336/1080 **पावती** Original/Duplicate

Wednesday,January 17 ,2024 नोंदणी क्रं. :39म

8:03 PM Regn.:39M

पावती क्रं.: 1133 दिनांक: 17/01/2024

गावाचे नाव: बेलापूर

दस्तऐवजाचा अनुक्रमांक: टनन6-1080-2024

दस्तऐवजाचा प्रकार : 65-चुक दुरुस्ती पत्र

सादर करणाऱ्याचे नाव: मे टुडे रॉयल बिल्डकॉन तर्फे अथोराईज भागीदार सौरभ विठ्ठलभाई पटेल

- -

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 860.00
पृष्ठांची संख्या: 43	
एकूण:	रु. 960.00

Joint Sub Registrar Thane 6

सह दुय्यम निबंधक वर्ग - २

ठाणे क्र - ६

बाजार मुल्य: रु.0 /-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: DHC रक्कम: रु.860/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0124173918812 दिनांक: 17/01/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014148583202324E दिनांक: 17/01/2024

बँकेचे नाव व पत्ता:

मुळ दस्तऐवज परत दिला

सह दुय्यम निबंधक, ठाणे क्र. ६

मुळ दस्तऐवज परत मिळाला

पक्षकाराची सही

17/01/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 6
दस्त क्रमांक : 1080/2024
नोंदणी :
Regn:63m

गावाचे नाव : बेलापूर

(1)विलेखाचा प्रकार	65-चुक दुरुस्ती पत्र
(2)मोबदला	0
(3) बाजारभाव(भाडेपटट्याच्या बाबतिनपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	0
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन :, इतर माहिती: दस्त क्रमांक : 15068/2023,ठाणे-6,दिनांक 20/10/2023 मदर लीज डीड या संपूर्ण दस्तामध्ये सेक्टर 30/31 असे चुकीने झाले होते तरी आता कायमस्वरूपी सेक्टर 31 असे वाचण्यात यावे.असा या चूक दुरुस्ती पत्राचा विषय आहे.((Plot Number : 1 ; SECTOR NUMBER : 31 ;))
(5) क्षेत्रफळ	1) 0 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सिडको ची तर्फे असिस्टंट मार्केटींग ऑफिसर राजेंद्र मोनावणे - - वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऑफिस निर्मल ,दुसरा मजला,नरीमन पॉईंट ,मुंबई, , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400021 पॅन नं:-AACCC3303K
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मे दुडे रॉयल बिल्डकॉन तर्फे अथोराईज भागीदार सौरभ विठ्ठलभाई पटेल - - वय:-41; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 1201, सिध्दी ग्रेन्डर, प्लॉट नं 84, सेक्टर-19, खारघर नवी मुंबई ,, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाड:(ठ:). पिन कोड:-410210 पॅन नं:-AATFT4823D
(9) दस्तऐवज करुन दिल्याचा दिनांक	17/01/2024
(10)दस्त नोंदणी केल्याचा दिनांक	17/01/2024
(11)अनुक्रमांक,खंड व पृष्ठ	1080/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	

सह दुय्यम निबंधक वर्ग - २
ठाणे क्र - ६

SEAL OF THE JOINT SUB REGISTRAR THANE-6 सह दुय्यम निबंधक कार्यालय ठाणे-६ यांची मुद्रा DIST. THANE

मुल्यांकनामाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारण दस्तप्रकारनुसार आवश्यक नाही
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	Correction Deed

CHALLAN
MTR Form Number-6

GRN	MH014148583202324E	BARCODE		Date	17/01/2024-18:10:43	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)	AATFT4823D
Office Name	THN6_THANE NO 6 JOINT SUB REGISTRA	**Full Name**	TODAY ROYAL BUILDCON
Location	THANE		
Year	2023-2024 One Time	**Flat/Block No.**	AS
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030063301 Registration Fee	100.00	**Road/Street**	PER
		Area/Locality	AGREEMENT
		Town/City/District	
		PIN	4 0 0 6 1 4
		Remarks (If Any)	
		PAN2=AACCC3303K~SecondPartyName=CIDCO LTD~	
		Amount In Words	One Hundred Rupees Only
Total	100.00		

DEFACED
₹ 100.00
DEFACED

Payment Details	IDBI BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	69103332024011720792	2849056720
Cheque/DD No.		Bank Date	RBI Date	17/01/2024-18:13:17	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 0000000000

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

સદર ચલન કેવલ દુય્યમ નિબંધક કાર્યાલયાત નોંદણી કરાવયાચ્યા દસ્તાસાઠી લાગુ આહે. નોંદણી ન કરાવયાચ્યા દસ્તાસાઠી સદર ચલન લાગુ નાહી.

THE SEAL OF THE JOINT SUB REGISTRAR THANE

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Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-336-1080	0007463735202324	17/01/2024-20:02:51	IGR118	100.00
			Total Defacement Amount		**100.00**

Print Date 17-01-2024 08:06:48

CHALLAN

MTR Form Number-6

GRN MH014148583202324E	**BARCODE**	**Date** 17/01/2024-18:10:43	**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)	AATFT4823D
Office Name THN6_THANE NO 6 JOINT SUB REGISTRA		**Full Name**	TODAY ROYAL BUILDCON
Location THANE			
Year 2023-2024 One Time		**Flat/Block No.**	AS
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030063301 Registration Fee	100.00	**Road/Street**	PER
		Area/Locality	AGREEMENT
		Town/City/District	
		PIN	4 0 0 6 1 4
		Remarks (If Any)	PAN2=AACCC3303K~SecondPartyName=CIDCO LTD~
Total	100.00	**Amount In Words**	One Hundred Rupees Only

Payment Details IDBI BANK		**FOR USE IN RECEIVING BANK**		
Cheque-DD Details		**Bank CIN**	**Ref. No.**	10103332024011720792 / 2849056720
Cheque/DD No.		**Bank Date**	**RBI Date**	17/01/2024-18:13:17 / Not Verified with RBI
Name of Bank		**Bank-Branch**		IDBI BANK
Name of Branch		**Scroll No. , Date**		Not Verified with Scroll

Department ID : Mobile No. : 0000000000

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

सदर चलन केवळ दुय्यम निबंधक कार्यालयात **नोंदणी** करावयाच्या दस्तासाठी **लागू आहे. नोंदणी न** करावयाच्या **दस्तांसाठी सदर चलन लागू** नाही.

THE SEAL OF THE JOINT SUB REGISTRAR THANE-6

दुय्यम निबंधक कार्यालय ठाणे-६ यांचे करिता

८. न. न. ६	
२०८०	२०२४
३१८३	

Print Date 17-01-2024 06:13:35

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0124173918812	**Date** 17/01/2024
Received from ., Mobile number 0000000000, an amount of Rs.860/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R.Thane 6 of the District Thane.	
Payment Details	
Bank Name IBKL	**Date** 17/01/2024
Bank CIN 10004152024011717526	**REF No.** 2881235810
This is computer generated receipt, hence no signature is required.	

Document Handling Charges
Office of the Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0124173918812	**Receipt Date** 17/01/2024

Received from ., Mobile number 0000000000, an amount of Rs.860/-, towards Document Handling Charges for the Document to be registered on Document No. 1080 dated 17/01/2024 at the Sub Registrar office Joint S.R.Thane 6 of the District Thane.

DEFACED ₹ 860 DEFACED

Payment Details

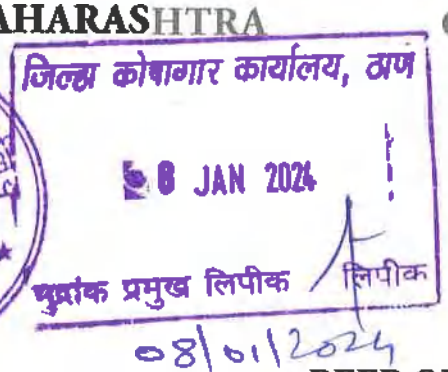
Bank Name IBKL	**Payment Date** 17/01/2024
Bank CIN 10004152024011717526	**REF No.** 2881235810
Deface No 0124173918812D	**Deface Date** 17/01/2024

This is computer generated receipt, hence no signature is required.



महाराष्ट्र MAHARASHTRA ◐ 2023 ◐





08/01/2024



CG 01116

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DEED OF RECTIFICATION

THIS RECTIFICATION DEED is made and entered into at Navi Mumbai, on this day 4th of January, 2024.

BETWEEN

THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, a company duly incorporated under the Companies Act, 1956 (1 of 1956) and having its Registered Office at 'Nirmal', 2nd Floor, Nariman Point, Mumbai - 400021, hereinafter referred to as "the CORPORATION" (which expression shall where context so admits, be deemed to mean and include its successors and assigns) of the One Part.

Assistant Marketing Officer
CIDCO Ltd.

