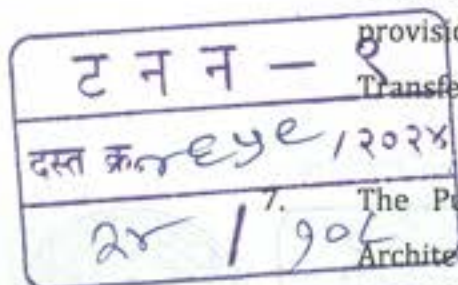


records of the TMC (as per the draft to be mutually settled by the Parties herein);

- 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 or concerned part thereof, as the case may be, 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 provision for grant of the right of way in favour of the Vendor and the Transferor.

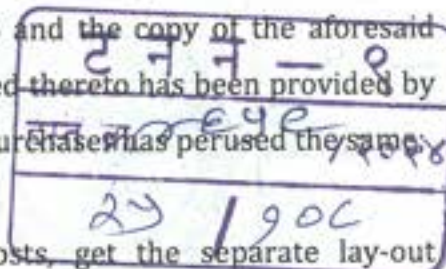
The Purchaser hereby confirms that it has duly consulted its Architects and Engineers for the Vendor and Transferor's proposal of A. R. Scheme and is fully aware of all formalities, procedures, timelines and obligations required to be complied with pertaining to such scheme, including but not limited 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 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 said 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 said 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 has 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

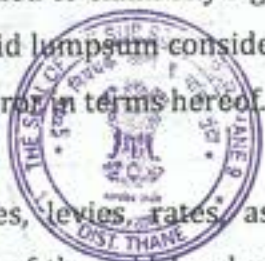


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responsibility of the Purchaser, necessary development/building permissions, approvals, No Objection Certificates and clearances from the TMC and other concerned authorities) in respect of the said Land. The parties herein agree that the Purchaser shall at its own costs, risk and responsibility comply with all the terms and conditions of the aforesaid in principal approval referred in Clause 5 above as applicable in respect of and/or to the extent of the said Land and also all the terms and conditions of the in principal approval obtained for the proposed A. R. Scheme referred above.

10. It is agreed and understood between the parties that the scope of this Agreement is restricted to the said Land and it does not in any way relate to any other part of the Entire Property (including the remaining areas of the Larger Land) and/or the development potential thereof. The Purchaser does not have any and shall not have any claim/demand/entitlement whatsoever in respect of the other parts of the Entire Property (including the remaining areas of the Larger Land). The Vendor and/or the Transferor shall be entitled to develop, sell, mortgage, use or otherwise deal with any other part of the Entire Property (including the remaining areas of the Larger Land) and/or the development potential thereof, at such time, on such terms and in such manner as the Vendor and/or the Transferor may deem fit in their absolute discretion and neither the Purchaser nor its successors or assigns, shall have any claim, demand, dispute or objection against the same. The Purchaser shall not have and shall not 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.

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२६ / ११ / ०६



All taxes, levies, rates, assessments, cess and other outgoings in respect of the said Land payable upto the date of the execution and registration of the aforesaid Deed of Conveyance, shall be borne and paid by the Transferor. From the date of execution and registration of the aforesaid Deed of Conveyance, all taxes, levies, rates, assessments,

Page 18 of 28

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cess and other outgoings in respect of the said Land, shall be borne and paid by the Purchaser. The layout related payments and expenses shall be borne and paid by the Parties herein in terms of Clause 1 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.

27/11/2024
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20/1/2025



14. Notwithstanding anything contained in this Agreement, in case of any delay in payment of the balance consideration of Rs. 6,75,00,000/- (Rupees Six Crores Seventy-five Lakhs only) or part thereof in terms of Clause 3 above and ^{any of} the cheques 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 balance consideration at the rate of 18% (eighteen percent) per annum from the due date thereof till the date of the full payment of the balance consideration amount, with interest. The above shall be without

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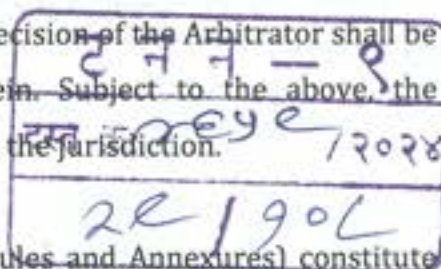
Page 20 of 28

Lakhs only) to the Transferor in terms hereof and the said Land is conveyed by the Vendor and the Transferor to the Purchaser by executing the Deed of Conveyance in terms hereof, the Purchaser shall be entitled to directly or indirectly, sell, deal with, create any third-party rights in respect of the said Land. During the subsistence of this Agreement, the Vendor and the Transferor shall not sell, transfer, mortgage or otherwise deal with the said Land or any part thereof in favour of any third party.

