महाराष्ट्र शासन

गाव नमुना सात

अधिकार अभिलेख पत्रक

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

गाव :- कोलशेत (बुद्रु) तालुका :- ठाणे जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग	भुधारणा पद्धती	मोगवटादार वर्ग-१
६८		

शेताचे स्थानीक नाव		मोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र.	खाते क्रमांक
क्षेत्र एकक	हे.आर.चौ.मी	नरेशन नगर को ऑप हौसिंग सो. लि.चे.चेअरमन	१.४३.१०	४.८७			
जिरायत	-	तुकाराम मोरजी सुतारीया					
बागायत	-						
तरी	-						
वरकस	-						
इतर	१.४३.१०						
एकुण क्षेत्र	१.४३.१०						
पोट-खराब (लागवडीस अयोग्य)							
वर्ग (अ)	०.०५.१०						
वर्ग (ब)	-						
एकुण पो ख	०.०५.१०						
आकारणी	४.८७						
जुडी किंवा विशेष आकारणी	-						

दुय्यम निबंधक वर्ग - २
दस्त क्रमांक १२७२० /२०२१
२३ / ९०

ई महाभूमि

NOTARY
M. H. KHAN
REG. NO. 7179
GOVT. OF INDIA

जुने फेरफार क्र	(१),(३),(५),(७),(९),(१३)	सीमा आणि भुमापन चिन्हे

हा ७/१२ अभिलेख दि.०५/१२/२०२१ ०३:४५:०० PM रोजी डिजिटल स्वाक्षरीत केला असल्यामुळे स्वाक्षरी व कोणत्याही सही-शिक्क्याची आवश्यकता नाही. पृष्ठ क्र. १

सूचना : सदर ७/१२ डिजिटल स्वाक्षरीत प्रमाणपत्र ना.स.प. १२ मध्ये पिकांची माहिती अद्यावत झाली असल्याने सर्वसाधारण https://bhulekh.mahabhumi.gov.in या संकेत स्थळावर पहावी.

७/१२ डाउनलोड व पाहिले दि. : २३/०६/२०२१ : १४:५१:३१ PM. सेवा पडताळणीसाठी https://digitalsatbara.mahabhumi.gov.in/ या संकेत स्थळावर पहाण्य 31891000010648332 हा क्रमांक वापरावा.

THE SEAL OF THE SUB-REGISTRAR
दुय्यम निबंधक, ठाणे-२ यांची मुद्रा
ठाणे - २
THANE - 2

टनन - २

दस्त क्रमांक ७४२७/२०२१

पुनरावलन क्रमांक व उपविभाग २४ / ८०

गाव नमुना बारा
पिकांची नोंदवही
[महाराष्ट्र जमीन महसूल अधिनियम अन्वये आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २१]
तालुका :- ठाणे जिल्हा :- ठाणे

वर्ष	हंगाम	विभागाचा भूमापन क्र.	पिकाखालील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
			मिश्र पिकाखालील क्षेत्र			घटक पिके व प्रत्येकाखालील क्षेत्र		निर्मळ पिकाखालील क्षेत्र						
					पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			हे.आर.चौ.मी	हे.आर.चौ.मी		हे.आर.चौ.मी	हे.आर.चौ.मी		हे.आर.चौ.मी	हे.आर.चौ.मी		हे.आर.चौ.मी		
२०१८-१९	खरीप										पुढील	१.४३१०		
२०१९-२०	खरीप										पुढील	१.४३१०		
२०१८-१९	खरीप										पुढील	१.४३१०		