FOR TODAY ROYAL BUILDCON

PARTNER

- 9 JAN 2024

- 9 JAN 2024

जोडपत्र - २ / Annexure-II

मुद्रांक विक्री नोंदणी अनु क्र. 90319 दिनांक

दस्ताचा प्रकार Rectification Deed दस्त नोंदणी करणार आहात का ? होय/नाही

मिळकतीचे वर्णन

मुद्रांक विकत घेणा-याचे नाव For TODAY ROYAL BUILDCON

दुस-या पक्षकाराचे नाव Hemang Patel

हस्ते असल्यास नाव, पत्ता Harshad Bhimani Partner Hdp

मुद्रांक शुल्क रक्कम 500

मुद्रांक विक्रेत्याची सही व विक्रीचे ठिकाण

राणे स्टॅम्प वेंडर, दुकान क्र. ३१, प्रभात सेंटर,

सेक्टर-१-अे, सी.बी.डी.बेलापूर, नवी मुंबई-४००६१४

(सौ.डी.बी.राणे)

परवाना क्र.१२०१०४१

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरने बंधनकारक आहे.

THE SEAL OF THE JOINT SUB REGISTRAR THANE-6
सह दुय्यम निबंधक कार्यालय ठाणे-६ यांची मुद्रा
सत्यमेव जयते
जि. ठाणे
DIST. THANE

ट. न. न. ६	
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AND

M/s. Today Royal Buildcon having address **1201, Siddhi Grendeur, Plot No. 84, Sector-19, Kharghar, Navi Mumbai- 410210,**(hereinafter referred to as "LICENSEE" expression shall where the context so admits be deemed to include its successor or successors) of the Other Part.

WHEREAS , The **AGREEMENT TO LEASE** was made at CBD Belapur, Navi Mumbai, on **dated 20.10.2023** BETWEEN the Corporation & Licensee in respect of **Plot No. 01, admeasuring 2827.56 Sq. Mtrs., situated at Sector 30/31, Belapur Node, Navi Mumbai, by quoting Rs. 202,286.00 per Sq. Mtrs.** for consideration of **Rs. 571,975,802.16 (Rupees Fifty Seven Crore Nineteen Lakh Seventy Five Thousand Eight Hundred Two and Sixteen Paise Only)** and Stamp Duty of **Rs.28,599,000.00** & Registration Charges of **Rs.30,000/-** has been paid and **AGREEMENT TO LEASE** was duly Registered with Joint Sub-Registrar **Thane-6**, vide Document No. TNN6-15068 **2023,** Receipt No. **15863, dated 20.10.2023.**

AND WHEREAS, in the Demarcation Plan of **Sector-30/31**, attached at registration Page No. 25/30 with agreement dated 20.10.2023, is revised to **Setor-31** instead of Sector 30/31

AND WHEREAS, now the Proper Re-Confirmation Plan **dated 01.01.2024**, mentioning **Sector-31** is attached with this Deed of Rectification.

All the Other terms and conditions mentioned in the Original Agreement to lease **dated 20.10.2023** remains unchanged.

By this Deed of Rectification, as per Re-confirmation plan **dated 01.01.2024** both the parties accept and agree the revised **Sector-31** instead of **Sector-30/31** mentioned on page No.12 in Schedule of Agreement to Lease **dated 20.10.2023** and this Deed of Rectification is executed before the Joint Sub-Registrar for necessary correction in the said document which was registered on **dated 20.10 2023.**

FOR TODAY ROYAL BUILDCON

PARTNER

Assistant Marketing Officer
CIDCO Ltd.

IN WITNESS WHEREOF THE parties hereto have said and subscribed their respective hands on day and year first hereunder.

SIGNED SEALED AND DELIVERED BY THE

And on behalf of the **"CORPORATION"**

CITY AND INDUSTRIAL DEVELOPMENT

CORPORATION OF MAHARASHTRA LIMITED

By the hand of

Asst. Marketing Officer

Mr. Rajendra Sonawane

Assistant Marketing Officer
CIDCO Ltd.

In the presence of .....

1) Jadhav A.T

2) Madhale A.V



SIGNED SEALED AND DELIVERED by the

WITHINNAMED **"LICENSEE"**

M/s. Today Royal Buildcon.

Through, its Authorized Partner

Mr. Saurabh Vitthalbhai Patel

FOR TODAY ROYAL BUILDCON

PARTNER

In the presence of .....

1) Jadhav A.T

2) Madhale A.V



THE SEAL OF THE JOINT SUB REGISTRAR THANE-6
सह दुय्यम निबंधक कार्यालय ठाणे-६ यांची मुद्रा
DIST. THANE.

ट. न. न. ६	
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CIDCO/PLNG/North/Conf/2023/E-271370 DATE : 4/601

Subject : Re-confirmation of Plot no. 01, Sector- 31, CBD Belapur

Ref :
1. Land Audit report received from Nodal office, vide CIDCO/Sr.DO(NBS)/CBD Belapur/2021/SAP-15114, Dtd:18.02.2021
2. Demarcation Plan received Vide E office no. E-134211, dated. 27.07.2022.
3. Details of Channel design vide no. CIDCO/EE(PP-I)/2022/EO-137448, dtd: 17.08.2022.
4. CIDCO/MM(Commercial)/2023/1348/E-247546, dtd: 05.10.2023



Plot Area Statement (In sqmt)					
Sector No	Plot No	Gross Area	Add. Arc	Net Area	Use
31	1	2826.51	1.05	2827.56	R+C

a	b	c	s	s-a	s-b	s-c	Area
59.80	25.16	61.81	73.39	13.59	48.23	11.58	745.98
61.81	36.61	54.76	77.59	15.78	38.98	22.83	1043.83
54.76	37.23	27.78	59.89	5.13	22.66	32.11	472.47
27.78	29.99	31.62	44.70	16.92	14.71	13.08	381.26
31.62	16.91	19.61	34.07	2.45	17.16	14.46	143.92
19.61	4.00	19.65	21.63	2.02	17.63	1.98	39.05
NL 01(31)						NET AREA	2826.51
						Add	1.05
						Total Area	2827.56

RE-CONFIRMATION

DATE 01.01.2024

D'MAN/S.D'MAN

DEPUTY PLANNER(N)

ASSOCIATE PLANNER(N)

SENIOR PLANNER(N)

Note:

1. The plot/s is/are confirmed based on the above references.
2. Confirmed Plot Boundary shown in Red. And, all dimensions are in meter.
3. Plot is Confirmed on the basis of demarcation received from Survey Section referred at 02 above.
4. Engineering Department is requested to maintain the confirmed dimensions while executing the infrastructure.
5. Confirmation is subject to the Land Acquisition status as land acquired and being with CIDCO by the Land Sections.
6. CCUC is requested to remove the encroachments, if any.
7. If, any discrepancy is observed in the drawing, same shall be brought to the notice of Planning (N).
8. No Measurement should be checked on the drawing. Only written dimensions shall be followed.
9. Existing trees within site may be transplanted/removed with due permission from Tree Authority.
10. This confirmation is subject to Court Matter, if any;
11. The earlier confirmation vide no. E-249076, dtd: 10.10.2023 stands canceled.

To,
MM(Comm)
M(TS-I)
CL&SO
ASO(Thane)
CCUC
EE(Nerul)

NORTH

PART PLAN OF SECTOR- 31, CBD BELAPUR NODE

NTS Scale

Date :

PLANNING(N)

CIDCO

TODAY ROYAL BUILDCON

Date. 10/1/2024

The **M/S. TODAY ROYAL BUILDCON** Partners has decided to appoint the authorized signatory to sign execute and submit all the papers, Consent letter, sale deed, agreement for sale, writings, submissions, CIDCO transfer, tripartite agreements, Lease Deed, Rectification & Correction Deed, Plot related work etc. to be submitted and present by it in connection with the day-to-day business transactions, operations and correspondence.

After discussions, the following resolution was passed at the meeting:

Mr. Saurabh V Patel Is to be appointed as authorized signatory to sign execute and submit all the papers, Consent letter, sale deed, agreement for sale, writings, submissions, CIDCO transfer, tripartite agreements, Lease Deed, Rectification & Correction Deed, Plot related work etc. to be submitted and present by it in connection with the day-to-day business transactions, oparations and correspondence.

The designated *partner* authorized signatory of the company be furnished to parties as may be required from time to time in connection with the above matter.

Certified true copy

For **M/S. TODAY ROYAL BUILDCON**

1) Mr. Hemang D. Patel

2) Mr. Saurabh V. Patel

3) Mr. Piyush R. Patel

4) Mr. Gautamkumar M. Patel

Add : B-307, Mahavir Icon, Plot No-89, Sector-15, CBD Belapur, Navi Mumbai-400614.

TODAY ROYAL BUILDCON

5)Mr. Amitkumar B. Patel

6) Mr. Arvind Jain

7) Mr. Khamruddin S. Patel

8) Mr Brijesh V. Patel

9) Mr. Brijesh V. Mavani

10) Mr. Bhimesh N. Mehta

THE SEAL OF THE JOINT SUB-REGISTRAR THANE-6
सह दुय्यम निबंधक कार्यालय ठाणे-६ यांची मुद्रा
जि. ठाणे
DIST. THANE

ट. न. न. ६	
१०८०	२०२४
१०	३

Mr. Saurabh V. Patel
Authorized Signatory

Add : B-307, Mahavir Icon, Plot No-89, Sector-15, CBD Belapur, Navi Mumbai-400614.