18. The ^{Transferor}~~Purchaser~~ 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.

19. This Agreement and the documents to be executed between the parties herein in pursuance of this Agreement shall be governed by and construed in accordance with the laws of India. For any dispute, doubt or difference or question with regard to the terms of this Agreement and/or the documents to be executed between/by the parties herein in pursuance of this Agreement, the Parties herein shall try to resolve the same amicably, failing which the same shall be referred to Arbitration of a sole Arbitrator jointly appointed by the Parties herein as per the provisions of the Arbitration & Conciliation Act, 1996 and the rules framed there under. The seat and venue of the Arbitration shall be in Mumbai City, India. The Arbitration shall be conducted in English Language. The decision of the Arbitrator shall be final & binding to the Parties herein. Subject to the above, the competent court at Mumbai shall have the jurisdiction.

20. This Agreement (including the Schedules and Annexures) constitute the entire Agreement between the parties hereto and shall supersede all prior agreements, understanding, arrangement and commitments,



Page 21 of 28

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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

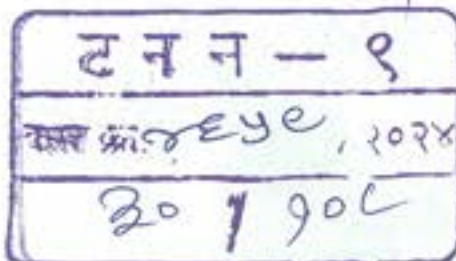
IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and the day and year first hereinabove written.

THE FIRST SCHEDULE ABOVE REFFERED 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, 63part, 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.

[Handwritten signatures and stamps]

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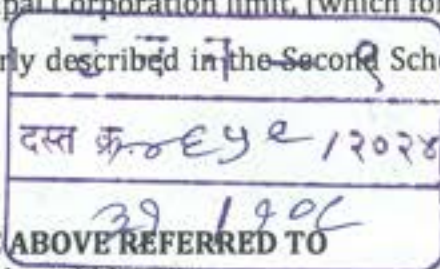


THE SECOND SCHEDULE ABOVE REFERRED TO
(Description of the Larger Land)

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 **29,602.06 sq. mtrs.** or thereabouts comprised in Survey Nos. 47(Part) admeasuring 9,858.23 sq. Mtrs., 49(Part) admeasuring 12,215.27 sq. Mtrs. 120/A/1(Part) admeasuring 1,857.77sq. Mtrs., 121(Part) admeasuring 4,321.76 sq. Mtrs. and 122(Part) admeasuring 1,349.03 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).

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SIGNED AND DELIVERED by the)

Within named Vendor)

NAROTTAM NAGAR CO-OPERATIVE HOUSING)

SOCIETY LTD. through its)

Narottam Nagar Co-operative Housing Society Ltd.
[Signature]
Secretary

(1) Chairman)

Mr. Narendra Kanhaiyalal Mundra)



Narottam Nagar Co-operative Housing Society Ltd.
[Signature]
Chairman

(2) Secretary / Managing Committee Member)

Mr. Sunil S. Kadam)

Authorised under the resolution passed by its)

Managing Committee on 29.09.2023)

in the presence of)



1.)

2.)

SIGNED AND DELIVERED by the Within named)

Transferor,)

AMBER APARTMENT MAKERS PRIVATE)

LIMITED through its)

Amber Apartment Makers Pvt. Ltd.
[Signature]
Director

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

Amber Apartment Makers Pvt. Ltd.
[Signature]
Director

(2) Director, Mr. RAMESH VALECHA)

Duly authorised under its resolution passed by)



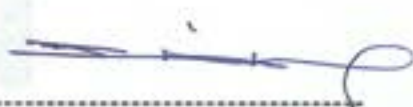
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Duly authorised under its resolution passed by)
its Board of Directors on 28.12.2023)
in the presence of)

1. 
2. 

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



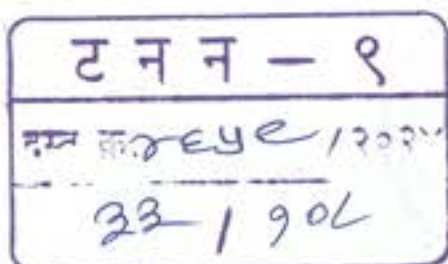
(ii) MR. FARHAN MOHAMMED MUSLIM SHAIKH



(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

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. 

