

Receipt (pavti)

78/11067

Wednesday, June 29, 2022

3:34 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

गावाचे नाव: डवळे

पावती क्र.: 11969 दिनांक: 29/06/2022

दस्तऐवजाचा अनुक्रमांक: उहन्2-11067-2022

दस्तऐवजाचा प्रकार: विकसनकरारनामा

सादर करणाऱ्याचे नाव: बंदू बिल्डर एलएलपी तर्फे भागीदार खिमजी मेघजी बारवाडिया

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

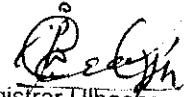
रु. 1000.00

पृष्ठांची संख्या: 50

एकूण:

रु. 31000.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
3:54 PM ह्या वेळेस मिळेल.


Sub Registrar Ulhasnagar 2
सह दुय्यम निबंधक वग-२
उल्हासनगर-२

बाजार मुल्य: रु. 7787500/-

मोबदला रु. 46521500/-

भरलेले मुद्रांक शुल्क : रु. 2326100/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 1000/-

डी/धनादेश/पे ऑर्डर क्रमांक: 2906202208759 दिनांक: 29/06/2022

पत्ते नाव व पत्ता:

यकाचा प्रकार: eChallan रक्कम: रु. 30000/-

/धनादेश/पे ऑर्डर क्रमांक: MH004161581202223E दिनांक: 29/06/2022

नाव व पत्ता:

कमा



CHALLAN
MTR Form Number-6



GRN	MH004161581202223E	BARCODE	Date 28/06/2022-19:53:01		Form ID	25.1	
Department Inspector General Of Registration			Payer Details				
Stamp Duty			TAX ID / TAN (If Any)				
Type of Payment Registration Fee			PAN No.(If Applicable)				
Office Name ULH2_ULHASNAGAR 2 JT SUB REGISTRAR			Full Name		VANDU BUILDER LLP		
Location THANE							
Year 2022-2023 One Time			Flat/Block No.		SURVEY NO 67/8 67/4B 67/5 67/7		
Account Head Details		Amount In Rs.	Premises/Building				
0030063301 Registration Fee		30000.00	Road/Street		DHAVLE TALUKA AMBERNATH		
			Area/Locality		THANE		
			Town/City/District				
			PIN		4	2	1 5 0 3
			Remarks (If Any)				
			Second Part Name=NAJMUDDIN ABDULHUSSAIN SHOPURWALA-				
			उह न - २				
			99060		२०२२		
			२		५०		
			Thirty Thousand Rupees Only				
Total		30,000.00	Words				
Payment Details IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details			Bank CIN	Ref. No.	69103332022062824804	2753562994	
Cheque/DD No.			Bank Date	RBI Date	28/06/2022-19:54:23	Not Verified with RBI	
Name of Bank			Bank-Branch		IDBI BANK		
Name of Branch			Scroll No. , Date		Not Verified with Scroll		

Department ID : Mobile No. : 9370445570
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Handwritten signatures and stamps at the bottom left of the page.

Handwritten signature "Shatija Ans!" at the bottom center of the page.

DEFACED

₹ 30000.00

DEFACED

Total

Second Party Name=NAJN

Seal of The Joint Sub Registrar Chamber, Udhampur

Amount Rs. 3000

Words

30,000

Dist. Thane

उत्तम - २	
9906.e	2029
2	40
sand Rupees Only	

Department ID : Mobile No. : 9370445570
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चतान केवल दुय्यम नितधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चतान लागू नाही.

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-78-11067	0002124669202223	29/06/2022-15:34:18	IGR129	30000.00
Total Defacement Amount					30,000.00

मुद्रांक जिल्हाधिकारी ठाणे (ग्रामिण) यांचे समोर
महाराष्ट्र मुद्रांक अधिनियमाचे अंतर्गत कलम 31 खालिल आदेश
अर्जदार :- वंदू बिल्डर एलएलपी

जा.क्र. अभिनिर्णय / प्र.क्र.192/22/3739/2022
सह जिल्हा निबंधक वर्ग-1 तथा मुद्रांक जिल्हाधिकारी,
ठाणे (ग्रामिण) यांचे कार्यालय, जिल्हा रोजगार व
स्वयंरोजगार मार्गदर्शन केंद्र पहीला मजला,
जिल्हाधिकारी कार्यालय आवार, ठाणे (पश्चिम)
दिनांक :- 27/06/2022

1/- दस्तातील महिती पुढील प्रमाणे,

संलेखाचा प्रकार	डेव्हलपमेंट अॅग्रीमेंट
संलेख लिहून देणार	नजमुद्दीन अब्दुलहसैन शोपुरवाला व इतर 5
संलेख लिहून घेणार	वंदू बिल्डर एलएलपी
मिळकतीचे वर्णन	सर्व्हे नं.67/8, 67/4B, 67/5, 67/7, एकूण क्षेत्र.0-65-70 हे.आर.प्र., मौजे धवले, ता. अंबरनाथ, जि. ठाणे

2/- प्रस्तुत अर्जदार यांनी महाराष्ट्र मुद्रांक अधिनियमाचे अंतर्गत कलम 31पोटनियम (1) मधील तरतुदी नुसार मुद्रांक जिल्हाधिकारी, ठाणे(ग्रामिण) यांचेकडे दिनांक 18/04/2022 रोजी अभिनिर्णय अर्ज दाखल केला आहे. अर्जा सोबत निष्पादित न केलेले डेव्हलपमेंट अॅग्रीमेंट प्रारूप व प्रतिज्ञापत्र इत्यादी कागदपत्रे सादर केली असून, संलेखातील मुद्रांकाबाबत अभिनिर्णय मिळण्यासाठी विनंती देली आहे. त्यांनी अभिनिर्णय फी रु.100/- ई चलनाव्दारे GRN NO.MH000466665202223E अन्वये दि. 18/04/2022 रोजी शासनाच्या लाभात जमा केली आहे.