336/15068 पावती Original/Duplicate

Friday,October 20 ,2023 नोंदणी क्रं. :39म

7:13 PM Regn.:39M

पावती क्रं.: 15863 दिनांक: 20/10/2023

गावाचे नाव: वेलापूर

दस्तऐवजाचा अनुक्रमांक: टनन6-15068-2023

दस्तऐवजाचा प्रकार : अॅग्रीमेंट टू लीज

सादर करणाऱ्याचे नाव: मे टुडे रॉयल बिल्डकॉन तर्फे अचोराईज भागीदार सौरभ विठ्ठलभाई पटेल

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 600.00
पृष्ठांची संख्या: 30	
एकूण:	रु. 30600.00

Joint Sub Registrar Thane 6

सह दुय्यम निबंधक वर्ग - २ ठाणे क्र - ६

बाजार मुल्य: रु.571975802.16 /-

मोबदला रु.571975802.16/-

भरलेले मुद्रांक शुल्क : रु. 28599000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1023200213524 दिनांक: 20/10/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009772505202324M दिनांक: 20/10/2023

बँकेचे नाव व पत्ता:

THE SEAL OF THE JOINT SUB REGISTRAR THANE-6 सह दुय्यम निबंधक कार्यालय ठाणे-६ यांची मुद्रा DIST. THANE

मुळ दस्तऐवज परत दिला

सह दुय्यम निबंधक, ठाणे क्र. ६

मुळ दस्तऐवज परत मिळाला

पक्षकाराची सही

ट. न. न. ६	
२०८०	२०२४
११/४३	

20/10/2023

सूची क्र.2

दुय्यम निबंधक सह दु.नि.ठाणे 6
दस्त क्रमांक : 15068/2023
नोंदणी :
Regn:63m

गावाचे नाव : बेलापूर

(1)विलेखाचा प्रकार	ॲग्रीमेंट टु लीज
(2)मोबदला	571975802.16
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	571975802.16
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन :, इतर माहिती: प्लॉट न 01,सेक्टर नं. 30/31,मौजे बेलापूर,नवी मुंबई,क्षेत्र 2827.56 चौ. मी((Plot Number : 01 : SECTOR NUMBER : 30/31 ;))
(5) क्षेत्रफळ	1) 2827.56 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 टुडे रॉयल बिल्डकॉन तर्फे अधोराईज भागीदार सौरभ विठ्ठलभाई पटेल - - वय:-41; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 1201, सिध्दी ग्रेन्डर, प्लॉट नं 84, सेक्टर-19 खारघर नवी मुंबई , महाराष्ट्र, राईसार:(ऊ:). पिन कोड:-410210 पॅन नं:-AATFT4823D
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सिडको ली तर्फे असिस्टंट मार्केटींग ऑफिसर राजेंद्र सोनावणे - - वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ऑफिस निर्मल ,दुसरा मजला,नरीमन पॉईंट ,मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400021 पॅन नं:-AACCC3303K
(9) दस्तऐवज करून दिल्याचा दिनांक	20/10/2023
(10)दस्त नोंदणी केल्याचा दिनांक	20/10/2023
(11)अनुक्रमांक खंड व पृष्ठ	15068/2023
(12)[illegible] मुद्रांक शुल्क	28599000
(13)बाजार [illegible] शुल्क	30000
(14)शेरा	

सह दुय्यम निबंधक वर्ग - २ ठाणे क्र - ६

मूल्यांकनासाठी विचारांत घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही
मुद्रांक शुल्क आकारणीसाठी निवडलेला अनुच्छेद :- :	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

THE SEAL OF THE JOINT SUB REGISTRAR THANE-6 सह दुय्यम निबंधक कार्यालय ठाणे-६ यांची मुद्रा DIST. THANE

THE SEAL OF THE JOINT SUB REGISTRAR THANE-6 सह दुय्यम निबंधक कार्यालय ठाणे-६ यांची मुद्रा DIST. THANE

ट. न. न. ६	
५०८०	२०२४
९२	३

Document Handling Charges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	1023200213524	**Receipt Date**	20/10/2023

Received from TODAY ROYAL BUILDCON, Mobile number 9833737922, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered on Document No. 15068 dated 20/10/2023 at the Sub Registrar office Joint S.R.Thane 6 of the District Thane.

DEFACED
₹ 600
DEFACED

Payment Details

Bank Name	IBKL	**Payment Date**	20/10/2023
Bank CIN	10004152023102012760	**REF No.**	2864722814
Deface No	1023200213524D	**Deface Date**	20/10/2023

This is computer generated receipt, hence no signature is required.

THE SEAL OF THE JOINT SUB REGISTRAR THANE-6
सह दुय्यम निबंधक कार्यालय ठाणे-६ यांची मुद्रा
DIST. THANE

ट. न. नं. ६	
१०८०	२०२४
७३	४३

THE SEAL OF THE JOINT SUB REGISTRAR THANE-6
सह दुय्यम निबंधक कार्यालय ठाणे-६ यांची मुद्रा
DIST. THANE

ट. न. नं. ६	
१५४८	२०२३
९	३०



THE SEAL OF THE JOINT SUB REGISTRAR THANE
DIST. THANE

ट. न.	न. ६
७०८०	२०२४
७४	४३



THE SEAL OF THE JOINT SUB REGISTRAR THANE

ट. न.	न. ६
७५०६८	२०२३
२	३०

CHALLAN
MTR Form Number-6

GRN	MH009772505202324M	BARCODE	Date	19/10/2023-17:15:41	Form ID	36

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AATFT4823D
Office Name	THN6_THANE NO 6 JOINT SUB REGISTRA	Full Name	TODAY ROYAL BUILDCON
Location	THANE		
Year	2023-2024 One Time	Flat/Block No.	PLOT NO 01 SECTOR NO 30/31
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	28599000.00	Road/Street	BELAPUR
0030063301 Registration Fee	30000.00	Area/Locality	NAVI MUMBAI
		Town/City/District	
		PIN	4 0 0 6 1 4
		Remarks (If Any)	PAN2=AACCC3303K~SecondPartyName=THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD~
Total	2,86,29,000.00	Amount In Words	Two Crore Eighty Six Lakh Twenty Nine Thousand Rupees Only

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	691033320231020122249	73325679
Cheque/DD No.		Bank Date	RBI Date	20/10/2023 13:27:42	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

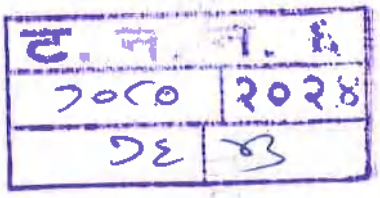
Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
Mobile No. : 9833737922

Challan Defaced Details

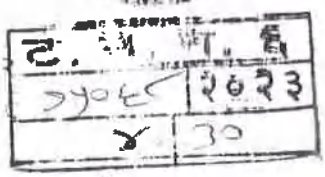
Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(iS)-336-15068	0005165138202324	20/10/2023-19:13:14	IGR118	30000.00
2	(iS)-336-15068	0005165138202324	20/10/2023-19:13:14	IGR118	28599000.00
			Total Defacement Amount		2,86,29,000.00

Print Date 20-10-2023 07:15:56









THE SEAL OF THE JOINT SUB REGISTRAR THANE-5

DIST. THANE

ट. न.	न. ६
७०८०	२०२४
७६	४३

THE SEAL OF THE JOINT SUB REGISTRAR THANE-5

DIST. THANE

ट. न.	न. ६
७५०६८	२०२३
४	३०

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	1023200213524	Date	20/10/2023
Received from TODAY ROYAL BUILDCON, Mobile number 9833737922, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R.Thane 6 of the District Thane.			
Payment Details			
Bank Name	IBKL	Date	20/10/2023
Bank CIN	10004152023102012760	REF No.	2864722814
This is computer generated receipt, hence no signature is required.			

THE SEAL OF THE JOINT SUB REGISTRAR THANE-6
सह दुय्यम निबंधक कार्यालय ठाणे-६ यांची मुद्रा
DIST. THANE

ट. न. न. ६	
१०८०	२०२४
१७	४३

For TODAY ROYAL BUILDCON

Partner

THE SEAL OF THE JOINT SUB REGISTRAR THANE-6
सह दुय्यम निबंधक कार्यालय ठाणे-६ यांची मुद्रा
DIST. THANE

ट. न. न. ६	
१५-६५	२०२३
५	३०

CHALLAN
MTR Form Number-6

GRN	MH009772505202324M	BARCODE	Date	19/10/2023-17:15:41	Form ID	36

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AATFT4823D
Office Name	ITHN6_THANE NO 6 JOINT SUB REGISTRA	Full Name	TODAY ROYAL BUILDCON
Location	THANE		
Year	2023-2024 One Time	Flat/Block No.	PLOT NO 01 SECTOR NO 30/31
Account Head Details	Amount in Rs.	Premises/Building	
0030046401 Stamp Duty	28599000.00	Road/Street	BELAPUR
0030063301 Registration Fee	30000.00	Area/Locality	NAVI MUMBAI
		Town/City/District	
		PIN	4 0 0 6 1 4
		Remarks (If Any)	PAN2=AACCC3903K~SecondPartyName=THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD~
		Amount In Words	Two Crore Eighty Six Lakh Twenty Nine Thousand Rupees Only
Total	2,86,29,000.00		

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	6910333202310202249	733259579
Cheque/DD No.		Bank Date	RBI Date	20/10/2023-13:27:42	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9833737922

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

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

For TODAY ROYAL BUILDCON

Partner

Print Date 20-10-2023 01:38:56

PERMISSION/LICENSE TO ENTER UPON THE LAND

I/WE M/s. TODAY ROYAL BUILDCON HAVE THIS 20th DAY OF OCTOBER 2023 RECEIVED POSSESSION OF PLOT No. 01 ADMEASURING AREA OF 2827.56 SQ.MTR. IN SECTOR NO. 30/31 PERTAINING BELAPUR NODE FOR RESIDENTIAL+COMMERCIAL PURPOSE AS PER DEMARCATION ON SITE AND SHOWN ON THE ENCLOSED PLAN BY RED COLOUR AND AS PER THE PERMISSION/ LICENSE GRANTED.