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३२ / १०८



RECEIPT

RECEIVED of and from the within-named Purchaser, the sum of Rs.6,75,00,000/- (Rupees Six Crores Seventy Five Lakhs Only) being the earnest money deposits payable by the Purchaser to us as within mentioned.

Rs.6,75,00,000/-

We say received

For Amber Apartment Makers Pvt. Ltd.,

(1) Mr. ARUN MITTAL

(Director)

Amber Apartment Makers Pvt. Ltd.

(2) Mr. RAMESH VALECHA

(Director)

Director

Witness:

1. 

2. 

ट न न - ९
दस्त क्र. ४६५९ / २०२४
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NAROTTAM NAGAR CO-OPERATIVE
HOUSING SOCIETY LIMITED... the Vendor

And

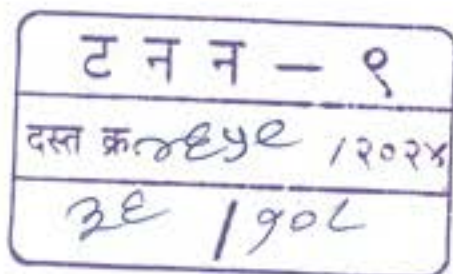
AMBER APARTMENT MAKERS
PRIVATE LIMITED ...the Transferor

And

MESSERS YES REALTY Purchaser

AGREEMENT TO SELL

Dated this 07 day of march 2024



NAROTTAM NAGAR CO-OP. HOUSING SOCIETY LTD.

Regd. No.: TNA(TNA)/HSG. (TC)/2257/88-89

Near Shankar Mandir, Old Pune Road, Post- Mumbra, Dist. Thane

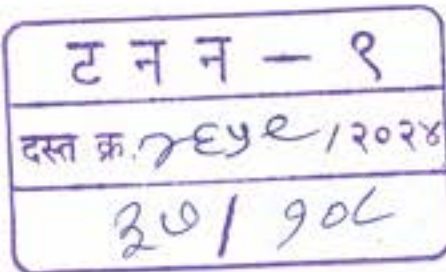
CERTIFIED TRUE COPY OF THE EXTRACT OF RESOLUTION PASSED IN THE GENERAL BODY MEETING OF NAROTTAM NAGAR CO-OPERATIVE HOUSING SOCIETY LIMITED ("THE SOCIETY") HELD ON 29th September 2023.

"RESOLVED THAT in pursuance of the request received by the Society from **Amber Apartment Makers Private Limited ("AAMPL")** (who has acquired the entire development rights of the said property from the Society), the Society to do enter into an Agreement to Sell & POA under which the Society along with AAMPL would agree to sell/ transfer unto **M/S YES REALTY** the land admeasuring in aggregate approximately 36,884.04 sq.mtrs or thereabouts bearing Survey Nos. 46(Part), 47(Part), 49(Part), 50/1(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 the consideration mutually agreed between AAMPL and M/S YES REALTY and payable by M/S YES REALTY to AAMPL.

"RESOLVED FURTHER THAT the drafts of the Agreement to Sell and Power Of Attorney & other incidental documents/ writings be prepared and settled in consultation with AAMPL and their Advocates and Solicitors."

"RESOLVED FURTHER THAT (1) Mr. Narendra Kanhaiyalal Mundra, Chairman and (2) Mr. Sunil Kadam as Secretary are hereby jointly authorised with the necessary authority / powers to execute the aforesaid Agreement to Sell and POA & other incidental documents/ writings, for and on behalf of the Society."

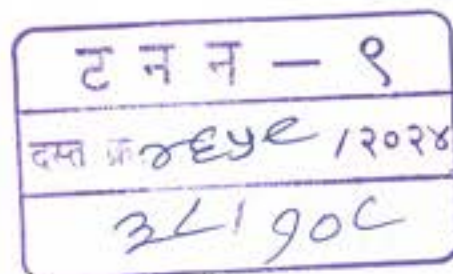
"RESOLVED FURTHER THAT(1) Mr. Narendra Kanhaiyalal Mundra, Chairman and (2) Mr. Sunil Kadam as Secretary hereby jointly authorised to take all necessary steps and do such acts, deeds, matters and things and execute necessary letters, applications, forms, communications, notices, affidavits, declarations, indemnities, representations, proposals, etc., as may be necessary and required for full and effective implementation of the said Agreement to Sell, & POA and other incidental documents / writings."