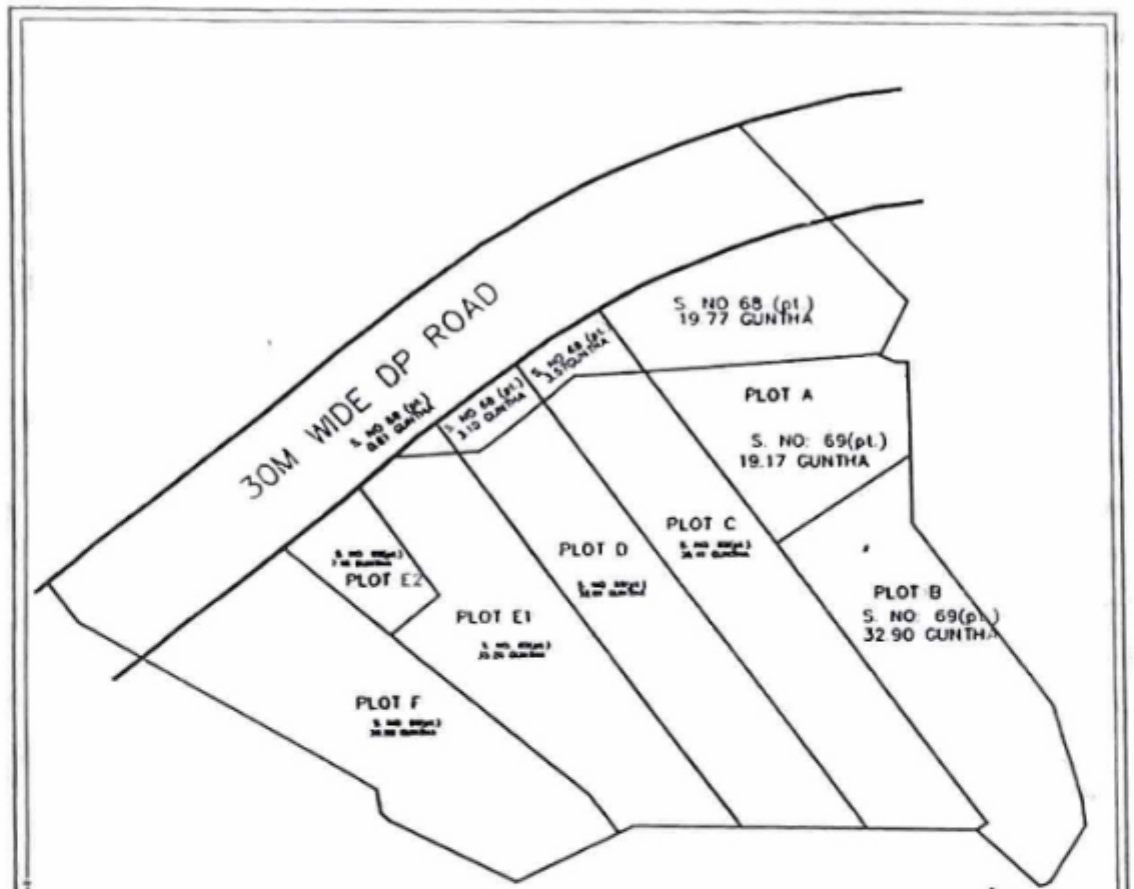
NO
M.H. KH
REG. NO. 72
THANE
MAHARASHTRA
INDIA

दुय्यम निबंधक, ठाणे-२ यांची सही

THE SEAL OF THE SUB-REGISTRAR
दुय्यम निबंधक, ठाणे-२
THANE - 2

NOTARY
GOVT. OF

हा उतारा अधिनियम (दि.१५/१२/२०११) अन्वये [illegible] स्वाक्षरीस सेवा असल्यामुळे स्वाक्षरी सही-शिक्क्याची आवश्यकता नाही.
सूचना : सदर उतारा दि. [illegible] पर्यंत विक्रीची माहिती असल्यास ती सर्व विक्रीची माहिती असल्यास ती सर्व विक्रीची https://bhulekh.mahabhumi.gov.in या संकेत स्थळावर पहावी.
उतारा आवश्यक [illegible] https://digitalsatara.mahabhumi.gov.in/usr/ या संकेत स्थळावर उदाहरण 21891000015445/93 हा क्रमांक दयावा.



SR. NO.	S. NO. 69	S. NO. 68	TOTAL (IN GUNTHA)
PLOT –A	19.17	19.77	38.94
PLOT –B	32.90	---	32.90
PLOT –C	36.41	3.57	39.98
PLOT –D	32.01	3.10	35.11
PLOT –E1	35.20	0.61	35.81
PLOT –E2	7.18		7.18
PLOT –F	39.98	---	39.98
TOTAL AREA IN SQ.MT.			229.90

PROPOSED RESIDENTIAL BUILDING LAYOUT AT VILLAGE MUMBRA, THANE.

right angle

NOTARY
M. H. KHAN
Reg. No. 7179
THANE
MAHARASHTRA
GOVT. OF INDIA

THE SEAL OF THE SUB-REGISTRAR
ठाणे - २
THANE - 2

दस्त क्रमांक २८५२०/२०२१
२५ / ०७
ठाणे - २

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
Email: narottamnagarsociety@gmail.com

ठाणे - २
दस्त क्रमांक ७७२०/२०२१

CERTIFIED TRUE COPY OF THE EXTRACT OF RESOLUTION PASSED IN THE SPECIAL GENERAL BODY MEETING OF NAROTTAM NAGAR CO-OPERATIVE HOUSING SOCIETY LIMITED ("THE SOCIETY") HELD AT ITS REGISTERED ADDRESS ON 3rd April - 2021 AT 5 P.M.