3/- अर्जदार यांनी प्रस्तुत डेव्हलपमेंट अॅग्रीमेंट संलेख किती भूदाखल शुल्क अन्वयेने या प्रयोजनार्थ अर्जासोबत उक्त अधिनियमातील कलम 31 मधील खालील कागदपत्रे सादर केली आहेत.
अ) महाराष्ट्र मुद्रांक अधिनियमाचे अंतर्गत कलम 31(2) नुसार प्रतिज्ञापत्र
ब) डेव्हलपमेंट अॅग्रीमेंट चे प्रारूप



शुल्क अन्वयेने	९९०६९	१०११
३	५०	

4/- विषयांकित दस्तातील विषय वस्तु असलेल्या मिळकतीवर मुद्रांक शुल्क निर्धारण करणे करिता दाखल केलेल्या डेव्हलपमेंट अॅग्रीमेंट मधील मिळकत सर्व्हे नं.67/8, 67/4B, 67/5, 67/7, एकूण क्षेत्र.0-65-70 हे.आर.प्र., मौजे धवले, ता. अंबरनाथ, जि.ठाणे येथील आहे.

5/-दस्तातील मिळकतीचे सहाय्यक नगररचनाकार यांनी दिनांक 26/04/2022 रोजी रक्कम रु.77,87,500/- इतके बाजारमूल्य निश्चित केले आहे. मोबदला रक्कम रु.4,65,21,500/- आहे. बाजारमूल्य रक्कमेपेक्षा मोबदला रक्कम जास्त असल्याने मोबदला रक्कमेवर महाराष्ट्र मुद्रांक अधिनियमाचे अनु.5 गअ अन्वये 5% दराने रक्कम रु.23,26,100/- इतके मुद्रांक शुल्क वसूल करणे आवश्यक आहे.

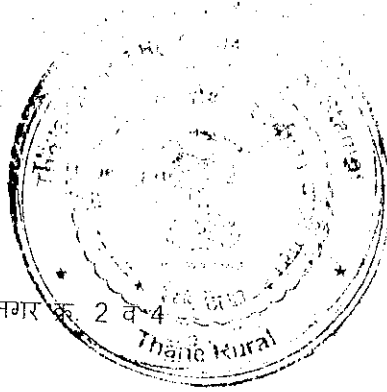
खालील उपरोक्त विषयांकित अटी व शर्ती यांच्या अधिन राहून आदेश पारीत करण्यात येत आहे.

1. महाराष्ट्र मुद्रांक अधिनियमाचे अधिन राहून आदेश पारीत करण्यात येत आहे.
2. महाराष्ट्र मुद्रांक अधिनियमाचे कलम 28 मध्ये नमुद केल्याप्रमाणे मुद्रांक शुल्क / मुल्यांकन आकारणीस पात्र असलेल्या शुल्काच्या रक्कमेवर ज्याचा परिणाम होईल असे प्रतिफल सर्व तथ्य व परीस्थिती याबाबी संलेखात पुर्णपणे व खरेप णाने नमुद आहेत असे अर्जदारांनी प्रतिज्ञा पत्रा व्दारे खात्री करून दिली आहे. कलम 28 चे तरतुद संबंधी अर्जदार यांनी अनुपालन न केल्यास कलम 62 अन्वये शास्तीची कार्यवाही करणेचे आधिन राहुन आदेश देत आहे.
3. कलम 28 चे अनुपालन न केल्याचे भविष्यात निर्देशनास आल्यास महाराष्ट्र मुद्रांक अधिनियमाचे कलम 46 व महाराष्ट्र जमिन महसुल संहिता 1966 अन्वये शास्तीसह मुद्रांक शुल्क वसुल करणेचे आधिन राहुन आदेश देत आहे.
4. दस्तातील नमुद लिखाणाच्या व सोबत सादर केलेल्या कागदपत्राच्या खरे खोटे पणा संदर्भात हे कार्यालय जबाबदार राहणार नाही याबाबतची संपूर्ण जबाबदारी दस्त निष्पादकावर / दस्ता मधील पक्षकारांवर राहिल.
5. सदर दस्तातील नमुद मिळकतीच्या संदर्भात कोणत्याही न्यायालयात दावा अथवा वाद चालू असेल तर त्यांची संपूर्ण जबाबदारी दस्त निष्पादकावर / दस्ता मधील पक्षकारांवर राहिल.

