

393/9435

पावती

Original/Duplicate

Saturday, November 30, 2019

नोंदणी क्र.: 39म

10:41 AM

Regn.: 39M

पावती क्र.: 10597 दिनांक: 30/11/2019

गावाचे नाव: मिरे

दस्तऐवजाचा अनुक्रमांक: टनन10-9435-2019

दस्तऐवजाचा प्रकार: विकसनकरारनामा

सादर करणाऱ्याचे नाव: मे/- जी.एन.डेव्हेलपर्स चे भागीदार मुकेश जुहारमल परमार

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2000.00

पृष्ठांची संख्या: 100

एकूण:

रु. 32000.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

10:47 AM ह्या वेळेस मिळेल.

सह Joint Sub-Registrar Thane 10 90

बाजार मूल्य: रु. 78654553.2 /-

मोबदला रु. 38300000/-

भरलेले मुद्रांक शुल्क: रु. 3932750/-

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008934664201920E दिनांक: 29/11/2019

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 2000/-

mukesh

“मूळ दस्त व स्कॅन्ड प्रिंट मिळाली”

11/30/2019



30/11/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 10

दस्त क्रमांक : 9435/2019

नोदणी :

Regn:63m

गावाचे नाव : मिरे

(1)विलेखाचा प्रकार	विकसनकरारनामा
(2)मोबदला	38300000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	78654553.2
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपा इतर वर्णन : , इतर माहिती: क्षेत्रफळ 2879.01 चौ.मी. एफ.एस.आई. वापर करून इमारत क्रं. 21,सी टाइप बिल्डींग विकसन करण्याचे हक्क,जुना सर्वे नं.182,नवीन सर्वे नं.49,हिस्सा नं.4 आणि 5 चे क्षेत्रफळ 292.75 चौ मी.,व्हिलेज मिरे मौजे-मीरा भाईदर,तालुका-जिल्हा-ठाणे. अभिनिर्णीत दस्त ADJ NO. 611/2019 दिनांक 16/11/2019. चलन नं.MH008400971201920E DEFFACED NO. 0004320130201920 , मुद्रांक शुल्क रु.3932750/- भरण्यात आले आहे. ((Survey Number : Old Survey No. 182 and New Survey No.49 ; HISSA NUMBER : 4 and 5 ;))
(5) क्षेत्रफळ	1) 2879.01 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे/- जी.एन कन्स्ट्रक्शन चे प्रोपरायटर उदय घनश्याम नाईक वय:-53; पत्ता:-प्लॉट नं: 12/जी, माळा नं: -, इमारतीचे नाव: निर्मल नगर को-ऑप हौ सो लि , ब्लॉक नं: मीरा रोड पूर्व , रोड नं: मीरा भाईदर रोड , महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-ADEPN6898E
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मे/- जी.एन.डेव्हेलपर्स चे भागीदार मुकेश जुहारमल परमार वय:-54; पत्ता:-प्लॉट नं: ए/101, बिल्डींग नं.8 , माळा नं: -, इमारतीचे नाव: ओस्तवाल पॅराडाईज, ब्लॉक नं: मीरा रोड पूर्व , रोड नं: मीरा-भाईदर रोड , महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AAKFG9971E 2): नाव:-मे/- जी.एन.डेव्हेलपर्स चे भागीदार राजेंद्रकुमार भगवती प्रसाद शर्मा वय:-56; पत्ता:-प्लॉट नं: ए/101, बिल्डींग नं.8, माळा नं: -, इमारतीचे नाव: ओस्तवाल पॅराडाईज, ब्लॉक नं: मीरा रोड पूर्व , रोड नं: मीरा-भाईदर रोड , महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AAKFG9971E
(9) दस्तऐवज करून दिल्याचा दिनांक	10/10/2019
(10)दस्त नोंदणी केल्याचा दिनांक	30/11/2019
(11)अनुक्रमांक,खंड व पृष्ठ	9435/2019
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	3932750
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

सह दुय्यम निबंधक वर्ग २ ठाणे - १०



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण अभिनिर्णीत दस्त कारणाचा तपशील अभिनिर्णीत दस्त ADJ NO. 611/2019 दिनांक 16/11/2019

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



GRN	MH007207933201920E	BARCODE		Date	10/10/2019-12:05:48	Form ID	
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Non-Judicial Stamps Duty on doc Voluntarily brought for Adjud IGR RoM			TAX ID (If Any)			
				PAN No.(If Applicable)			
Office Name	THD1_JT DIST REGISTRAR THANE URBAN			Full Name	G N DEVELOPERS		
Location	THANE						
Year	2019-2020 One Time			Flat/Block No.	OLD S NO 181 H NO 7 PT NEW S NO 50 H NO		

Account Head Details		Amount In Rs.	
0030051701	Amount of Tax	500.00	
		Road/Street	VILLAGE MIRA
		Area/Locality	MIRA ROAD THANE
		Town/City/District	
		PIN	4 0 1 1 0 7
		Remarks (If Any)	
		Amount In	Five Hundred Rupees Only
		Words	
Total		500.00	

Payment Details		PUNJAB NATIONAL BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	03006172019101000261		5032911471	
Cheque/DD No.		Bank Date	RBI Date	10/10/2019-12:07:04		14/10/2019	
Name of Bank		Bank-Branch		PUNJAB NATIONAL BANK			
Name of Branch		Scroll No. , Date		1 , 14/10/2019			

Department ID

NOTE - This c

सदर चलन के

जाही.