"**RESOLVED THAT** in pursuance of the request received by the Society from Messrs Amber Apartment Makers Private Limited (AAMPL) (who has acquired the entire development rights of the property from the Society), for execution of Conveyance deed under with AAMPL to transfer / assign and the Society agree confirm unto **1) M/s. NOBLE Enterprises , 2) M/s Yes Enterprises, 3) Mr. Nadeem Altaf Shaikh 4) Mr. Irshad Ahmad Munir 5) M/s Honour Realty, 6) Mr. Abdus Salam M S Khan and 7) (i) Mr. Mohammed Talib farid Ahmed Khan (ii) Mr. Mohammed Haroon Mohammed Nafis Khan (iii) Mr. Mansab Ali Mohammed Sami Khan and (iv) Mr. Mohammed Abdus Salam Khan** lands admeasuring in aggregate approximately **23,258.98 sq. metres** (equivalent to 229.90 Gunthas) or thereabouts comprised in **Survey Number 68 (admeasuring approximately 2,736.64 sq. mtrs equivalent to 27.05) and 69 (admeasuring approximately 20,522.33 sq. mtrs** equivalent to 202.85. Gunthas) of Village **SONKHAR** , Taluka Thane and District Thane (hereinafter referred to as "**the said Property**"). for the consideration (Mutually agreed between AAMPL and Purchasers) payable by Purchaser to **AAMPL**."

"**RESOLVED FURTHER THAT** the drafts of the Deed Of Conveyance AND the Power of Attorney and other incidental writings "be prepared and settled the draft in consultation with AAMPL and their Advocates and Solicitors viz., Messrs Kanga and Co."

"**RESOLVED FURTHER THAT** (1) Mr. Narendra Kanhaiyalal Mundra, Chairman and (2) Mr. Aayush S. Mittal, as Secretary are hereby jointly authorised with the necessary authority / powrs to execute the said Sale Deed and other incidental writings, for and on behalf of the Society."

"**RESOLVED FURTHER THAT** (1) Mr. Narendra Kanhaiyalal Mundra, Chairman and (2) Mr. Aayush S. Mittal, as Secretary are hereby jointly authorised to take all necessary steps and do such acts, deeds, 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 implementing the Agreement for Sale with Conveyance/Sale Deed.

"**RESOLVED FURTHER THAT** (1) Mr. Narendra Kanhaiyalal Mundra, Chairman and (2) Mr. Aayush S. Mittal, 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 documents / writings/ papers including the said Deed Of Conveyance and the Power of Attorney 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 matter that may be necessary for valid and effective registration thereof."

For Narottam Nagar Co-op. Housing Society Ltd.

Chairman

THE SEAL OF THE SUB-REGISTRAR ठाणे - २ THANE - 2

NOTARY M. H. KHAN Regd. No. 7479 MAHARASHTRA GOVT. OF INDIA

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

CERTIFIED TRUE COPY OF THE EXTRACT OF THE RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF AMBER APARTMENT MAKERS PRIVATE LIMITED ("THE COMPANY") HELD ON 26. 03. 2021 AT ITS REGISTERED OFFICE AT MITTAL TOWER, 16TH FLOOR, 'B' WING, 210, NARIMAN POINT, MUMBAI-400 021.