THE SEAL OF THE JOINT SUB REGISTRAR THANE-6 सह दुय्यम निबंधक कार्यालय ठाणे-६ यांची मुद्रा DIST. THANE

ट. न. न. ६	
७०५०	२०२४
७९	४३

For TODAY ROYAL BUILDCON

Assistant Marketing Officer

Partner

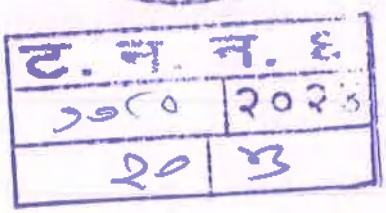
HANDED OVER

TAKEN OVER

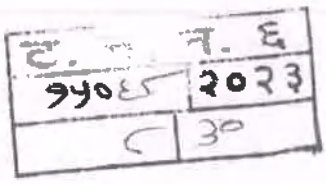
THE SEAL OF THE JOINT SUB REGISTRAR THANE-6 सह दुय्यम निबंधक कार्यालय ठाणे-६ यांची मुद्रा DIST. THANE

ट. न. न. ६	
७५०६५	२०२३
७	३०









THE SEAL OF THE JOINT SUB REGISTRAR THANE-6
सह दुय्यम निबंधक कार्यालय ठाणे-६ ठाणे
जि. ठाणे
DIST. THANE

ट. न.	न. ६
१७८०	२०२३
२०	४३

THE SEAL OF THE JOINT SUB REGISTRAR
सह दुय्यम निबंधक कार्यालय ठाणे-६ ठाणे

ट. न.	न. ६
१५०६५	२०२३
८	३०

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2023 ◑ 18 OCT 2023 69AA 379005

THE SEAL OF THE JOINT SUB REGISTRAR THANE-6 DIST. THANE

9 OCT 2023

जोडपत्र-२

मुद्रांक विक्री नोंदवही अनुक्रमांक 139404 दिनांक

दस्ताचा प्रकार/अनुच्छेद क्रमांक Agm

दस्त नोंदणी करणार आहेत का? होय/नाही — नोंदणी होणार असल्यास

दुय्यम निबंधक कार्यालयाचे नाव _____ मोबदला रक्कम Rs. _____

मिळकतीचे वर्णन _____

मुद्रांक विकत घेणाऱ्याचे नाव For TODAY ROYAL BUILDCON

दुसऱ्या पक्षकाराचे नाव CIDCO

हस्ते असल्यास त्याचे नाव व पत्ता Swapnil.

मुद्रांक शुल्क रक्कम Rs. 100/-

मुद्रांक विकत घेणाऱ्याची सही

श्री. रहिमा [illegible] परवाना क्र. 13/2000, नवीन प.क्र. 1201013

मुद्रांक विक्रीचे ठिकाण [illegible]

[illegible]

मुद्रांक खरेदी केल्यापासून 6 महिन्यात वापरणे कायदेशीर आहे.

ट. न. न. ६	
१०८०	२०२४
२१	४३

THE SEAL OF THE JOINT SUB REGISTRAR THANE-6 DIST. THANE

AGREEMENT TO LEASE FOR PLOT

(RESIDENTIAL+COMMERCIAL)

BETWEEN

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

AND

M/s. TODAY ROYAL BUILDCON

PLOT NO. 01, SECTOR-30/31, BELAPUR, NAVI MUMBAI

ट. न. न. ६	
१५०६८	२०२३
९	30

For TODAY ROYAL BUILDCON

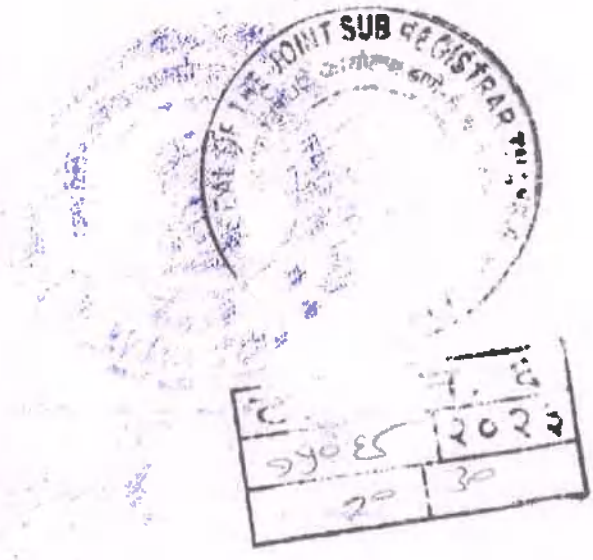
Partner

Assistant Marketing Officer



द. न. न. ६	
४८०	२०२३
२२	४३





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५५०६५	२०२३
२०	३०

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(For Residential cum Commercial Purpose)

AGREEMENT TO LEASE

AN AGREEMENT made at CBD Belapur on the 20th day of **October, Two Thousand Twenty Three** BETWEEN THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., a Company incorporated under the Companies Act, 1956 (1 of 1956) and having its registered office at 'Nirmal' 2nd floor, Nariman Point, Mumbai - 400 021 (hereinafter referred to as "the Corporation" which expression shall where context so admits, be deemed to include its successors and assigns) of the One part AND Name of Person M/s. TODAY ROYAL BUILDCON having address 1201, Siddhi Grendeur, Plot No. 84, Sector-19, Kharhar, Navi Mumbai- 410210.(hereinafter referred to as "Licensee" which expression shall, where the context so admits be deemed to include its successor or successors), of the other part.

WHEREAS:

a) The Corporation is the New Town Development Authority declared for the area designated as a site for the new town of Navi Mumbai by the Government of Maharashtra in exercise of its powers under Sub-Section (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as "the said Act").

b) The State Government is, pursuant to section 113(A) of the said Act, acquiring lands described therein and vesting such lands in the Corporation for development and disposal.

c) Vide scheme no.**MM-SCH-31-2022-23** Corporation has launched a scheme for lease of **28 Plots for Residential (R), Residential-cum Commercial (R+C) and Service Industry (SI) use at Airoli, Belapur, Ghansoli, Koperkhairane, Nerul, Sanpada and Vashi in Navi Mumbai** through e-Tender cum e-Auction.

d) The licensee has participated in the said scheme and applied for **Plot No. 01, Admeasuring 2827.56 Sq.mtr, Sector-30/31, Belapur Node by quoting Rs. 202,286.00 per Sq.mtr.**

e) Being the Highest bidder among the participants for the above said plot, the allotment letter was issued in favour of the licensee on **16.01.2023** as per the provision of Navi Mumbai Disposal of Land (Amendment) Regulation, 2008.

f) The Corporation has consented to grant to the Licensee a lease of all the piece or parcel of land described in the Schedule hereunder written and

For TODAY ROYAL BUILDCON

Partner

Assistant Marketing Officer

more particularly delineated on the plan annexed hereto and shown thereon by a red colour boundary line, and containing by measurement **2827.56 sq. mtrs.** or thereabout (hereinafter referred to as "the said land"), for the purpose of constructing a building or buildings for Residential+Commercial and has permitted the Licensee to occupy the said land from the date hereof, on the terms and conditions hereinafter contained.

g) The Licensee has, before the execution of this Agreement, paid the Managing Director of the Corporation, hereinafter referred to as the Managing Director, (which expression shall include any other officer of the Corporation as may be notified by the Corporation from time to time by a general or special order) a sum of Rs. 571,975,802.16 (Rupees Fifty Seven Crore Nineteen Lakh Seventy Five Thousand Eight Hundred Two and Sixteen Paise Only) being the full premium agreed to be paid by the Licensee to the Corporation.

THIS AGREEMENT WITNESSES AND NOW IT IS HEREBY MUTUALLY AGREED AS FOLLOWS :

GRANT OF LICENCE :

1. During the period of **Four** years from the date hereof, the Licensee shall have license and authority only, to enter upon the said land for the purpose of erecting a building or buildings for **RESIDENTIAL CUM COMMERCIAL** purpose only and for no other purpose and until the grant of lease as provided hereinafter, the licensee shall be deemed to be mere Licensee of the said land at the same rent and subject to the same terms including the liability for payment of a service charges to the Corporation as if the lease has been actually executed.