Challan Def

Sr. No.

100

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Signature Not
Verified

Digitally signed by OS
VIRTUAL TREASURY
MUMBAI 02
Date: 2019.11.16
13:38:28 IST
Reason: Secure
Document
Location: India

Document to be registered in Sub Registrar office only. Not valid for unregistered document

Mobile No. : 9820024155

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e834	2039
2	900

Sr. No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount
1		0004320165201920	16/11/2019-13:38:24	IGR108	500.00

GRN : MH007207933201920E Amount : 500.00

Bank : PUNJAB NATIONAL BANK

Date : 10/10/2019-12:05:48

Total Defacement Amount

500.00



Signature Not
Verified

Digitally signed by DS
VIRTUAL TREASURY
MUMBAI 02
Date: 2019.11.16
13:38:28 IST
Reason: Secure
Document
Location: India

ट. न. न. - 90	
EXBY	२०१९
३	१००



CHALLAN
MTR Form Number-6



GRN	MH008400971201920E	BARCODE			Date	16/11/2019-13:01:37	Form ID	
Department				Inspector General Of Registration				
Non-Judicial Stamps				Payer Details				
Type of Payment				Duty on doc Voluntarily brought for Adjud IGR RoM				
Office Name				THD1_JT DIST REGISTRAR THANE URBAN				
Location				THANE				
Year				2019-2020 One Time				
Account Head Details				Amount In Rs.				
0030051701 Amount of Tax				3932750.00				
TAX ID (If Any)								
PAN No.(If Applicable)				AAKFG9971E				
Full Name				G N DEVELOPERS				
Flat/Block No.				OLD S NO 182 NEW S NO 49/4 AND 5				
Premises/Building				VILLAGE MIRA				
Road/Street				MIRA ROAD				
Area/Locality				MIRA ROAD				
Town/City/District				MIRA ROAD				
PIN				4 0 1 1 0 7				
Remarks (If Any)				611/2019				
Amount In				Thirty Nine Lakh Thirty Two Thousand Seven Hundred				
Words				Fifty Rupees Only				
Payment Details				BANK OF BARODA				
Cheque-DD Details				FOR USE IN RECEIVING BANK				
Bank CIN				Ref. No.				
02003942019111600358				123298146				
Bank Date				RBI Date				
16/11/2019-13:04:13				Not Verified with RBI				
Name of Bank				BANK OF BARODA				
Name of Branch				Scroll No. , Date				
				Not Verified with Scroll				

Department ID

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

Mobile No. : 9820024155

सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करतावयाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1		0004320130201920	16/11/2019-13:37:18	IGR108	3932750.00
Total Defacement Amount					39,32,750.00



CHALLAN
MTR Form Number-6



GRN	MH008934664201920E	BARCODE			Date	29/11/2019-16:36:16		Form ID	
Department				Inspector General Of Registration					
Registration Fee				Payer Details					
Type of Payment				Ordinary Collections IGR					
				TAX ID (If Any)					
				PAN No.(If Applicable)					
Office Name				THN10_THANE NO 10 JOINT SUB REGISTR		Full Name		G N DEVELOPERS	
Location				THANE					
Year				2019-2020 One Time		Flat/Block No.		OLD S NO 182 NEW S NO 49/4 AND 5	
Account Head Details				Amount In Rs.		Premises/Building			
0030063301 Amount of Tax				30000.00		Road/Street		VILLAGE MIRA	
						Area/Locality		MIRA ROAD	
						Town/City/District			
						PIN		4 0 1 1 0 7	
						Remarks (If Any)			
						SecondPartyName=G N CONSTRUCTION-			
Total				30,000.00		Amount In		Thirty Thousand Rupees Only	
						Words			
Payment Details				BANK OF BARODA		FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.		02003942019112900944 124095150	
Cheque/DD No.				Bank Date		RBI Date		29/11/2019-16:38:18 Not Verified with RBI	
Name of Bank				Bank-Branch		BANK OF BARODA			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

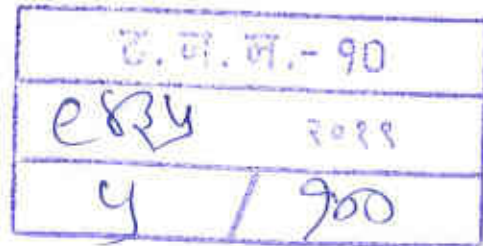
Department ID :

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

Mobile No. :

9820024155

सदर चलन केवल दुस्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.





मुद्रांक जिल्हाधिकारी, ठाणे (शहर) यांचे समोर
महाराष्ट्र मुद्रांक अधिनियमा चे अंतर्गत कलम ३१ खालील प्रकरणातील आदेश.
अर्जदार :- मे. जी. एन. डेव्हलपर्स तर्फे पार्टनर्स श्री.मुकेश जुहारमल परमार

जा.क्र.अभिनिर्णय प्र.क्र. ६११/१९/२०१९
सह जिल्हा निबंधक वर्ग-१ तथा मुद्रांक जिल्हाधिकारी,
ठाणे (शहर) यांचे कार्यालय, खोली क्र.४०६,४ था माळा,
जिल्हाधिकारी कार्यालय इमारत. आवार, ठाणे (प).
दि. ११/२०१९.

