Authority under the provisions of Section 6 of RERA for extending the existing project completion date.

15.2 The Owner shall render all necessary co-operation as may be required by the Developer for the purpose of obtaining permission for registration of the project of construction of the Proposed Information Technology Park Project under the provisions of RERA including *inter alia* the requisite declarations as a promoter as may be required under the provisions of RERA.

15.3 The Parties shall open separate bank accounts (one account for each of the Parties) as required to be maintained in accordance with the provisions of Section 4 (l) (D) of RERA.

15.4 Each Party shall ensure that they comply with the provisions of RERA, the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 and all other applicable legislation as applicable to such Party for the purposes of sale of the premises coming to the share of such Party in the Proposed Information Technology Park Project.

15.5 The Developer shall be solely and exclusively responsible to all purchasers/allottees of all units in the Proposed Information Technology Park Project with regard to any claims that such purchasers/allottees may have pertaining to any defect in the construction of the Proposed Information Technology ParkProject .The Owner shall be liable and

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responsible to such purchasers/allottees of all units in the Proposed Information Technology Park Project with regard to any claims pertaining to or related to the title of the Owner to the said property and assignment of the said property to and in favour of the Proposed Body.

16 BODY OF PREMISES HOLDERS IN THE PROPOSED BUILDING

16.1 It is agreed between the Parties that the purchasers/occupants/holders of the various premises in the Proposed Information Technology Park Project including: *(i)* the transferees/acquirers of the Developer's Area, *(ii)* the Developer, in respect of any unsold/unallotted premises comprised in the Developer's Area; *(iii)* the transferees/acquirers of the Owner's Area and *(iv)* the Owner in respect of any unsold/unallotted premises comprised in the Owner's Area shall form a co-operative housing society or any other type of association/body of premises holders as permissible under applicable law (hereinafter referred to as "**the Proposed Body**") as per the provisions of RERA and/or the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 or any statutory modification or re-enactment thereof.

17 PAYMENTS AND OTHER OUTGOINGS

17.1 All property taxes, outgoings, penalties, cess, costs and other dues in respect of the said property including Governmental charges, any dues of MIDC or private institutions upto the date of execution and registration of the present Agreement shall be borne and paid by the Owner.

17.2 If it is reveals that, any of the dues, taxes, outgoings, penalties, cess, costs in respect of the said property is

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pending or liable to pay, the Owner shall clear the same and if Owner fails to pay the said arrears, the Developer will pay the same and recover from the Owner by deducting the sum equal to the amount of said arrears out of construction area to be given to the share of Owner.

17.3 On and from the date of execution and registration of the present Agreement and till receipt of the occupancy certificate from the Planning Authority in respect of the Proposed Information Technology Park Project, such property taxes and dues shall be borne and paid by the Owner.

17.4 On and from the date of receipt of the occupancy certificate in respect of the Proposed Information Technology Park Project, such property taxes, dues and outgoings including inter alia common area maintenance charges shall be borne and paid by the respective premises holder in the Proposed Information Technology Park Project or Proposed Body, if formed till then (by collecting the same from all the premises holders in the Proposed Information Technology Park Project).

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17.5 Each Party shall be responsible/liable for their respective individual commercial dealings or income tax, goods and service tax and any other liabilities of direct and/or indirect taxes.

17.6 It is agreed between the Parties that, if the Developer fails to complete the 40% of building on or before 30th September, 2024, subject to all permissions and approvals obtained within 6 months from the date of execution and registration of present Agreement) in that case, if any penalty imposed by the MIDC will be borne by the Developer to the extent of 50%.

17.7 In future any penalty imposes by the MIDC, if the construction has not completed within the 24 months or time

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framed by the MIDC, the said penalty shall be paid by the Developer and the Owner equally.

18 QUALITY/DEFECT LIABILITY

18.1 The Developer shall construct the Proposed Information Technology Park Project in accordance with the plans and specifications as are approved by the concerned Planning Authority. The Developer shall be responsible for the quality of construction of the Proposed Information Technology Park Project.

18.2 In the event, if any defect in the Proposed Information Technology Park Project or material used in the construction of the Proposed Information Technology ParkProject, is brought to the notice of the Developer within a period of 5 (five) years from the date of completion of construction of the Proposed Information Technology Park Project, then and in such an event, the defects, wherever possible, be rectified by the Developer, free of cost and where such rectification/repairs will not be possible, in such cases aggrieved owner shall be entitled to reasonable compensation for such defects. ***PROVIDED THAT*** the Developer shall not be held responsible, if in the opinion of the Architects engaged for construction on the said Land, such a defect is caused due to an act or neglect of any Person other than the Developer.

18.3 Further, the Developer shall also not be responsible for any unauthorized structural modification carried out by the Owner or other occupants of the Proposed Information Technology ParkProject in their respective premises in the Proposed Information Technology Park Project.

19 ASSIGNMENT

19.1 The Developer shall be free and entitled to assign all its

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rights and obligations hereunder to any of its associate companies/firms.

19.2 Nothing contained in this Clause shall limit the ability of the Developer to engage any contractors or sub-contractors for execution of the development of the said property under its own supervision.

19.3 The Owner shall not sell or transfer or mortgage or otherwise create any third-party rights in respect of the said property and/or the proposed construction thereon and/or any part thereof without the prior written consent of the Developer.

