

536 4667

पावती

Original/Duplicate

Thursday, March 07, 2024

नोंदणी क्र.: 39म

6:28 PM

Regn.: 39M

पावती क्र.: 5040 दिनांक: 07/03/2024

गावाचे नाव: मुंब्रा

दस्तऐवजाचा अनुक्रमांक: टनन9-4667-2024

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: मे. एस रिअल्टी चे भागीदार एहतेशाम फिरोज़ खान .

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1800.00

पृष्ठांची संख्या: 90

एकूण:

रु. 31800.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

6:48 PM ह्या वेळेस मिळेल.

Sub Registrar Thane 9

बाजार मुल्य: रु. 58058500 /-

मोबदला रु. 53500000/-

भरलेले मुद्रांक शुल्क : रु. 4064100/-

यह दस्तावेज निबंधक वर्ग २ ठाणे क. ९

1) देयकाचा प्रकार: DHC रकम: रु. 1800/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0324077418857 दिनांक: 07/03/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH016894878202324E दिनांक: 07/03/2024

बँकेचे नाव व पत्ता:

कुल रकम नोंद करून
वसूल झाल्याची दिनांक.

539-4667

इतर पावती

Tuesday, 12 March 2024 2:56 PM

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 5273 दिनांक: 12/03/2024

गावाचे नाव: -मुंब्रा -

दस्तऐवजाचा अनुक्रमांक: टनन9-4667-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: मे. येस रिअल्टी चे भागीदार एहतेशाम फिरोज खान .
वर्णन

दस्त हाताळणी फी

रु. 240.00

पृष्ठांची संख्या: 12

एकूण:

रु. 240.00

Sub Registrar Thane 9

1); देयकाचा प्रकार: DHC रकम: रु.240/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0324111819373 दिनांक: 12/03/2024

बँकेचे नाव व पत्ता:

सह दूर्यम निबंधक कार्यालय ठाणे क. ९

मुकुंद रमण उर्फ कनका
वसुधादेवी मिना.

3/12/2024



12/03/2024

सूची क्र.2

दुय्यम निबंधक : दु.नि. ठाणे 9

दस्त क्रमांक : 4667/2024

नोदणी :

Regn:63m

गावाचे नाव : मुंब्रा

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	53500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	58058500
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन : इतर माहिती: मौजे मुंब्रा,ता.जि. ठाणे येथील सर्व्हे नं. 46(पार्ट),क्षेत्र 896 चौ.मी.,सर्व्हे नं. 50/1(पार्ट),क्षेत्र 4827.34 चौ.मी.,सर्व्हे नं. 116(पार्ट),क्षेत्र 1558.58 चौ.मी.,एकुण क्षेत्र 7281.92 चौ.मी.,सदरची मिळकत ही संजुर विकास योजनेनुसार आरक्षित आहे.((Survey Number : 46 (पार्ट), 50/1(पार्ट), 116(पार्ट) ;))
(5) क्षेत्रफळ	1) 7281.92 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:-नरोत्तम नगर को-ऑप हौसिंग सोसायटी लिमिटेड तर्फे चेअरमन नरेंद्र कन्हैयालाल मुंद्रा . वय:-61; पत्ता:-., ., तळ मजला, गणेश दर्शन बिल्डिंग, गीता सोसायटी जवळ, जुना आग्रा रोड, ठाणे पश्चिम, ., ., ठाणे, MAHARASHTRA, THANE, Non-Government. पिन कोड:-400601 पॅन नं:-AAEFN5778L 2): नाव:-नरोत्तम नगर को-ऑप हौसिंग सोसायटी लिमिटेड तर्फे सेक्रेटरी सुनिल एस. कदम . वय:-51; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: तळ मजला, गणेश दर्शन बिल्डिंग, गीता सोसायटी जवळ, जुना आग्रा रोड, ठाणे पश्चिम, ब्लॉक नं: ., रोड नं: ., महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AAEFN5778L 3): नाव:-अंबर अपार्टमेंट मेकर्स प्रायव्हेट लिमिटेड तर्फे डायरेक्टर अरुण मित्तल चे कु. सु. संजय एस. इंदौरिया . वय:-40; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: 16 वा मजला, बी विंग, मित्तल टॉवर, 161, नरीमन पॉइंट, मुंबई, ब्लॉक नं: ., रोड नं: ., महाराष्ट्र, मुम्बई. पिन कोड:-400021 पॅन नं:-AAACA4865A 4): नाव:-अंबर अपार्टमेंट मेकर्स प्रायव्हेट लिमिटेड तर्फे डायरेक्टर रमेश वालेचा चे कु. सु. संजय डी. दोशी वय:-62; पत्ता:-., ., 16 वा मजला, बी विंग, मित्तल टॉवर, 161, नरीमन पॉइंट, मुंबई, ., ., नरीमन पॉइंट, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400021 पॅन नं:-AAACA4865A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मे. येस रिअल्टी चे भागीदार एहतेशाम फिरोज़ खान . वय:-51; पत्ता:-., ., सर्व्हे नं. 55, सेंट्रल एम्पायर, सेंट्रल हाईट्स समोर, कौसा, मुंब्रा, ठाणे, ., ., काऊसा, MAHARASHTRA, THANE, Non-Government. पिन कोड:-400612 पॅन नं:-AACFY7669R 2): नाव:-मे. येस रिअल्टी चे भागीदार फरहान मोहम्मद मुस्लिम शेख . वय:-51; पत्ता:-., ., सर्व्हे नं. 55, सेंट्रल एम्पायर, सेंट्रल हाईट्स समोर, कौसा, मुंब्रा, ठाणे, ., ., काऊसा, MAHARASHTRA, THANE, Non-Government. पिन कोड:-400612 पॅन नं:-AACFY7669R 3): नाव:-मे. येस रिअल्टी चे भागीदार शमीम अब्दुल गनी खान . वय:-51; पत्ता:-., ., सर्व्हे नं. 55, सेंट्रल एम्पायर, सेंट्रल हाईट्स समोर, कौसा, मुंब्रा, ठाणे, ., ., काऊसा, MAHARASHTRA, THANE, Non-Government. पिन कोड:-400612 पॅन नं:-AACFY7669R 4): नाव:-मे. येस रिअल्टी चे भागीदार समीर शमीम खान . वय:-26; पत्ता:-., ., सर्व्हे नं. 55, सेंट्रल एम्पायर, सेंट्रल हाईट्स समोर, कौसा, मुंब्रा, ठाणे, ., ., काऊसा, MAHARASHTRA, THANE, Non-Government. पिन कोड:-400612 पॅन नं:-AACFY7669R 5): नाव:-मे. येस रिअल्टी चे भागीदार मोहम्मद हसन मोहम्मद याकूब खान . वय:-68; पत्ता:-., ., सर्व्हे नं. 55, सेंट्रल एम्पायर, सेंट्रल हाईट्स समोर, कौसा, मुंब्रा, ठाणे, ., ., काऊसा, MAHARASHTRA, THANE, Non-Government. पिन कोड:-400612 पॅन नं:-AACFY7669R 6): नाव:-मे. येस रिअल्टी चे भागीदार मुगीस अहमद अब्दुस सलाम खान . वय:-29; पत्ता:-., ., सर्व्हे नं. 55, सेंट्रल एम्पायर, सेंट्रल हाईट्स समोर, कौसा, मुंब्रा, ठाणे, ., ., काऊसा, MAHARASHTRA, THANE, Non-Government. पिन कोड:-400612 पॅन नं:-AACFY7669R 7): नाव:-मे. येस रिअल्टी चे भागीदार सलिम अब्दुल मजिद डोले . वय:-54; पत्ता:-., ., सर्व्हे नं. 55, सेंट्रल एम्पायर, सेंट्रल हाईट्स समोर, कौसा, मुंब्रा, ठाणे, ., ., काऊसा, MAHARASHTRA, THANE, Non-Government. पिन कोड:-400612 पॅन नं:-AACFY7669R 8): नाव:-मे. येस रिअल्टी चे भागीदार उमर शमसाद उस्मानी . वय:-36; पत्ता:-., ., सर्व्हे नं. 55, सेंट्रल एम्पायर, सेंट्रल हाईट्स समोर, कौसा, मुंब्रा, ठाणे, ., ., काऊसा, MAHARASHTRA, THANE, Non-Government. पिन कोड:-400612 पॅन नं:-AACFY7669R 9): नाव:-मे. येस रिअल्टी चे भागीदार कमर आलम मोह. उमर सिद्दीकी . वय:-47; पत्ता:-., ., सर्व्हे नं. 55, सेंट्रल एम्पायर, सेंट्रल हाईट्स समोर, कौसा, मुंब्रा, ठाणे, ., ., काऊसा, MAHARASHTRA, THANE, Non-Government. पिन कोड:-400612 पॅन नं:-AACFY7669R 10): नाव:-मे. येस रिअल्टी चे भागीदार मोहम्मद इरफान नसीम खान . वय:-33; पत्ता:-., ., सर्व्हे नं. 55, सेंट्रल एम्पायर, सेंट्रल हाईट्स समोर, कौसा, मुंब्रा, ठाणे, ., ., काऊसा, MAHARASHTRA, THANE, Non-Government. पिन कोड:-400612 पॅन नं:-AACFY7669R 11): नाव:-मे. येस रिअल्टी चे भागीदार इकबाल इस्माईल मुकरी . वय:-42; पत्ता:-., ., सर्व्हे नं. 55, सेंट्रल एम्पायर, सेंट्रल हाईट्स समोर, कौसा, मुंब्रा, ठाणे, ., ., काऊसा, MAHARASHTRA, THANE, Non-Government. पिन कोड:-400612 पॅन नं:-AACFY7669R 12): नाव:-मे. येस रिअल्टी चे भागीदार जमालुद्दीन रीयाजुद्दीन खान . वय:-40; पत्ता:-., ., सर्व्हे नं. 55, सेंट्रल एम्पायर, सेंट्रल हाईट्स समोर, कौसा, मुंब्रा, ठाणे, ., ., काऊसा, MAHARASHTRA, THANE, Non-Government. पिन कोड:-400612 पॅन नं:-AACFY7669R