प्रस्तावना -

१. संलेखाचा प्रकार :- विकास करारनामा
२. संलेख लिहून देणार :- मे. जी. एन. कन्स्ट्रक्शन तर्फे प्रोपरायटर श्री. उदय घनश्याम नाईक
३. संलेख लिहून घेणार :- मे. जी. एन. डेव्हलपर्स तर्फे पार्टनर्स श्री. मुकेश जुहारमल परमार व इतर
४. मिळकतीचे वर्णन :- जुना सर्व्हे नं. १८२, नवीन सर्व्हे नं. ४९/४, ५, क्षेत्र २९२.७५ चौ.मी., मौजे- मिरा भाईंदर, ता. जि - ठाणे.

२/- प्रस्तुत अर्जदार यांनी महाराष्ट्र मुद्रांक अधिनियमा चे अंतर्गत कलम ३१ पोटनियम (१) मधील तरतुदीनुसार मुद्रांक जिल्हाधिकारी, ठाणे (शहर) यांचेकडे दिनांक ११/१०/२०१९ रोजी अभिनिर्णय अर्ज दाखल केला आहे. अर्जासोबत दि. १०/१०/२०१९ रोजी निष्पादन केलेले विकास करारनामा व प्रतिज्ञापत्रा चे प्रारूप इत्यादी कागदपत्रे सादर केली असून संलेखातील मुद्रांकाबाबत अभिनिर्णय मिळण्यासाठी विनंती केली आहे. तसेच अर्जदार यांनी अभिनिर्णय ऑनलाईन अर्ज दि. १०/१०/२०१९ रोजी केला असून, अभिनिर्णय फी रु. १००/- चलन क्र. MH/0002000020201520E दि. १०/१०/२०१९ रोजी शासनाच्या लाभात जमा केली आहे.

३/- अर्जदार यांनी प्रस्तुत विकास करारनाम्याचे संलेखावर किती मुद्रांक शुल्क आकारता येईल. या प्रयोजनार्थ अर्जासोबत उक्त अधिनियमातील कलम ३१ (२) नुसार खालील कागदपत्रे सादर केली आहेत.

१. महाराष्ट्र मुद्रांक अधिनियमा चे अंतर्गत कलम ३१(२) नुसार प्रतिज्ञापत्र.
२. विकास करारनाम्याचे प्रारूप

४/- विषयांकित दस्तातील विषय वस्तु असलेल्या मुद्रांक शुल्क निर्धारण करणेकरिता विकास करारनाम्यातील मिळकत जुना सर्व्हे नं. १८२, नवीन सर्व्हे नं. ४९/४, ५, क्षेत्र २९२.७५ चौ.मी., मौजे- मिरा भाईंदर, ता. जि - ठाणे येथील आहे.

५/- विषयांकित दस्त हा विकास करारनाम्याचा असून, सदर करारनामा हे प्रथम पक्षिय असाईनर व दुसरे पक्षिय असाईनी यांचे मध्ये झालेला आहे.

सदर करारनामान्वये असाईनी हे असाईनर यांना विकसनापोटी रु. ३,८३,००,०००- एकूण मोबदला म्हणून देत आहेत. (दस्तातील पान क्र. १५ व १६ परिच्छेद क्र. २ मध्ये नमूद आहे.)

सदर जागेवर बिल्डिंग क्र. २१ म्हणजेच सी टाईप बिल्डिंग स्टिल्ट + पहिला मजला, बांधकाम क्षेत्र १९७.९९ चौ.मी. इतके आहे. सदर क्षेत्रामध्ये २६८१.०२ चौ.मी. इतका टिडीआर लोडींग करून विकासकास एकूण २६८१.०२ चौ.मी. इतका एकूण अर्ज मिळणार आहे. (दस्तातील पान क्र. २४ परिच्छेद क्र. २ मध्ये नमूद आहे.) असाईनी हे महाराष्ट्र अंतर्गत बांधकाम करणार आहेत. त्यानुसार सनर यांनी बाजारमूल्य निश्चित केले आहे.

Adj 31 order N/Aadesh File



त. ज. न. - १०	
८४३५	२०१९
६	१००

६/- विषयांकित दस्तातील मिळकतीचे सहायक नगररचनाकार यांनी असाईनी यांस मिळणा-या मोबदला रक्कम रु. ३,८३,००,०००/- इतके व असाईनी यांना मिळणा-या हिश्याचे बाजारमुल्य रक्कम रु. ७,८६,५५,०००/- इतके निश्चित केले आहे. असाईनी यांस मिळणा-या मोबदला रकमेपेक्षा असाईनी यांना मिळणा-या हिश्याचे बाजारमुल्य रक्कम रु. ७,८६,५५,०००/- हे जास्त असल्याने, यावर महाराष्ट्र मुद्रांक अधिनियमाचे अनु- ५(ga) सह २५(b) अन्वये ५% प्रमाणे र.रु. ३९,३२,७५०/- इतके मुद्रांक शुल्क वसूल करणे आवश्यक आहे.

खालील अटी व शर्ती यांच्या अधिन राहून सदर प्रकरणांत अंतिम आदेश पारीत करण्यात येत आहेत.