19.4 The Owner shall not be entitled to assign its rights and obligations under this Agreement without the prior written consent of the Developer. The Directors / shareholders of the Owner and the Owner shall not permit any change in the shareholding or profit and loss sharing or constitution of the Owner.

20 NO PARTNERSHIP

20.1 Nothing contained in this this Agreement shall be deemed to constitute a partnership or a joint venture or association of persons between the Parties hereto.

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20.2 It is hereby declared and clarified that each of the Parties has undertaken obligations and has rights specified hereinabove on their own account and on principal-to-principal basis.

21 FORCE MAJEURE

21.1 Notwithstanding anything herein contained, none of the Parties hereto shall be responsible for any breach or non-performance or delay or damages with regard to any delay in performance or non-performance of any of the terms and conditions of this Agreement if such breach, delay or non-performance is occasioned by a Force Majeure event.

21.2 For the purposes of this Agreement the term "*Force*

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Majeure" shall include any reasons or circumstances beyond the control of the respective Parties including without limitation to the following:

21.2.1 Any conditions beyond the reasonable control of the Party, including acts of God like earthquake, perils of the sea or air, fire, flood, epidemic or pandemic or any drought, explosion, sabotage etc.

21.2.2 Any events like riots, bandhs, lockdowns, strikes and/or labour unrest, non-availability of construction material, etc., in consequence whereof and the development of the said property could be delayed or adversely affected;

21.2.3 Delays by the concerned authorities in grant of any permissions as envisaged herein for the purpose of development of the said property;

21.2.4 By reason of war, civil commotion, insurrection, blockade, embargo terrorism, lockdowns due declaration of epidemic/pandemic etc., in consequence whereof the development of the said property could be delayed or adversely affected; and

21.2.5 As a result of any embargo, Notice, Order, Rule or Notification of the Government and/or any other public body or authority or of the Court and/or any Act or Ordinance, in consequence whereof the development of the said property could be delayed or adversely affected.

21.3 In the event of a Force Majeure event/s causes a failure or delay in compliance with the performance of any obligation by the Parties under this Agreement, then and in such an event, the period allowed for the compliance of performance by either Party of such obligation in case of Force Majeure shall be extended by the period of existence of any such event of Force Majeure, or as may be agreed by both Parties.

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22 SEVERABILITY AND SURVIVAL

Wherever possible, each provision of this Agreement shall be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this Agreement should be prohibited or rendered invalid under applicable law, such provision shall be ineffective to the extent of such prohibition or invalidity without invalidating the remainder of such provision or the remaining provisions of this Agreement. In such event, the Parties shall negotiate, in good faith, a valid, legal and enforceable substitute provision, which most nearly gives effect to and reflects the Parties' intent in entering into this Agreement.

23 DISPUTE RESOLUTION, JURISDICTION AND GOVERNING LAW

23.1 These present agreement is executed by the parties of their own free will and without any pressure, coercion, fraud, mis-representation, undue influence, force, etc. and having understood the same.

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23.2 Subject to the provisions of this Clause, it is mutually agreed that the Courts in Kalyan / Ulhasnagar shall have exclusive jurisdiction in respect of any dispute or question relating to this Agreement.

23.3 It is hereby expressly provided and agreed by the parties here to that both parties are entitled to enforce specific performance of the agreement against each other in case of breach of any conditions mentioned in this Agreement.

23.4 This Agreement shall be governed by, interpreted and construed in accordance with the laws of India as applicable to the State of Maharashtra.

24 STAMP DUTY AND REGISTRATION CHARGES

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24.1 The stamp duty and registration charges, if any, payable on this Development Agreement shall be borne and paid by the Developer.

24.2 The Parties have identified this Development Agreement as a principal agreement under Section 4 of the Maharashtra Stamp Act, 1958 and hence any supplemental agreement for earmarking the Owner's Area and Developer's Area, powers of attorney shall be considered as ancillary document and accordingly liable to payment of stamp duty of Rs.100/- (Rupees One Hundred only) on each such instrument.

25 GOODS AND SERVICE TAX

25.1 The each Party shall bear the amount of GST and other taxes of his/its/their respective area.

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26 NOTICES

26.1 Any notice and/or intimation to be given under this Agreement shall be addressed to the Parties at their respective address stated hereinabove. Such notices and/or intimation shall be in writing and shall be delivered either by hand delivery or by registered post with acknowledgement due or by prepaid courier services.

26.2 All notices shall be deemed to have been validly given on *(i)* the date of receipt by the addressee, if delivered by hand delivery, *(ii)* the expiry of 7 (Seven) days after posting if sent by registered post with acknowledgement due, or *(iii)* the date of receipt by the addressee, if sent by courier.

26.3 Any Party may, from time to time, change its address or representative for receipt of notices provided for in this Agreement by giving to the other not less than 15 (Fifteen) days prior written notice of such change in address.

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27 COSTS, CHARGES AND EXPENSES

Each Party shall bear its respective Advocates'/Solicitors' fees and expenses incurred in the course of preparation and execution of this Development Agreement.

28 WAIVER OF RIGHTS

All waivers under this Agreement must be in writing, and failure at any time by a Party to require the other Party's performance of any obligation under this Agreement shall not affect the right of the first-named Party subsequently to require performance of that obligation. No waiver by a Party of any breach of any provision of this Agreement or of a failure or failures by the other Party to perform any provision of this Agreement shall be construed or shall operate as a waiver of any continuing or succeeding breach of such provision or a waiver or modification of such provision or as a waiver in respect of any other or further failure whether of a like or different character.