"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

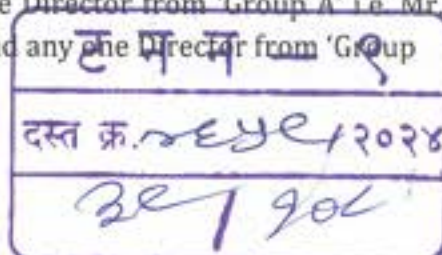
MINUTES OF THE THIRD MEETING OF THE BOARD OF DIRECTORS OF AMBER APARTMENT MAKERS PRIVATE LIMITED FOR THE F.Y. 2023-2024 HELD AT THE REGISTERED OFFICE OF THE COMPANY AT 161/B, MITTAL TOWER 210, NARIMAN POINT, MUMBAI - 400021 ON THURSDAY, 28TH DECEMBER, 2023 AT 2.30 P.M.

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

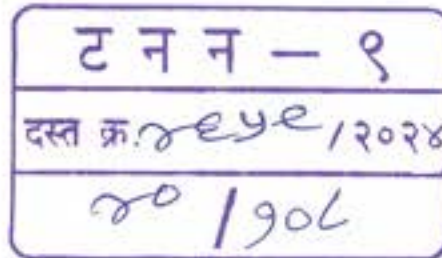


B' Mr. Viren Raheja, Mr. Akshay Raheja, Mr. Ramesh M. Valecha and Mr. Rajkumar Thadani, be and are hereby jointly authorized with the necessary authority/powers to finalize the terms and conditions for sell and transfer of the said Property and to draft and execute the Agreement To Sell, and other incidental 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.


Authorized Signatory





गाव नमुना सात (अधिकार अभिलेख पत्रक)
[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवहा (प्रसार करणे व सुविक्तीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]
जिल्हा - ठाणे

सालुका :- छापे

जिल्हा :- ठाणे



ଭୂମାପନ ପ୍ରଣାଳୀ ଓ ଉପଯୋଗ ୪୭୭

ગ્રેટાલે સ્વામીક નામ

पृष्ठ संख्या: १

29/10/20



सीमा आणि भुमायन चिन्हे

[illegible]

पृष्ठ सं. १/२



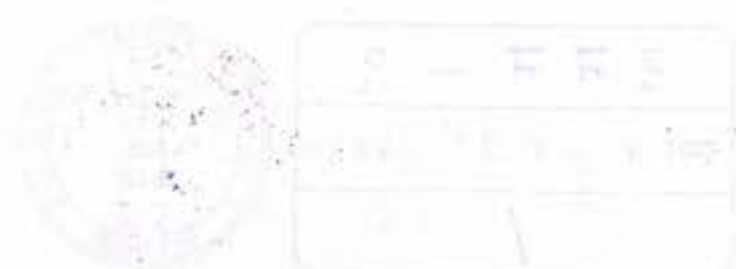
गाव नमुना बारा (पिकांची नोंदवही)										
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (उच्चार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९]										
गाव :- मुंजा (१४३८९८)			तालुका :- ठाणे					जिल्हा :- ठाणे		
मुमापन क्रमांक व उपविभाग			४७							
			पिकांखालील क्षेत्राचा तपशील					सातवडीसाठी उपलब्ध नसलेली जमीन		क्षेत्र
वर्ष	इंग्रजी	खाली क्रमांक	पिकाचा प्रकार	पिकाचे माव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
२०२१	संपूर्ण वर्ष	५१३						वास्तविक	१.९३००	

टीप : " सदरची नोंद मोबाइल अॅप द्वारे घेण्यात आलेली आहे

ट न न - ९

न क्र. ४६५९/२०२४

४२/१०८





महाराष्ट्र जमीन महसूल अधिकार अधिनियम आणि नोंदपद्धत (संशोधन करणे व सुविधाशीत ठेवणे) नियम १९७९ यातील नियम ३.५.६ आणि ३.५.८]