१. महाराष्ट्र मुद्रांक अधिनियम कलम ३२ B व कलम ५३ (१A) च्या अधीन राहून सदरहू आदेश पारीत करणेत येत आहेत.
२. महाराष्ट्र मुद्रांक अधिनियम कलम २८ मध्ये नमुद केल्याप्रमाणे मुद्रांक शुल्क /मुल्यांकन आकारणीस पात्र असलेल्या शुल्काच्या रक्कमेवर ज्याचा परिणाम होईल असे प्रतिफल सर्व तथ्य व परिस्थिती याबाबी संलेखात पूर्णपणे व खरेपणाने नमुद केलेल्या आहेत असे अर्जदारांनी प्रतिज्ञा पत्राद्वारे खात्री करून दिली आहे. कलम २८ चे तरतुद संबंधी अर्जदार यांनी अनुपालन न केल्यास कलम-६२अन्वये शास्तीची कार्यवाही करणे आधिन राहून आदेश देत आहे.
३. कलम २८ चे अनुपालन न केल्याचे भविष्यात निर्देशनास आल्यास मुंबई मुद्रांक अधिनियम कलम ४६ व महाराष्ट्र जमिन महसुल संहिता १९६६ अन्वये शास्तीसह मुद्रांक शुल्क वसूल करणेचे आधिन राहून आदेश देणेत येत आहे.
४. दस्तातील नमुद लिखाणाच्या व सोबत सादर केलेल्या कागदपत्राच्या खरेखोटेपणा संदर्भात हे कार्यालय जबाबदार राहणार नाही. याबाबतची संपूर्ण जबाबदारी दस्त निष्पादकावर राहिल.
५. सदर दस्तातील नमुद मिळकतीच्या संदर्भात कोणत्याही न्यायालयात दावा अथवा वाद चालु असेल तर त्याचा संपूर्ण जबाबदारी दस्त निष्पादकावर राहिल.

अंतिम आदेश

वर नमुद केलेल्या बाबीच्या पार्श्वभूमीवर मी खाली स्वाक्षरी करणार मुद्रांक जिल्हाधिकारी, ठाणे शहर प्रश्नाधिन विकास करारनाम्याचे संलेखावर महाराष्ट्र मुद्रांक अधिनियमाचे अनु- ५(ga) सह २५(b) अन्वये ५% प्रमाणे र.रु. ३९,३२,७५०/- (अक्षरी रक्कम रु. एकोणचाळीस लाख बत्तीस हजार सातशे पन्नास मात्र) इतके मुद्रांक आकारणाचे आदेश दण्यात येत आहेत. सदरील मुद्रांक शुल्क आपणांस मान्य असल्यास हा अंतरीम आदेश प्राप्त झाल्यापासून ६० दिवसांच्या आत दस्तावर मुद्रांक शुल्काचा भरणा GRAS या प्रणालीद्वारे ऑन-लाईन <https://gras.mahakosh.gov.in/echallan> या वेबसाईटवरून करता येईल. उपरोक्त मुद्रांक शुल्क र.रु. ३९,३२,७५०/- लेखाशिर्ष (HEAD) ००३००५१७०१ देय आहे. सदर रक्कम ऑन-लाईन भरल्यानंतर संबंधित पक्षकाराने चलावाची प्रत या कार्यालयात सादर करावी.



(मनोज बावीकर)
मुद्रांक जिल्हाधिकारी,
ठाणे (शहर)

- प्रत:- १. मे. जी. एन. डेव्हलपर्स तर्फे पार्टनर्स श्री.मुकेश जुहारमल परमार, मौजे- मिरा भाईंदर, ता. जि - ठाणे.
२. सह दुय्यम निबंधक ठाणे क्र. ०१ ते १२.

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CHALLAN
MTR Form Number-6



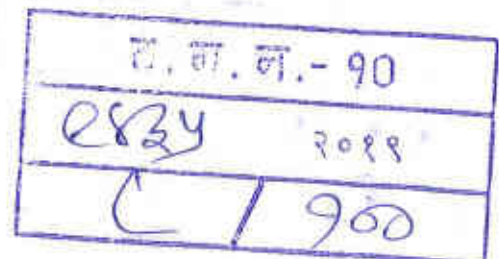
GRN MH008400971201920E		BARCODE 		Date 16/11/2019-13:01:37		Form ID	
Department Inspector General Of Registration				Payer Details			
Non-Judicial Stamps				TAX ID (If Any)			
Type of Payment Duty on doc Voluntarily brought for Adjud IGR RoM				PAN No.(If Applicable)		AAKFG9971E	
Office Name THD1_JT DIST REGISTRAR THANE URBAN				Full Name		G N DEVELOPERS	
Location THANE				Flat/Block No.		OLD S NO 182 NEW S NO 49/4 AND 5	
Year 2019-2020 One Time				Premises/Building			
Account Head Details			Amount In Rs.	Road/Street		VILLAGE MIRA	
0030051701 Amount of Tax			3932750.00	Area/Locality		MIRA ROAD	
				Town/City/District			
				PIN		4 0 1 1 0 7	
				Remarks (If Any)			
				611/2019			
Total			39,32,750.00	Amount In Words		Thirty Nine Lakh Thirty Two Thousand Seven Hundred Fifty Rupees Only	
Payment Details BANK OF BARODA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	02003942019111600358 123298146	
Cheque/DD No.				Bank Date	RBI Date	16/11/2019-13:04:13 Not Verified with RBI	
Name of Bank				Bank-Branch		BANK OF BARODA	
Scroll No. & Date				Scroll No. & Date		Not Verified with Scroll	

Department ID :

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

Mobile No. : 9820024155

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.