- 13): नाव:-मे. येस रिअल्टी चे भागीदार मोहम्मद असलम रुआबली खान . वय:-37; पत्ता:-.,, सव्हे नं. 55, सेंट्रल एम्पायर, सेंट्रल हाईट्स समोर, कौसा, मुंबा, ठाणे, .,., काऊसा, MAHARASHTRA, THANE, Non-Government. पिन कोड:-400612 पॅन नं:-AACFY7669R
- 14): नाव:-मे. येस रिअल्टी चे भागीदार मोह. आजम रुआब अली खान . वय:-31; पत्ता:-.,, सव्हे नं. 55, सेंट्रल एम्पायर, सेंट्रल हाईट्स समोर, कौसा, मुंबा, ठाणे, .,., काऊसा, MAHARASHTRA, THANE, Non-Government. पिन कोड:-400612 पॅन नं:-AACFY7669R

(9) दस्तावेज करून दिल्याचा दिनांक	07/03/2024
(10)दस्त नोंदणी केल्याचा दिनांक	12/03/2024
(11)अनुक्रमांक,खंड व पृष्ठ	4667/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	4064100
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Amber Apartment Makers Pvt. Ltd.	eChallan	00040572024030753377	MH016920573202324E	254000.00	SD	0008952369202324	07/03/2024
2	Amber Apartment Makers Pvt. Ltd.	eChallan	00040572024030735124	MH016894878202324E	3810100.00	SD	0008952362202324	07/03/2024
3		DHC		0324077418857	1800	RF	0324077418857D	07/03/2024
4	Amber Apartment Makers Pvt. Ltd.	eChallan		MH016894878202324E	30000	RF	0008952362202324	07/03/2024

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

सह दूयम निबन्धक वर्ग २ ठाणे क. ९

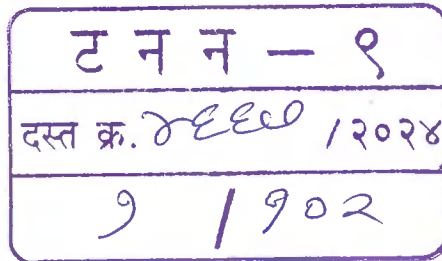


विषय:- मूल्यांकन अहवाल

- 1) मौजे - मुंब्रा, ता व जि ठाणे. येथिल सिटी सर्व्हे नं. 46(पार्ट), 50/1(पार्ट), 116(पार्ट), एकूण क्षेत्र 7281.92 चौ.मी. जमिन,
- 2) सन 2023-2024 चे मूल्यदर विभाग 17/69, जमिनीचे दर 9300/- प्रती चौ.मी.,
- 3) सर्व्हे नं. 46(पार्ट) आणि सर्व्हे नं.116(पार्ट) सर्व्हे नं. सलग एकत्रित आहेत.
- 4) सदर मिळकती मध्ये 20 मी. व 30 मी. चा रस्ता आहे.
- 5) सदरची मिळकत ही मंजूर विकास योजनेनुसार आरक्षित आहे.
- 6) मागदर्शक सुचना क्र. 30 अ नुसार मूल्यांकन करण्यात येत आहे.
- 7) मूल्यांकन खालीलप्रमाणे :-

- 1) सर्व्हे नं. 46(पार्ट) आणि सर्व्हे नं.116(पार्ट) लागुन आहेत
क्षेत्र 896 चौ.मी. + क्षेत्र 1558.58 चौ.मी. एकूण क्षेत्र 2454.58 चौ.मी.
 $= (500 \times 9300) + (1500 \times 9300 \times 0.9) + (454.58 \times 9300 \times 0.8)$
 $= 4650000 + 12555000 + 14880000 + 3382100 = 20587100/-$
 - 2) सर्व्हे नं. 50/1(पार्ट), क्षेत्र 4827.34 चौ.मी.
 $= (500 \times 9300) + (1500 \times 9300 \times 0.9) + (2000 \times 9300 \times 0.8) + (4827.34 \times 9300 \times 0.7)$
 $= 4650000 + 12555000 + 14880000 + 5386000 = 37471000/-$
- एकूण 1 ते 2 = $20587100 + 37471000/- = 58058100/- \times 0.80$
 $= 46446500 + 25\% \text{ रोड करिता}$
 $= 58058500/-$

- म्हणजेच = 5,80,58,500/- बाजारभाव
= 5,35,00,000/- मोबदला
= 40,64,100/- मुद्रांक शुल्क
= 30,000/- नोंदणी फी





CHALLAN
MTR Form Number-6



GRN	MH016894878202324E	BARCODE			Date	07/03/2024-12:06:11		Form ID	25.2		
Department Inspector General Of Registration				Payer Details							
Stamp Duty				TAX ID / TAN (If Any)							
Type of Payment Registration Fee				PAN No.(If Applicable)		AAACA4865A					
Office Name THN2_THANE 2 JOINT SUB REGISTRAR				Full Name		Amber Apartment Makers Pvt. Ltd.					
Location THANE											
Year 2023-2024 One Time				Flat/Block No.		S. No. 46(P), 50/1(P), 116(P) Village Mumbra					
Account Head Details			Amount In Rs.		Premises/Building						
0030046401 Stamp Duty			3810100.00		Road/Street		Mumbra, Thane				
0030063301 Registration Fee			30000.00		Area/Locality		Mumbra				
					Town/City/District						
					PIN		4 0 0 6 1 2				
					Remarks (If Any)						
					PAN2=AACFY7669R~SecondPartyName=Yes						
					Realty~CA=53500000~Marketval=54429500						
Total			38,40,100.00		Amount In		Thirty Eight Lakh Forty Thousand One Hundred Rupee				
					Words		s Only				
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK							
Cheque-DD Details				Bank CIN		Ref. No.		00040572024030735124		CK000YBAZ7	
Cheque/DD No.				Bank Date		RBI Date		07/03/2024-12:08:44		Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA					
Name of Branch				Scroll No. , Date		Not Verified with Scroll					

Department ID :

Mobile No. :

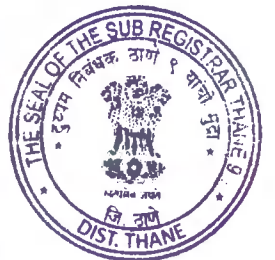
9869229246

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

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

Handwritten signature

ट न न - ९
दस्त क्र. ४६६०० / २०२४
३ / १०२



Department ID : _____ Mobile No. : 9869229246
 Note: This sticker is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 नोट: यह स्टिकर केवल सब रजिस्ट्रार कार्यालय में दस्तावेज पंजीकरण के लिए ही वैध है। अनपंजीकृत दस्तावेज के लिए यह वैध नहीं है।

Page ८ न न - ९

दस्त क्र. ४६६० / २०२४

४ / १०२



CHALLAN
MTR Form Number-6



RN	MH016920573202324E	BARCODE	Date		07/03/2024-14:58:31	Form ID	25.2	
Department			Inspector General Of Registration					
Stamp Duty			Payer Details					
Type of Payment			Sale of Non Judicial Stamps IGR Rest of Maha					
Office Name			THN2_THANE 2 JOINT SUB REGISTRAR		Full Name		Amber Apartment Makers Pvt. Ltd.	
Location			THANE		Flat/Block No.		S NO 47 P 49 P 120 A 1 P 121 P 122 P	
Year			2023-2024 One Time		Premises/Building			
Account Head Details			Amount In Rs.		Road/Street		MUMBRA THANE	
30046401 Sale of NonJudicial Stamp			254000.00		Area/Locality		Mumbra	
					Town/City/District			
					PIN		4 0 0 6 1 2	
			Remarks (If Any)					
			PAN2=AACFY7669R~SecondPartyName=Yes					
			Realty~CA=53500000~Marketval=58058500					
254000.00					Amount In		Two Lakh Fifty Four Thousand Rupees Only	
Total			2,54,000.00		Words			
Payment Details			STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN		Ref. No.		00040572024030753377 CK000YJMZ2	
Cheque/DD No.			Bank Date		RBI Date		07/03/2024-14:59:57 Not Verified with RBI	
Name of Bank			Bank-Branch		STATE BANK OF INDIA			
Name of Branch			Scroll No. , Date		Not Verified with Scroll			

Department ID: 9869229246
Note: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-536-4667	0008952369202324	07/03/2024-18:28:25	IGR121	254000.00
Total Defacement Amount					2,54,000.00

टनन - ९
दस्त क्र. ४६६० / २०२४
५ / १०२





Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0324077418857

Receipt Date 07/03/2024

Received from Yes Realty , Mobile number 9930796282, an amount of Rs.1800/-,
towards Document Handling Charges for the Document to be registered on
Document No. 4667 dated 07/03/2024 at the Sub Registrar office S.R. Thane 9 of the
District Thane.