वास्तुका :- ठानी

जिल्हा :- ठाणे

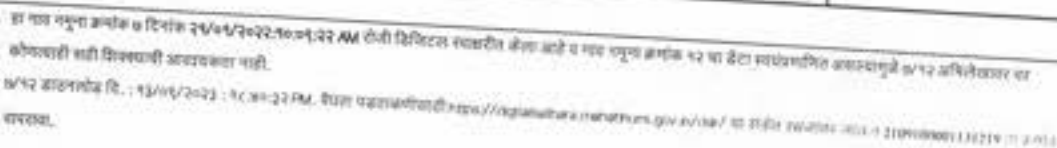


UPN : 34366842715

भूनापन क्रमांक व उपविभाग ४९

भांगवटादार वर्ग - १

शेताचे स्थानीय नाव



पृष्ठ क्र. १/२

गाव नमुना बारा (विक्रीची नोंदवली)
[महाराष्ट्र जमीन महसूल अधिकाऱ अधिलेख आणि नोंदवली (तयार करणे व सुविधीत ठेवणे) नियम १९७१ चातील विधम २९]

गाव :- मुंठा (१४३८९८) जिल्हा :- ठाणे
 तालुका :- ठाणे

भूखाने क्रमांक व उपविभाग ४९

विकायातील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन		थोरा
वर्ष	हंगाम	खती क्रमांक	विकाया प्रकार	विकाये नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	(११)
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
२०२१	संपूर्ण वर्ष	५९३						वाळू पट	१.३३३०	

टीप :- सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

ट न न - ९

त क्र. ४६५९/२०२४

२०/१०८





महाराष्ट्र शासन

गाव नमुना सात (अधिकार अधिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अधिलेख आणि नोंदवहा (लघार करणे व सुविधीत ठेवणे) विवम १९७१ सालील विवम ३,५,६ आणि ७]

गाव :- मुंजा (१४३८९८)

तानुका :- ठाणे

जिल्हा :- ठाणे



33261605260

U.P.N : 33261605260

मुमापन क्रमांक व उपविभाग १२०/३०/१

मुमापन पट्टी चौगुटादार वर्ग - १

मोलाचे स्थानीय नाव :

खाले क्र.	मोलादाखले नाव	क्षेत्र	आकार	पो.ख.	फोरफार क्र.	कुल, खंड व इतर अधिकार
१४३	[गरीबनाथ नगर को.ओ. जमीनीय मोलादाखली लि. जे.जे.पेठकरनाथ [मुंजरदास मोलादाखली मुलादीना सामाईक क्षेत्र]	०.१२.४०	२.९८	०.०६.३०	(१०७२)	कुलाचे नाव व खंड
५१३	गरीबनाथ नगर को.ओ. जमी. सो.लि.	०.१२.४०	२.९८	०.०६.१०	(१०७२)	इतर अधिकार इतर जे.जे.पेठकरनाथ तर्फे भागीदार एलेक्षण किराज खान, फारहान मोहम्मद मुस्लिम शेख, शमीम अब्दुल गनी खान, तमीर शमीम खान, मोहम्मद हसन मोहम्मद बाकुब खान, मुनीस अहमद अब्दुल सलाम खान, सलीम अब्दुल मजीद खोले, उमर समशान उस्मानी, कमर अहमद मोहम्मद उमर सिद्दिकी, मोहम्मद इरफान मनीम खान, इकबाल इस्माईल मुजी, जनालुद्दीन रिवाझुद्दीन खान, मोहम्मद असलम कअब अली खान, मोहम्मद आझम कअब अली खान यांचा रक्कम रु.२३,०९,५९,०००/- या करारनाम क्षेत्र- ७५३०.२ (१०८५) प्रलंबित फोरफार - नाही. मोलाचा फोरफार क्रमांक : १०८५ व दिनांक : २४/०९/२०२२

ट न न - ९
दस्त क्र. ४८५९/२०२४
४५/१०८



पत्रक : (८५) (१२७) (६३७) (८६७) (८६७) (८९७) (१०१२) (१०५८) (१०७८)

सीमा आणि मुमापन विषय :



हा गाव नमुना क्रमांक ७ दिनांक २४/०९/२०२२, १०:०९:०९ AM तेजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ या वेब पोर्टलवरील असाधारणपणे ७४१८ अधिलेखनात आहे.
कोपरगावी नवी डिजिटल स्वाक्षरी क्रमांक १२ आहे.
७४१२ कोपरगावी डि. : १३/०९/२०२३ : १४:०९:०९ PM, वेबसाईट: <https://digital.maharashtra.gov.in/> या वेबसाईटवर जाऊन 210910000113119773 क्रमांक
वाचताच.

