

536/4659

पावती

Original/Duplicate

Thursday, March 07, 2024

नोंदणी क्र.: 39म

5:50 PM

Regn.: 39M

पावती क्र.: 5032 दिनांक: 07/03/2024

सावाचे नाव: मुंबा

दस्तावेजाचा अनुक्रमांक: टनन9-4659-2024

दस्तावेजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: भे. एस रिजल्टी चे भागीदार एहतेशाम फिरोज खान .

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2000.00

पृष्ठांची संख्या: 100

एकूण:

रु. 32000.00

आपणास मूल दस्त ,थंबनेस प्रिंट,मूची-२ अंदाजे

6:09 PM ह्या वेळेस मिलेल.

Sd/- Registrar Thane 9

वाजार मूल्य: रु.144420000 /-

मोबदला रु.135000000/-

भरलेले मुद्रांक शुल्क : रु. 10109500/-

सह दृश्यम निर्बंधक वर्ग २ छाने क. ९

1) देवकाचा प्रकार: DHC रकम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0324076918634 दिनांक: 07/03/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH016899490202324E दिनांक: 07/03/2024

बँकेचे नाव व पत्ता:

मुळ दस्त रचलेल करार
धनदात्यास मिळाले.

मुळ दस्त रचलेल करार
धनदात्यास मिळाले.

356 4659

इतर पावती

Original/Duplicate

Tuesday, 12 March 2024 2:55 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 5272 दिनांक: 12/03/2024

गावाचे नाव: -मुंजा

दस्तऐवजाचा अनुक्रमांक: टनन9-4659-2024

दस्तऐवजाचा प्रकार: करारनामा

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

दस्त हाताळणी फी

रु. 160.00

पृष्ठांची संख्या: 8

एकूण:

रु. 160.00

Sub Registrar Thane 9

1); देयकाचा प्रकार: DHC रकम: रु.160/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0324116919232 दिनांक: 12/03/2024

बँकेचे नाव व पत्ता:

यह दस्तावेज निवेद्यक वर्ग २ ठाणे क. ९

3/12/2024



12/03/2024

सूची क्र.2

दुय्यम निबंधक : दु.नि. ठाणे 9

दस्त क्रमांक : 4659/2024

नोदणी :