DEFACED

₹ 1800

DEFACED

Payment Details

Bank Name SBIN

Payment Date 07/03/2024

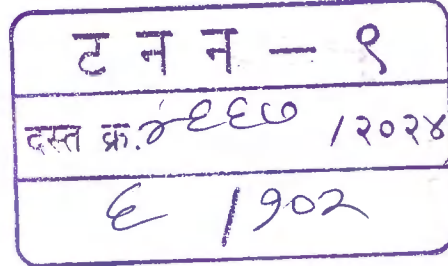
Bank CIN 10004152024030717785

REF No. 406760987875

Deface No 0324077418857D

Deface Date 07/03/2024

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



M/s. YES REALTY, a partnership firm registered under the provisions of Indian Partnership Act, 1932 having place of business at Survey No. 55, Central Empire, Opp. Central Heights, Kausa Mumbra Thane 400 612. through its only Partners 1) MR. EHTESHAM FEROZ KHAN 2) MR. FARHAN MOHAMMED MUSLIM SHAIKH 3) SHAMEEM ABDUL GANI KHAN 4) MR. SAMEER SHAMEEM KHAN 5) MOHAMMED HASAN MOHAMMED YAQOOB KHAN 6) MR. MUGEES AHMED ABDUS SALAM KHAN 7) MR. SALIM ABDUL MAJID DHOLE 8) MR. UMAR SHAMSHAD USMANI 9) MR. QAMAR ALAM MOHD UMAR SIDDIQUI 10) MR. MOHAMMED IRFAN NASEEM KHAN 11) IQBAL ISMAIL MUKRI 12) JAMALUDDIN RIYAZUDDIN KHAN 13) MOHAMMED ASLAM RUABALI KHAN, 14) MR. MOHD AZAM RUAB ALI KHAN hereinafter referred to as **"The Purchaser"** (which expression shall unless repugnant to the context or meaning thereof be deemed to include its partners for the time being and time to time, the survivor/s of them and the heirs, executors or administrators of the last survivor) of the **THIRD PART**;

The Vendor, the Transferor and the Purchaser shall hereinafter collectively be referred to as **"Parties"** and individually as **"Party"**.

WHEREAS:

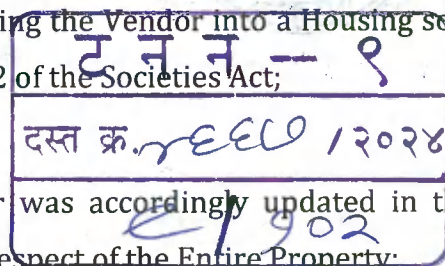
ट न न - ९
दस्त क्र. २६६० / २०२४
८ / १०२



A. Originally the Vendor was seized and possessed of or otherwise well and sufficiently entitled to all those pieces and parcels of the land bearing Survey Nos. 55 / 1, 35 / 2, 37 / 1/B, 39 / 1, 39 / 2, 39 / 3/ A, 39/3/B, 40/A1 (part), 40/2, 41 to 49, 50/1, 50/2, 51/1, 53/1 (part), 54 (part), 59, 60, 61, 63 (part), 64/2, 65, 66/2, 67/1, 68/1 (part), 115, 116 117/ A/1, 117/B, 118/A/1, 118/B/1 (Part), 119/A, 120/A/1, 121 to 125 situate at Village Mumbra and Survey Nos. 55 (part), 56 (part), 57, 58 (part) to 68 (part), 69 (part) to 77 at Village Sonkhar, Taluka and District Thane, Maharashtra, more particularly described in the **First Schedule** hereunder written (herein referred to as **"the Entire Property"**);

[Handwritten signatures and initials of the parties involved in the transaction, including the Vendor, Transferor, and Purchaser.]

- B. The Vendor became entitled to a portion of the Entire Property (being the lands described in the Schedule D to below referred consent decree), by virtue of a consent decree dated 26/03/1979 passed by the Hon'ble Bombay High Court in Appeal No. 621 of 1975 between Mr. Sunderdas M. Sutaria and the Vendor as the "Appellants" and Mr. Narottam Keshavlal Shah as the "Respondent". The Vendor became entitled to remaining portions of the Entire Property vide registered Deeds of Conveyance;
- C. The Vendor is a registered co-operative housing society registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 ("**Societies Act**") under Registration No. TNA/TNA/ HSG/2557/ 1988-89 dated 23rd March 1989;
- D. Due to urbanization and development of the region and inclusion of the aforesaid Village MUMBRA and Village SONKHAR in the corporation limits of Thane Municipal Corporation ("**TMC**"), agricultural activities on the Entire Property was not possible to its fullest extent and therefore on application and request of the Vendor (then registered and known as "**Narottam Nagar Co-operative Farming Society Ltd.**"), the Dy. Registrar of Societies, Thane, passed Order bearing No. B-3/Farming/Narottam Nagar/5689/88-89 dated 23rd March 1989, converting the Vendor into a Housing society under sections 17 and section 12 of the Societies Act;
- E. The name of the Vendor was accordingly updated in the Revenue Records as the owner in respect of the Entire Property;
- F. By and under a resolution dated 9th June, 1990, duly passed by the General Body of the Vendor, for the development of the Entire Property into the residential complex and for development of infrastructure for the proposed development, the Transferor was entrusted with all the rights for development of the Entire Property;



Handwritten signatures and initials in blue ink are present at the bottom of the page, including names like 'Sunderdas M. Sutaria', 'Narottam Keshavlal Shah', and others.

G. By and under a Development Agreement dated 21st January 1991 (hereinafter referred to as "**the said Development Agreement**") executed between the Vendor and the Transferor, the Vendor has granted the entire developmental rights of the Entire Property to the Transferor, at or for the consideration and in the manner stated therein. The said Development Agreement has been adjudicated, vide EVN No. 617/11 dated 21.03.2011, for payment of stamp duty and is stamped in accordance with the provisions of the Bombay Stamp Act, 1958. In pursuance of the said Development Agreement, the Transferor is in possession of the Entire Property excluding the areas/portions of the Entire Property which have been sold to third parties or surrendered/ transferred to TMC;

H. Presently, several parts of the Entire Property have been reserved for Public purpose amenities such as Recreation Ground, Burial Ground, S.T.P. Thane Municipal Transportation, 30 metres D.P. Roads, Secondary School and Primary School etc. under the Development Plan for Thane City. On account of the aforesaid reasons and also certain other regulatory/ municipal restrictions, the Transferor could not develop the Entire Property;

ट न न - ९
दस्ता क्र. २६६० / २०२४
१० / १०२



I. Vide a letter bearing Ref. No. Tha.Ma.Pa/Shavivi/Viyoank - 1263 dated 5th January 2016, (copy whereof is annexed hereto as **Annexure "A"**), the Assistant Town Planning Officer, Thane Municipal Corporation has confirmed that the Commissioner, Thane Municipal Corporation has granted its in principal approval to the layout of a larger land (as described therein) which includes the CRZ II Land (defined below), submitted by the Transferor through their Architects viz. Sakaar Architects under its letter dated 8th September 2015, on the terms and conditions stated therein. Further the said in principal approval has been amended vide Sanction of Development cum Commencement Certificate bearing No. S09/0059/15

Page 4 of 28

[Handwritten signatures and initials are present in this section, including names like 'Sakaar Architects', 'Impadina', and others.]

/TMC/TDD/3975/22 dated 17th February, 2022 (copy whereof is annexed hereto as **Annexure "B"**) granted by the Assistant Director of Town Planning, Thane Municipal Corporation whereby the approval for Relocation of Slaughter House Reservation, amalgamation of Survey No. 52/1 and Sub Division of Sub Plot A1/A, A1/B, A2/A A2/B, A2/C, B, B1, C, H1 and H2 in respect of a larger land (as described therein) which includes the CRZ II Land (defined below), has been granted on the terms and conditions stated therein. A copy of the above letter along with the plan enclosed thereto and the copy of the aforesaid Certificate along with the plan enclosed thereto has been provided by the Vendor to the Purchaser and the Purchaser has perused the same;

दस्तावेज क्र. १२०२४
९९/१०२



- J. Certain portions of the Entire Property, admeasuring in aggregate 1,13,822.96 sq. mtrs. or thereabouts comprised in Survey Nos. 46, 47, 48, 49, 50/1, 51A/1, 67/1, 115/1, 116, 117A/1, 118A/1, 119A, 120A/1, 121 and 122 in village Mumbra, Taluka and District Thane (out of which the proposal made to TMC for its in principal approval for the Accommodation Reservation Scheme referred below, was for 1,01,523.74 sq. mtrs) as shown in black and part red, and blue colour boundary line on the plan hereto annexed and marked as **Annexure "C"** and more particularly described in the **Second Schedule** hereunder written (hereinafter referred to as "**the Larger Land**") are affected by certain reservations of Recreational Ground no. 3, Secondary School, College, Drama Theatre, Municipal Market and T. M. T. Out of the Larger Land, (i) an area admeasuring 5,851.72 sq. mtrs. or thereabouts comprised in Survey Nos. 47(Part), 48(Part), 49(Part), 121(Part) and 122(Part) are presently classified as CRZ-IA and hereinafter referred to as "**the Non-Developable CRZ- IA Land**", (ii) an area admeasuring 7,643.29 sq. mtrs. or thereabouts comprised in Survey Nos. 47(Part), 49(Part), 50/ 1(Part) (old Survey no. 50/A(part)), 119/A(Part), 121(Part) and 122(Part) is presently classified as CRZ-IA (50 metres mangrove Buffer Zone) as per the prevailing Coastal Zone Regulations (as shown with green colour

Handwritten signatures and initials are present at the bottom of the page, including names like 'Am', 'SBL', 'Maya', 'Tanyadlin', 'Chauhan', and others.

wash on the plan hereto annexed and marked as **Annexure "C"** and hereinafter referred to as "**the Non-Developable Mangrove Buffer Zone Land**"), (iii) an area admeasuring 36,884.04 sq. mtrs. or thereabouts comprised in Survey Nos.46(part), 47(part), 49(Part), 50/1(Part), 116(Part), 120/A/1(Part), 121(part) and 122(Part) is presently classified as CRZ II as per the prevailing Coastal Zone Regulations (as more particularly described in the **Third Schedule** hereunder written and hereinafter referred to as "**the CRZ II Land**") and (iv) an area admeasuring 51,144.69 sq. mtrs. or thereabouts bearing Survey Nos. 46(part), 47(Part), 49(Part), 50/1(Part) (Old Survey No. 50/1 part), 51A/1(Part), 67/1(Part), 115/1(Part), 116(part), 117A/1, 118A/1 and 120/A/1(Part) (as shown with yellow and orange colour wash on the plan hereto annexed and marked as **Annexure "C"** and hereinafter referred to as "**the Developable Land**") is not affected by a Coastal Regulation Zone as per the prevailing Coastal Zone Regulations pursuant to the approved Coastal Zone Management Plan uploaded and published on the website of the Maharashtra Coastal Zone Management Authority in September 2019;

K. Vide letter bearing reference No. Tha.Ma.Pa/Mkhayaly-1/ Shavivi-29/Viyoank 1421- dated 3rd November, 2021(copy whereof is annexed hereto as **Annexure "D"**), the Assistant Director, Town Planning, TMC has given its preliminary approval for the Accommodation Reservation Scheme for the Larger Land which includes the CRZ II Land, as submitted by the Vendor through their Architects viz. Sakaar Architects under their letter dated 18th October 2021, on the terms and conditions stated therein. The copy of the above letter along with the plan enclosed thereto has been provided

by the Vendor to the Purchaser and the Purchaser has perused the same.