पृष्ठ क्र. १/२



गाव नमुना बारा (पिकांची नोंदवही)									
[महाराष्ट्र जमीन महसूल अधिकार अधिलेख आणि नोंदवही (लघार करणे व सुविधीत ठेवणे) विधम १९७१ यातील विधम २१]									
जिल्हा :- ठाणे									
गाव :- मुंडा (१४३८९८)									
भुमापन क्रमांक व उपविभाग १२०/७६/१									
पिकांसाठीील शेजाया तपशील								सागवडीसाठी उरलबा नसलेली जमीन	
वर्ष	हंगाम	खाते क्रमांक	पिकाया प्रकार	पिकाये नाव	जल सिंचित	अजल सिंचित	जल सिंचणये साधन	स्वरूप	क्षेत्र
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)
२०१९	संपूर्ण वर्ष							बिनशेती पड	०.९९३०
२०२१	संपूर्ण वर्ष	५१३						घालू पड	०.९२४०

टीप :- सदरची नोंद मोहाद्वल ऑन हारे घेणेत आलेली आहे

ट न न - ९

क्र. २६५९/२०२४

२६/१०८





गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसुल अधिकार अधिलेख आणि नोंदवद्दा (ठराव करणे व सुनिश्चितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]

संवत् - शुक्रा (१४३८९८)

तालुक :- हवेली

जिल्हा - ठाणे



9-D: 182086136-49

सुसज्जित शैक्षिक व सुपरिविभाग

929

संस्कृत **मंगलवार - १**

अलावे स्वामीजीक भाव :

पत्रक नं. आकार मी	खाली क्र.	योगदानदाराचे नाव	क्षेत्र	आकार	मो.ख.	फीरफार क्र	मुख, खंड व इतर अधिकार
पत्रक इ. ३५९, मी. मी	१५३	[नरोत्तम नगर को. ऑ. डी. सो. लि.] जे. सेक्टरमज	०.८१.००	२.४४	०.०४.००	(१०४२)	कुळाचे नाव व खंड
पत्रक पोच क्षेत्र		[सुंदरलाल मोरारजी मुतारीस]				(१०४२)	इतर अधिकार
०.८१.००	५१३	नरोत्तम नगर को. ऑ. डी. सो. लि.	०.८१.००	२.४४	०.०४.००	(१०४२)	प्रत्यक्ष फीरफार : नाही,
०.८१.००							शेवटचा फीरफार क्रमांक : १०४८ व दिनांक : २३/१२/२०२१
पत्रक क्षेत्र							
पत्रक अ. ३५०, मी.							
०.०४.००							
०.०४.००							
०.८१.००							
२.४४							
०.०४.००							

ई. सहा

ट न न - ९

दस्त क्र. ४६५२/२०२४

४०/१०८

ਟਨਨ - ੧

दस्ता क्र. JEY 2/2024

206 / 906

[illegible]

સીના અગ્નિ મુદ્રાપન વિશે :



॥ यादू नमुना क्रमांक व दिनांक २३/१२/२०२१=६/२२/२३ PM रोजी डिजिटल स्वतःची कॅला आहे व यादू नमुना क्रमांक १२ वा देता स्वतःचाचि असायामुळे ७९१२ अधिकृत आहे व
कोणत्याही सारी निवेदनपत्री असायामुळे नाही.
७/१२ स्वतःचीच दि . : ०५/०४/२०२१ : ११:३६:४० AM, ईमेल पत्ताअसायामुळे sabir@digitalshera.maharashtra.gov.in या संकेत स्वतःचे 08369 00000131988 या
संख्या.



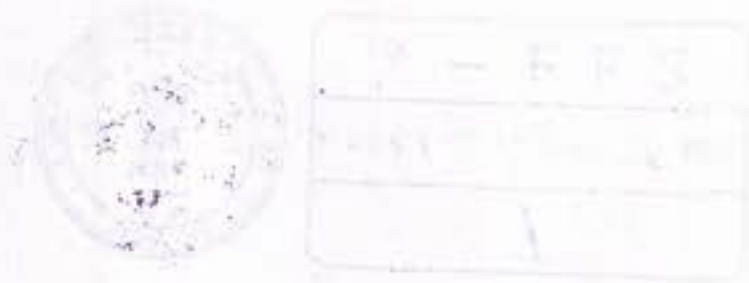
गाव नमुना बारा (पिकांची नोंदवही)										
[महाराष्ट्र जमीन महसूल अधिकार अधिनियम आणि नोंदवही (लघार करणे व सुविधीत ठेवणे) नियम १९७१ यातील नियम २१]										
गाव :- मुळा (१४३८९८)			तासुका :- ठाणे					जिल्हा :- ठाणे		
भूतपत्र क्रमांक व उपविभाग			१२१							
पिकाखालील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हंगाम	खाते क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	रकम	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					हे.आर.घो.मी	हे.आर.घो.मी			हे.आर.घो.मी	
२०२१-२२	शेतीचे वर्ष	५१३						घालू पड	०.८५००	