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NOT A DEMISE :

2. Nothing in these presents contained shall be construed as demise in law of the said land hereby agreed to be demised or any part thereof so as to give to the Licensee any legal interest therein until the lease hereby provided shell be executed and registered but the Licensee shall only have a license to enter upon the said land for the purpose of parforming this Agreement. The licensee shell not be entitled to transfer or assign his rights and interest in or benefits under this agreement in favour of any person or persons provided that if he intends to have a lease in the name of a Co-operative Housing Society or a Company or an Association of Apartment of Owners constituted of the buyers of Apartment in a building constructed on the said land. He will be permitted to do so if he has complied with all the terms and conditions of this Agreement and further such transfer purports to be conveyance of his rights, title and interest in the said land building thereon in the

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performance of his obligation under Section 11 and other applicable provisions of the Maharashtra Ownership Flats (Regulations of the promotion of Construction, Sale, Management and Transfer) Act 1963 or any other corresponding law for time being in force.

3. The Licensee hereby agrees to observe and perform the stipulations following, that is to say:-

SUBMISSION OF PLANS FOR APPROVAL:

(a) That it will within six months from the date hereof, submit to the concerned Town Planning Officer of the Corporation/NMMC/PMC for his approval the plans, elevations, sections, specifications and details of the building hereby agreed by the Licensee to be erected on the said land and the Licensee shall at their own cost and as often as it may be called upon to do so, amand, all or any such plans and elevations and if so required, will produce the same before the Town Planning officer and will supply him such details as may be called for of the specifications and when such plans, elevations, details and specifications shall be finally approved by the town Planning Officer and signed by him, the Licensee shall sign and leave with him three copies thereof and also three copies of any further conditions or stipulations which may be agreed upon between the Licensee and the Town Planning officer, Provided that the building or buildings hereby agreed by the Licensee to be so constructed shall not be less than 75% of the permissible floor space index under the provisions of NMDL(A)R 2008.

PLANS TO COMPLY WITH THE FOLLOWING RULES :

(a) i) The base permissible floor space index as defined by the "Unified Development Control and Promotion Regulations for Maharashtra State (UDCPR) and shall be 1.5.

ii) The maximum height up to which the building shall be constructed as per "Unified Development Control and Promotion Regulations for Maharashtra State (UDCPR).

iii) The maximum height of a room in the building shall be less than 4.27 meters. In case any room where height is 4.27 metres or more, the area of such room shall be counted twice for the computation of F.S.I.

FENCING DURING CONSTRUCTION :

(b) That the said plot shall be fenced, properly by the Licensee at its expenses, within a period of 2 months from the date hereof. The Licensee shall not encroach upon any adjoining land, road, pathway or footpath of the Corporation in any manner whatsoever'. Any such encroachment

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Assistant Marketing Officer

Partner

shall be deemed to be a breach of this Agreement without prejudice to the generality of the rights and remedies of the corporation. In respect of such breach, the Managing Director shall be at liberty to remove or cause to be removed any such encroachment at the risk and cost of the Licensee and dispose of any tool, implement, material or thing involved in such encroachment and to recover expenses of such removal and disposal from the Licensee.

(bb) The License is aware that the Corporation has not provided to the said land physical infrastructure such as power, water, sewerage and pucca road and the Licensee further agrees to submit to the Town Planning Officer for his approval the plans, elevation, section, specification and details of the building or buildings hereby agreed by the Licensee to be erected within the time limit prescribed under the condition herein before stated. The Licensee further agrees that he will set no defense for his failure to submit the plans within the time limit prescribed, only on the ground that the Corporation has not provided any physical infrastructure, such as power, water, sewerage and pucca road. No water shall be provided or made available by the Corporation for construction of the intended building. The Licensee hereby agrees to make its own arrangement for water to be used for erection of the intended building on the said land.

NO WORK TO BEGIN UNTIL PLANS ARE APPROVED :

(c) That no work shall be commenced or carried on which infringes the CIDCO General Development Control Regulations for New Bombay, 1975 or any other law for the time being in force as regards construction of a building on the said land and until the said plans, elevations, sections, specifications and details shall have been so approved as aforesaid and thereafter it shall not make any alterations or additions thereto unless such alterations and additions shall have been in like manner approved previously.

TIME LIMITS FOR COMMENCEMENT AND COMPLETION OF CONSTRUCTION WORK:

(d) That he/they/it shall, within a period of 6 months from the date hereof, commence and within a period of **FOUR** years from the date hereof at its own expense and in a substantial and workman-like manner and with new and sound materials and in compliance with the said Development Control Regulations and any other law, for the time being in force and in strict accordance with the approved plan, elevations, sections, specification and details to the satisfaction of the Town Planning Officer of the concerned planning authority and comfortably the building lines

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Assistant Marketing Officer

Partner

marked on the plans and completely finish fit for occupation a building to be used as **Residential cum Commercial** use with all requisite drains and other proper convenience thereto. Provided that the building or buildings hereby agreed by the Licensee to be so constructed shall not be less than 75% of the permissible floor spece index under the provisions of the Navi Mumbai Disposal of Land (Ammendment) Regulations 2008.&UDCPR.

RATE AND TAXES:

(e) That it will pay all rates, taxes charges, claims and outgoing chargeable against an owner or occupier in respect of the said land any building erected thereon.

PAYMENT OF SERVICE CHARGES:

(f) That it will, on the efflux of four years from the date hereof or from the date of obtaining a Completion and Occupancy Certificate from the Town Planning Officer whichever is earlier, make to the CIDCO/NMMC/PMC a yearly payment at a rate as may be determined and notified from time to time by the Corporation as its contribution to the cost of establishing and maintaining civic amenities such as roads, water, drainage, conservancy for the said land regardless of the extent of benefit derived by it from such amenities, provided that no payment shall be made one year after such civic amenities have been transferred to a local authority constituted under any law for the time being in force. The payment hereunder shall be paid on tha first day of April in each year or within 30 days there from. "Without prejudice to the other rights of the Corporation under this Agreement and/or in law, the Licensee shall be liable to pay to the Corporation interest at the rate to be approved by the Corporation by general or specific order on all amounts due and payeble by the Licensee under this clause if such amount remained unpeid for seven days more after becoming due".

PAYMENT OF LAND REVENUE:

(g) That it shall pay the land revenue and cesses assessed or which may be assessed on the said land.

INDEMNITY:

(h) That he/they/it will keep the Corporation indemnified against any and all claims for damage which may be caused to any adjoining buildings or other premises in consequence of the execution of the aforesaid works and also against all payments whatsoever which during the progress of the work, may become payable or be demanded by any Local Authority

For TODAY ROYAL BUILDCON

Assistant Marketing Officer **Partner**

or authority in respect of the said works or of anything done under the authority herein contained.

SANITATION :

(i) That it shall observe and conform to the "Unified Development Control and Promotion Regulations for Maharashtra State (UDCPR) or any other law for the time being in force relating to public health and sanitation and shall provide sufficient latrine accommodation and other sanitary arrangement for the labourers and workmen employed during the construction of the buildings on the said land in order to keep the said land and its surroundings clean and in good condition to the entire satisfaction of the Managing Director and shall not, without the consent in writing of the Managing Director, permit any labourers or workmen to reside upon the said land and in the event of such consent being given, shall comply strictly with the terms thereof.

EXCAVATION:

(j) That it will not make any excavation upon any part of the said land or remove any stone, earth or other material there from except so far as may, in the opinion of the Managing Director be necessary for the purpose of forming the foundation of the building and compound walls and executing the works authorized by this agreement.

NOT TO AFFIX OR DISPLAY SIGN-BOARDS, ADVERTISEMENT ETC.:

(k) That it shall not affix or display or permit to be affixed or displayed on the said land or buildings erected thereon any sign boards, sky signs, neon signs or advertisements painted or illuminated or otherwise unless the consent in writing of the Managing Director shall have previously been obtained thereto.

NUISANCE:

(l) That it shall not at any time do, cause or permit any nuisance in or upon the said land and in particular shall not use or permit the said land to be used for what is not granted.

INSURANCE:

(m) That it shall as soon as any building to be erected on the said land shall be roofed, insure and keep insured the same in its name against damage by fire for an amount equal to the cost of such building and shall on request produce to the Managing Director a policy or policies of insurance and receipts of the payment of last premium and shall forthwith apply all moneys received by virtue of such insurance in rebuilding or reinstating the building.

For TODAY ROYAL BUILDCON

Assistant Marketing Officer

Partner

RECOVERY OF ANY SUM DUE TO THE CORPORATION:

(n) Where any sum payable to the Corporation by the Licensee under this Agreement is not paid, the Corporation shall be entitled to recover such sum as arrears of land revenue, pursuant to paragraph 6 of the schedule to the said Act. Whether any sum is so payable by the licensee shall be determined by the Corporation and every determination by the Corporation in this behalf shall not be disputed by the Licensee and shall be final and binding upon it.