Regn 63m

भाषाचे नाव : मुंब्रा

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	135000000
(3) बाजारभाव(घाटेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	144420000
(4) मू.मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन : इतर माहिती: मौजे मुंब्रा,ता.जि. ठाणे येथील सर्व्हे नं. 47(पार्ट),खेच 9858.23 चौ.मी.,सर्व्हे नं. 49(पार्ट),खेच 12215.27 चौ.मी.,सर्व्हे नं. 120/ए/1(पार्ट),खेच 1857.77 चौ.मी.,सर्व्हे नं. 121(पार्ट),खेच 4321.76 चौ.मी.,सर्व्हे नं. 122(पार्ट),खेच 1349.03 चौ.मी.,एकूण खेच 29602.06 चौ.मी.,सदरची मिळकत ही मंजूर विकास योजनांनुसार आरक्षित आहे. (Survey Number : 47 (पार्ट), 49(पार्ट),120/ए/1(पार्ट), 121(पार्ट), 122(पार्ट) ;)
(5) क्षेत्रफळ	1) 29602.06 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 कन्हैयालाळ मुंड्रा . बय:-61; पत्ता:-, , , तळ मजला, गणेश दर्शन बिल्डिंग, गीता सोसायटी जवळ, जुना आझा 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 . बय:-51; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: तळ मजला, गणेश दर्शन बिल्डिंग, गीता सोसायटी जवळ, जुना आझा 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. इंदीरिया . बय:-54; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: 16 वा मजला, बी बिंग, मित्तल टॉवर, 161, नरीमन पॉइंट, मुंबई, ब्लॉक नं. , रोड नं. , महाराष्ट्र, मुंबई. पिन कोड:-400021 पॅन नं:-AAACA4865A 4): नाव:-अंबर अपार्टमेंट मेकर्स प्रायव्हेट लिमिटेड तर्फे डायरेक्टर रमेश बालेबा चे कु. सु. संजय डी. दोशी बय:-62; पत्ता:-, , , 16 वा मजला, बी बिंग, मित्तल टॉवर, 161, नरीमन पॉइंट, मुंबई, , , , नरीमन पॉइंट, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400021 पॅन नं:-AAACA4865A
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मे. येस रिजल्टी चे भागीदार एहतेशाम फिरोज खान . बय:-51; पत्ता:-, , , सर्व्हे नं. 55, सेंट्रल एम्पायर, सेंट्रल हाईटस समोर, कौसा, मुंब्रा, ठाणे, , , , काऊसा, MAHARASHTRA, THANE, Non-Government. पिन कोड:-400612 पॅन नं:-AACFY7669R 2): नाव:-मे. येस रिजल्टी चे भागीदार करहान मोहम्मद मुस्लिम शेख . बय:-29; पत्ता:-, , , सर्व्हे नं. 55, सेंट्रल एम्पायर, सेंट्रल हाईटस समोर, कौसा, मुंब्रा, ठाणे, , , , काऊसा, MAHARASHTRA, THANE, Non-Government. पिन कोड:-400612 पॅन नं:-AACFY7669R 3): नाव:-मे. येस रिजल्टी चे भागीदार शमीम अब्दुल गनी खान . बय:-51; पत्ता:-, , , सर्व्हे नं. 55, सेंट्रल एम्पायर, सेंट्रल हाईटस समोर, कौसा, मुंब्रा, ठाणे, , , , काऊसा, MAHARASHTRA, THANE, Non-Government. पिन कोड:-400612 पॅन नं:-AACFY7669R 4): नाव:-मे. येस रिजल्टी चे भागीदार समीर शमीम खान . बय:-26; पत्ता:-, , , सर्व्हे नं. 55, सेंट्रल एम्पायर, सेंट्रल हाईटस समोर, कौसा, मुंब्रा, ठाणे, , , , काऊसा, MAHARASHTRA, THANE, Non-Government. पिन कोड:-400612 पॅन नं:-AACFY7669R 5): नाव:-मे. येस रिजल्टी चे भागीदार मोहम्मद हसन मोहम्मद याकूब खान . बय:-68; पत्ता:-, , , सर्व्हे नं. 55, सेंट्रल एम्पायर, सेंट्रल हाईटस समोर, कौसा, मुंब्रा, ठाणे, , , , काऊसा, MAHARASHTRA, THANE, Non-Government. पिन कोड:-400612 पॅन नं:-AACFY7669R 6): नाव:-मे. येस रिजल्टी चे भागीदार सुनील अहमद अब्दुस सलाम खान . बय:-29; पत्ता:-, , , सर्व्हे नं. 55, सेंट्रल एम्पायर, सेंट्रल हाईटस समोर, कौसा, मुंब्रा, ठाणे, , , , MAHARASHTRA, THANE, Non-Government. पिन कोड:-400612 पॅन नं:-AACFY7669R 7): नाव:-मे. येस रिजल्टी चे भागीदार सलाम अब्दुल मजिद डोले . बय:-54; पत्ता:-, , , सर्व्हे नं. 55, सेंट्रल एम्पायर, सेंट्रल हाईटस समोर, कौसा, मुंब्रा, ठाणे, , , , काऊसा, MAHARASHTRA, THANE, Non-Government. पिन कोड:-400612 पॅन नं:-AACFY7669R 8): नाव:-मे. येस रिजल्टी चे भागीदार उमर शमसाद उस्मानी . बय:-36; पत्ता:-, , , सर्व्हे नं. 55, सेंट्रल एम्पायर, सेंट्रल हाईटस समोर, कौसा, मुंब्रा, ठाणे, , , , काऊसा, MAHARASHTRA, THANE, Non-Government. पिन कोड:-400612 पॅन नं:-AACFY7669R 9): नाव:-मे. येस रिजल्टी चे भागीदार कजर आलम मोह. उमर सिद्दिकी . बय:-47; पत्ता:-, , , सर्व्हे नं. 55, सेंट्रल एम्पायर, सेंट्रल हाईटस समोर, कौसा, मुंब्रा, ठाणे, , , , काऊसा, MAHARASHTRA, THANE, Non-Government. पिन कोड:-400612 पॅन नं:-AACFY7669R 10): नाव:-मे. येस रिजल्टी चे भागीदार मोहम्मद इरफान नसीम खान . बय:-33; पत्ता:-, , , सर्व्हे नं. 55, सेंट्रल एम्पायर, सेंट्रल हाईटस समोर, कौसा, मुंब्रा, ठाणे, , , , काऊसा, MAHARASHTRA, THANE, Non-Government. पिन कोड:-400612 पॅन नं:-AACFY7669R 11): नाव:-मे. येस रिजल्टी चे भागीदार इकबाल इस्माईल मुकरी . बय:-42; पत्ता:-, , , सर्व्हे नं. 55, सेंट्रल एम्पायर, सेंट्रल हाईटस समोर, कौसा, मुंब्रा, ठाणे, , , , काऊसा, MAHARASHTRA, THANE, Non-Government. पिन कोड:-400612 पॅन नं:-AACFY7669R 12): नाव:-मे. येस रिजल्टी चे भागीदार जमातुद्दीन रीयाजुद्दीन खान . बय:-40; पत्ता:-, , , सर्व्हे नं. 55, सेंट्रल एम्पायर, सेंट्रल हाईटस समोर, कौसा, मुंब्रा, ठाणे, , , , काऊसा, MAHARASHTRA, THANE, Non-Government. पिन कोड:-400612 पॅन नं:-AACFY7669R