अंतिम आदेश

वर नमुद केल्या याबाबतच्या पार्श्वभूमीवर मी खाली स्वाक्षरी करणार मुद्रांक जिल्हाधिकारी, ठाणे ग्रामिण प्रश्नाधिर्म ईचलपमेंट-उद्योगाच्या संलेखावर महाराष्ट्र मुद्रांक अधिनियमाचे अनु.5गअ नुसार रक्कम रु.23,26,100/- (अक्षरी रु. तेन्नास लाख रुपये) च्या शंकर भाव) इतके मुद्रांक शुल्क आकारणेचे आदेश देण्यात येत आहेत. रावरील मुद्रांक शुल्क आपणास येय असल्याने ही आदेश प्राप्त झाल्यापासून 15 दिवसांच्या आंत दस्तावर मुद्रांक शुल्काचा भरणा GRAS मधील वेबसाईट वरून करत घ्यावे. याबाबतचा आदेश प्राप्त झाल्यापासून 15 दिवसांच्या आंत दस्तावर साईड वरून करता येईल.उपरोक्त मुद्रांक शुल्क रक्कम रु.23,26,100/- लेखाशिर्ष (HEAD)0030051701 देय आहे सदर रक्कम ऑन लाईन भरल्या नंतर चलनाची प्रत या कार्यालयात सादर करावी.

ठिकाण :- ठाणे
दिनांक :- 27/06/2022



19/06/2022
(वि.ग.विचारे)

मुद्रांक जिल्हाधिकारी,
ठाणे (ग्रामिण)

प्रत :- 1. वंदू बिल्डर एलएलपी

2. सह दुय्यम निबंधक उल्हासनगर रु. 2 व 4

उत्तर - २	
99060	२०१२
५	५०

Signature Not
Verified

• Header Deface

Sr. No.	Defacement No.	Defacement Date	UserId	Defacement Amount
1	0002001539202223	24/06/2022-12:43:43	IGR109	2326100.00
Total Defacement Amount			23,26,100.00	

प्रमाणपत्र

प्रमाणित करण्यात येते की, अभिनिर्णय प्रकरण क्र.192/2022 करीता रक्कम रु.23,26,100/- (अक्षरी रु. तेवीस लाख सव्वीस हजार शंभर मात्र) वंदू बिल्डर एलएलपी यांनी दिनांक 22/06/2022 रोजी मुद्रांक शुल्क GRAS प्रणाली अंतर्गत भरलेली असून, त्यांचा GRN NO.MH003815988202223E असा आहे. सदरचा भरणा शासन जमा झाल्याबाबतची खात्री GRAS प्रणालीव्दारे करण्यात आली असून, सदर चलन दिनांक 24/06/2022 रोजी विरूपित करण्यात आले आहे.

ठिकाण :- ठाणे

दिनांक :- 27/06/2022



19. 27/06/2022
मुद्रांक जिल्हाधिकारी,
ठाणे (ग्रामीण)



उ ह न - १	
99086	२०२२
६	५०

सह जिल्हा निबंधक कार्यालयातील सहाय्यक नगर रचनाकार यांनी करावयाच्या मूल्यांकन
अहवाल प्रपत्राचा नमुना

प्रकरण क. ADJ/१९२/२०२२

दिनांक :- १८/०४/२०२२

विषय :- मुल्यांकन अहवाल

मौजे ढवळे, ता. अंबरनाथ, जि. ठाणे येथील स.नं. ६७/८, ६७/४८, ६७/५,
६७/७, एकूण क्षेत्र ०-६५-७० हे.आर.प्र.

- १) लिहून देणार :- नजमुद्दीन अब्दुल हुसैन शोपुरवाला व इतर ५ (जमिन मालक/प्रथम पक्षिय)
- २) लिहून घेणार :- वंदू बिल्डर्स एलएलपी तर्फे भागीदार श्री. खिमजी मेघाजी बरवाडीया व इतर १ (विकासक/द्वितीय पक्षिय)
- ३) दुय्यम निबंधक कार्यक्षेत्राचे नाव :- अंबरनाथ नगरपालिका क्षेत्र
- ४) दस्ताचा प्रकार :- विकसन करारनाम्याचा
- ५) दस्त निष्पादनाचा दिनांक आहे/नाही असल्यास दिनांक :- अनिष्पादित
- ६) मिळकतीचा प्रकार :- जमीन
- ७) दस्त मिळकतीचे वर्णन :- मौजे ढवळे, ता. अंबरनाथ, जि. ठाणे येथील स.नं. ६७/८, ६७/४८, ६७/५, ६७/७, एकूण क्षेत्र ०-६५-७० हे.आर.प्र.
- ८) सन २०२२-२३ चे बाजारमुल्य दर - मुल्यदर विभाग क. ४, खुली जमीन दर रु. १०७०/- प्रति चौ.मी. (हायवेवरील जमिन) व बांधकाम दर रु. २१२९६/- प्रति चौ.मी.



उ ह न - २	
९९०६७	२४२२
७	४०

सदरचा दस्त हा विकसन करारनाम्याचा असून दस्तात खालील बाबी प्रामुख्याने नमुद केलेल्या आहेत.