29 INCOME TAX PAN

29.1 The Developer is assessed to Income Tax and its Permanent Account Number is **(PAN NO. AEXFS9427A).**

29.2 The Owner is assessed to Income Tax and its Permanent Account Number is **(PAN NO. AAACI5231N).**

30 TRANSFERS

30.1 The Owner shall hereafter not transfer the said property or assign their entitlement under this Agreement to and in favour of any third party without the prior written consent of the Developer.

30.2 The Developer shall grant such consent for transfer or assignment only after the prospective transferee/s confirm/s, accept/s and acknowledge/s the provisions of this Agreement

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and agree to abide by the terms of this Agreement by executing a writing to that effect in a form satisfactory to the Developer.

31 ENTIRE AGREEMENT AND MODIFICATIONS

31.1 The Parties hereto acknowledge, declare and confirm that this Agreement has been entered into after due negotiations, discussions and obtaining individual legal advice and that this Agreement represents the entire agreement between them regarding the subject matter hereof and supersedes all the previous arrangements/undertakings,correspondences,forms, applications, offers, letters of intent if any, executed by or between the Parties hereto or any of their predecessors.

31.2 Any alterations, additions, modifications or deletion hereto shall not be valid and binding unless the same are reduced to writing and signed by both the Parties. This Agreement can be modified only by a writing duly executed by the Parties hereto.

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32 NAME OF PROPOSED INFORMATION TECHNOLOGY PARK PROJECT

It is mutually agreed between the Developer and the Owner that upon the completion of the construction of the Proposed Information Technology Park Project, the name of the Proposed Information Technology Park Project shall be as may be decided by the Developer and Owner mutually. It is clarified that in the event that the Developer decides to have the Developer's name / brand associated with the name of the building, it will also have to include the name/brand of the Owner alongside the Developer's name/brand.

33 HEADINGS

The headings, subheadings, titles, subtitles used for the

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clauses under this Agreement are only for the sake of convenience and easy identification of the provisions and headings, subheadings, titles, subtitles to clauses and paragraphs are for information only and shall not form part of the operative provisions of this Agreement or the schedules and Annexures hereto and shall be ignored in construing and interpreting the same.

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ANNEXURE 1

Type of Structure	Earthquake proof RCC structure (Ground+2 Storeyed)
Walling	6" Brick / Block Masonry
Flooring	Ceramic flooring 2' * 2'
Waterproofing	4" Brick bat coba for Terrace
Plaster Inside	Single coat Neru finish
Plaster outside	Double coat Texture finish
Inside Paints	Distemper
Outside Paint	Apex
Finishes for Passages	Vitrified Glaxed tiles / Garnite
Common Area Toilets	Flooring - Rough 2'*2' Ceramic tiles
	Dado - 7 ft 2'*4" Vitrified tiles
Lift for Common areas	Branded lift (Manufacured near Thane area)
Locking arrangement	MS rolling shutters for all Galas.
Landscaping	Plants for boudry& PCC/ Paver blocks for periphery
Building Survillence	CCTV arrangement for common areas
Material specifications	
Cement	Any reputed brand like ACC/Ambuja/L&T
Steel	Tor steel Lab Tasted
Aggregates	Coarse aggregate / Crushed sand
Water	Potable water received from MIDC
Glazing	Toughened glass
Cladding (if any)	3/4 mm Aluminium composite panels
Distemper	Tractor / Asian
Apex paint	Asian / Dulex
Toilet Sanitaryware	Hindware/ Cera/Parryware
Toilet CP ware	Cisco/Jaquar

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SCHEDULE - 1

All that piece and parcel of being industrial **Plot A-9**admeasuring about **1707 square meters** and **Plot No. A-10** admeasuring about **1512 square meters**, total aggregate plot area admeasuring 3219 square meterslying and being situated at Village Kansai, Ambernath Industrial Area, Tal. Ambernath, Dist. Thane in the Registration District of Thane, Sub-District Ulhasnagar within the limits of Ambernath Municipal Council and bounded as follows:

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On or towards the East	:	Nala
On or towards the West	:	Road facing Athena Pvt. Ltd.
On or towards the South	:	KalyanBadlapur Road
On or towards the North	:	Plot No. A-8

SCHEDULE -2

That due to height restrictions of 15 meters, the developer is not able to utilise the FSI more than **1.8** i.e., **5794.2 square meters.** The developer however ensures and assures that at any point of time in the future, if the height restriction is removed and the developer is utilising FSI more than **1.8** i.e., **5794.2 square meters** the developer will register a supplementary agreement with the Sub-registrar of Assurances and pay additional stamp duty on the same.

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गंगाजली

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

SIGNED AND DELIVERED by the withinnamed)
Owner: M/S. INDUSTRIAL ESTERS AND)
CHEMICALS PRIVATE LIMITED)
through its Directors)

(1) MR. RADHESHYAM JOKHANRAM GUPTA)



(2) MRS. GANGAJALI RADHESHYAM GUPTA)

गंगाजली



(3) MRS. MAYA SHREYAS SHAH)

उहन - ३	
दस्त क्र. १५१४४	२०२३
५५	६६

MayaShah.