13): नाव:-मे. वेस रिजल्टी चे भागीदार मोहम्मद असलम रुझाबली खान . वक:-37; पत्ता:-, , सव्हे नं. 55, सेंट्रल एम्पायर, सेंट्रल हार्टस समोर, कौसा, मुंबा, ठाणे, , , काऊसा, MAHARASHTRA, THANE, Non-Government. पिन कोड:-400612 पॅन नं:-AACFY7669R

14): नाव:-मे. वेस रिजल्टी चे भागीदार मोह. आजम रुझाब अली खान . वक:-31; पत्ता:-, , सव्हे नं. 55, सेंट्रल एम्पायर, सेंट्रल हार्टस समोर, कौसा, मुंबा, ठाणे, , , काऊसा, MAHARASHTRA, THANE, Non-Government. पिन कोड:-400612 पॅन नं:-AACFY7669R

(9) दस्तावेज करन दिव्याचा दिनांक	07/03/2024
(10)दस्त नोंदणी केल्याचा दिनांक	12/03/2024
(11)अनुक्रमांक,खंड व पृष्ठ	4659/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	10109500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुलांकनासाठी विचारात घेतलेला तपशील:-

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



2 of 3

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Amber Apartment Makers Pvt. Ltd.	eChallan	00040572024030737814	MH016899490202324E	109500.00	SD	0008950373202324	07/03/2024
2	Amber Apartment Makers Pvt. Ltd.	eChallan	00040572024030736876	MH016897168202324E	5000000.00	SD	0008950362202324	07/03/2024
3	Amber Apartment Makers Pvt. Ltd.	eChallan	00040572024030737255	MH016898701202324E	5000000.00	SD	0008950353202324	07/03/2024
4		DHC		0324076918634	2000	RF	0324076918634D	07/03/2024
5	Amber Apartment Makers Pvt. Ltd.	eChallan		MH016899490202324E	30000	RF	0008950373202324	07/03/2024