प्रमाणपत्र

प्रमाणित करण्यात येते की, अभिनिर्णय प्र. क्र. ६११/२०१९ करीता मे. जी. एन. डेव्हलपर्स यांनी मुद्रांक शुल्क रक्कम रु. ३९,३२,१०/- (अक्षरी रु. एकोणचाळीस लाख बत्तीस हजार सातशे पन्नास मात्र) GRAS प्रणाली अंतर्गत दिनांक १६/११/२०१९ रोजी भरलेली असून, त्यांचा GRN NO. MH००८४००९७१२०१९२०E असा आहे. सदरचा भरणा शासन जमा झाल्याबाबतची खात्री GRAS प्रणाली द्वारे करण्यात आली असून, चलन दि. १६/११/२०१९ रोजी विरुपीत (DEFACE) करण्यात आले आहे.

ठिकाण :- ठाणे



(मनोज वावीकर)
मुद्रांक जिल्हाधिकारी
ठाणे (शहर)
16.11.19



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CERTIFICATE

U/s 32 (1) (b) of the Maharashtra Stamp Act
Office of the Collector of Stamps, Thane (City)

Case No. Adj. 611/19 Received Adj. Fee Rs. 100/-
vide Challan Receipt No. MH067210877201920-E Date 10/10/2019
Received from Shri

M/s. G.N. DEVELOPERS

Residing at (Bhayandar)

Stamp Duty of Rs. (39,32,750/-) thirty Nine -
Lakh thirty two thousand seven Hundred fifty only

vide Challan No. MH0682406971201920-E Dated 16/11/2019

Certificate under section 32 (1) (b) of
the Maharashtra Stamp Act that the full duty of
Rs. 39,32,750/- with which this instrument is
chargeable has been paid vide article No. 5 (2) 25 (b)
of schedule I of Maharashtra Stamp Act 1:58.

This certificate is subject to the provision of
section 53 A of Maharashtra Stamp Act.

Place: Thane

Date: / / 20

(Manoj Wavikar)
Collector of Stamps, Thane (City)

16-11-19



जा.कृ. 9209019e

DEVELOPMENT AGREEMENT

दि 98/99/209e

THIS AGREEMENT made at Mira this 10th day of October

2019 BETWEEN: SHRI UDAY GHANASHYAM NAIK, proprietor of
M/s. G.N. CONSTRUCTION, having his office at 12/G, Nirmal
Nagar Co-operative Housing Society Ltd., Mira-Bhayandar Road,
Mira Road (East), Thane - 401 107, hereinafter referred to as the
"ASSIGNOR" (which expression shall unless it be repugnant to the
context or meaning thereof shall deem to mean and include his
heirs, executors, administrators and assigns) of the ONE PART
AND M/s. G.N. DEVELOPERS, a partnership firm, having its office
at A/101, Ostwal Paradise, Building No.8, Opp. Reliance Petrol
Pump, Mira Bhayandar Road, Mira Road (East), Thane - 401 107
through its partners 1) SHRI MUKESH JUHARMAL PARMAR and
2) SHRI RAJENDRA BHAGWATIPRASAD SHARMA, hereinafter
referred to as the "ASSIGNEE" (which expression shall unless it
be repugnant to the context or meaning thereof shall deem to
mean and include the firm and its partner or partners from time
to time and their respective heirs, executors, administrators
and assigns) of the OTHER PART.



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महाराष्ट्र

तारतुदी
अन्वये निर्गमित केवले आहे परंतु उक्त
दस्त नोंदणीसाठी नोंदणी अधिकाऱ्या समोर
दाखल झाल्यावर नोंदणी अधिनियम १९०८
च्या अधिनियमातील तरतुदी नुसार नोंदणी
अधिकारी दस्त नोंदणीची कार्यवाही करतील.



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WHEREAS :

1. Shri Motiram Shivram Bhoir was the owner of several properties inter-alia the land bearing Old Survey No.181, Hissa No.7(Part), New Survey No.50, Hissa No.7/A, admeasuring 3380 sq. meters, Old Survey No. 181, New Survey No. 50, Hissa No. 9, admeasuring 400 sq. meters and Old Survey No. 182, New Survey No. 49, Hissa No. 3, admeasuring 467 sq. meters, situate, lying and being at Village Mira, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation (hereinafter referred to as the "Larger Property").
2. By an Agreement, dated 6th April, 1993 (for short hereinafter referred to as the "First Agreement") Shri Motiram Shivram Bhoir had agreed to sell several properties inter-alia the larger property to Shri Kishor K. Shah at the price and on the terms and conditions therein contained.
3. Shri Motiram Shivram Bhoir died intestate in 21st April, 1996 leaving behind his widow by name Smt. Kusumbai Motiram Bhoir, a son by name Shri Anil Motiram Bhoir, two daughters namely Rajashree Motiram Bhoir and Vasanti Motiram Bhoir as his heirs and legal representatives.

4. Mutation Entry No. 1702, dated 1st November, 1996, the names of Smt. Kusumbai Motiram Bhoir, Shri Anil Motiram Bhoir, Rajashree Motiram Bhoir and Vasanti Motiram Bhoir came to be recorded in the 7/12 extract of the larger property as the heirs of late Shri Motiram Shivram Bhoir.

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5. Smt. Kusumbai Motiram Bhoir died intestate leaving behind her son by name Shri Anil Motiram Bhoir, two daughters namely Rajashree Motiram Bhoir and Vasanti Motiram Bhoir as his heirs and legal representatives.