(4)MRS. CHHAYA NEERAJ JAISWAL)



ADJ/T(R) /71/2023
Page / 50/ 51

SIGNED AND DELIVERED by the withinnamed)
Developer: SOHAM INFRASTRUCTURE)
through its Partners)
(1) MR. ANEK GOBIND RAJANI)





(2) MR. SURAJ PRAKASHLAL BHATIA)



(3) MR. CHANDER KISHINCHAND WADHWA)

In the presence of Witness

1----------

2----------

उहन - ३
दस्त क्र. १५१४४ २०२३
५६ ६५

Joint Sub Registrar Class-II, Ulhasnagar-3 Dist. Thane

ADJ/T(R) 413 /2023
Page / 51 / 131

RECEIPT

RECEIVED Rs. 55,00,000/- (Rupees Fifty Five Lakhs Only) by Cheque from M/s. **SOHAM INFRASTRUCTURE,** a registered Partnership Firm through its Partners towards interest free refundable security deposit for development of property mentioned in the Schedule hereinabove as per the terms and conditions of the present Joint Venture Agreement.by us in the following manner:-

Cheque/RTGS /NEFT No.	Date	Amount	Name of Bank
031682	17/01/2023	5,00,000/-	ICICI BANK
000003	17/05/2023	50,00,000/-	HDFC BANK

Ambernath
Date: 21 /- 12 /2023

We SAY RECEIVED
Rs. 55,00,000/-

M/S. INDUSTRIAL ESTERS AND CHEMICALS PRIVATE LIMITED
through its Directors

(1) MR. RADHESHYAM JOKHANRAM GUPTA

उहन - ३
दस्त क्र. १५१११ २०२३
५७/६८

(2) MRS. GANGAJALI RADHESHYAM GUPTA

गंगाजली

(3) MRS. MAYA SHREYAS SHAH

Maya Shah.

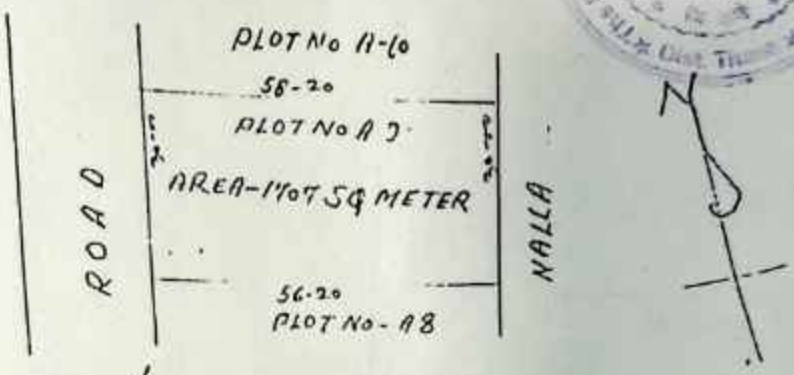
(4) MRS. CHHAYA NEERAJ JAISWAL

उहन - ३	
दस्त क्र. १५१४४	२०२३
५८	६०

AMBERNATH INDUSTRIAL AREA

VILLAGE-KANSAI TALUKA KALYAN DIST-THANA

SCALE - 1 C.M = 10 M.



SURVEYOR

S. R. Sahala.
Assistant Chief Executive Officer,
Maharashtra Industrial Development Corporation

Scanned with OKEN Scanner

ESTATE ROAD

A-10

1513

CHARLA

उहन - ३

दस्त क्र. ११९६४ २०२३

५९४८

For Industrial Estates & Chemicals

Partner

P. M. Kumar

Asstt. Chief Executive Officer,
Maharashtra Industrial Development Corporation.

Scanned with OKEN Scanner

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

No. EE/AMB/ D 18869 /of 22
Office of the Executive Engineer,
MIDC, Civil Division, Ambernath.
Date:- 23/09/2022.

To,
M/s. Industrial Esters & Chemicals Pvt. Ltd.
Plot No. A9, A10
MIDC Ambernath Indl Area
Ambernath.

Sub: Ambernath Industrial Area.... Permission for demolition of factory building on Plot No. A9, A10, in Ambernath Industrial Area.

Ref: Your letter No. Nil dtd. 23.08.2022

Sir,

Vide above reference you have requested permission for demolition of **566.39 Sqm.** (100%) of built up area of existing factory building on Plot No. A9, A10 having plot admeasuring 3219.00 Sqm . Similarly you have produced requisite indemnity on stamp paper worth Rs. 500/- indemnifying the said demolition will be at your risk & cost, and also indemnifying that there is no any loan on the said property proposed to be demolished. Reason for demolition is stated by you on Indemnity bond dated 17.08.2022

Accordingly permission to demolish the existing structure present on Plot No. A9, A10 at Ambernath Industrial Area admeasuring **566.39** Sqm of Built up area (100%), as specifically shown on enclosed layout is granted subject to following conditions. To follow conditions of indemnity dtd. 17.08.2022 duly signed by your Authorized Signatory.

1) The demolition will be at your risk and cost. For any loss or damage if occurred during demolition, it will have to be compensated by you.
2) Road traffic shall not get affected during demolition activity.
3) Till to obtaining of BCC/OC the water charges at the rate of 1.50 times of prevailing MIDC rate shall be applicable.
4) For redevelopment, you have to obtain plan approval at least for 40% FSI from this office, complete the construction within **24** months from the date of issue of this letter and obtain BCC to that effect by scrupulously. Breach of this condition will made compulsory to obtain time limit extension as per MIDC prevailing guidelines to issue Building Completion Certificate /O.C.