RESTRICTION AGAINST APPOINTMENT OF AGENT BY A POWER OF ATTORNEY OR OTHERWISE:

(o) The Licensee shall not appoint any person as its agent by a power of Attorney or otherwise, for the purpose of this Agreement except his/her spouse, father, mother, brother & sister or a major child and if the licensee shall be a company or such a body corporate, its successors successors.

REGISTRATION UNDER REGISTRATION ACT, 1908:

(p) The Licensee shall, under the provision of the Registration Act, 1908, present this Agreement before the Sub-Registrar and shall get it registered. The stamp duty, registration charges and any other expenses payable thereto for getting the Agreement registered shall be paid wholly and exclusively by the Licensee.

4. RESTRICTION AGAINST TRANSFER :

(i) Notwithstanding anything containing in the 'The Navi Mumbai Disposal of Lands (Amendment) Regulations 2008' the licensee shall not transfer or assign by sale, mortgage, sub-lease or by development agreement the plot or any part thereof, which is leased or agreed to be leased without permission of the Managing Director of the Corporation.

(ii) Every permission granted by the Managing Director of the Corporation shall be subject to the payment of charges in the manner and to extent provided in Explanation (ii) of Regulation 10 of Navi Mumbai Disposal of lands (Amendment) Regulation, 2008 or as may be prescribed by the Corporation from time to time.

(iii) In case of plots allotted to Co-oparative Societies, such plots are not transferable at any point of time during the duration of the lease period even it is permitted under any other law.

5. POWER TO TERMINATE AGREEMENT:

Should the Town Planning Officer not approve the plans, elevations, sections, specifications and details whether originally submitted within the time hereinbefore stipulated or if and whenever there shall be a

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Partner

Assistant Marketing Officer

breach of any of the clause of this present by the Licensee or by any of the members of Licensee, the Managing Director may by notice in writing to the Licensee, revoke the license and re-enter upon the said land and thereupon the license shall come to an end.

POWERS OF CORPORATION:

i. If the Licensee commits a breach of any of the Regulations and further fails to remedy the said breach within a period of six months from the date of issue of notice by the Corporation thereof or within any extended period not exceeding three months granted by the Managing Director, the Corporation shall have powers;

a) to direct removal or alteration of any building or structure erected or used contrary to the condition of the grant of the completion certificate, within the time prescribed in that behalf and if no such removal of or alteration is carried out within the time prescribed, cause the same to be carried out and recover the cost incurred for the same from the Licensee.

b) to evict the Licensee under the provisions of the Bombay Government Premise (Eviction) Act, 1955 and to resume the land and building to Corporation without payment of any compensation.

TO RESUME LAND:

Until the building and works have been completed and certified as completed in accordance with Clause 7 hereof, and until the Corporation grants and Licensee accept a Lease of said land as provided hereinafter, the Corporation shall have the following rights and powers :

(a) The right of the Managing Director and Officer and servants of the Corporation acting under his directions at all reasonable time to enter upon the said land to view the state and progress of the work and for all other reasonable purpose .

(b)Power (i) in case the Licensee (a) shall fail to submit to the Town Planning Officer for his approval the plans, elevation, sections, specification and details of the building agreed by the Licensee to be erected on the said land to commence the erection of the said building and to complete the said building within the time prescribed hereinbefore for the performance of each act and in accordance with the stipulations hereinbefore contained (time in each respect being intended to be of the essence of the contract) or (b) shall not proceed with the works with due diligence or shall fail to observe any of the stipulations on his part herein contained, the Corporation shall have the powers and liberty to revoke the license hereby granted to the Licensee and to restrain the Licensee, its agents, servants to enter upon the said land and thereupon this Agreement shall cease and terminate and all erections and materials, plants and things

For TODAY ROYAL BUILDCON

Assistant Marketing Officer

Partner

upon the said land shall notwithstanding any enactment for the time being in force to the contrary belong to the Corporation without making any compensation or allowance and without making any payment to the Licensee for refund or repayment of any premium paid by it but without prejudice nevertheless to all other legal rights and remedies of the Corporation against the Licensee.

(ii) to continue the said land in the Licensee's occupation on payment of such fine or premium as may be decided upon by the Managing Director

(iii) to direct removal or alteration of any building or structure erected or used contrary to the condition of the grant of the occupancy Certificate within the time prescribed in that behalf and on such removal of or alteration not being carried out within the time prescribed, cause the same to be carried out and recovered the cost of carrying out the same from the Licensee.

(iv) all building materials and plant which shall have been brought upon the said land by or for the Licensee for the purpose of erecting such building as aforesaid shall be considered immediately attached to the said land and no part thereof other than defective or improper materials (remove for the purpose of being replaced by proper materials) shall be removed from the said land without the previous consent of the Managing Director until the grant of the completion.

EXPLANATION. 1.

Any delay or omission to exercise the right or power accruing to the Corporation under the foregoing sub-clause (i) of clause (b) hereof and any extension, accommodation, consent, compromise, release indulgence or forbearance granted or shown by the Corporation to the Licensee shall not be construed as a waiver of the Corporation's such right and power under the said sub-clause (i) Clause (b).

EXPLANATION – 2.

Nothing contained in the foregoing clauses shall be construed to suffer from inconsistency to derogate from the rights and powers reserved to the Corporation under the respective clauses and exercisable by the Corporation at any time. The Licensee hereby agrees and declares that he will set up no defense based on such inconsistency to impugn the exercise of any right or power by the Corporation.

6. EXTENSION OF TIME:

Without prejudice to the right, powers and remedies of the Corporation, in the foregoing clause, the Managing Director may in his discretion give notice to the Licensee of his intention to enforce the Licensee's Agreement herein contained or may fix any extended period for the completion of the building and the works for the said period mentioned in clause 3 (d) above, if he is

For TODAY ROYAL BUILDCON

Partner

Assistant Marketing Officer

satisfied that the building and works could not be completed within the prescribed time for reason beyond the control of the Licensee and if the Licensee shall agree to pay additional premium at the scale provided by Regulation No. 7 of, The Navi Mumbai Disposal of Lands (Amendment) Regulations, 2008 made and amended from time to time by the Corporation under the provisions of the said Regulations and thereupon the obligations herein under of the Licensee to complete the building and to accept a lease shall be taken to refer to such extended period.

7. GRANT OF LEASE:

As soon as the Town Planning Officer has certified that the building and works have been erected in accordance with the terms hereof and if the Licensee shall have observed all the stipulations and conditions hereinbefore contained, the Corporation will grant and the Licensee will accept a lease (which shall be executed by the parties in duplicate) of the said land and the building erected thereon for the term of 60 years from the date hereof at the yearly rent of Rupees One hundred only.

COMPLIANCE WITH MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966, THE NAVI MUMBAI DISPOSAL OF LANDS (AMENDMENTS) REGULATIONS, 2008.

7A. It is hereby agreed and declared by and between the parties hereto that the Corporation has agreed to lease the said land to the Licensee and the Licensee has agreed to have such lease upon the terms and conditions herein and subject to Section 118 and other applicable Provisions of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act XXXVII of 1966) and rules and regulations made thereunder including, The Navi Mumbai Disposal of Lands (Amendment) Regulations, 2008 for the time being in force and as amended from time to time the said regulations stated in the Letter of Allotment dated **16.01.2023**, these Regulations shall prevail.

7B. Special Terms and Conditions:

1. The plot is offered on "as is where is basis."
2. Sub-division of the plots shall not be permitted.
3. The permissible base F.S.I. will be **1.5.**
4. The building shall be constructed for **Residential + Commercial** purpose only.
5. The Unified Development Control and Promotion Regulations at the time of submission of development proposal and plan to Town Planning Officer shall be applicable to the above conditions.
6. The licensee shall observe and abide all the conditions laid in the MAHA-RERA Act.
8. **Solid Waste Management, Provisions for installation of Solar Energy Assisted** System, Solar **Assisted Water Heating Systems**

For TODAY ROYAL **BUILDCON**

Partner

Assistant Marketing Officer 10

(SAWHS), Soalr Assisted Electric Equipment (photo voltaic equipment) and Rain Water Harvesting Structures (RWHS) shall be applicable as per the regulations mentioned in the Unified Development Control & Promotion Regulations for Maharashtra State.

9. FORM OF LEASE:

The lease shall be prepared in duplicate in accordance with the annexed form of lease with such modifications and additions thereto as may be determined by the Corporation and all costs, charges and expenses of and incidental to the execution of this Agreement and its duplicate shall be borned and paid by the Licensee wholly and exclusively.

10. Transfer of assignment of right

The intending lessee can transfer or assign his rights, interest or benefits which may accrue to him from the Agreement to Lease with prior written permission of the Corporation and on payment of such transfer charges as may be prescribed by the Corporation from time to time. Such permission can however be granted only after the agreed lease premium and any other amount required has been paid in full and after execution of agreement.

However, the intending lessee shall be permitted to sell the flats/shops/offices to his intending buyers and to obtain a lease in favor of a Co-operative Society/Company/Association to be constituted of his buyers under the provision of the section 10 of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963.