The Purchaser has approached the Vendor and the Transferor and expressed its desire to purchase from the Vendor and the Transferor a

ट न न - ९
दस्त क्र. ४६६० / २०२४
१२ / १२०२



[Handwritten signatures and initials]

Page 6 of 28

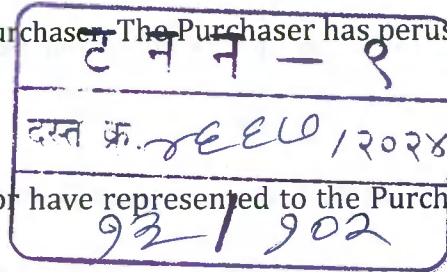
[Handwritten signatures: Anurag Chandra, Javeduddin Khan, and others]

portion of the CRZ II Land, bearing Survey No. 46 (part), 50/1(Part) (Old Survey No. 50/A Part) and 116(part) admeasuring in the aggregate, 7,281.92 sq. mtrs. and more particularly described the **Fourth Schedule** hereunder written and shown with red colour hatched lines and light green colour wash on the plan hereto annexed and marked as **Annexure "C"** (hereinafter referred to as "the said Land"). Copy of the latest 7/12 extracts of the CRZ II Land are hereto collectively annexed and marked as **Annexure "D"**^E;

M. The survey of a portion of the Entire Property located in Village Mumbra (which includes the said Land) has already been conducted by T. I. L. R. under M. R. Nos. 1873/2017 and 8837/2017 and copies of the survey plans issued by T. I. L. R have been shared by the Vendor and the Transferor with the Purchaser. The Purchaser has perused and considered the same;

N. The Vendor and the Transferor have represented to the Purchaser as under:

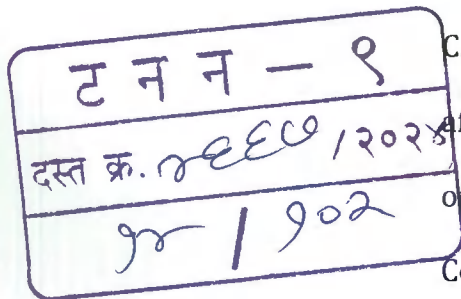
- (i) Neither the Vendor nor the Transferor have created any encumbrance or third-party rights on the said Land or any part/s thereof in favour of any person or entity by way of sale, charge, inmortgage, lien, gift, trust, lease, assignment, pledge, leave and license, tenancy, easements, occupancy or other rights or otherwise howsoever and that the Vendor and/or the Transferor have not entered into any arrangement orally or in writing with any person or party in respect of the said Land;
- (ii) The Transferor is in physical and legal possession of the said Land and the said Land is a vacant land without any structure standing thereon;



Page 7 of 28

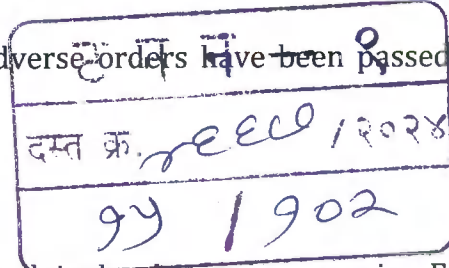
[Handwritten signatures and initials are present at the bottom of the page, including names like 'Jameel Khan', 'Chauhan', and 'Mohammed']

- (iii) No attachment order has been passed by any court, tribunal or authority in respect of the said Land or any part(s) thereof;
- (iv) All taxes, land revenue and other outgoings in respect of the said Land have been duly paid upto the date of execution hereof;
- (v) A Public Interest Litigation bearing No. 54 of 2015 ("PIL") has been filed by a local individual against the State of Maharashtra and others before the Hon'ble Bombay High Court, alleging, inter-alia, destruction of Mangroves and land fillings at Villages Mumbra, Diva and other vicinity areas. Some portions of the Larger Land (including some portions of the said Land) are forming the subject matter of the aforesaid Public Interest Litigation;
- (vi) Ms. Jagruti Tulsidas Sharma, Ms. Jayshree Tulsidas Sharma and Mr. Lokesh Tulsidas Sharma, being three of the eighteen original members of the Vendor vide their letter dated 6th November, 2020, filed a complaint before the Deputy Registrar, C. S. Thane City, alleging, inter-alia, mismanagement of the affairs of the Vendor and various other wrong doings in respect of its management and its land against the Managing Committee of the Vendor / its officers bearers and requested, inter-alia, for dissolving the Managing Committee of the Vendor and for appointment of an administrator, as detailed therein. The Deputy Registrar has passed an order dated 28th March 2022 disposing of the above complaint. The said Ms. Jagruti Tulsidas Sharma, Ms. Jayshree Tulsidas Sharma and Mr.



Handwritten signatures and initials in blue ink, including names like 'Jagru', 'Jayshree', 'Lokesh', and 'Tulsidas'.

Lokesh Tulsidas Sharma, have filed Appeal No. 022/2022 with Joint District Registrar Konkan Region -Navi Mumbai, which is pending for hearing. No adverse orders have been passed in the said appeal;



- (vii) A Public Notice was issued in local newspapers viz., Free Press Journal and Thane Vaibhav on or about 10th September, 2021 by Advocate, P. D. Panchakshari on behalf of Mr. Neeraj T. Sharma and others (without disclosing the names of those other persons) (allegedly claiming to be legal heirs of Tulsidas J. Sharma) and allegedly claiming to be original members of the Vendor and allegedly claiming to be joint co - owners of the Entire Property, whereby his client's intention to enter into registered agreements with interested person/entity/ company in respect of the Entire Property, was expressed and interested parties were requested to contact him and also asking the public to not enter into any Agreement, Sale Deed, MoU or any document with respect to the Entire Property or part thereof with Amber Apartment Makers Private Limited (the Transferor herein) and/or its erstwhile/present directors or their representatives, as detailed therein. In response to the above Public Notice, the Vendor issued a Warning-cum-Caution Notice in local newspapers viz., Free Press Journal, Sakal and Thane Vaibhav on or about 21st September, 2021 whereby, inter-alia, the Vendor warned and cautioned the Public to not enter into any agreement/

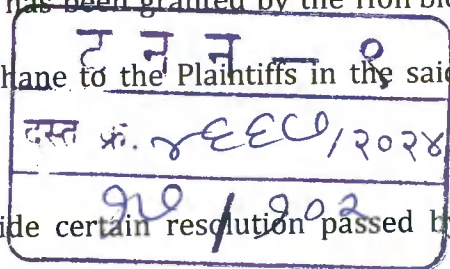
Handwritten signatures and initials at the bottom of the page, including names like 'Amber Apartment Makers Private Limited', 'P. D. Panchakshari', and others.

No. 150 of 2021
 Transferor and
 of Civil Judge (S
 DIST. THANE

[illegible]

Plaintiffs therein. The Vendor and the Transferor have filed their reply to the Application for Stay/Injunction filed by the aforesaid Plaintiffs in the said Suit. Further, after hearing the arguments, the Civil Judge (S.D.), Thane has vide his Order dated 25th January, 2022 dismissed the aforesaid Application for Stay /Injunction. The copies of the entire proceedings of the said Suit have been provided to the Purchaser and the Purchaser has perused and considered the same. The said Suit is pending before the Hon'ble Court of Civil Judge (S.D.), Thane. No injunction /interim relief has been granted by the Hon'ble Court of Civil Judge (S.D.), Thane to the Plaintiffs in the said Suit;

- (ix) Further a Petition to set aside certain resolution passed by society filed at Co-operative Court Thane vide No. Case No. CCT/119 of 2022 by Neeraj Sharma & other (members of the Society), and the case is pending for hearing;
- (x) Subject to the aforesaid litigations /proceedings, there are no litigations/ proceedings subsisting in respect of the said Land or any part/s thereof and there are no order(s) passed by any court or tribunal restricting or preventing the Vendor and the Transferor from selling and/or transferring the said Land in favour of the Purchasers as contemplated under this Deed;
- (xi) The said Land is not subject to any acquisition, requisition under Urban Land Ceiling Act or Agriculture Land Ceiling Act or under any planning Law or by local Authority.



Page 11 of 28

Handwritten signatures and initials are present at the bottom of the page, including 'Am', 'Hotion', 'S.B.K.', 'hu', 'Sharma', 'Jangpudhian Khan', 'Chauhan', 'Mohan', and others.