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

सह दुय्यम निर्बंधक वर्ग २ ठाणे क. ९



विषय:- मूल्यांकन अहवाल

- 1) मौजे - मुंब्रा, ता व जि ठाणे. येथील सिटी सर्व्हे नं. 47(पार्ट), 49(पार्ट), 120/ए/1(पार्ट), 121/1(पार्ट), 122(पार्ट), एकुण क्षेत्र 29602.06 चौ.मी. जमिन
- 2) सन 2023-2024 चे मूल्यदर विभाग 17/69,जमिनीचे दर 9300/- प्रती चौ मी
- 3) सदर मिळकतीतील सर्व्हे नं. सलग एकत्रित आहेत.
- 4) सदरची मिळकत ही मंजूर विकास योजनेनुसार आरक्षित आहे.
- 5) मागदर्शक सुचना क्र. 30अ नुसार मूल्यांकन करण्यात येत आहे.
- 6) मूल्यांकन खालीलप्रमाणे:-

एकुण क्षेत्र 29602.06 चौ.मी.

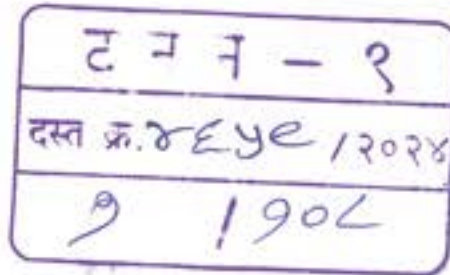
$$\begin{aligned} &= (500 \times 9300) + (1500 \times 9300 \times 0.9) + (2000 \times 9300 \times 0.8) + \\ &(6000. \times 9300 \times 0.7) + (19602.06 \times 9300 \times 0.6) \\ &= 4650000 + 12555000 + 14880000 + 39060000 + 109379500 = \\ &180524500 \times 0.80 = 144420000/- \end{aligned}$$

= 14,44,20,000/- बाजारभाव

= 13,50,00,000/- मोबदला

= 1,01,09,500/- मुद्रांक शुल्क

= 30,000/- नोंदणी फी





CHALLAN
MTR Form Number-6



GRN	MH016899490202324E	BARCODE			Date	07/03/2024-12:32:20		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 47 P 49 P 120 A 1 P 121 P 122 P			
Account Head Details				Amount in Rs.	Premises/Building					
0030046401 Stamp Duty				109500.00	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=135000000-Marketval=144420000					
					Amount in		One Lakh Thirty Nine Thousand Five Hundred Rupees			
Total				1,39,500.00	Words		Only			
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN	Ref. No.	00040572024030737814		CK000YCNJ0	
Cheque/DD No.					Bank Date	RBI Date	07/03/2024-12:33:28		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 :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
संदर्भ चालन केवल मुख्य निबंधक कार्यालय में नोंदणी करावयाच्या दस्तावेजासाठी लागू आहे. नोंदणी न करावयाच्या दस्तावेजासाठी लागू नाही.
Mobile No. : 9869229246

टनन-९
दस्त क्र. ४६५९ १२०२४
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CHALLAN
MTR Form Number-6



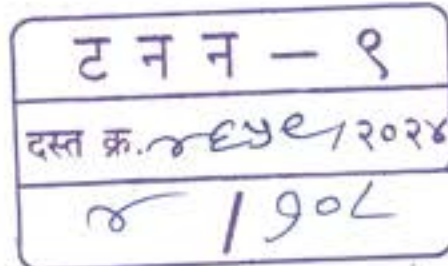
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Department Inspector General Of Registration				Payer Details				
Stamp Duty				TAX ID / TAN (If Any)				
Type of Payment Registration Fee				PAN No.(If Applicable)		AAACA4865A		
Office Name THN2_THANE 2 JOINT SUB REGISTRAR				Full Name		Amber Apartment Makers Pvt. Ltd.		
Location THANE				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		
0030046401 Stamp Duty		5000000.00		Area/Locality		Mumbra		
				Town/City/District				
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				Remarks (If Any)				
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				Amount in Fifty Lakh Rupees Only				
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Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK				
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Cheque/DD No.				Bank Date	RBI Date	07/03/2024-12:25:20	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 :