Dist. Thane

5) Debris of dismantled structure shall not be disposed off in MIDC area and the plot holder shall be solely liable for any consequences, if arise in future due to disposal of debris at any location.
6) No construction activity shall be commenced on this plot without building plan approval from MIDC.
7) For any issues /claims/ court matters if any ,related to labourers working with you for the activity in progress prior to demolition of the structures, you will be solely liable and will settle such issues at your risk and cost.
8) Kindly note after demolition obviously the built up area on plot will be Nil Sqm.

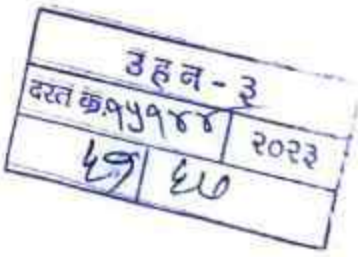
Please acknowledge receipt of this letter.

Thanking you.

Yours faithfully,

Executive Engineer & SPA
MIDC, Civil Division,
Ambernath.

- Copy to the Deputy Engineer, MIDC, Ambernath Sub Division for information & necessary action, to charge water rates @ 1.5 time the prevailing rate till BCC/OC is issued in respect of Plot No. A9, A10 in Ambernath Industrial Area.
- Copy to Area Manager, Regional Office-2, Thane





Maharashtra Industrial Development Corporation

(A Government Of Maharashtra Undertaking)

el : +91-22-25821882

-mail : Rothane2@midcindia.org

Regional Office, Thane
MIDC, Thane Region,
Office Complex Building, 2nd Floor
Near Wagle Es'ate, Octroi Naka
THANE 400604

No, ROT-2/ AMB/Plot No.A-9 &A-10/ /3158

Date : 28/07/2023

To
M/s. Industrial Esters and Chemicals Pvt. Ltd.,
Plot No. A-9 & A-10, MIDC Area,
Kansai, Ambernath Industrial Area
Ambernath West Dist Thane-421506

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

उहन - ३
दस्त क्र. १५१४४ २०२३
६२ ६६

Subject : **Ambernath INDL. AREA**
Plot No. A-9 & A-10
Grant of change in Activity
Chemical to Private IT Park Activity

Ref : 1)Your letter dated 26/06/2023
2) HQ Note approval E12388 dt.27/07/2023

Sir,

The Corporation has considered your request & decided to grant you change of Activity Chemical TO **Private IT Park Activity**., subject to following condition that :-

1) You shall have to obtain consent from MPCB and NOC from all other concern authority before commencement of production. If applicable.
2) You shall have to obtain all Statutory terms and condition as per the provision in MIDC DCR 2009 & Government of Maharashtra IT/ ITES policy-2023
3) You will have to use 60% for IT/ ITES & 40 % for IT Support Services.

Thanking You,

Madan Kisan Patil
AREA MANAGER
MIDC, THANE-2

Copy submitted to :

1. The Executive Engineer (SPA), MIDC, Ambernath (Civil) Division for information please.

Copy to : The Deputy Engineer, MIDC, Sub-Division Ambernath, for information please.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AEXFS9427A

नाम/ Name
SOHAM INFRASTRUCTURE

जन्म की तारीख
Date of Formation

18022021

भारत सरकार
Government of India

सूरज प्रकाशलाल भाटीया
Suraj Prakashlal Bhatia
जन्म तारीख / DOB : 16/05/1971
पुरुष / MALE

8613 4795 0652

मेरा आधार, मेरी पहचान

6561 0026 7189

भारत सरकार
Government of India

Anek Gobind Rajani
DOB: 18/02/1995
Male

7049 0970 4397

मेरा आधार, मेरी पहचान

उहन-३
दस्त क्र. ५१७४४ | २०२३
४३ | ४५

भारत सरकार
Government of India

सोमेश लक्ष्मन वाधवा
Somesh Laxman Wadhwa
जन्म तिथि/DOB: 24/08/2002
पुरुष/ MALE
Mobile No: 7666159659

6457 3743 6639
VID : 9187 3850 5005 0698

मेरा आधार, मेरी पहचान

Somesh

भारत निवडणूक आयोग
ELECTION COMMISSION OF INDIA
मतदार ओळख पत्र / Elector Photo Identity Card

XCE4587622

नाव: आनंद कापुरे
Name: Anand Kapure
वडिलांचे नाव: शामराव कापुरे
Father's Name: Shamrao Kapure
लिंग / Gender: पुरुष / Male
जन्मतारीख / वय:
Date of Birth / Age: 08-02-1974

Registrar Class-II, Ulhasnagar



माया श्रेयस शाह
Maya Shreyas Shah
जन्म वर्ष / Year of Birth : 1966
स्त्री / Female

2564 1967 5878

आधार — सामान्य माणसाचा अधिकार

Mayashah

भारत सरकार
GOVERNMENT OF INDIA



राधेश्याम जोखनराम गुप्ता
Radheshyam Jokhnram Gupta

जन्म वर्ष / Year of Birth : 1940
पुरुष / Male

9766 7870 6955

आधार — सामान्य माणसाचा अधिकार

भारत सरकार
Government of India



छाया नीरज जैसवाल
Chhaya Neeraj Jaiswal
जन्म तिथि / DOB : 23/01/1971
महिला / Female

आधार पहचान का प्रमाण है, नागरिकता का नहीं।
Aadhaar is a proof of identity, not of citizenship.