- O. Copies of all relevant papers of the aforesaid litigations/proceedings including but not limited to the orders passed therein as well as the above Public Notice, Warning-cum-Caution Notice and Reply, have been provided to the Purchaser and the Purchaser has perused and considered the same;
- P. TMC has granted its preliminary approval/in principal approval for development of, inter-alia, the CRZ II Land (which includes the said Land), under the Accommodation Reservation Scheme, vide a letter bearing reference No. Tha.Ma.Pa/Mkhayaly-1/ Shavivi-29/Viyoank 1421- dated 3rd November, 2021, issued by the Assistant Director, Town Planning, TMC, on the terms and conditions stated therein and Commencement Certificate vide No. S09/ 0131/23 TMC/ TDD/4429/23 dated 28.06.2023 from the Thane Municipal Corporation (copies whereof are annexed hereto as **Annexure "D"** and **Annexure "D-1"** respectively). The Purchaser has duly consulted its Architects and Engineers and is fully aware of all formalities, procedures, and obligations required to be complied with and the cost to be incurred in connection with the proposal and implementation of the aforesaid Accommodation Reservation Scheme and compliance of the aforesaid preliminary approval, including but not limited to the obligations of constructing buildable amenities/reservations and transfer of ownership and possession of the same to TMC/ concerned authorities/ bodies. The Purchaser is aware that the Purchaser alone shall be required to comply with, at its cost, risk and responsibility, all such formalities, procedures and obligations and the Vendor and/or the Purchaser shall not have any obligations or responsibilities whatsoever in this regard;

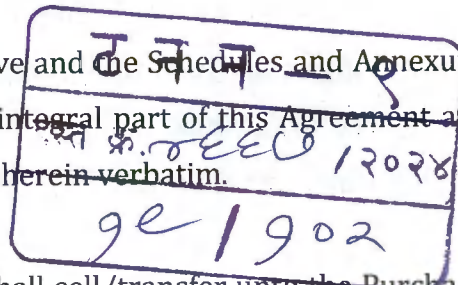
The Purchaser has also, through its Advocates, investigated the title of the Vendor and the Transferor to the said Land and the Purchaser is fully satisfied with their title. The Purchaser has through its Architects/Engineers carried out technical/architectural due diligence in respect of the said Land (including but not limited from

the point of view of area/ admeasurement, developability, Coastal Regulation Zone Regulations) and the Purchaser is fully satisfied with the technical/architectural aspects of the said Land. The Purchaser is fully aware that certain portions of the said Land are not contiguous;

- R. Pursuant to the negotiations between the Parties herein, the Vendor and the Transferor propose to sell/transfer to the Purchaser and the Purchaser proposes to acquire the said Land, on "as is where is basis" and subject to the aforesaid litigations, proceedings, disputes and all consequential, further or related proceedings, from the Vendor and the Transferor, at or for the consideration and, on the terms and conditions hereinafter appearing:

NOW THIS AGREEMENT TO SELL WITNESSETH AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO as follows:

1. The recitals contained hereinabove and the Schedules and Annexures to this Agreement shall form an integral part of this Agreement as if the same have been incorporated herein verbatim.
2. The Vendor and the Transferor shall sell/transfer unto the Purchaser and the Purchaser shall, on "as is where is basis" and subject to the above recited litigations/proceedings/ disputes and all consequential, further or related litigations/proceedings/ disputes (if any), acquire, all those pieces and parcels of lands admeasuring 7,281.92 sq. mtrs. or thereabouts comprised in Survey Nos. 46(part), 50/1(Part) (old Survey No. 50/A (part)) and 116 (Part), presently classified as CRZ II as per the prevailing Coastal Zone Regulations (as shown with red colour hatched lines and light green colour wash on the plan hereto annexed and marked as **Annexure "C"** and more particularly described in **the Second Schedule** hereunder written) (hereinafter referred to as the "**said Land**"), strictly subject to the terms and conditions contained in this Agreement and at or for the lumpsum



Page 13 of 28

Am 884

Handwritten signatures and initials in blue ink, including 'Am 884', 'Tampudlis', and others.

consideration of **Rs. 5,35,00,000/-** (Rupees **Five Crores Thirty Five Lakhs** only) [subject to deduction of applicable Tax Deductible at Source (TDS) under Section 194 IA of the Income Tax Act, 1961].

3. The aforesaid consideration of **Rs. 5,35,00,000/-** (Rupees Five Crores Thirty-Five Lakhs only) has been/ shall be paid by the Purchaser to the Transferor [subject to deduction of Tax Deductible at Source (TDS) @ 1%], in the following manner:
- a) A sum of Rs.50,00,000 /- (Rupees Fifty Lakhs only) has been paid by the Purchaser to the Transferor as the earnest money deposit, prior to the execution hereof;
- b) A further sum of Rs.2,17,50,000/- (Rupees Two Crores Seventeen Lakhs fifty Thousand only) has been paid by the Purchaser to the Transferor, on or before execution of this Agreement to Sell;
- c) The entire balance consideration of Rs.2,67,50,000 /- (Rupees Two Crores Sixty Seven Lakhs Fifty Thousand ^{only}) shall be paid by the Purchaser to the Transferor latest within 6 (Six) months from the date hereof, time being of essence, for which the Purchaser has deposited with the Transferor the following post-dated Cheques, i.e. (i) Cheque No. 890095 dated 08.09.2024 Of Rs.1,00,00,000/-; and (ii) Cheque No. 890103 dated 08.09.2024 Of Rs.1,62,15,000/-, both drawn on Indian Bank Mumbra branch - 400612, with a deduction of TDS of Rs. 5,35,000/-, for which the Purchaser shall produce challan evidencing payment of the same to the concerned authorities, within 5(Five) days of execution of the Deed of Conveyance.. Simultaneously against receipt of payment of such balance consideration, (a) the Vendor and the Transferor shall execute and register a Deed of Conveyance in respect of the said Land; and (b) the Transferor shall handover to the Purchaser, the vacant and peaceful possession of the said Land.

4. It is hereby recorded that the Purchaser has paid to the Transferor (i) the aforesaid earnest money referred at sub-clause (a) of Clause 3

5. Subject to the Purchaser having duly made the balance payment referred at sub- clause (c) of Clause 3 above, the proposed sale/transfer of the said Land [as referred in sub-clause (c) of Clause 3 above], shall be completed by the Parties herein latest within 6 months from the date of the execution hereof, time being of essence, in the following manner:

- your of the Purchaser in respect of
t to be mutually settled by the Pa
- दस्ता क्र. ४६६० १२०४४
- ०९ / १०२
- feror shall duly execute and regis



- c) The Vendor and the Purchaser shall duly sign the requisite transfer forms to be submitted to the Collector and the TMC, in respect of the said Land;
- d) The Vendor and the Transferor shall hand over to the Purchaser the vacant and peaceful possession of the said Land; and
- e) Simultaneously with what is stated in items (a) to (d) above, the Purchaser shall make payment of the balance consideration referred at sub-clause (c) of Clause 3 above, to the Vendor, through Real Time Gross Settlement (RTGS).

6. After purchase of the said Land, the Purchaser shall ensure that the Vendor, the Transferor and owners/occupants/visitors/guests etc. of the remaining areas of the Larger Land shall have sufficient, clear, unhindered and free (non-exclusive) right of way/access out of the said Land, ^{through 12 mbs wide Road as shown on the plan hereto annexed in red hatched lines.} on perpetual basis without being required to pay any costs, fees or charges, for accessing the Municipal/D.P Roads. The proposed Deed/s of Conveyance in respect of the said Land shall contain necessary provisions for grant of the right of way in favour of the Vendor and the Transferor.

ट न न - ९
दस्त क्र. २६६०/२०२४
२२/१०२



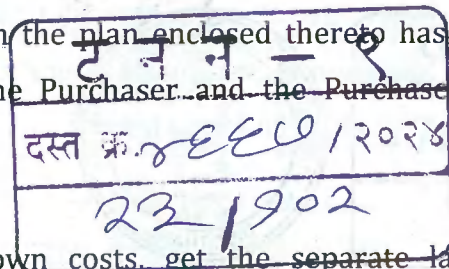
The Purchaser hereby confirms that it has duly consulted its Architects and Engineers for the Vendor and Transferor's proposal of A. R. Scheme and is fully aware of all formalities, procedures, timelines and obligations required to be complied with pertaining to such scheme, including but not limited to the requirement of constructing buildable amenities/reservations and transfer of the ownership and possession of the same to T.M.C/concerned authorities/bodies. Upon purchase of the said Land, the Purchaser alone shall at its own costs, risks and responsibilities, be required to duly comply with all the

Am
Sak
H. Chait
C. Chait
J. Chait
M. Chait
N. Chait
O. Chait
P. Chait
Q. Chait
R. Chait
S. Chait
T. Chait
U. Chait
V. Chait
W. Chait
X. Chait
Y. Chait
Z. Chait

formalities, procedures, obligations as may be stipulated by T.M.C. in respect of or in relation to the said Land.