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Mobile No. : 9869229246

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



CHALLAN
MTR Form Number-6

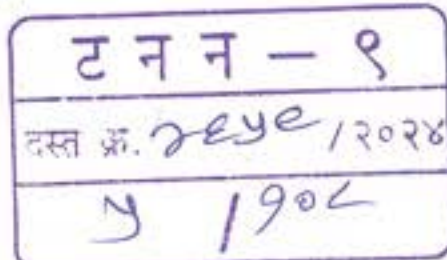


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Department Inspector General Of Registration					Payer Details						
Stamp Duty					TAX ID / TAN (If Any)						
Type of Payment Registration Fee					PAN No.(If Applicable)		AAACA4865A				
Office Name THN2_THANE 2 JOINT SUB REGISTRAR					Full Name		Amber Apartment Makers Pvt. Ltd.				
Location THANE											
Year 2023-2024 One Time					Flat/Block No.		S No 47 P 49 P 120 A 1 P 121 P 122 P				
Account Head Details				Amount In Rs.	Premises/Building						
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00063301 Registration Fee				30000.00	Area/Locality		Mumbra				
					Town/City/District						
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					Remarks (If Any)						
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					Realty-CA=135000000-Marketval=144420000						
139500.00											
					Amount In		One Lakh Thirty Nine Thousand Five Hundred Rupees				
Total					1,39,500.00	Words		Only			
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK						
Cheque-DD Details					Bank CIN	Ref. No.	00040572024030737814		CK000YCNJO		
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Name of Bank					Bank-Branch		STATE BANK OF INDIA				
Name of Branch					Scroll No. , Date		Not Verified with Scroll				

Registration ID: 9869229246
Mobile No.: 9869229246
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या चालन नसताना नोंदणी करायलायला दस्तावेजाची नोंदणी घेतली जाऊ नये. नोंदणी न करता येणाऱ्या दस्तावेजाची नोंद घेतली जाऊ नये.

Defacement Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
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Total Defacement Amount					1,39,500.00



5000000.00	
Total	

NOTE: This Chalan is valid for document to be registered in Sub Registrar Office only, Not valid for unregistered document.

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
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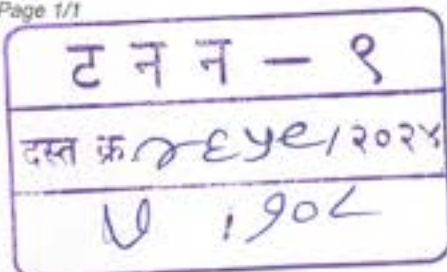
Page 78 टनन - ९
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CHALLAN
MTR Form Number-6



RN	MH016897168202324E	BARCODE			Date	07/03/2024-12:18:59		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					
File 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				
33046401 Stamp Duty				5000000.00		Area/Locality		Mumbra				
						Town/City/District						
						PIN		4 0 0 6 1 2				
						Remarks (If Any)						
						PAN2=AACFY7669R-SecondPartyName=Yes						
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						Amount In Fifty Lakh Rupees Only						
Total				50,00,000.00		Words						
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK							
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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.												
ध्यान दें: यह चालान केवल उप-रजिस्ट्रार कार्यालय में दस्तावेज पंजीयन के लिए ही वैध है। अनपंजीकृत दस्तावेज के लिए यह चालान वैध नहीं है।												
Defacement Details												
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Total Defacement Amount					50,00,000.00							





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

Receipt of Document Handling Charges

PRN 0324076918634

Receipt Date 07/03/2024

Received from Yes Realty, Mobile number 9930796282, an amount of Rs.2000/-,
towards Document Handling Charges for the Document to be registered on
Document No. 4659 dated 07/03/2024 at the Sub Registrar office S.R. Thane 9 of the
District Thane.