दस्त क्रमांक १४५२० /२०२१
२६ /०३

"**RESOLVED THAT** the Company do enter into Deed of Conveyance under which Narottam Nagar Co-operative Housing Society Limited ("the Owner/ the Society") and the Company would agree to sell/transfer unto **1) M/s. NOBLE Enterprises , 2) M/s Yes Enterprises, 3) Mr. Nadeem Altaf Shaikh 4) Mr. Irshad Ahmad Munir 5) M/s Honour Realty, 6) Mr. Abdus Salam M S Khan and 7) (i) Mr. Mohammed Talib farid Ahmed Khan (ii) Mr. Mohammed Haroon Mohammed Nafis Khan (iii) Mr. Mansab Ali Mohammed Sami Khan and (iv) Mr. Mohammed Abdus Salam Khan** lands admeasuring in aggregate approximately **23,258.98 sq. metres** (equivalent to 229.90 Gunthas) or thereabouts comprised in **Survey Number 68 (admeasuring** approximately **2,736.64 sq. mtrs equivalent to 27.05) and 69 (admeasuring approximately 20,522.33 sq. mtrs** equivalent to 202.85. Gunthas) of Village **SONKHAR** , Taluka Thane and District Thane (hereinafter referred to as **"the said Property"**), for the consideration payable by **Purchaser** to the Company."

"**RESOLVED FURTHER THAT** any one Director from **'Group A'** i.e. Mr. Arun Mittal, Mr. Suresh Mittal and Mr. Anil Mittal; and from **'Group B'** either one of the Directors viz. Mr. Chandru Raheja, Mr. Viren Raheja , Mr. Akshay Raheja and Mr. Shyam Wadhwani or the Authorised signatory of Group B viz. Mr. Ramesh M. Valecha, be and are hereby jointly authorized with the necessary authority/powers to finalize the terms and conditions for the proposed sale and the drafts of the Agreement to Sell, Deed of Conveyance and other incidental documents/ writings for and on behalf of the Company."

"**RESOLVED FURTHER THAT** any one Director from **'Group A'** i.e. Mr. Arun Mittal, Mr. Suresh Mittal and Mr. Anil Mittal; and from **'Group B'** either one of the Directors viz. Mr. Chandru Raheja, Mr. Viren Raheja , Mr. Akshay Raheja and Mr. Shyam Wadhwani or the Authorised signatory of Group B viz. Mr. Ramesh M. Valecha, be and are hereby jointly authorized with the necessary authority/powers to execute the aforesaid Agreement to Sell, Deed of Conveyance and other incidental documents/ writings for and on behalf of the Company.

NOTARY M. H. KHAN Reg. No. 7179 THANE MAHARASHTRA GOVT. OF INDIA

THE SEAL OF THE SUB REGISTRAR ठाणे - २ THANE - 2

MITTAL SINCE 1952

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

"**RESOLVED FURTHER THAT** any one Director from **'Group A'** i.e. Mr. Arun Mittal, Mr. Suresh Mittal and Mr. Anil Mittal; and from **'Group B'** either one of the Directors viz. Mr. Chandru Raheja, Mr. Viren Raheja , Mr. Akshay Raheja and Mr. Shyam Wadhwani or the Authorised signatory of Group B viz. Mr. Ramesh M. Valecha, be and are hereby jointly authorized 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 implementing the proposed agreement to sell and Deed of Conveyance."

"**RESOLVED FURTHER THAT** any one Director from **'Group A'** i.e. Mr. Arun Mittal, Mr. Suresh Mittal and Mr. Anil Mittal; and from **'Group B'** either one of the Directors viz. Mr. Chandru Raheja, Mr. Viren Raheja , Mr. Akshay Raheja and Mr. Shyam Wadhwani or the Authorised signatory of Group B viz. Mr. Ramesh M. Valecha, be and are hereby jointly authorized 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 documents/ writings/ papers including the aforesaid Agreement to Sell, Deed of Conveyance and other incidental documents/ writing 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."

ठाणे - २
दस्त क्रमांक ७४७२०/२०२१
39 / १०

For and on behalf of the Board of Directors
Amber Apartment Makers Pvt. Ltd.

Director

NOTARY
M. H. KHAN
Reg. No. 7179
THANE
MAHARASHTRA
GOVT. OF INDIA

SEAL OF THE SUB-REGISTRAR
ठाणे - २
THANE - 2

ठ ण न – २
दस्त क्रमांक ११७२० /२०१९
३३ / १० Original/Duplicate

3184531

पावती

Friday,July 26 ,2019
11:26 AM

नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 6253 दिनांक: 26/07/2019

गावाचे नाव: मलवार
दस्तऐवजाचा अनुक्रमांक: ठवह1-4831-2019
दस्तऐवजाचा प्रकार : पॉवर ऑफ अॅटर्नी
सादर करणाऱ्याचे नाव: अंबर अपार्टमेंट मेकर्स प्रा. लि. तर्फे संचालक अनिल गित्तस

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 400.00
पृष्ठांची संख्या: 20	
एकूण:	रु. 500.00

आपणास मूळ दस्त ,पंचनेस प्रिंट,सूची-२ अंदाजे
11:46 AM ह्या वेळेस मिळेल.