8. Vide a letter bearing Ref. No. Tha.Ma.Pa/Shavivi/Viyoank - 1263 dated 5th January 2016, (copy whereof is annexed hereto as **Annexure "A"**), the Assistant Town Planning Officer, Thane Municipal Corporation has confirmed that the Commissioner, Thane Municipal Corporation has granted its in principal approval to the layout of the Larger Land (as described therein) which includes the CRZ II Land, submitted by the Transferor through their Architects viz. Sakaar Architects under its letter dated 8th September 2015, on the terms and conditions stated therein. Further the said in principal approval has been amended vide Sanction of Development cum Commencement Certificate bearing No. S09/0059/15 /TMC/TDD/3975/22 dated 17th February, 2022 (copy whereof is annexed hereto as **Annexure "B"**) granted by the Assistant Director of Town Planning, Thane Municipal Corporation whereby the approval for Relocation of Slaughter House Reservation, amalgamation of Survey No. 52/1 and Sub Division of Sub Plot A1/A, A1/B, A2/A A2/B, A2/C, B, B1, C, H1 and H2 in respect of a larger land (as described therein), which includes the CRZ II Land, has been granted on the terms and conditions stated therein. A copy of the above letter along with the plan enclosed thereto and the copy of the aforesaid Certificate along with the plan enclosed thereto has been provided by the Vendor to the Purchaser and the Purchaser perused the same;

9. The Purchaser shall, at its own costs, get the separate lay-out sanctioned in respect of the said Land under the separate Vikas Prastav-numbered for the said Land in its own name. Simultaneously with the execution of this Agreement, the Vendor and the Transferor have executed in favour of the Purchaser, a Specific Limited Power of Attorney (for applying and obtaining at the sole cost, risk and responsibility of the Purchaser, necessary development/building



Page 17 of 28

[Handwritten signatures and initials are present at the bottom of the page, including 'James Gilder Khan' and others.]

be entitled to claim any right, title or interest on the said Land till the aforesaid lumpsum consideration is duly paid by the Purchaser to the Transferor in terms hereof.

Transferor in terms hereof.

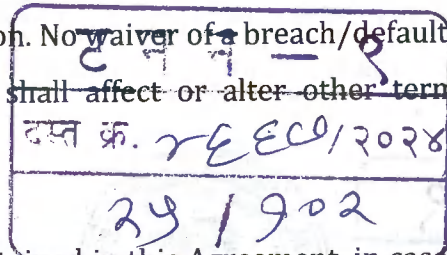
Am
H
H
Page 18 of 28
Hafiz Khan
Am
Tajuddin Khan.
Moh

and paid by the Purchaser. The layout related payments and expenses shall be borne and paid by the Parties herein in terms of Clause 9 above.

12. If any term, covenant, condition or provision of this Agreement is rendered invalid or unenforceable, the remaining provisions of this Agreement thereby shall not be affected and such remaining terms, covenants, conditions and provisions shall remain valid, subsisting and binding on the parties hereto and liable to be performed to the extent permitted by law. Notwithstanding the forgoing, the parties hereto shall thereupon negotiate in good faith in order to agree on mutually satisfactory term, covenant, condition or provision to be substituted for the term, covenant, condition or provision so found to be invalid or unenforceable.

13. Failure or delay by any of the parties hereto to insist upon the strict performance of any term or provision of this Agreement or to exercise any right available to a party upon breach or default, shall not constitute a waiver of such breach or default or any subsequent breach of such term or provision. No ~~waiver of a breach/default of any particular term or condition shall affect or alter other terms and~~ conditions of this Agreement.

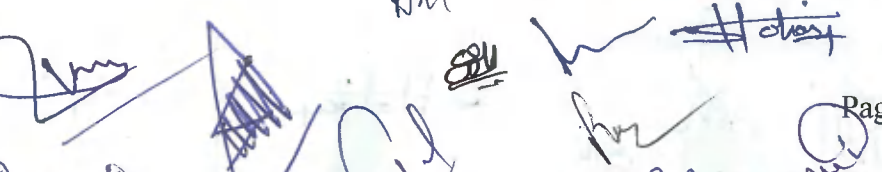
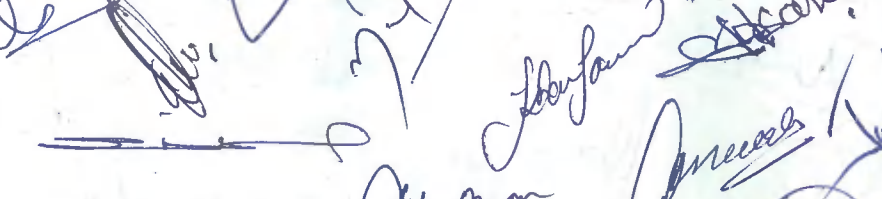
14. Notwithstanding anything contained in this Agreement, in case of any delay in payment of the balance consideration of Rs.2,67,50,000 /- (Rupees Two Crores Sixty-Seven Lakhs Fifty Thousand) or part thereof in terms of Clause 3 above, ^{any of} and ^{are} the cheque for the said amount deposited with the Transferor simultaneously against the execution hereof, is/returned unpaid by the Transferor's bank for any reason whatsoever, then the Purchaser shall be liable to pay interest on the said balance consideration amount at the rate of 18% (eighteen percent) per annum from the due date thereof till the date of full payment of the balance consideration amount, with interest. The above shall be without prejudice to other rights and remedies



Handwritten signatures and initials in blue ink. Some legible names include 'Tanjisuddig Khan', 'Aliyom', and 'Mohun'. There are also various initials and scribbles.

15. Copies of all relevant papers of the litigations/ proceedings/ disputes referred in the recitals including the orders passed therein as well as the as well as the above recited Public Notice of Advocate, Mr. P. D. Panchakshari, Warning-cum-Caution Notice of the Vendor and the Reply of Messrs. Purekar & Associates, Advocates, have been provided to the Purchaser and the Purchaser has perused and considered the same. The Purchaser has through its Advocates carried out a detailed investigation of the title of the Vendor and the Transferor to the said Land and the Purchaser is fully satisfied with their title. The Purchaser has carried out the survey and measurement of the said Land and is satisfied with the area of the said Land. The Purchaser has through its Architects/ Engineers carried out a detailed technical/ architectural due diligence in respect of the said Land (including but not limited from the point of view of the Coastal Regulation Zone Regulation, area/ admeasurement, developability, permitted user, zone, etc.) and the Purchaser is fully satisfied with the technical/architectural aspects of the said Land.

In case any ~~failure of~~ negligence on the part of either party to comply with its/their obligations hereunder including but not limited to completing the transaction in term of this Agreement, the affected party/parties shall have the option to claim specific performance of this Agreement. ~~The Purchaser fully agrees and understands that the Vendor and the Transferor have not given and cannot give any assurance about the contingent events mentioned in sub clause (a) and/or sub clause (b) and/or sub clause (c) of Clause = above }~~

consideration of Rs.2,67,50,000 /- (Rupees Two Crores Sixty-Seven
 Am

 Page 20 of 28


18. The ~~Purchaser~~^{Transferor} shall bear and pay the stamp duty, registration charges and incidental expenses in respect of this Agreement and the Deed of Conveyance, the specific limited Powers of Attorney and other incidental documents/papers to be executed in favour of the Purchaser pursuant to this Agreement. The Parties herein shall bear and pay their respective Advocates & Solicitor's costs and fees.

The decision of the Arbitrator shall
herein. Subject to the above,
have the jurisdiction.

20 1902

(Schedules and Annexures) const



an prior agreements, understanding, arrangement and commitments,

Page 21 of 28

whether written or oral, arrived at between the parties with respect to the subject matter hereof/the said Land.

21. This Agreement shall not be amended or modified or altered in any manner except by way of instrument in writing signed and executed by the Parties hereto.

22. The Income Tax PAN numbers of the Parties are as under:

- (i) The Vendor:
Narottam Nagar Co-Operative Housing
Society Limited : AAJAN0185H
- (ii) The Transferor:-
Amber Apartment Makers Private Limited: AAACA4865A
- (iii) The Purchaser:-
Messrs. Yes Realty - AACFY7669R

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

All those pieces and parcels of the land bearing Survey No. 35 /1, 35 / 2, 37 / 1/B, 39 / 1, 39 / 2, 39 /3/ A,39/3/ B, 40/A1 part, 40/2, 41 to 49, 50/1, 50/2, 51/1, 53/1 part, 54 part, 59, 60, 61, 63 part, 64/2, 65, 66/2, 67/1, 68/1part, 115, 116, 117/A/1,117/B,118/A/1,118/B/1Part,119/A,120/A/1,121 to 125 situate at Village Mumbra and Survey No. 55(part), 56 (part), 57, 58 (part) to 68 (part), 69 (part) to 77 at Village Sonkhar, Taluka and District Thane, Maharashtra.

THE SECOND SCHEDULE ABOVE REFERRED TO
(Description of the Larger Land)

All those pieces and parcels of the land admeasuring in aggregate 1,13,822.96 sq. mtrs or thereabouts comprised in Survey Nos. 46, 47, 48, 49, 50/A, 51A/1, 67/1, 115/1, 116, 117A/1, 118A/1, 119A, 120A/1, 121 and 122 at village Mumbra, Taluka and District Thane (out of which the proposal made to the Thane Municipal Corporation for its in principal Approval for the Accommodation Reservation Scheme referred above, is for 1,01,523.74 sq.

mtrs) as shown in black and part red colour boundary line on the plan hereto annexed and marked as **Annexure "C"**.

THE THIRD SCHEDULE ABOVE REFERRED TO
(Description of the CRZ II Land)

All those pieces and parcels of the land admeasuring approximately 36,884.04 sq. mtrs. or thereabouts comprised in Survey Nos.46(part), 47(part), 49(Part), 50/1(Part) (old Survey no. 50/A (part)), 116(Part), 120/A/1(Part), 121(part) and 122(Part) of Village Mumbra, Taluka Thane and District Thane within Thane Municipal Corporation limit, (which forms a part of the Larger Land more particularly described in the Second Schedule hereinabove written).