6. By a Triaparty Agreement for Sale-cum-Development, dated 7th May, 2005 (for short hereinafter referred to as the "**Second Agreement**") Shri Anil Motiram Bhoir, Rajashree Motiram Bhoir, Kusumbai Motiram Bhoir and Vasanti Motiram Bhoir, being the heirs and legal representatives of late Shri Motiram Shivram Bhoir with the consent and confirmation of Shri Kishor K. Shah had agreed to sell the land bearing Old Survey No.181, Hissa No.7 (Part), New Survey No.50, Hissa No.7/A, admeasuring 3380 sq. meters, situate, lying and being at Village Mira, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation (hereinafter referred to as the "**First Property**") to Shri Jayesh Kanji Maru at the price and on the terms and conditions therein contained.

7. In pursuance of the second agreement, Shri Anil Motiram Bhoir and others had executed an Irrevocable General Power of Attorney of even date (for short hereinafter referred to as the "**First Power of Attorney**") which has been registered with the Sub-Registrar in favour of Shri Jayesh Kanji Maru conferring upon him several powers inter-alia power to sell the first property to the person or persons of his choice...

8. By an Agreement for Sale-cum-Development, dated 28th October, 2005 (for short hereinafter referred to as the "**Third Agreement**") Shri Jayesh Kanji Maru had agreed to sell the first property to the Assignor herein at the price and on the terms and conditions therein contained.

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9. In pursuance of the third agreement, Shri Jayesh Kanji Maru had executed an Irrevocable General Power of Attorney of even date (for short hereinafter referred to as the "**Second Power of Attorney**") in favour of the Assignor conferring upon him several powers inter-alia power to sell the first property to the person or persons of his choice including power to develop the first property by constructing buildings thereon.

10. Shri Anil Motiram Bhoir, Rajashree Motiram Bhoir and Vasanti Motiram Bhoir had executed an Irrevocable Special Power of Attorney, dated 25th May, 2005 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/3385/2005 (for short hereinafter referred to as the "**Third Power of Attorney**") in favour of Shri Kishor K. Shah conferring upon him several powers inter-alia power to deal with the land bearing Old Survey No. 181, New Survey No. 50, Hissa No. 9, admeasuring 400 sq. meters and Old Survey No. 182, New Survey No. 49, Hissa No. 3 admeasuring 467 sq. meters, situate, lying and being at Village Mira, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation out of the larger property (hereinafter referred to as the "**Second Property**").

11. By an Agreement for Sale-cum-Development, dated 18th April, 2007 (for short hereinafter referred to as the "**Fourth Agreement**") Shri Kishor K. Shah had agreed to sell the second property to the Assignor at the price and on the terms and conditions stipulated therein.

In pursuance of the fourth agreement, Shri Kishor K. Shah had executed an Irrevocable General Power of Attorney,



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dated 21st April, 2008, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/04767/2008, dated 2nd June, 2008 (for short hereinafter referred to as the "Fourth Power of Attorney") in favour of the Assignor conferring upon him several powers inter-alia power to sell the second property to the person or persons of his choice including power to develop the second property by constructing buildings thereon.

13. Smt. Tulsibai Govind Patil, Shri. Govind Babaji Patil, Meena Govind Patil, Bharat Govind Patil and Deepak Govind Patil were the owners of land bearing Old Survey No. 181, Hissa No. 7 (Part), New Survey No. 50, Hissa No. 7B admeasuring 3000 sq. meters, situate, lying and being at village Mira, Taluka & District Thane and in the Registration District and Sub-District Thane and now within the limits of the Mira Bhayander Municipal Corporation (hereinafter referred to as the "Third Property").

14. By an Agreement for Sale dated 10th September, 1989 (for short hereinafter referred to as the "Fifth Agreement") Smt. Tulsibai Govind Patil and others had agreed to sell the third property to M/s. United Corporation at the price and on the terms and conditions therein contained.

15. In pursuance of the fifth agreement, Smt. Tulsibai Govind Patil and others had executed an Irrevocable General Power of Attorney of even date (for short hereinafter referred to as the "Fifth Power of Attorney") in favour of partners of M/s. United Corporation conferring upon them several powers inter-alia power to sell the third property to the person or persons of their choice.



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16. Meena Govind Patil, Shri Bharat Govind Patil, Deepak Govind Patil and Jayabai Yashwant Bhoir, being the owners of the third property had executed a Supplemental Agreement, dated 2nd June, 2005 (for short hereinafter referred to as the **"Sixth Agreement"**) in favour of M/s. United Corporation thereby confirming and ratifying the fifth agreement executed by late Smt. Tulsibai Govind Patil and others in favour of M/s. United Corporation in respect of the third property.

17. In pursuance of the sixth agreement, Meena Govind Patil, Bharat Govind Patil, Deepak Govind Patil and Jayabai Yashwant Bhoir had executed a Power of Attorney, dated 2nd June, 2005, registered in the office of Sub-Registrar, Thane under Sr. No. TNN-10/03526/2005 (for short hereinafter referred to as the **"Sixth Power of Attorney"**) in favour of Shri. Mahesh N. Patel, being one of the partners of M/s. United Corporation in respect of the third property.

18. By an Agreement for Sale-cum-Development dated 9th July, 2005 (for short hereinafter referred to as the **"Seventh Agreement"**) M/s. United Corporation in its turn had agreed to sell the third property to the Assignor at the price and on the terms and conditions stipulated therein.

19. In pursuance of the seventh agreement, M/s. United Corporation had executed a General Power of Attorney, dated 27th October, 2005, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/08095/2005, dated 3rd December, 2005 (for short hereinafter referred to as the **"Seventh Power of Attorney"**) in favour of the Assignor conferring upon him several powers inter-alia power to sell the third property to the person or persons of his choice



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including power to develop the same by constructing buildings thereon.