१) विकासक हे जमिन मालकास १६ टक्के सेलेबल क्षेत्र बांधकाम देत आहेत. (पान नं. ९, अट नं. २.B)

२) बांधकाम पूर्ण करण्याचा कालावधी ४८ महिने इतका आहे. (पान नं. १०, अट नं. २)

३) विकासक हे जमिन मालक यांना परत करण्याचे बोलीवर अनामत म्हणून रक्कम रु. ४०,००,०००/- इतके देणार आहेत. (पान नं. ७, अट नं. २.A)

४) विकासक हे जमिन मालक यांना कोणत्याही प्रकारची पार्कींग देणार नाहीत. (पान नं. १०, अट नं. ३)

सन २०२२-२३ च्या बाजारमुल्य दर तक्त्यातील दराचा विचार करता प्रकरणी मुल्यांकन खालीलप्रमाणे प्रस्तावित होईल.

(अ) जमीन मालकास मिळणारा मोबदला :-

१) जमीन मालकास मिळणा-या बांधकाम क्षेत्राचे मुल्य :-

$$= ६५७० \times १.१ \times १.७६ \times ०.१६ \times २१२९६ \times १.०५$$

$$= २०३५.१२ \times २१२९६ \times १.०५$$

$$= \text{रु. } ४,५५,०७,०००/-$$

२) अनामत रकमेवरील व्याज

$$= ४०,००,००० \times ४ \times ६\%$$

$$= \text{रु. } ९,६०,०००/-$$

३) विकास शुल्क

$$= २०३५.१२ \times २.५\% \times १०७०$$

$$= ५००/-$$

$$= ४,५५,०७,००० + ९,६०,००० + ५४,५००$$

$$= \text{रु. } ४,६५,२१,५००/-$$

(ब) विक्रेत्याला मिळणा-या हिश्याचे मुल्य :-

$$= ६५७० \times १.७६ \times ०.८४$$

$$= ९७१३.०८$$

$$= ५०० \times १०७० + १५०० \times १०७० \times ०.९० + २००० \times १०७० \times ०.८० +$$

$$४००० \times १०७० \times ०.७० + ९७१३.०८ \times १०७० \times ०.६०$$

$$= ५३५००० + १४४४५०० + १७१२००० + २९९६००० + १०९९७९७.३६$$

$$= \text{रु. } ७७,८७,२९७.३६/- \text{ समजा रु. } ७७,८७,५००/-$$

उपरोक्त 'अ' व 'ब' पैकी जास्तीचे मुल्य हे बाजारमुल्य म्हणून विचारात घेणे आवश्यक आहे.
म्हणून मुल्यांकन = रु. ४,६५,२१,५००/-

ठाणे

दिनांक :- २६ / ०४ / २०२२


रचना सहायक
(गट-ब)

महाराष्ट्र मुद्रांक अधिनियमातील तरतुदी
अन्वये निर्गमित केलेले आहे परंतु उक्त दस्त
नोंदणीसाठी नोंदणी अधिका-यासमोर दाखल
झाल्यास नोंदणी अधिनियम १९०८ च्या
अधिनियमातील तरतुदी नुसार नोंदणी
अधिकारी दस्त नोंदणीची कार्यवाही करतील.

Received Adj. Fee Rs. 100/-
Vide Challan No./Receipt No. GRN MH000466665202223
Date 18-4-2022

Collector of Stamps, Thane (Rural)

डा. ३१३४२०२२

दि. 24/06/2022

OFFICE OF THE COLLECTOR OF STAMPS, THANE (RURAL)

Adj. Case No. 192/2022 Date 18-4-2022

Received from Shri. Vandu Builder LLP residing at
Dhavale

Stamp Duty Rs. 2326100/-
(Rupees Twenty Three Lakh Twenty Six Thousand One Hundred
Only)

In Bank IDBI Bank Vide E-challan No. GRN NO.

Date 22-6-2022 MH003815988202223 E

Certified under Section 32 of the Maharashtra
Stamp Act the fully Stamp Duty RS. 2326100/- with
which this instrument is charged has been paid vide
Article No. 594

This Certificate is subject to the provision of Section
63(A) of Maharashtra Stamp Act.

Place: Thane

Date: 22/06/2022

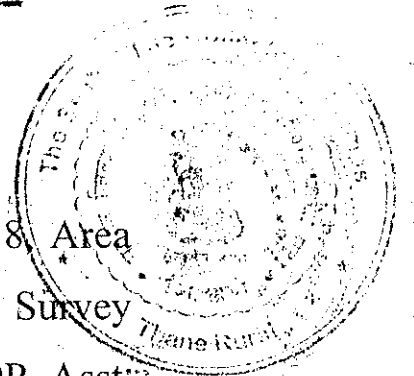
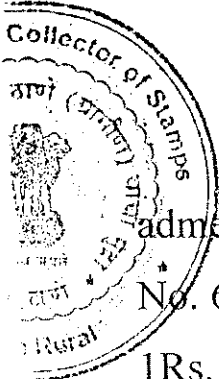
Collector of Stamps, Thane (Rural)

M.V. = 77875001-

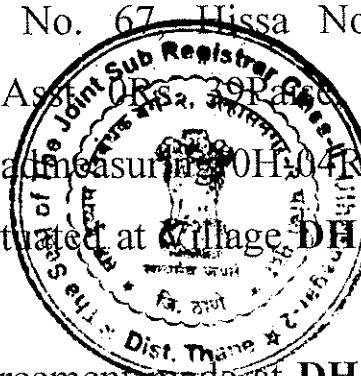
A.V. = 465215001-

(Area = 0-65-70 H.R.P.)