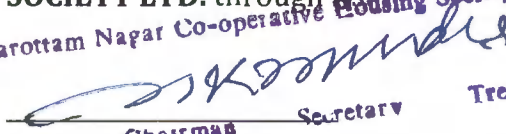
THE FOURTH SCHEDULE ABOVE REFERRED TO
(Description of the said Land)

All those pieces and parcels of the land admeasuring approximately 7,281.92 sq. mtrs. or thereabouts comprised in Survey Nos.46 (Part) area admeasuring 896.00 sq. Mtrs., 50/ 1(Part) area admeasuring 4,827.34 sq. mtrs. and 116(Part) area adineasuring 1,558.58 sq. Mtrs. of Village Mumbra, Taluka Thane and District Thane within Thane Municipal Corporation limit and shown with red colour hatched lines and light green colour wash on the plan hereto annexed as Annexure "C", (which forms a part of the CRZ II Land more particularly described in the Third Schedule hereinabove written).

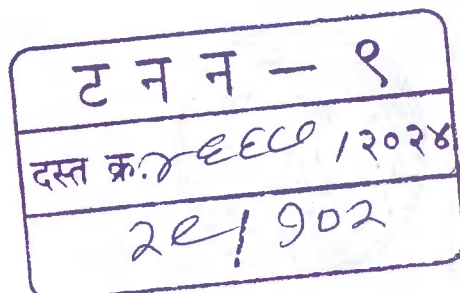
IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands ~~and~~ the day and year first hereinabove written.

SIGNED AND DELIVERED by the)
Within named Vendor)

NAROTTAM NAGARCO-OPERATIVE HOUSING)
SOCIETY LTD. through its)

Narottam Nagar Co-operative Housing Society Ltd.

Chairman Secretary Treasurer

(1) Chairman Mr. Narendra Kanhaiyalal Mundra)



Narottam Nagar Co-operative Housing Society Ltd.

S. Kadam

(2) Secretary / Managing Committee Member

Mr. Sunil S. Kadam

Authorised under the resolution passed by its

Managing Committee on 29.09.2023 20

in the presence of

1.

2. [Signature]



SIGNED AND DELIVERED by the Withinnamed

Transferor,

AMBER APARTMENT MAKERS PRIVATE

LIMITED through its

Amber Apartment Makers Pvt. Ltd.

[Signature] Director

(1) Director, Mr. ARUN M. MITTAL, and

Amber Apartment Makers Pvt. Ltd.

[Signature] Director

(2) Director, Mr. RAMESH VALECHA

Duly authorised under its resolution passed by

its Board of Directors on 28/12/2023

in the presence of

1. [Signature]

2. [Signature]



ट न न - ९
दस्त क्र. १९९९/२०२४
३०/१०२



SIGNED AND DELIVERED by the
Within named Purchaser
M/s. YES REALTY
through its Authorized Partners
authorised under its Authority Letter
dated _____

(i) MR. EHTESHAM FEROZ KHAN

(ii) MR. FARHAN MOHAMMED MUSLIM SHAIKH)

(iii) MR. SHAMEEM ABDUL GANI KHAN)

(iv) MR. SAMEER SHAMEEM KHAN

v) MR. MOHAMMED HASAN MOHAMMED YAQOOB KHAN

vi) Mr. MUGEES AHMED ABDUS SALAM KHAN

vii) MR. SALIM ABDUL MAJID DHOLE



ट न न - ९
दस्त क्र. ४६६६ / २०२४
३१ / १००२





viii) MR. UMAR SHASHAD USAMNI





ix) MR. QAMAR ALAM MOHD UMAR SIDDIQUI





x) MR. MOHAMMED IRFAN NASEEM KHAN





xi) MR. IQBAL ISMAIL MUKRI

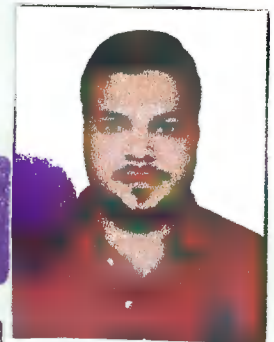




xii) MR. JAMALUDDIN RIYAZUDDIN KHAN



xiii) MR. MOHAMMED ASLAM RUABALI KHAN





xiv) MR. MOHD AZAM RUAB ALI KHAN



in the presence of

1. 

2. 

ट न न - ९
दस्त क्र. ४६६० १२०२४
३२ / १०२



RECEIPT

RECEIVED of and from the within-named Purchaser, the sum of
**Rs.2,67,50,000/- (Rupees Two Crores Sixty Seven Lakhs Fifty Thousand
Only)** being the earnest money deposit payable by the Purchaser to us as
within mentioned as under,

Rs.2,67,50,000/-

We say received

**For Amber Apartment Makers Pvt. Ltd.,
Amber Apartment Makers Pvt. Ltd.**

**(1) Mr. ARUN M. MITTAL Director
(Director)**

**Amber Apartment Makers Pvt. Ltd.
(2) Mr. RAMESH VALECHA Director
(Director)**

Witness:

1. 
2. 

ट न न - ९
दस्त क्र. ४६६० १२०२४
३३/१०२



NAROTTAM NAGAR CO-OPERATIVE
HOUSING SOCIETY LIMITED... the Vendor

And

AMBER APARTMENT MAKERS
PRIVATE LIMITED ...the Transferor

And

MESSERS YES REALTY....Purchaser

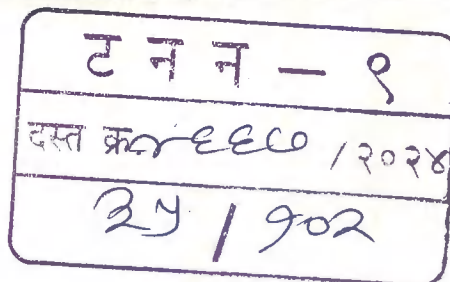
AGREEMENT TO SELL

Dated this 07 day of MARCH 2024

ट न न - ९
दस्त क्र. ६६०० / २०२४
३४ / १०२



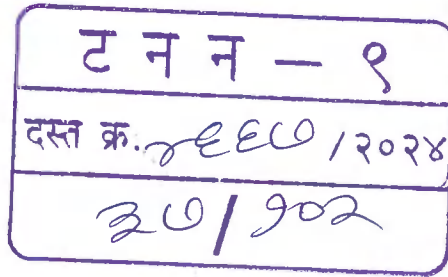
<u>Name of Partners</u>	<u>P&L ratio (%)</u>
Group – A	
1) Mr. Ehtesham Firoz Khan (fifteen & decimal six zero percent)	15.60%
2) Mr. Farhan Mohammed Muslim Shaikh (four & decimal eight zero percent)	04.80%
3) Mr. Shameem Abdul Gani Khan (twenty percent)	20.00%
4) Mr. Sameer Shameem Khan (eight & decimal eight zero percent)	08.80%
5) Mr. Mohammed Hasan Mohammed Yaqoob Khan (six & decimal eight zero percent)	06.80%
6) Mr. Mugees Ahmed Abdus Salam Khan (four percent)	04.00%
Group – B	
7) Mr. Salim Abdul Majid Dhole (eight & decimal eight zero percent)	08.80%
8) Mr. Umar Shamsbad Usmani (six & decimal four zero percent)	06.40%
9) Mr. Qamar Alam Mohd Umar Siddiqui (six & decimal four zero percent)	06.40%
10) Mr. Mohammed Irfan Naseem Khan (six & decimal four zero percent)	06.40%
11) Mr. Iqbal Ismail Mukri (four percent)	04.00%
12) Mr. Jamaluddin Riyazuddin Khan (four percent)	04.00%
13) Mr. Mohammed Aslam Ruab Ali Khan (two percent)	02.00%
14) Mr. Mohd Azam Ruab Ali Khan (two percent)	02.00%
Grand Total	100.00%



"RESOLVED FURTHER THAT (1) Mr. Narendra Kanhaiyalal Mundra, Chairman and (2) Mr. Sunil Kadam as Secretary are jointly authorised to appear before the concerned Registrar/ Sub-Registrar/ Jt. Sub Registrar of Assurances or other registering authority and to lodge and admit the execution of the aforesaid Agreement to Sell and Power of Attorney and other incidental documents/ writings/ papers as may be required to be registered and to cause the same to be duly registered and to do all other acts, deeds, things and matters that may be necessary for valid and effective registration thereof."

Thane

Certified true copy



AMBER APARTMENT MAKERS PRIVATE LIMITED

MITTAL TOWER, 16TH FLOOR, 'B' WING, 210, NARIMAN POINT, MUMBAI - 400 021. INDIA
Tel.: +91-22-4060 7777 / 2285 2247 • Fax: +91-22-2204 6186 • Email: sales@mittal.com • Website: www.mittal.com

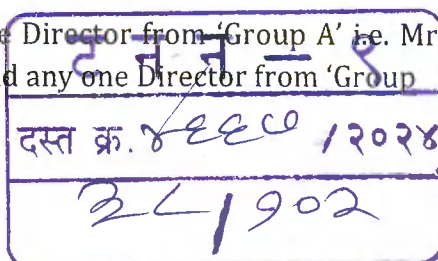
MINUTES OF THE THIRD MEETING OF THE BOARD OF DIRECTORS OF AMBER APARTMENT MAKERS PRIVATE LIMITED FOR THE F.Y. 2023-2024 HELD AT THE REGISTERED OFFICE OF THE COMPANY AT 161/B, MITTAL TOWER 210, NARIMAN POINT, MUMBAI - 400021 ON THURSDAY, 28TH DECEMBER, 2023 AT 2.30 P.M.