6265 6258 2303

मेरा आधार, मेरी पहचान

भारत सरकार
GOVERNMENT OF INDIA

गंगाजली

गंगाजली राधेश्याम गुप्ता
Gangajali Radheshyam Gupta



जन्म वर्ष / Year of Birth : 1949
स्त्री / Female

8137 5394 3785

आधार — सामान्य माणसाचा अधिकार

उहन - ३	
दस्त क्र. १५१४४	२०२३
६४	६५

The Sect. of the Joint Sub Registrar Class-II, Ulhasnagar-3 Dist. Thane

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER
AAACI5231N

नाम /NAME
INDUSTRIAL ESTERS AND CHEMICALS PRIVATE LIMITED

निगमन/बनने की तिथि /DATE OF INCORPORATION/FORMATION
01-07-1970

आयकर निदेशक (पद्धति)
DIRECTOR OF INCOME TAX(SYSTEMS)

339/15144
गुरुवार,21 डिसेंबर 2023 4:23 म.नं.

दस्त गोषवारा भाग-1

उहन3 ६७/६७
दस्त क्रमांक: 15144/2023

दस्त क्रमांक: उहन3 /15144/2023

बाजार मुल्य: रु. 8,66,14,000/- मोबदला: रु. 55,00,000/-

भरलेले मुद्रांक शुल्क: रु.43,30,700/-

दु. नि. सह. दु. नि. उहन3 यांचे कार्यालयात
अ. क्र. 15144 वर दि.21-12-2023
रोजी 4:22 म.नं. वा. हजर केला.

पावती:17897 पावती दिनांक: 21/12/2023

सादरकरणाराचे नाव: मेसर्स सोहम इन्फ्रास्ट्रक्चर तर्फे भागीदार अनेक गोविंद राजानी - -

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 1320.00
पृष्ठांची संख्या: 66	
	एकुण: 31320.00

दस्त हजर करणाऱ्याची सही:

Sub Registrar Ulhasnagar 3

Sub Registrar Ulhasnagar 3

दस्ताचा प्रकार: जॉईंट व्हेंचर

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश ॥विकास प्रा॥धिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाणु प्रभाव क्षेत्रात.

शिक्का क्रं. 1 21 / 12 / 2023 04 : 22 : 01 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 21 / 12 / 2023 04 : 23 : 04 PM ची वेळ: (फी)

The Seal of The Joint Sub Registrar Class-II Ulhasnagar-3 Dist-Thane

प्रमाणीत करण्यात येते की, सदर दस्तऐवजास जोडलेली पूरक कागदपत्रे ही अस्सल व खरी आहेत, तथापि खोटी/बनावट आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये होणाऱ्या कारवाईस आम्ही व्यक्तीश: जबाबदार राहू.

लिहून देणार

Mayashah

लिहून घेणार

Chand

/2023

Summary-2

/12/2023 4 53:07 PM

दस्त गोषवारा भाग-2

उहन3 ६६/६४

दस्त क्रमांक:15144/2023

त क्रमांक :उहन3/15144/2023

ाचा प्रकार :-जॉईंट व्हेंचर

नु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मेसर्स इंडस्ट्रियल एस्टर्स अँड केमिकल्स प्रायव्हेट लिमिटेड तर्फे डायरेक्टर राधेश्याम जोखानराम गुप्ता - - पत्ता:प्लॉट नं: -, माळा नं: 202 , इमारतीचे नाव: माधव अपार्टमेंट , ब्लॉक नं: -, रोड नं: जवाहर रोड , घाटकोपर पूर्व , मुंबई , महाराष्ट्र, मुम्बई. पॅन नंबर:AAACI5231N	लिहून देणार वय :-83 स्वाक्षरी:-		
2	नाव:मेसर्स इंडस्ट्रियल एस्टर्स अँड केमिकल्स प्रायव्हेट लिमिटेड तर्फे डायरेक्टर गंगाजली राधेश्याम गुप्ता - - पत्ता:प्लॉट नं: -, माळा नं: 202 , इमारतीचे नाव: माधव अपार्टमेंट , ब्लॉक नं: -, रोड नं: जवाहर रोड , घाटकोपर पूर्व , मुंबई , महाराष्ट्र, मुम्बई. पॅन नंबर:AAACI5231N	लिहून देणार वय :-74 स्वाक्षरी:-		
3	नाव:मेसर्स इंडस्ट्रियल एस्टर्स अँड केमिकल्स प्रायव्हेट लिमिटेड तर्फे डायरेक्टर माया श्रेयस शाह - - पत्ता:प्लॉट नं: -, माळा नं: 202 , इमारतीचे नाव: माधव अपार्टमेंट , ब्लॉक नं: -, रोड नं: जवाहर रोड , घाटकोपर पूर्व , मुंबई , महाराष्ट्र, मुम्बई. पॅन नंबर:AAACI5231N	लिहून देणार वय :-57 स्वाक्षरी:-		
4	नाव:मेसर्स इंडस्ट्रियल एस्टर्स अँड केमिकल्स प्रायव्हेट लिमिटेड तर्फे डायरेक्टर छाया नीरज जैस्वाल - - पत्ता:प्लॉट नं: -, माळा नं: 202 , इमारतीचे नाव: माधव अपार्टमेंट , ब्लॉक नं: -, रोड नं: जवाहर रोड , घाटकोपर पूर्व , मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:AAACI5231N	लिहून देणार वय :-52 स्वाक्षरी:-		
5	नाव:मेसर्स सोहम इन्फ्रास्ट्रक्चर तर्फे भागीदार अनेक गोविंद राजानी - - पत्ता:प्लॉट नं: -, माळा नं: शॉप नं .7 , विंग - ए , इमारतीचे नाव: निक्कू पॅलेस , ब्लॉक नं: -, रोड नं: स्टेशन रोड , ओ.टी सेक्शन , उल्हासनगर , महाराष्ट्र, ठाणे. पॅन नंबर:AEXFS9427A	लिहून घेणार वय :-28 स्वाक्षरी:-		
6	नाव:मेसर्स सोहम इन्फ्रास्ट्रक्चर तर्फे भागीदार सुरज प्रकाशलाल भाटिया - - पत्ता:प्लॉट नं: -, माळा नं: शॉप नं .7 , विंग - ए , इमारतीचे नाव: निक्कू पॅलेस , ब्लॉक नं: -, रोड नं: स्टेशन रोड , ओ.टी सेक्शन , उल्हासनगर , महाराष्ट्र, ठाणे. पॅन नंबर:AEXFS9427A	लिहून घेणार वय :-52 स्वाक्षरी:-		
7	नाव:मेसर्स सोहम इन्फ्रास्ट्रक्चर तर्फे भागीदार चंदर किशनचंद बाधवा - - पत्ता:प्लॉट नं: -, माळा नं: शॉप नं .7 , विंग - ए , इमारतीचे नाव: निक्कू पॅलेस , ब्लॉक नं: -, रोड नं: स्टेशन रोड , ओ.टी सेक्शन , उल्हासनगर , महाराष्ट्र, ठाणे. पॅन नंबर:AEXFS9427A	लिहून घेणार वय :-54 स्वाक्षरी:-		