DEVELOPMENT AGREEMENT



Of land bearing (1) Survey No. 67, Hissa No. 8, Area
admeasuring 0H-08R-80P, Asst. 0Rs. 67Paise, (2) Survey
No. 67, Hissa No. 4 B, Area admeasuring 0H-47R-50P, Asst.
1Rs. 02Paise, (3) Survey No. 67, Hissa No. 5, Area
admeasuring 0H-05R-10P, Asst. 0Rs. 30Paise, (4) Survey
No. 67, Hissa No. 7, Area admeasuring 0H-04R-30P, Asst.
0Rs. 28Paise, located and situated at Village DHAVLE
Ambernath Dist-Thane.



उपप - २
२०२२
६१५०

This Development Agreement made at DHAVLE Tal-
Ambernath Dist-Thane on this 29 day of June,
2022.

BETWEEN

डा. ३१३४२०२२

२०२२

२०२२

Shatija Ans

Insira

1. ✓ NAJMUDDIN ABDULHUSSAIN SHOPURWALA, Age 72 Years, Aadhar No. 4362 9013 0226, 2. ✓ ABEDA NAJMUDDIN SHOPURWALA, Age 62 Years, Aadhar No. 8024 0934 5603, 3. ✓ INSIYA ABDUL KADAR SHOPURWALA, Age 41 Years, Aadhar No. 2679 1353 0735, 4. ✓ ABDUL KADAR NAJMUDDIN SHOPURWALA, Age 42 Years, Aadhar No. 2892 0706 1029, No. 1 to 4 Residing at 1501/1502, B Wing, Ashar Sapphire, Kolshet Road, Opp. D-mart, Thane, Dist. Thane, 5. ✓ ATEKA MUFADDAL MANDSAURWALA, Age 33 Years, Aadhar No. 7595 1454 0316, Residing at 501, Raj Tower, M. G. Road, Near Kandivali Village, Bohra Colony, Kandivali West, Mumbai, 6. KhatiJA MUSTAFA BATA, Age 35 Years, Aadhar No. 3422 4778 7750, Residing at 15/4/12, Cosmos Society, Bhawani Nagar, Marol Maroshi Road, J. B. Nagar, Mumbai. Hereinafter referred to or called as "THE VENDORS" (which expression shall unless repugnant to the context or meaning thereof mean and include their respective heirs, executors, administrators partners, nominees, & assigns etc.) OF THE PARTY OF

FIRST PART.



387-2	
99060	2099
90	90

AND

VANDU BUILDER LLP through partners 1. MR. KHIMJI MEGHAJI BARVADIYA Age 47 years Occupation- Business, Aadhar No. 7029 7890 6540, R/at :- Ambar Enclave, Building No. 2, A/1503, Kanchangaon, Behind Laxmipark, Thakurli (East), Kalyan, 2. MR.

Handwritten signature and date 01/08/2019

Handwritten signature: Khatija Anil

Handwritten signature: Anil

RAMESH SAVA THANS Age 41 years Occupation-
Business, Aadhar No. 9119 7156 3304, R/at :- 302, Shivam
Siddhi, Parthali Road, Opp. Shree Mangal Karyalay,
Gograswadi, Tilaknagar, Dombivali (East), Dist. Thane.
Hereinafter referred to or called as **“THE DEVELOPERS”**
which expression shall unless repugnant to the context or
meaning thereof mean and include their legal heirs,
executors, administrators, nominees & assigns etc.) of **THE**
PARTY OF SECOND PART.

WHEREAS the subject matter of this Development Agreement is the property situated at Village **DHAVLE** Tal-
Ambernath Dist - Thane within the jurisdiction of Sub
Registrar of Assurances at Ulhasnagar-2/4 within the
territorial limits of Talathi Saja Vangani and description
whereof as per 7/12 Extract issued by Group Grampanchyat
Dhavle and Tahsil Ambernath Talathi Saja Vangani is as
under :-



गानि तुंझळ - २

९९०६७	२०२९
९९	५०

Village Name	Survey No. / Hissa No.	Area of land H-R-P	Asst Rs. Paise	Name of owners
DHAVLE Tal- Ambernath Dist- Thane.	67/8	0-08-80	0-67	1. ABEDA NAJMUDDIN SHOPURWALA, (4.40 Gunthe) 2. ABDUL KADAR NAJMUDDIN SHOPURWALA, (4.40 Gunthe)
	67/4 B	0-47-50	1-02	1. NAJMUDDIN ABDULHUSSAIN SHOPURWALA, (17.5

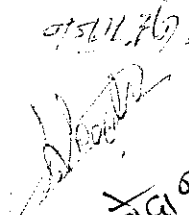
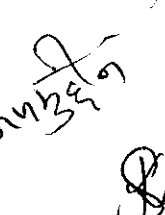
~~Sheet~~ 751436303-153
शालेरागम पुर्वी
Rush
Shatija Ans! वरुन
Insiga