20. Smt. Jayabai Yashwant Bhoir is the owner of land bearing Old Survey No. 182, New Survey No. 49, Hissa No. 5, admeasuring 2070 sq. meters and Old Survey No. 182, New Survey No. 49, Hissa No. 8, admeasuring 100 sq. meters, situate, lying and being at Village Mira, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation (hereinafter referred to as the **"Fourth Property"**).
21. By an Agreement, dated 3rd May, 2007, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/4116/2007 (for short hereinafter referred to as the **"Eighth Agreement"**) Smt. Jayabai Yashwant Bhoir had agreed to sell, transfer and assign all her right, title and interest in the fourth property to the Assignor at the price and on the terms and conditions stipulated therein.
22. In pursuance of the eighth agreement, Smt. Jayabai Yashwant Bhoir had executed an Irrevocable General Power of Attorney, dated 3rd May, 2007 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/4117/2007 (for short hereinafter referred to as the **"Eighth Power of Attorney"**) in favour of the Assignor conferring upon him several powers inter-alia power to deal with and/or develop the fourth property by constructing buildings thereon.
23. Smt. Vithabai Waman Patil was the original owner of land bearing Old Survey No. 182, New Survey No. 49, Hissa No. 4,

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Dr. N. N. Patil

admeasuring 2610 sq. meters, situate, lying and being at Village Mira, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation (hereinafter referred to as the "Fifth Property").

24. By a Deed of Conveyance, dated 26th May, 1960 (for short hereinafter referred to as the "**First Sale Deed**") Smt. Vithabai Waman Patil had sold, transferred and conveyed the fifth property to Shri Laxman Kastya Patil for the consideration mentioned therein and accordingly, by a Mutation Entry No. 1064, dated 20th November, 1972, the name of Shri Laxman Kastya Patil came to be recorded in the 7/12 extract of the fifth property as the owner thereof.

25. Shri Laxman Kastya Patil died intestate in or about 1967, leaving behind his widow Smt. Babibai Laxman Patil, two sons namely Shri Atmaram Laxman Patil and Shri Mahendra Laxman Patil, a daughter by name Nirmala Laxman Patil as his heirs and legal representatives entitled to the estate of the deceased including the fifth property.

26. By a Mutation Entry No. 1150, dated 2nd October, 1977, the names of Smt. Babibai Laxman Patil, Shri Atmaram Laxman Patil, Shri Mahendra Laxman Patil and Nirmala Laxman Patil came to be recorded in the 7/12 extract of the fifth property as the heirs of late Shri Laxman Kashtya Patil.

By an Agreement, dated 3rd April, 1983 (for short hereinafter referred to as the "**Ninth Agreement**") Smt. Babibai Laxman Patil and others had agreed to sell the fifth property to Shri Babulal Jagannath Agarwal and Shri Premkumar Agarwal at the price and on the terms and conditions stipulated therein.

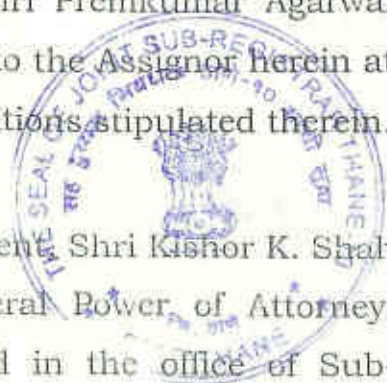


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28. Smt. Babibai Laxman Patil died intestate leaving behind her two sons namely Shri Atmaram Laxman Patil, Shri Mahendra Laxman Patil and a daughter by name Nirmala Laxman Patil as her heirs and legal representatives entitled to the undivided share of the deceased in the fifth property.
29. By an Agreement, dated 12th April, 1993 (for short hereinafter referred to as the **"Tenth Agreement"**) Shri Atmaram Laxman Patil, Shri Mahendra Laxman Patil and Smt. Nirmala Laxman Patil had agreed to sell the fifth property to Shri Kishor K. Shah at the price and on the terms and conditions stipulated therein.
30. In pursuance of the tenth agreement, Shri Atmaram Laxman Patil, Shri Mahendra Laxman Patil and Smt. Nirmala Laxman Patil had executed a Power of Attorney, dated 4th July, 1993 registered in the office of Sub-Registrar of Assurance at Mumbai under Sr. No. BOM/R/342/1993 (for short hereinafter referred to as the **"Ninth Power of Attorney"**) in favour of Shri Kishor K. Shah conferring upon him several powers inter-alia power to sell the fifth property to the person or persons of his choice.
31. By an Agreement, dated 17th August, 2006 (for short hereinafter referred to as the **"Eleventh Agreement"**) Shri Kishor K. Shah with the consent and confirmation of Shri Babulal Jagannath Agarwal and Shri Premkumar Agarwal had agreed to sell the fifth property to the Assignor herein at the price and on the terms and conditions stipulated therein.
32. In pursuance of the eleventh agreement, Shri Kishor K. Shah had executed an Irrevocable General Power of Attorney, dated 14th August, 2006 registered in the office of Sub-



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Registrar of Assurance at Thane under Sr. No. TNN-4/7113/2006 (for short hereinafter referred to as the "**Tenth Power of Attorney**") in favour of the Assignor herein conferring upon him several powers inter-alia power to deal with and/or develop the fifth property by constructing buildings thereon.

33. Smt. Maribai Sukur Patil was the owner of land bearing Old Survey No. 182, New Survey No.49, Hissa No.6, admeasuring 600 sq. meters, situate, lying and being at Village Mira Bhayandar Municipal Corporation, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation (hereinafter referred to as the "**Sixth Property**").