टीप :- " सदरची नोंद भोवड्यात अंश द्वारे घेवेल आलेली आहे

ट न न - ९

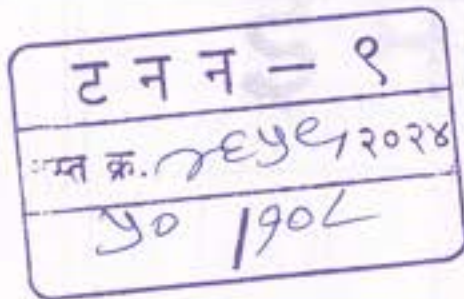
दस्त क्र. ४९९/२०२४

४८/१०८



गाव नमुना बारा (पिकांची नोंदवही) [महाराष्ट्र जमीन महसूल अधिकार अधिलेख आणि नोंदवही (लघार करणे व कुठिचितीत ठेवणे) नियम १९७१ यातील नियम २९]										
गाव :- मुंढा (१४३८९८)			तालुका :- ठाणे					जिल्हा :- ठाणे		
सुधारण क्रमांक व उपविभाग			१२२							
			पिकांसाठीील क्षेत्राचा तपशील					सातवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हंगाम	खाते क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे स्थान	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					हे.आर.पी.सी	हे.आर.पी.सी			हे.आर.पी.सी	
२०२१-२२	संपूर्ण वर्ष	४५१						बालू पड	०.६०७०	

टीप :- " सदरची नोंद मोबाइल ॲप द्वारे घेण्यात आलेली आहे





ठाणे महानगरपालिका

"महापालिका भवन" सरगेरानेनी जनरल अरुणकुमार वेद्यमार्ग, चंदनवाडी, पांचपाखडी, ठाणे (प.) - ४००६०२.
THE MUNICIPAL CORPORATION OF THE CITY OF THANE

इशकली - १५/११/२०१९

संदर्भ क्र./ठा.म.पा./मुख्यालय-१/शविवि- २९/विचोअंक/ ५४३

दिनांक :- २६/१०/२०२०

प्रती,

मै. साकार (वा.वि.)

दुसरा भजला, नक्षत्रा विंग अ.

टीएमसी जवळ, अल्मेडा रोड,

पांचपाखडी, ठाणे (प.)

विषय :- मौजे मुंब्रा येथील स. नं. ३५/१, ३५/२, ३७/१/३, ३९/१, ३९/२, ४०/१, ४०/२, ४१, ४२, ४३, ४४, ४५, ४६, ४७, ४८, ४९, ५०/१, ५०/२, ५१/१, ५१/२, ५२, ५३, ५४, ५५, ५६, ५७, ५८, ५९, ६०, ६१, ६२, ६३, ६४/१, ६४/२, ६५, ६६/१, ६६/२, ६७, ६८/१, ६८/२, ६९, ७०/१, ७०/२, ७१/१, ७१/२, ७२, ७३, ७४, ७५, ७६, ७७, ७८, ७९, ८०, ८१, ८२, ८३, ८४, ८५, ८६, ८७, ८८, ८९, ९०, ९१, ९२, ९३, ९४, ९५, ९६, ९७, ९८, ९९, १००, १०१, १०२, १०३, १०४, १०५, १०६, १०७, १०८, १०९, ११०, १११, ११२, ११३, ११४, ११५, ११६, ११७, ११८, ११९, १२०, १२१, १२२, १२३, १२४, १२५ या जमिनींचा ज्ञान दाखला मिळणेबाबत.

संदर्भ :- मै. साकार (वा.वि.) यांचे दिनांक १३/०८/२०२० अथक क्र. ११४२ चे पत्र.