Payment Details

Bank Name SBIN

Payment Date 07/03/2024

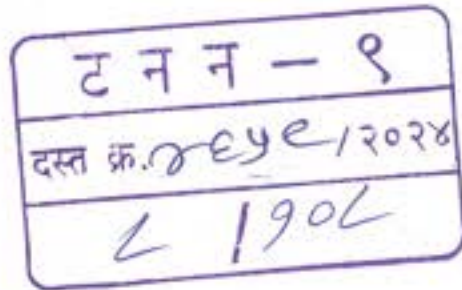
Bank CIN 10004152024030717609

REF No. 406760768101

Deface No 0324076918634D

Deface Date 07/03/2024

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



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९/१०८



AGREEMENT TO SELL

THIS AGREEMENT TO SELL made at Thane this 7th day of MARCH in the Christian Year Two Thousand and Twenty-four (2024)

BY AND BETWEEN

NAROTTAM NAGAR CO-OPERATIVE HOUSING SOCIETY LIMITED, a Co-operative Housing Society registered under the provisions of the Maharashtra Co-operative Societies Act, 1960, vide Registration No. TNA/TNA/ HSG/2557/ 1988-89 dated 23rd March 1989 and having its registered office at Amrut Nagar, Old Pune Road, Mumbra, Taluka and District Thane, and having its Administrative office at Ground Floor, Ganesh Darshan Building, Near Geeta Society, Old Agra Road Thane (W) 400 601, Maharashtra, hereinafter called / referred to as **"the Vendor"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors) of the **FIRST PART**;

AND

AMBER APARTMENT MAKERS PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 16th Floor, B-Wing, Mittal Tower, 161, Nariman Point, Mumbai - 400 021, hereinafter referred to as **"the Transferor"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the **SECOND PART:**

AND

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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 RUABALI 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**".

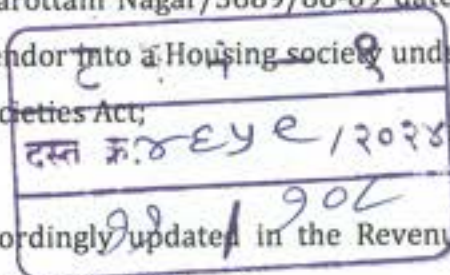
ट न न - **WHEREAS:**
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Originally, the Vendor was seized and possessed of or otherwise well and sufficiently entitled to all those pieces and parcels of the land bearing Survey Nos. 35 / 1, 35 / 2, 37 / 1/B, 39 / 1, 39 / 2, 39 / 3/ A, 39/3/B, 40/A1 (part), 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, 68/1 (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**");

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- 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;



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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;

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

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/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;

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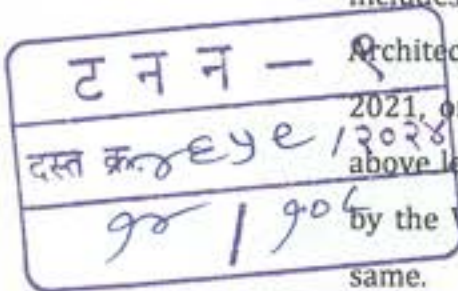


- J. Certain portions of the Entire Property, admeasuring in aggregate 1,13,822.96 sq. mtrs. or thereabouts comprised in Survey Nos. 46, 47, 48, 49, 50/1, 51A/1, 67/1, 115/1, 116, 117A/1, 118A/1, 119A, 120A/1, 121 and 122 in village Mumbra, Taluka and District Thane (out of which the proposal made to 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

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 Jamshed Khan
 [Other illegible signatures]

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) (old Survey no. 50/A (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/A 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/Mkhaaly-1/ Shavivi-29/Viyoank 1421- dated 3rd November, 2021(copy whereof is annexed hereto as **Annexure "2"**), 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.