34. By a Deed of Conveyance, dated 12th December, 1978 (for short hereinafter referred to as the "**Second Sale Deed**") Smt. Maribai Sukur Patil had sold, transferred and conveyed the sixth property to Smt. Kusum Deepak Patil.

35. By a Mutation Entry No. 1578, dated 31st January, 1992, the name of Smt. Kusum Deepak Patil came to be recorded in the 7/12 extract of the sixth property as the owner thereof.



By an Agreement for Sale cum Development, dated 3rd December, 2007 (for short hereinafter referred to as the "**Twelfth Agreement**") Smt. Kusum Deepak Patil had agreed to sell the sixth property to the Assignor herein at the price and on the terms and conditions stipulated therein.



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37. In pursuance of the twelfth agreement, Smt. Kusum Deepak Patil had executed an Irrevocable General Power of Attorney of even date (for short hereinafter referred to as the "Eleventh Power of Attorney") in favour of the Assignor herein conferring upon him several powers inter-alia power to deal with and/or develop the sixth property by constructing buildings thereon.
38. Shri Bistur Rama Bhoir was the owner of land bearing Old Survey No. 181, New Survey No. 50, Hissa No. 10, admeasuring 217 sq. meters, situate, lying and being at Village Mira, Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of the Mira Bhayander Municipal Corporation (hereinafter referred to as the "Seventh Property").
39. Shri Bistur Rama Bhoir died intestate on 9th April, 1974, leaving behind his widow by name Smt. Diwalibai Bistur Bhoir, three sons namely Shri Ramchandra Bistur Bhoir, Shri Vishnu Bistur Bhoir, Shri Madhukar Bistur Bhoir and two married daughters namely Smt. Kamlabai Hukumchand Bhoir and Smt. Kusumbai Kashinath Patil as his heirs and legal representatives entitled to the estate of the deceased including the seventh property.
40. Smt. Diwalibai Bistur Bhoir died intestate on 18th December, 2000 leaving behind Shri Ramchandra Bistur Bhoir, Shri Vishnu Bistur Bhoir, Shri Madhukar Bistur Bhoir, Smt. Kamlabai Hukumchand Bhoir and Smt. Kusumbai Kashinath Patil as her heirs and legal representatives entitled to the undivided share of the deceased in the seventh property.

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41. Shri Ramchandra Bistur Bhoir died intestate on 29th June, 2003 leaving behind his widow Smt. Girijabai Ramchandra Bhoir, two sons namely Shri Pramod Ramchandra Bhoir, Shri Vinod Ramchandra Bhoir, two married daughters namely Smt. Vimal Kanha Gharat and Smt. Chandrakala Vijay Bhoir as his heirs and legal representatives entitled to the undivided share of the deceased in the seventh property.
42. Smt. Kusumbai Bistur Bhoir died intestate leaving behind her widower Shri Anand Kahinath Patil, three married daughters namely Smt. Chaguna Kanha Gharat, Smt. Rohini Almaram Patil, Smt. Rajibai Raju Patil and a son by name Shri Naresh Kashinath Patil as her heirs and legal representatives entitled to the undivided share of the deceased in the seventh property.
43. By a Mutation Entry No. 1817, dated 1st March, 2006, the names of Smt. Chaguna Kanha Gharat, Smt. Rohini Almaram Patil, Smt. Ranjana Raju Patil, Shri Narssh Kashinath Patil, Shri Vishnu Bistur Bhoir, Madhukar Bistur Bhoir, Smt. Kamlabai Hukumchand Bhoir, Smt. Girijabai Ramchandra Bhoir, Shri Pramod Ramchandra Bhoir, Shri Vinod Ramchandra Bhoir, Smt. Vimal Kanha Gharat, Smt. Chandrakala Vijay Bhoir and Shri Anand Kahinath Patil, came to be recorded in the 7/12 extract of seventh property as the owners thereof.



By an Agreement for Sale-cum-Development, dated 8th March, 2006 (for short hereinafter referred to as the "Thirteenth Agreement") Smt. Chaguna Kanha Gharat and others had agreed to sell the seventh property to Shri Sudhir Vithal Ghosaiakar at the price and on the terms and conditions stipulated therein.

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and for the purposes envisaged in this agreement.

27. It is mutually agreed between the parties hereto that the society of the purchaser of flats in the said building shall be formed and registered only after completion of construction of all the buildings in the layout of the said property as to felicitate the societies of all the buildings in the layout of the said property to form a Apex Body of the society and to convey the land and buildings in favour of the Apex Body of the society. However, the individual societies of the buildings in the said layout of the said property shall not be entitled to get executed deed of conveyance of the land and buildings in its favour.

28. The conveyance and all other necessary documents to complete the transaction shall be executed by the Assignor with the request and confirmation of the Assignee in favour of Apex Body of Co-operative Housing Societies of all the buildings in the layout of the larger property at the cost and consequences of the Assignee. However, under no circumstances, the Assignee shall claim the conveyance of the land and building in favour of the society of the said building.

28. The Assignor further agree and undertake that hereafter they shall not be entitled to execute and/or enter into any contract, any agreement or any document of whatsoever nature in respect of the said building save and except in favour of the Assignee herein or the nominee of the Assignee as may be nominated in writing by the Assignee.

29. The parties hereto shall bear and pay the professional charges of their respective advocates/Solicitor.



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