संदर्भित पत्रान्वये मै. साकार (वा.वि.) यांनी मौजे मुंब्रा येथील स. नं. ३५/१, ३५/२, ३७/१/३, ३९/१, ३९/२, ४०/१, ४०/२, ४१, ४२, ४३, ४४, ४५, ४६, ४७, ४८, ४९, ५०/१, ५०/२, ५१/१, ५१/२, ५२, ५३, ५४, ५५, ५६, ५७, ५८, ५९, ६०, ६१, ६२, ६३, ६४/१, ६४/२, ६५, ६६/१, ६६/२, ६७, ६८/१, ६८/२, ६९, ७०/१, ७०/२, ७१/१, ७१/२, ७२, ७३, ७४, ७५, ७६, ७७, ७८, ७९, ८०, ८१, ८२, ८३, ८४, ८५, ८६, ८७, ८८, ८९, ९०, ९१, ९२, ९३, ९४, ९५, ९६, ९७, ९८, ९९, १००, १०१, १०२, १०३, १०४, १०५, १०६, १०७, १०८, १०९, ११०, १११, ११२, ११३, ११४, ११५, ११६, ११७, ११८, ११९, १२०, १२१, १२२, १२३, १२४, १२५ या जमिनींचा ज्ञान दाखला मिळणेबाबतची विनंती केली आहे. त्यानुसार जमिनीचे ठाणे शहराच्या मंजूर सुधारित विकास योजनेप्रमाणे अभिप्राय खालील प्रमाणे देण्यात येत आहेत.

मौजे मुंब्रा स. नं. ३५/१, ३५/२, या जमिनीचे काही क्षेत्र नियोजित रस्ता ४५ मी. रुंद रस्त्याने बाधित होत असून, उर्वरित क्षेत्र रहिवास विभागात समाविष्ट होत आहे.

मौजे मुंब्रा स. नं. ३७/१/३, ६४/१, ६६/१, १२०/२ या जमिनीचे क्षेत्र नियोजित रस्ता ३० मी. रुंद रस्त्याने बाधित होत आहे.

मौजे मुंब्रा स. नं. ३९/१, ३९/२, ४३, ६५, ६६/२, ११७/२, १२४, १२५ या जमिनीचे क्षेत्र रहिवास विभागात समाविष्ट होत आहे.

मौजे मुंब्रा स. नं. ४१, ६८/१ या जमिनीचे काही क्षेत्र नियोजित रस्ता २० मी व ३० मी. रुंद रस्त्याने बाधित होत असून, उर्वरित क्षेत्र रहिवास विभागात समाविष्ट होत आहे.

मौजे मुंब्रा स. नं. ४२ या जमिनीचे काही क्षेत्र MSEB आ. क्र. १ बाधित होत असून, उर्वरित क्षेत्र रहिवास विभागात समाविष्ट होत आहे.

मौजे मुंब्रा स. नं. ४४ या जमिनीचे काही क्षेत्र नियोजित रस्ता २० मी. रुंद रस्त्याने बाधित होत असून, उर्वरित क्षेत्र MSEB आ. क्र. १ आरक्षणात समाविष्ट होत आहे.

मौजे मुंब्रा स. नं. ४५, या जमिनीचे काही क्षेत्र नियोजित रस्ता २० मी. रुंद रस्त्याने बाधित होत असून, उर्वरित क्षेत्र हरित विभागात समाविष्ट होत आहे.

मौजे मुंब्रा स. नं. ४६ या जमिनीचे काही क्षेत्र नियोजित रस्ता २० मी. रुंद रस्त्याने बाधित होत असून, काही क्षेत्र काही क्षेत्र MSEB आ. क्र. १ व टीएमटी आ. क्र. १ या आरक्षणात समाविष्ट होत आहे. तसेच प्रस्तावित फेरबदल हजे हाउस व टीएमटी आ. क्र. १ अने करण्यात आले आहे. उर्वरित क्षेत्र रहिवास विभागात समाविष्ट होत आहे.

मौजे मुंब्रा स. नं. ४७, १२२ या जमिनीचे क्षेत्र कॉलेज आ. क्र. १ आरक्षणात समाविष्ट होत आहे.

मौजे मुंब्रा स. नं. ४८, ४९ या जमिनीचे क्षेत्र कॉलेज आ. क्र. १ व आरजी. ३ आरक्षणात समाविष्ट होत आहे.

मौजे मुंब्रा स. नं. ५०/१ या जमिनीचे क्षेत्र आरजी आ. क्र. ३ आरक्षणात समाविष्ट होत आहे.

मौजे मुंब्रा स. नं. ५०/२ या जमिनीचे क्षेत्र हरित विभागात समाविष्ट होत आहे.

मौजे मुंब्रा स. नं. ५१/१ या जमिनीचे काही क्षेत्र नियोजित रस्ता ३० मी. रुंद रस्त्याने बाधित होत असून, उर्वरित क्षेत्र माध्यमिक शाळा आ. क्र. १ व कॉलेज आ. क्र. १ आरक्षणात समाविष्ट होत आहे.

ट न न - ९
दस्तावेज क्र. ४९९२/२०२४