11. NOTICE:

All notices, consents and approvals to be given under this Agreement shall be in writing and shall unless otherwise provided herein be signed by the Managing Director or any other officer authorized by him and any notice to be given to the Licensee shall be considered as duly served if the same shall have been delivered to, left, or posted, addressed to the Licensee at the usual or last known place of residence or business or on the said land hereby agreed to be demised or if the same shall have been affixed to any building or erection whether temporary or otherwise upon the said land.

All the other terms and conditions of the scheme booklet (if any) and Allotment letter will also be a part of the Agreement to Lease.

12. The GST and other applicable charges will be paid by the licensee as and when demanded by CIDCO and affidavit to that effect has already boen submitted by licensee.

For TODAY ROYAL BUILDCON

Partner

Assistant Marketing Officer

SCHEDULE

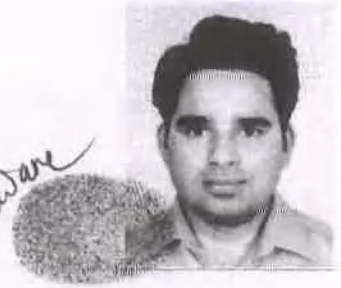
ALL THAT piece or parcel of land known as **Plot No. 01** situated in **Sector-30/31**, situated at **Belapur,** contained by admeasurement **2827.56 Sqm** or thereabouts and bounded as follows that is to say **Plot No. 01, Sector-30/31,** situated at **Belapur, Navi Mumbai**

On or towards the North by : Plot No. 2 (Build.)
On or towards the South by : 30 Mtr Wide Road
On or towards the West by : 15 Mtr Wide Road
On or towards the East by : Pro 5.50 M.W. Channel

And delineated on the plan annexed hereto and shown thereon by a red colour boundary line.

IN WITNESS WHEREOF the parties hereto have set their hands and seal the day and year first above written:

Signed and Delivered for and on
Behalf of the City and Industrial
Development Corporation of
Maharashtra Limited, Lessor
By the hand of



Asst. Marketing Officer
Shri. Rajendra Sonawane
In the presence of

Assistant Marketing Officer

1. Jadhav A.T
2. Madhale A.V

Signed and Delivered by Licensee
M/s. Today Royal Buildcon.
Through, its Authorized Partner
Mr. Saurabh Vitthalbhai Patel
In the presence of

For TODAY ROYAL BUILDCON

Partner



1. Jadhav A.T
2. Madhale A.V

TODAY ROYAL BUILDCON

The **M/S. TODAY ROYAL BUILDCON** Partners has decided to appoint the authorized signatory to sign execute and submit all the papers, Consent letter, sale deed, agreement for sale, writings, submissions, CIDCO transfer, tripartite agreements, Lease Deed, Rectification & Correction Deed, Plot related work etc. to be submitted and present by it in connection with the day-to-day business transactions, operations and correspondence.

After discussions, the following resolution was passed at the meeting:

Mr. Saurabh V Patel is to be appointed as authorized signatory to sign execute and submit all the papers, Consent letter, sale deed, agreement for sale, writings, submissions, CIDCO transfer, tripartite agreements, Lease Deed, Rectification & Correction Deed, Plot related work etc. to be submitted and present by it in connection with the day-to-day business transactions, operations and correspondence.

The designated *partner* authorized signatory of the company be furnished to parties as may be required from time to time in connection with the above matter.

Certified true copy

For **M/S. TODAY ROYAL BUILDCON**

THE SEAL OF THE JOINT SUB REGISTRAR THANE-5

1) Mr. Hemang D. Patel

2) Mr. Saurabh V. Patel

3) Mr. Piyush R. Patel

4) Mr. Gautamkumar M. Patel

Add : B-307, Mahavir Icon, Plot No-89, Sector-15, CBD Belapur, Navi Mumbai-400614.

TODAY ROYAL BUILDCON

5)Mr. Amitkumar B. Patel

6) Mr. Arvind Jain

7) Mr. Khamruddin S. Patel

8) Mr Brijesh V. Patel

9) Mr. Brijesh V. Mavani

10) Mr. Bhimesh N. Mehta

THE SEAL OF THE JOINT SUB REGISTRAR THANE-6

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Mr. Saurabh V. Patel
Authorized Signatory

THE SEAL OF THE JOINT SUB REGISTRAR THANE-6

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Add : B-307, Mahavir Icon, Plot No-89, Sector-15, CBD Belapur, Navi Mumbai-400614.

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय: 'निर्मल' दुसरा मजला, नरिमन पॉईंट,मुंबई-400021, मुख्य कार्यालय: सिडको भवन, सिबीडी ,बेलापूर, नवी मुंबई-400 614

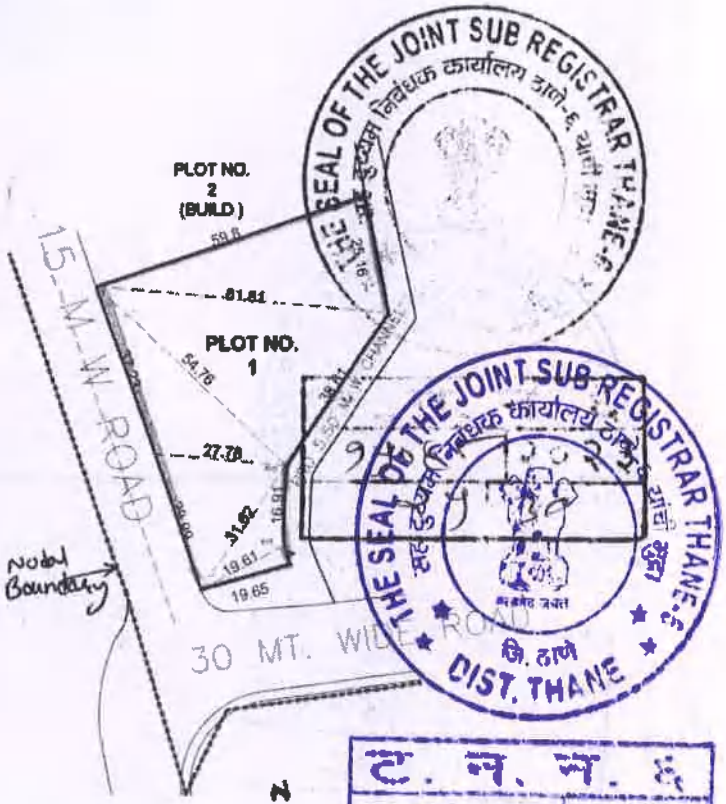
भूमी व भूमापन विभाग-सिडको भवन

दिनांक-18/10/2023

मोजमापासह बेलापूर नोड मधील सेक्टर क्र. 30/31, भूखंड क्र. 01 (M/s.Today Royal Buildcon) यांचा सिमांकन नकाशा वरिष्ठ नियोजनकार (उत्तर) यांचे पत्र क्र. CIDCO/North/Conf/2023/E-249076 DATE-10.10.2023 च्या नुसार सिमांकनाचा नकाशा तयार केला.

भूखंड क्र.01(R+C) चे क्षेत्रफळ: 2827.56 चौ. मी.

..... भूखंडाची हदद



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संमत सिमाकन नकाशा
मा. वरिष्ठ नियोजनकार (उत्तर) यांचे
पत्र क्र. सिडको / नियोजन (उत्तर) /2023/249076
दिनांक 10/10/2023 अन्वये मोजणी नकाशा
तयार करण्यात आलेला आहे

16/10/23
प्र. क्षेत्राधिकारी (भूमापन)
सिडको मर्यादित

8/10/23
सहाय्यक भूमापन अधिकारी

Assistant Marketing Officer

प्रमाण :- 1:1500

16/10/23 भूमापक
8/10/23 भूमापक
भूमापक

For TODAY ROYAL BUILDCON

Partner

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AATFT4823D

Name
TODAY ROYAL BUILDCON

Date of Incorporation/Formation
25/08/2022



For TODAY ROYAL BUILDCON

Partner

THE SEAL OF THE JOINT SUB REGISTRAR THANE-6
सह दुय्यम निबंधक कार्यालय ठाणे-६ यांची मुद्रा
DIST. THANE

ट. न. न. ६	
१०८०	२०२३
३८	३३

THE SEAL OF THE JOINT SUB REGISTRAR THANE-6
सह दुय्यम निबंधक कार्यालय ठाणे-६ यांची मुद्रा
DIST. THANE

ट. न. न. ६	
१५०६८	२०२३
२६	३०

भारत सरकार

आधार

भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक:/ Enrolment No.: 0222/10003/01580

To
सौरभ विठ्ठलभाई पटेल
Saurabh Vitthalbhai Patel
S/O: Vitthalbhai Patel
Flat No-401, Ajaydeep Chs
Plot No-19
Sector-19
Kharghar
Raigarh Maharashtra - 410210
9320301007

Signature valid

आपला आधार क्रमांक / Your Aadhaar No. :
8951 1243 4850
VID : 9104 5405 0344 2241
माझे आधार, माझी ओळख

भारत सरकार
Government of India



सौरभ विठ्ठलभाई पटेल
Saurabh Vitthalbhai Patel
जन्म तारीख/DOB: 22/05/1982
पुरुष/ MALE