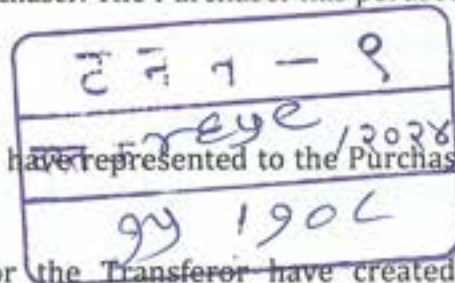
Handwritten signatures and initials of various officials, including the Assistant Director, Town Planning, TMC, and other relevant authorities.

L. The Purchaser has approached the Vendor and the Transferor and expressed its desire to purchase from the Vendor and the Transferor a portion of the CRZ II Land bearing Survey No. 47 (part), 49 (Part) 120/A/1(Part), 121(part) and 122(part) admeasuring in the aggregate 29,602.06 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 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"**;

M. The survey of a portion of the Entire Property located in Village Mumbra (which includes the CRZ II 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 under:

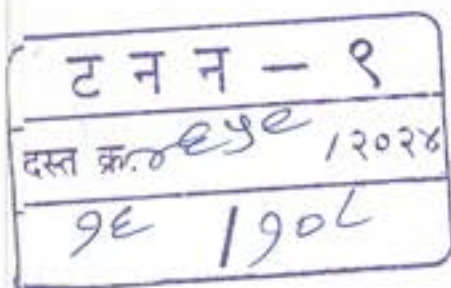
- (i) Neither the Vendor nor the Transferor have created any encumbrance or third-party rights on the said Land or any part/s thereof in favour of any person or entity by way of sale, charge, mortgage, lien, gift, trust, lease, assignment, pledge, leave and license, tenancy, easements, occupancy or other 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;



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- (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 has 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 at the bottom of the page, including names like Jagruti Tulsidas Sharma, Jayshree Tulsidas Sharma, and Lokesh Tulsidas Sharma, along with various initials and a star symbol.

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;

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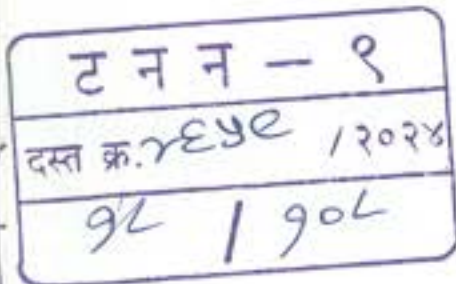


- (vii) A Public Notice was issued in local newspapers viz., Free Press Journal and Thane Vaibhav on or about 10th September, 2021 by Advocate, P. D. Panchakshari on behalf of Mr. Neeraj T. Sharma and others (without disclosing the names of those other persons) (allegedly claiming to be legal heirs of 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/

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understanding/contract with Mr. Neeraj T. Sharma and other claimants, in respect of the Entire Property or any part thereof and if any such agreement/understanding/contract is executed, the same shall be ab-initio void and shall have no binding effect and shall not pass any right, title or interest whatsoever in the Entire Property or any part thereof and the Vendor also confirmed having granted the exclusive and irrevocable development rights under the aforesaid Development Agreement to the Transferor and the Vendor and the Transferor being fully entitled to deal with the Entire Property as per their mutual understanding. Further, M/s. Purekar & Associates, Advocates sent a detailed Reply on or about 28th September, 2021 on behalf of the Vendor to Advocate P. D. Panchakshari, refuting the claims/allegations of his clients contained in his above Public Notice, as detailed therein;