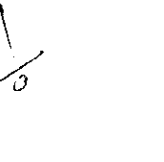
				Gunthe) 2. INSIYA ABDUL KADAR SHOPURWALA, (10 Gunthe) 3. ATEKA MUFFADDAL MANDARSAURWALA (10 Gunthe) 4. KHATIJA MUSTAFA BATA, (10 Gunthe)
	67/5	0-05-10	0-39	1. ABEDA NAJMUDDIN SHOPURWALA, (2.55 Gunthe) 2. ABDUL KADAR NAJMUDDIN SHOPURWALA, (2.55 Gunthe)
	67/7	0-04-30	0-28	1. ABEDA NAJMUDDIN SHOPURWALA, (2.15 Gunthe) 2. ABDUL KADAR NAJMUDDIN SHOPURWALA, (2.15 Gunthe)

Boundaries as follows:-

EAST	:	Survey No. 68
WEST	:	Survey No. 69
SOUTH	:	Survey No. 65 & Survey No. 66
NORTH	:	6 mtrs. wide road towards Dhavale village

AND WHEREAS above said lands are hereinafter for the brevity's sake referred to or called as "THE SAID PROPERTIES" or "THE PROPERTY DESCRIBED ABOVE" or "THE SAID LANDS".

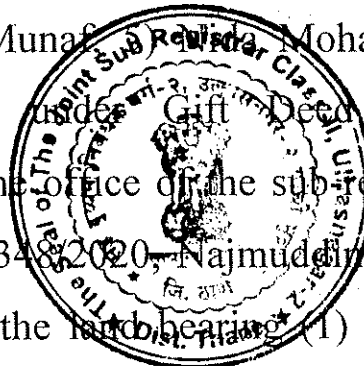
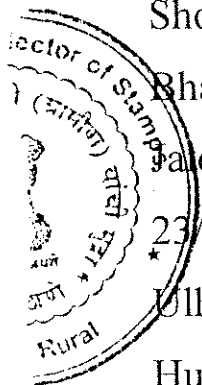






AND WHEREAS the above said land is more particularly and specifically described in a Schedule annexed to this Development Agreement and marked as ANNEXURE 'A'.

AND WHEREAS the 7/12 Extract of the above said land is also annexed hereto and marked as ANNEXURE 'B'.

AND WHEREAS the land bearing (1) Survey No. 67, Hissa No. 8, Area admeasuring 0H-08R-80P, Asst. 0Rs. 67Paise, (2) Survey No. 67, Hissa No. 5, Area admeasuring 0H-05R-10P, Asst. 0Rs. 39Paise, (3) Survey No. 67, Hissa No. 7, Area admeasuring 0H-04R-30P, Asst. 0Rs. 28Paise, is previously owned by 1) Najmuddin Abdul Husain Shopurwala, 2) Rehana Salim Frutwala, 3) Farjin Rauf Bhakrani, 4) Sameena Abdul Munaf, 5) Abida Mohammad Kapadiya, and by and under Gift Deed dated 23/10/2020, duly registered at the office of the sub-registrar, Ulhasnagar-2 under serial no. 8348/2020, Najmuddin Abdul



उह न - २	
8348/2020	२०२२
१३	५०

Husain Shopurwala, has gifted the land bearing (1) Survey No. 67, Hissa No. 8, Area admeasuring 0H-04R-40P, out of total Area admeasuring 0H-08R-80P, Asst. 0Rs. 67Paise, (2) Survey No. 67, Hissa No. 5, Area admeasuring 0H-02R-55P, out of total Area admeasuring 0H-05R-10P, Asst. 0Rs. 39Paise, (3) Survey No. 67, Hissa No. 7, Area admeasuring 0H-02R-15P, out of total Area admeasuring 0H-04R-30P, Asst. 0Rs. 28Paise, to the Abida Najmuddin Shopurwala and therefore according to the said gift deed the name of Abida Najmuddin Shopurwala was recorded in the revenue records by mutation entry no. 1939.

05/11/2020 (2020-21)
 Shateja Ansari
 मुद्रा
 मुद्रा
 मुद्रा

AND WHEREAS by and under Sale Deed dated 28/07/2021, duly registered at the office of the sub-registrar Ulhasnagar-2 under serial no. 10819/2021, 1) Rehana Salim Frutwala, 2) Farjin Rauf Bhakrani, 3) Sameena Abdul Munaf, 4) Nida Mohammad Jaid Kapadiya, have sold and conveyed the land bearing (1) Survey No. 67, Hissa No. 8, Area admeasuring 0H-04R-40P, out of total Area admeasuring 0H-08R-80P, Asst. 0Rs. 67Paise, (2) Survey No. 67, Hissa No. 5, Area admeasuring 0H-02R-55P, out of total Area admeasuring 0H-05R-10P, Asst. 0Rs. 39Paise, (3) Survey No. 67, Hissa No. 7, Area admeasuring 0H-02R-15P, out of total Area admeasuring 0H-04R-30P, Asst. 0Rs. 28Paise, to the Abdul Kadar Najmuddin Shopurwala and therefore according to the



उ ह न - २	
११०६७	२०२३
१४	१०

deed the name of Abdul Kadar Najmuddin Shopurwala was recorded in the revenue records by mutation

AND WHEREAS the land bearing Survey No. 67, Hissa No. 4 B, Area admeasuring 0H-37R-00P out of total Area admeasuring 0H-47R-50P, Asst. 1Rs. 02Paise, is previously owned by Najmuddin Abdul Husain Shopurwala, and by and under Gift Deed dated 23/10/2020, duly registered at the office of the sub-registrar Ulhasnagar-2 under serial no. 8359/2020, Najmuddin Abdul Husain Shopurwala, has gifted the land bearing Survey No. 67, Hissa No. 4 B, Area admeasuring 0H-10R-00P out of total Area admeasuring 0H-37R-00P, Asst. 1Rs. 02Paise, to the Insiya Abdul Kadar Shopurwala and therefore according to the said gift deed the

२०२३/१०/२३
शहाजा

Shatiya Ans!