Issue Date: 02/08/2012

8951 1243 4850
VID : 9104 5405 0344 2241
माझे आधार, माझी ओळख

THE SEAL OF THE JOINT SUB REGISTRAR THANE-6
सह दुय्यम निबंधक कार्यालय ठाणे-६ यांची मुद्रा

ट. न.	न. दि.
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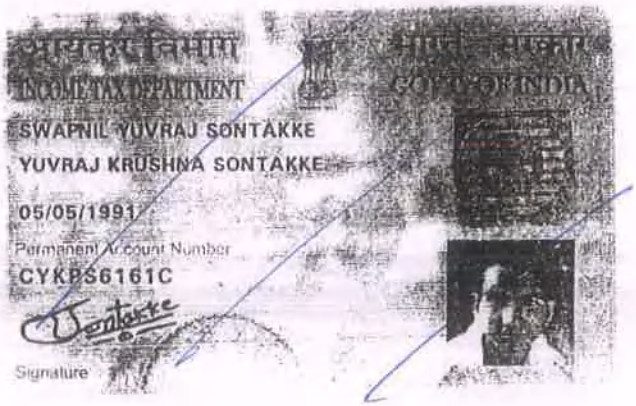
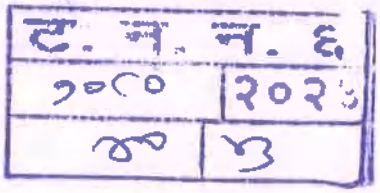
	३०

THE SEAL OF THE JOINT SUB REGISTRAR THANE-6
सह दुय्यम निबंधक कार्यालय ठाणे-६ यांची मुद्रा
WEST, THANE

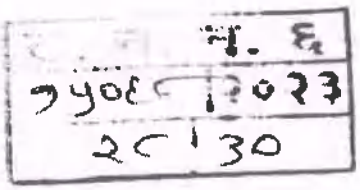
ट. न.	न. दि.
१०८०	२०२४
३९	४३

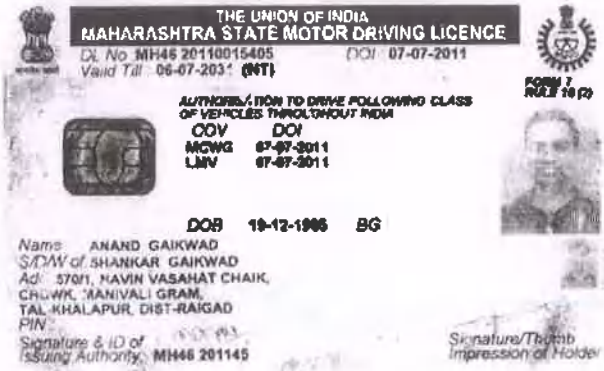

INCOME TAX DEPARTMENT
GOVT OF INDIA
SWAPNIL YUVRAJ SONTAKKE
YUVRAJ KRUSHNA SONTAKKE
05/05/1991
Permanent Account Number
CYKPS6161C
Signature


THE SEAL OF THE JOINT SUB REGISTRAR THANE
DIST. THANE




THE SEAL OF THE JOINT SUB REGISTRAR THANE




THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE
DL No MH46 20110015405
DOI 07-07-2011
Valid Till 06-07-2031 (NT)
AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA
COV DOI
MCWG 07-07-2011
LMV 07-07-2011
DOB 19-12-1986 BG
Name ANAND GAIKWAD
S/DW of SHANKAR GAIKWAD
Add 5701, NAVIN VASAHAT CHAIK, CHOWK, MANIVALI GRAM, TAL KHALAPUR, DIST-RAIGAD
PIN
Signature & ID of Issuing Authority MH46 201145
Signature/Thumb Impression of Holder

भारत सरकार
Government of India



Arvind Jain
Arvind Jain
जन्म तिथि/DOB: 07/05/1987
पुरुष/ MALE

Issue Date: [illegible]

3598 0016 0176
VID : 9127 7838 1213 6682
मेरा आधार, मेरी पहचान

THE SEAL OF THE JOINT SUB REGISTRAR THANE-6
सह दुय्यम निबंधक कार्यालय ठाणे-६ सांची मुद्रा
DIST. THANE

९०८०	२०२४
४१	३

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
हीरा लाल जैन, 1005 10वाँ फ्लोर, हिरामन टावर प्लाट न.१, यूएनओटोमोबाइल्स के पीछे गोवर्धन विलास, देवाली (ग्रामीण), उदयपुर,
राजस्थान - 313001

Address:
C/O Heera Lal Jain, 1005 10th Floor,
Hiraman Tower Plot No.1, Behind
UNautomobiles Goverdhan Vilas, Dewali
(Rural), Udaipur,
Rajasthan - 313001

3598 0016 0176
VID : 9127 7838 1213 6682

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336/1080
बुधवार,17 जानेवारी 2024 8:03 म.नं.

दस्त गोषवारा भाग-1

टनन6 ४२१४३
दस्त क्रमांक: 1080/2024

दस्त क्रमांक: टनन6 /1080/2024

बाजार मुल्य: रु. 00/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. टनन6 यांचे कार्यालयात
अ. क्रं. 1080 वर दि.17-01-2024
रोजी 8:01 म.नं. वा. हजर केला.

पावती:1133 पावती दिनांक: 17/01/2024

सादरकरणाराचे नाव: मे टुडे रॉयल बिल्डकॉन तर्फे अथोराईज भागीदार सौरभ विठ्ठलभाई पटेल - -

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 860.00
पृष्ठांची संख्या: 43	

एकुण: 960.00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक वर्ग - २
Joint Sub Registrar Thane 6
ठाणे क्र - ६

सह दुय्यम निबंधक वर्ग - २
Joint Sub Registrar Thane 6
ठाणे क्र - ६

दस्ताचा प्रकार: 65-चुक दुरुस्ती पत्र

मुद्रांक शुल्क: *दुरूस्ती विधानपत्र

शिक्का क्रं. 1 17 / 01 / 2024 08 : 01 : 31 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 17 / 01 / 2024 08 : 02 : 38 PM ची वेळ: (फी)

THE SEAL OF THE JOINT SUB REGISTRAR THANE-6
सह दुय्यम निबंधक कार्यालय ठाणे-६ यांची मुद्रा
जि. ठाणे
DISTRICT THANE

प्रतिज्ञा पत्र
सदर दस्तऐवज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीस दाखल केला आहे. दस्तामधील संपुर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेले कागदपत्रे दस्तांची सत्यता, वैधता, कायदेशीर [illegible] आहेत. [illegible] कोणताही [illegible] आहे.

लिहुन घेणार सही

लिहुन देणार सही

दस्त गोषवारा भाग-2

टनन6 8383
दस्त क्रमांक:1080/2024

17/01/2024 8 05:43 PM

दस्त क्रमांक :टनन6/1080/2024
दस्ताचा प्रकार :-65-चुक दुरुस्ती पत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मे टुडे रॉयल बिल्डकॉन तर्फे अथोराईज भागीदार मौरभ विठ्ठलभाई पटेल - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 1201, सिध्दी ग्रेन्डर, प्लॉट नं 84, सेक्टर-19, खारघर नवी मुंबई ,, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, रायगाड:(ः). पॅन नंबर:AATFT4823D	लिहून घेणार वय :-41 स्वाक्षरी:-		
2	नाव:सिडको ली तर्फे असिस्टंट मार्केटींग ऑफिसर राजेंद्र मोनावणे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऑफिस निर्मल ,दुसरा मजला,नरीमन पॉईंट ,मुंबई, , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पॅन नंबर:AACCC3303K	लिहून देणार वय :-50 स्वाक्षरी:-	image.jpg	image.jpg

वरील दस्तऐवज करुन देणार तथाकथीत 65-चुक दुरुस्ती पत्र चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:17 / 01 / 2024 08 : 04 : 35 PM

ओळख:-
खालील 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:अरविंद जैन - - वय:36 पत्ता:१००५, दहावा मजला, हिरामण टॉवर प्लॉट क्र.१, उदयपूर, राजस्थान. पिन कोड:313001	स्वाक्षरी		
2	नाव:आनंद शंकर गायकवाड - - वय:35 पत्ता:चौक, ता.खालापूर, जि रायगड. पिन कोड:410201	स्वाक्षरी		

शिक्का क्र.4 ची वेळ:17 / 01 / 2024 08 : 05 : 30 PM

सह दुय्यम निबंधक वर्ग - २
Joint Sub Registrar Thane 6
ठाणे क्र - ६

प्रमाणित करण्यात येते की सदर दस्तास एकूण 13
पाने आहेत.
सह दुय्यम निबंधक वर्ग-२ ठाणे क्र - ६

पुस्तक क्र. १
क्रमांक 9060 वर नोंदला
सह दुय्यम निबंधक वर्ग-२ ठाणे क्र - ६

दिनांक 16 माहे 1 सन २०२४

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Mudrank	CG011136	1201041	500	SD		
2		DHC		0124173918812D	860	RF	0124173918812D	17/01/2024
3		eChallan		MH014148583202324E	100	RF	0007463735202324	17/01/2024

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

1080 /2024

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