रील दस्तऐवज करुन देणार तथाकथीत जॉईंट व्हेंचर चा दस्त ऐवज करुन दिल्याचे कबुल करतात.

ाखा क्र.3 ची वेळ:21 / 12 / 2023 04 : 38 : 50 PM

ओळख:-

ानील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात.

अनु क्र.	पक्षकाराचे नाव व पत्ता		छायाचित्र	ठसा प्रमाणित
1	नाव:आनंद कापुरे - - वय:49 पत्ता:बरई ठाणे प. पिन कोड:400601	स्वाक्षरी		
2	नाव:सोमेश बाधवा - वय:21 पत्ता:उल्हासनगर 3 पिन कोड:421003	स्वाक्षरी		

दस्तऐवज निष्पादनाचा कबुलीजबाब देणाऱ्या अनु क्र. 2, 3, 4, 5, 6, 7, या पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)	
1	लिहून देणार मेसर्स इंडस्ट्रियल एस्टर्स अँड केमिकल्स प्रायव्हेट लिमिटेड तर्फे डायरेक्टर गंगाजली राधेश्याम गुप्ता - -	21/12/2023 04:45:46 PM	गंगाजली राधेश्याम गुप्ता F 1187352716752015360	
2	लिहून देणार मेसर्स इंडस्ट्रियल एस्टर्स अँड केमिकल्स प्रायव्हेट लिमिटेड तर्फे डायरेक्टर माया श्रेयस शाह - -	21/12/2023 04:45:20 PM	माया श्रेयस शाह F 1187352325687693312	
3	लिहून देणार मेसर्स इंडस्ट्रियल एस्टर्स अँड केमिकल्स प्रायव्हेट लिमिटेड तर्फे डायरेक्टर छाया नीरज जैस्वाल - -	21/12/2023 04:42:14 PM	छाया नीरज जैसवाल F 1187351826720645120	
4	लिहून घेणार मेसर्स सोहम इन्फ्रास्ट्रक्चर तर्फे भागीदार अनेक गोविंद राजानी - -	21/12/2023 04:41:18 PM	अनेक गोविंद राजानी M 1187351459505197056	
5	लिहून घेणार मेसर्स सोहम इन्फ्रास्ट्रक्चर तर्फे भागीदार सुरज प्रकाशलाल भाटिया - -	21/12/2023 04:39:34 PM	सूरज प्रकाशलाल भाटीया M 1187351155975999488	
6	लिहून घेणार मेसर्स सोहम इन्फ्रास्ट्रक्चर तर्फे भागीदार चंदर किशनचंद वाधवा - -	21/12/2023 04:39:05 PM	चंदर किशनचंद वाधवा M 1187350923821211648	

प्रलंबित कुरुप्यात येते की सदर दस्त क्र.५५२२ मध्ये ५८ पाने आहेत पर नोंदला पुस्तक क्रमांक 1 दिनांक 22/12/2023

भालचंद्र पाटील
सह दुय्यम निबंधक वर्ग-२, उल्हासनगर-३

दस्त क्रमांक 15144/2023 ची वेळ:21 / 12 / 2023 04 : 52 : 59 PM

Sub Registrar Ulhasnagar 3

Payment Details

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	MH012197197202324P	109/713/23	4330700	SD		
2		DHC		1223211713197	1320	RF	1223211713197D	21/12/2023
3		eChallan		MH012723878202324E	30000	RF	0006711920202324	21/12/2023

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

उल्हासनगर-३ 22/12/2023

६८० | ६८०

15144 /2023

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Joint Sub Registrar Class-II, Ulhasnagar-3