मानव
असुर

Insiya

name of Insiya Abdul Kadar Shopurwala was recorded in the revenue records by mutation entry no. _____.

AND WHEREAS The Party of the First Part are desirous of developing the said land by constructed a building thereon containing in residential flats, shops etc. but due to heavy schedule of work the party of first Part was not able to devote time to the project on the said land. & therefore they were interested / willing to give the said land to a proper builder/developer for development thereof as stated above.

AND WHEREAS the developer who is the reputed builder /developer, being interested in developing the said property approached The Party of the First Part and the Party of the First Part being desirous of transferring the said property for development thereof expressed their willingness about giving the said land to the developer for development thereof.

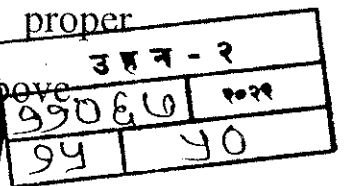
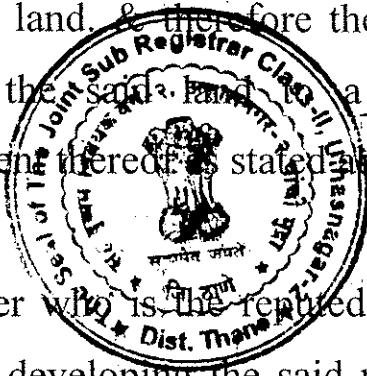
AND WHEREAS the Parties to this Indenture had detailed negotiations and discussions about the development of the said land by the Party of the First Part in favour of the Developer and about development of the said land which will be carried out by the developer subject to the terms and conditions mentioned hereunder.

The execution of this present agreement they had published publish public notice dated 28/01/2022 in daily News paper namely "Lokmat & Punyanagari" towards the

07/12/2022

[Signature]
[Signature] Shatiya Ans!
[Signature] Bhatia Anshu

Insiya



present transaction and property, however no one took any objection in that regard till date.

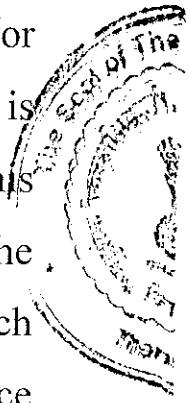
AND WHEREAS after having detailed negotiations, the Parties to this Indenture ultimately decided to reduce into writing all the agreed terms and conditions in respect of the said land and agreed to execute thus Development Agreement in terms and conditions.

NOW THIS AGREEMENT WITNESSTH AND IT IS
HEREBY AGREED BY AND BETWEEN THE
PARTIES HERETO AS FOLLOWS:-



330810	
330810	1000

The Party of the First Part shall permit the Developer the Developer shall develop at his own cost, risks, expenses and responsibility the said land by putting and/or constructed a building/s on the said land, which plot of is more particularly described in schedule annexed to this agreement, as per the plans/s that is sanctioned by the Collector Thane and as per the terms and conditions which will be and shall consume and utilize there on the floor Space Index that may be sanctioned .



2) The Total agreed consideration for Development of the said land is as under:-

A) SECURITY DEPOSIT:-

The party of second part/ Developer shall also pay Security Deposit an amount of Rs. 40,00,000/- (Rupees

7/10/2017
31/10/2017
Shatya Ans!
Rajesh
Dusige

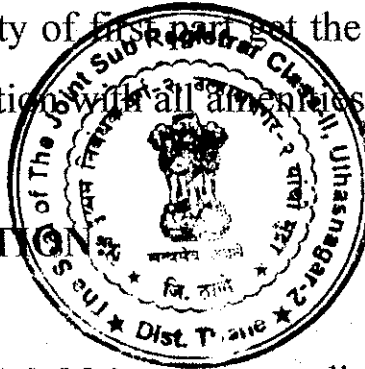
Forty Lakhs Only) as and by way of interest free refundable Security Deposit for due performance of this agreement to Party of First part by Cheque in following manner :-

Dated	Amount	Cheque No.	Bank
07/02/22	10,00,000/-	189754	Karnataka Bank Ltd
07/2022	10,00,000/-	189755	_____
08/2022	10,00,000/-	189756	_____
08/2022	10,00,000/-	189757	_____
/	/	/	/
/	/	/	/

The Party of First Part do hereby acknowledge by separate receipt for the payment of Security Deposit an amount of **Rs. 40,00,000/- (Rupees Forty Lakhs Only)** received from party of second part.



AND it is agreed by party of first part & second part that, the above mentioned security deposit is interest free refundable and handed over by party of first part to second part at time of when the party of first part get the possession of the agreed kind consideration with all amenities.