- (viii) One Mr. Neeraj Tulsidas Sharma and others claiming to be the original members of the Vendor have filed a Special Civil Suit No. 550 of 2021 ("**the said Suit**") against the Vendor, the Transferor and one Messrs. Nice Builders in the Hon'ble Court of Civil Judge (S.D.), Thane, praying, inter-alia, for declaring that the said Development Agreement was rightly and legally cancelled/terminated and that the Transferor did not and does not have any right or interest in the Entire Property and all the transactions and/or the agreements thereafter shall stand void and/or unlawful and thus non enforceable as against the

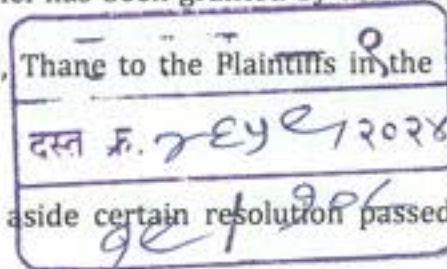


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Plaintiffs therein. The Vendor and the Transferor have filed their reply to the Application for Stay/Injunction filed by the aforesaid Plaintiffs in the said Suit. Further, after hearing the arguments, the Civil Judge (S.D.), Thane has vide his Order 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.



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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 "2"** and **Annexure "2-1"** 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;



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Q. 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

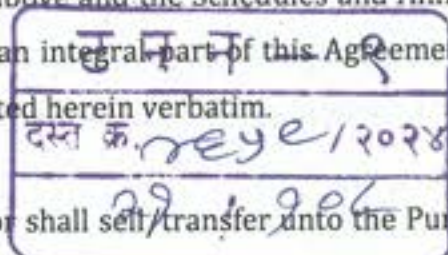
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the point of view of area/ admeasurement, developability, Coastal Regulation Zone Regulations) and the Purchaser is fully satisfied with the technical/architectural aspects of the said Land. The Purchaser is fully aware that certain portions of the 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 and 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 29,602.06 sq. mtrs. or thereabouts comprised in Survey Nos. 47(part), 49(Part), 120/A/1(Part), 121(part) and 122(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 Fourth 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



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consideration of Rs. 13,50,00,000/- (Rupees Thirteen Crores Fifty 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. 13,50,00,000/- (Rupees Thirteen Crores Fifty 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. 6,25,00,000/- (Rupees Six Crores Twenty Five Lakhs 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. 6,75,00,000/- (Rupees Six Crores Seventy-five Lakhs 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. 890097 dated 10.09.2024 of Rs. 2,00,00,000/-; (ii) Cheque No. 890098 dated 11.09.2024 of Rs. 2,00,00,000/-; (iii) Cheque No. 890099 dated 12.09.2024 of Rs. 2,00,00,000/-; and (iv) Cheque No. 890101 of Rs. 61,50,000/- dated 12.09.2024, all drawn on Indian Bank, Mumbra branch -400612, with a deduction of TDS of Rs. 13,50,000/- 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. 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.

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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 above and (ii) the aforesaid further earnest money referred at sub-clause (b) of Clause 3 above; and have agreed to pay the aforesaid balance consideration as stated in sub-clause (c) of Clause 3 above, on specific request and instruction of the Vendor, as the total consideration amount towards the purchase of the said Land. The arrangement in respect of the payment as stated above is in pursuance of an internal understanding of the Vendor and the Transferor, inter-se, without having any bearing on the Purchaser in any way whatsoever. It is further agreed that neither the Vendor /the Transferor nor any other person/s claiming legally and/or equitably through them shall raise any kind of objection, or raise any demand in respect of the aforesaid total consideration being paid by the Purchaser to the Transferor alone. The Vendor confirms that it shall not have any separate claim or demand whatsoever against the Purchaser for the total consideration of the said Land.
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:
- a) The Vendor and the Transferor shall execute and register a Deed of Conveyance in favour of the Purchaser in respect of the said Land (as per the draft to be mutually settled by the Parties herein);
- b) The Vendor and the Transferor shall duly execute and register a Specific Limited Power of Attorney in favour of the Purchaser in respect of the said Land to get the name of the Purchaser duly updated/mutated in the Land Revenue records and the