6. TO DISCUSS AND FINALIZE THE DRAFT RELATING TO EXECUTION OF THE AGREEMENT FOR SALE FOR THE LAND UNDER DIFFERENT RESERVATION AND CRZ II, THE PROPOSAL ALREADY APPROVED UNDER ACCOMMODATION RESERVATION POLICY FROM TMC.:

The Chairman informed the Board that the Documentation of Conveyance Deed, pursuant to Agreement for Sale registered at Serial No. 15816/2021 dated 02.11.2021, and the conveyance deed dated 17.10.2023 registered at Serial No. 18781 dated 17.10.2023 is executed and registered for the land under several different Reservations, in favour of M/s Yes Realty. Subsequently the purchaser M/s Yes Realty has approached for purchase of adjoining the Land under CRZ II and submitted the offer of a Lump sum consideration price of Rs 18.85 crores. For the said property, After the Board discussed the aforesaid matter the following resolution was passed unanimously.

"RESOLVED THAT, the Company do enter into an Agreement to Sell, and/or Conveyance Deed with POA, under which Narottam Nagar Co-operative Housing Society Limited (the Owner/ the Society) and the Company would sell/ transfer to YES REALTY, of the lands admeasuring approximately 36,884.04 sq. mtrs or thereabouts bearing Survey Nos. 46(part, 47(part), 49(Part), 50/1 (part) old number 50/A part, 116(Part), 120/A/1(Part) 121 (part) and 122(Part) of Village MUMBRA Taluka and District Thane, Maharashtra (hereinafter referred to as "the said Property") for a Lump sum consideration price of Rs.18,85,00,000/- (Rupees Eighteen Crores Eighty Five Lakhs Only) For the said property payable by YES REALTY to the Company as per the draft."

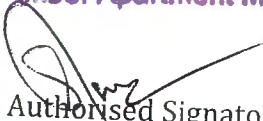
"RESOLVED FURTHER THAT, any one Director from 'Group A' i.e. Mr Arun Mittal and Mr. Ananya Mittal and any one Director from 'Group

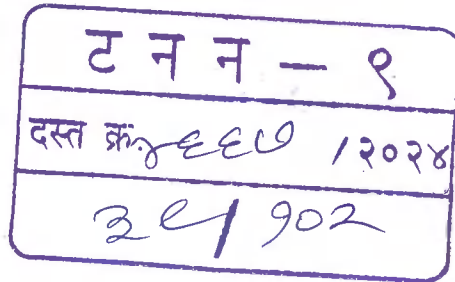


B' Mr. Viren Raheja, Mr. Akshay Raheja, Mr. Ramesh M. Valecha and Mr. Rajkumar Thadani, be and are hereby jointly authorized with the necessary authority/powers to finalize the terms and conditions for sell and transfer of the said Property and to draft and execute the Agreement To Sell, and other incidental writings for and on behalf of the Company, and **Further Resolved and Authorised** to take all necessary steps and do such acts, deeds, matters and things and execute necessary letters, applications, forms, communications, notices, affidavits, declarations, indemnities, representations, proposals, etc. as may be necessary and required for full and effective implementation of the aforesaid Agreement To Sell, and incidental writings, including to appear before the concerned Registrar/ Sub-Registrar/ Jt. Sub Registrar of Assurances or other registering authority and to present, lodge and admit the execution of the aforesaid documents, as may be required to be registered and to cause the same to be duly registered and to do all other acts, deeds, things and matters that may be necessary for valid and effective registration thereof."

Certified Copy

Amber Apartment Makers Pvt. Ltd.


Authorised Signatory



गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९]

गाव :- मुंब्रा (९४३८९८)

तालुका :- ठाणे

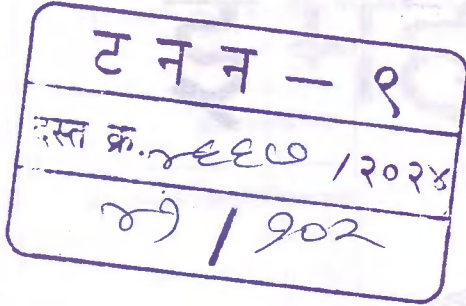
जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग

४६

			पिकाखालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हंगाम	खाते क्रमांक	पिकाचा प्रकार	पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					हे.आर.चौ.मी	हे.आर.चौ.मी			हे.आर.चौ.मी	
२०२१-२२	संपूर्ण वर्ष	५१३						चालू पड	०.९७७०	

टीप : ** सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे



गाव :-

ALPIN : 2476275

पद्धती

एकक व आकार

एकक हे.आर.चौ.

योग्य क्षेत्र

क्षेत्र

क्षेत्र

क्षेत्र

क्षेत्र

क्षेत्र

क्षेत्र

क्षेत्र

क्षेत्र

क्षेत्र

क्षेत्र

क्षेत्र

क्षेत्र

क्षेत्र

क्षेत्र

क्षेत्र

क्षेत्र

क्षेत्र

क्षेत्र

क्षेत्र

क्षेत्र

क्षेत्र

क्षेत्र

क्षेत्र

क्षेत्र

क्षेत्र

क्षेत्र

क्षेत्र

क्षेत्र

क्षेत्र

क्षेत्र

क्षेत्र



[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवद्दा (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३, ५, ६ आणि ७]

जिल्हा :- ठाणे

40/9

24762753719

शेताचे स्थानीक नाव :

22 902



पृष्ठ क्र. १/२

७/२२ डाउनलोड दि. : १३/०९/२०२३ : १८.४०७ PM. वैधता प्रमाणिकासाठी <https://digitalsethara.maharashtra.gov.in/setslr/> या संकेत स्थळावर जाईल. 2109100001131220 ही प्रमाणिका वापरावा.



गाव नमुना बारा (पिकांची नोंदवही)										
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९]										
गाव :- मुंब्रा (१४३८९८)			तालुका :- ठाणे					जिल्हा :- ठाणे		
भुमापन क्रमांक व उपविभाग			५०/१							
			पिकाखालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हंगाम	खाते क्रमांक	पिकाचा प्रकार	पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
२०२१	संपूर्ण वर्ष	५१३						चालू पड	०.७८७०	

टीप : ** सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

ट न न - ९
दस्त क्र. ४६६० / २०२४
४३ / १०२



गाव :-

LPN : 3008316

पदावली

एकक व आकार

एकक हे.आर.च

लागवड योग्य क्षेत्र

वर्ष

वर्ष

०.९६.६०

क्षेत्र

०.९६.६०

दखराब क्षेत्र

लागवड अयोग्य

(अ) ०.९४.२०

(ब) -

क्षेत्र

०.९४.२०

क्षेत्र

१.१०.८

(क)

कारणी ३.६२

किंवा विशेष

कारणी

फेरफार क्र : (८)





महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- मुंबा (१४३८९८)

तालुका :- ठाणे

जिल्हा :- ठाणे



30083161838

PN : 30083161838

भुमापन क्रमांक व उपविभाग ११६

पद्धती भोगवटादार वर्ग -१

शेताचे स्थानीक नाव :

एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
एक हे.आर.चौ.मी	१४३	[नरोत्तम नगर को.ऑ. हौसींग सोसायटी लि.]	०.९६.६०	३.६२	०.१४.२०	(१०७२)	कुळाचे नाव व खंड
योग्य क्षेत्र		चे.चे.अरमन				(१०७२)	इतर अधिकार
		[सुंदरदास मोरारजी सुतारीया]					इतर
		सामाईक क्षेत्र-----	०.००.००	०			मे.येस रिअल्टी तर्फे भागीदार एतेशाम फिरोज
०.९६.६०	५१३	नरोत्तम नगर को.ऑ. हौ. सो.लि.	०.९६.६०	३.६२	०.१४.२०	(१०७२)	खान, फरहान मोहम्मद मुस्लिम शेख, शमीम अब्दुल
							गनी खान, समीर शमीम खान, मोहम्मद हसन
							मोहम्मद याकुब खान, मुगीस अहमद अब्दुस
							सलाम खान, सलीम अब्दुल मजीद ढोले, उमर
							शमशाद उस्मानी, कमर आलम मोहम्मद उमर
							सिद्धिकी, मोहम्मद इरफान नसीम खान, इकबाल
							इस्माईल मुक्ती, जमालुद्दीन रियाझुद्दीन
							खान, मोहम्मद अस्लम रुअब अली खान, मोहम्मद
							आझम रुअब अली खान यांचा रक्कम
							रु.२३,०१,५१,०००/- चा करारनामा क्षेत्र-
							१००७.०५ (१०८५)
							प्रलंबित फेरफार : नाही.
							शेवटचा फेरफार क्रमांक : १०८५ व दिनांक :
							२१/०१/२०२२
							सीमा आणि भुमापन चिन्हे :

ट न न - ९
दस्त क्र. ४६६० / २०२४
२२/१०/२०२२



फेरफार क्र : (८१) (४२५) (६३९) (८६५) (८९७) (१०७८)



हा गाव नमुना क्रमांक ७ दिनांक २१/०१/२०२२ १०:००:३० AM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अभिलेखावर नस
कोणत्याही सही शिक्क्याची आवश्यकता नाही.
७/१२ डाउनलोड दि. : २७/१०/२०२३ : १७:४९:२६ PM. वैधता पडताळणीसाठी <https://digitalsabara.mahathum.gov.in/csr/> या संकेत स्थळावर जाऊन 2109100001131129 हा क्रमांक
वापरावा.

पृष्ठ क्र. १/२

Digitalsabara

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९]

गाव :- मुंब्रा (१४३८९८)

तालुका :- ठाणे

जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग ११६

पिकाखालील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्षे	हंगाम	खाते क्रमांक	पिकाचा प्रकार	पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					हे.आर.चौ.मी	हे.आर.चौ.मी			हे.आर.चौ.मी	
२०२१-२२	संपूर्ण वर्ष	५१३						चालू पड	०.९६६०	

टीप : ** सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

ट न न - ९
दस्त क्र. ४६७ / २०२४
२५ / १०२



१ - ११५
२५/१०/२४
२५/१०/२४