21/12/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.उल्हासनगर 3

दस्त क्रमांक : 15144/2023

नोंदणी :

Regn:63m

गावाचे नाव : कानसई

(1)विलेखाचा प्रकार	जॉईट व्हेंचर
(2)मोबदला	5500000
(3) बाजारभाव(भाडेपटट्याच्या बाबतिपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	86614000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन :, इतर माहिती: मौजे - कानसई,तालुका - अंबरनाथ व जिल्हा - ठाणे,अंबरनाथ इंडस्ट्रियल एरिया,अंबरनाथ येथील प्लॉट नं.ए-9 ज्याचे क्षेत्र- 1707 चौ.मी आणि प्लॉट नं.ए-10 ज्याचे क्षेत्र- 1512 चौ.मी असे एकुण 3219 चौ.मी.((Plot Number : PLOT NO.A9 AND A10 ;))
(5) क्षेत्रफळ	1) 3219 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहुन ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मेसर्स इंडस्ट्रियल एस्टर्स अँड केमिकल्स प्रायव्हेट लिमिटेड तर्फे डायरेक्टर राधेश्याम जोखानराम गुप्ता - - वय:-83; पत्ता:-प्लॉट नं: -, माळा नं: 202 , इमारतीचे नाव: माधव अपार्टमेंट , ब्लॉक नं: -, रोड नं: जवाहर रोड , घाटकोपर पूर्व , मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400077 पॅन नं:-AAACI5231N 2): नाव:-मेसर्स इंडस्ट्रियल एस्टर्स अँड केमिकल्स प्रायव्हेट लिमिटेड तर्फे डायरेक्टर गंगाबेन राधेश्याम गुप्ता - - वय:-74; पत्ता:-प्लॉट नं: -, माळा नं: 202 , इमारतीचे नाव: माधव अपार्टमेंट , ब्लॉक नं: -, रोड नं: जवाहर रोड , घाटकोपर पूर्व , मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400077 पॅन नं:-AAACI5231N 3): नाव:-मेसर्स इंडस्ट्रियल एस्टर्स अँड केमिकल्स प्रायव्हेट लिमिटेड तर्फे डायरेक्टर माया श्येयम शाह - - वय:-57; पत्ता:-प्लॉट नं: -, माळा नं: 202 , इमारतीचे नाव: माधव अपार्टमेंट , ब्लॉक नं: -, रोड नं: जवाहर रोड , घाटकोपर पूर्व , मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400077 पॅन नं:-AAACI5231N 4): नाव:-मेसर्स इंडस्ट्रियल एस्टर्स अँड केमिकल्स प्रायव्हेट लिमिटेड तर्फे डायरेक्टर छाया नीरज जैस्वाल - - वय:-52; पत्ता:-प्लॉट नं: -, माळा नं: 202 , इमारतीचे नाव: माधव अपार्टमेंट , ब्लॉक नं: -, रोड नं: जवाहर रोड , घाटकोपर पूर्व , मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400077 पॅन नं:-AAACI5231N
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मेसर्स सोहम इन्फ्रास्ट्रक्चर तर्फे भागीदार अनेक गोविंद गजानी - - वय:-28; पत्ता:-प्लॉट नं: -, माळा नं: शॉप नं .7 , विंग - ए , इमारतीचे नाव: निक्कू पॅलेस , ब्लॉक नं: -, रोड नं: स्टेशन रोड , ओ.टी सेक्शन , उल्हासनगर , महाराष्ट्र, ठाणे. पिन कोड:-421003 पॅन नं:-AEXFS9427A 2): नाव:-मेसर्स सोहम इन्फ्रास्ट्रक्चर तर्फे भागीदार मुरज प्रकाशलाल भाटिया - - वय:-52; पत्ता:-प्लॉट नं: -, माळा नं: शॉप नं .7 , विंग - ए , इमारतीचे नाव: निक्कू पॅलेस , ब्लॉक नं: -, रोड नं: स्टेशन रोड , ओ.टी सेक्शन , उल्हासनगर , महाराष्ट्र, ठाणे. पिन कोड:-421003 पॅन नं:-AEXFS9427A 3): नाव:-मेसर्स सोहम इन्फ्रास्ट्रक्चर तर्फे भागीदार चंदर किशनचंद वाधवा - - वय:-54; पत्ता:-प्लॉट नं: -, माळा नं: शॉप नं .7 , विंग - ए , इमारतीचे नाव: निक्कू पॅलेस , ब्लॉक नं: -, रोड नं: स्टेशन रोड , ओ.टी सेक्शन , उल्हासनगर , महाराष्ट्र, ठाणे. पिन कोड:-421003 पॅन नं:-AEXFS9427A
(9) दस्तऐवज करुन दिल्याचा दिनांक	21/12/2023
(10)दस्त नोंदणी केल्याचा दिनांक	21/12/2023
(11)अनुक्रमांक,खंड व पृष्ठ	15144/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	4330700
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

The Seal of The Joint Sub Registrar Class-II Ulhasnagar-2 ... Dist-Thane

सह दुय्यम निबंधक वर्ग-२ उल्हासनगर क्र.३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Dat
1		Certificate	MH012197197202324P	109/713/23	4330700	SD		
2		DHC		1223211713197	1320	RF	1223211713197D	21/12/202
3		eChallan		MH012723878202324E	30000	RF	0006711920202324	21/12/202

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