उह न - २	
९९०६७	२०२२
९७	९०

B) KIND CONSIDERATION

1) Total Area of 16% (Salable) area according to as per the plans has been sanctioned by competent authority i.e. Collector or ADTP, Thane and as per the terms and

05/12/2022
[Signature]

Shatija Anil
[Signature]
शतिका अनिल

[Signature]

conditions which will be and shall consume and utilize thereon the floor Space Index that may be sanctioned as a Free Of Cost.

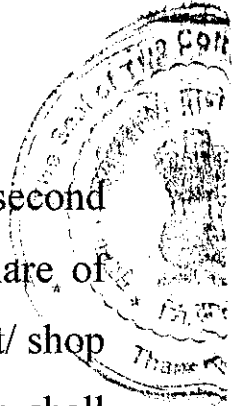
2) The Party of Second part do hereby agree to give the possession of the said kind consideration to the party of First Part within 3 years 6 months from date of Plan Pass and it is also agreed by the land owner and the developer that in case of any difficulty which is not in control of the develop the developer will be granted additional grace period of 6 months of 3 years 6 months.



99080	1000
97	90

It is agreed between the parties that, the party of second party developers have not allotted any parking area to the party of first part/vendor.

4) It is agreed between the parties that, the party of second Part shall also sale the Flats/Shops allotted in the share of Party of second part constructed area to Prospective flat/ shop purchaser, only the consideration of the said flat/Shop shall be paid to the party of first part by the Prospective Flat purchaser, as the said flats are allotted to Party of First part.



It is agreed between the parties that, the party of first part and/or prospective purchasers shall pay to party of second part the stamp duty, registration fees, GST,

07/10/2017
 [Signature] Ans!
 [Signature] Minsya
 [Signature] Bhatija
 [Signature] Kishan

development charges, society charges etc. which occurs to the flats/shops to be allotted in favour of party of first part.

5) The amenities given to the said 16% Sealable area Flats shall be the same which are given to rest of the Flats in the said building, if party of first part wants any other extra amenities on the said Flats then, they have to pay extra charges to the party of second part for the same.

6) It is agreed between parties that, the Promoter/ Developer shall not further sale, convey the said lands or assign sub-development rights of the said lands to any other third party, the Promoter/ Developer shall only develop the said land on their own.



उद्दन - २	
३०६७	२०२२
९८	४०

7) It is absolutely agreed between the Parties that as per Development rules if the free FSI of said land is increased/Enhanced, in such condition the Party of Second Part shall allot 16% FSI to the Party of First part and utilize the remaining 84% FSI for them in other way the Party of Second Party shall handover additional 16% construction on the enhanced /Increased FSI to the Landowner /Party of First Part.

8) The Developer shall be entitled to sell or transfer the flats, shops basement, offices stilt etc in the building/s which will be constructed on the said plot of lands and that they shall have every right to enter into agreement/s for sale of those flats, shops, basement, stilt offices etc and also to

०१/११/२०२२

[Signature]

[Signature] Anshu

[Signature] Anshu Anand

[Signature]

accept the price or money as a considerations of those agreement/s and to do all the necessary acts deeds and things in order to transfer, sale or dispose off those units in the proposed building/s as per the sweet will of the Developer and accept monies from flat purchase Excluding Flats/Shops and area given to party of first part i...e The developer can only sale the Flats/Shops allotted to party of first part with their consent but cannot receive consideration from Flats/Shops purchaser in the name of Developer.

9) The Party of the First Part and the Developer shall jointly get the said property surveyed and ascertained the exact area of the said property if required. The said survey shall be carried out entirely at the cost and expenses of the Developer.



उ.ह.न - २	
९९०६७	१०११
२०	५०

The Developer shall get the get the construction permission for buildings upon said lands at their own cost.

11) It is also agreed by the Developer that the inspection the party of First Part or their supervisors, shall have right to inspect the construction of the said site, whenever necessary. The Developer or there agent shall not object for the same.

12) It is also agreed by and between the parties hereto that, the developers shall registered the said project on the RERA by their own cost and consequences and the party of first part shall agreed to sign all the required documents for the registration of the same.

7/11/2017 3:45:37 PM
Shakti
Shakti

Shakti Anil

Shakti Anil

13) The Party of the First Part have informed and represented the Developer that:-

a) No part of the said property assign Development rights is falling under any reservation or acquisition etc.

b) The Party of the First Part has not entered into any agreement for sale or Developer agreement in respect of the said property or any part thereof.

c) The Party of the First Part ~~any one~~ on their behalf has not created any adverse ~~right~~ in respect of the said property.



d) The title of the said property in the hands of The Party of the First Part is free from encumbrance and the same is marketable and clear and that there is no loan, litigation, mortgage, condition or anything else in respect of the said property which is likely to affect the title of the said property adversely in any manner whatsoever.

e) The said property is in actual, physical & legal possession of the Party of the First Part and they have got every right to enter into this agreement and that there is no any legal bar of any kind for them to enter into such agreement & that the said plot of lands is the self acquired property of the Party of the First Part.

07/11/2022
[Signature]

[Signature] Shatija Ansari
[Signature] [Signature]

[Signature]