दुय्यम निबंधक, मुंबई-1

बाजार मुल्य: रु.1 /-
मोबदला रु.0/-
भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: DHC रक्कम: रु.400/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0407201906654 दिनांक: 26/07/2019
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003631214201920E दिनांक: 26/07/2019
बँकेचे नाव व पत्ता:

सह दुय्यम निबंधक
मुंबई शहर क्र. १

DELIVERED
on

THE SEAL OF THE SUB-REGISTRAR
दुय्यम निबंधक, ठाणे-२ यांची मुद्रा
ठाणे - २
THANE - 2

NOTARY
M. H. KHAN
Reg. No. 7179
THANE
MAHARASHTRA
GOVT. OF INDIA

दुय्यम - २
क्र. ७१४२० /२०१९
३४ / ९०

Document Handling Charges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0407201906654	Receipt Date	26/07/2019

Received from AMBER APARTMENT MAKERS PVT LTD THROUGH DIRECTOR ANIL MITTAL, Mobile number 9223279332, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered on Document No. 4831 dated 26/07/2019 at the Sub Registrar office S.R. Mumbai City 1 of the District Mumbai District.

DEFACED
₹ 400
DEFACED

Payment Details

Bank Name	IBKL	Payment Date	04/07/2019
Bank CIN	10004152019070405743	REF No.	221844909
Deface No	0407201906654D	Deface Date	26/07/2019

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

THE SEAL OF THE SUB-REGISTRAR, MUMBAI CITY-1 ★ MUMBAI ★

बबई - १
२७१ | १ | २०
२०१९

CHALLAN
MTR Form Number-6

GRN	MH003631214201920E	BARCODE		Date	04/07/2019-13:21:41	Form ID	48(f)

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID (If Any)	
		PAN No.(If Applicable)	AAACA4665A
Office Name	BOM1_MUMBAI CITY 1 SUB REGISTRAR	Full Name	AMBER APARTMENT MAKERS PVT LTD
Location	MUMBAI		
Year	2019-2020 One Time	Flat/Block No.	AS PER POA
		Premises/Building	
		Road/Street	MUMBAI
		Area/Locality	MUMBAI
		Town/City/District	
		PIN	4 0 0 0 2 1
		Remarks (If Any)	
		SecondPartyName	

Account Head Details	Amount In Rs.
0030045501 Stamp Duty	500.00
0030063301 Registration Fee	100.00
Total	600.00

DEFACED ₹600.00 DEFACED

Amount In Words	Six Hundred Rupees Only

Payment Details	IDBI BANK
Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK			
Bank CIN	Ref. No.	00103332019070412964	221834628
Bank Date	RBI Date	04/07/2019-13:22:54	05/07/2019
Bank-Branch		IDBI BANK	
Scroll No. , Date		100 , 05/07/2019	

Department ID : Validity unknown

Digitally signed by DDO VIRTUAL TREASURY MUMBAI 02 Date: 2019.07.26 11:30:58 IST Reason: Secure Document Location: India

Challan Defaced Details

Sr. No.		Defacement No.	Defacement Date	User Id	Defacement Amount
1	(IS)-318-4831	00023408022201920	26/07/2019-11:26:20	IGR182	100.00
2	(IS)-318-4831	00023408022201920	26/07/2019-11:26:20	IGR182	500.00
			Total Defacement Amount		600.00

Page 1/1

Print Data 26-07-2019 11:30:58

NOTARY GOVT. OF INDIA M. H. KHAN Regd. No. 7179 THANE MAHARASHTRA

ठाणे - २

दस्त क्रमांक १७२० /२०१९

३६ / १०

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN	0407201906654	Date	04/07/2019

Received from AMBER APARTMENT MAKERS PVT LTD THROUGH DIRECTOR ANIL MITTAL, Mobile number 9223279332, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office S.R. Mumbai City 1 of the District Mumbai District.

Payment Details

Bank Name	IBKL	Date	04/07/2019
Bank CIN	10004152019070406743	REF No.	221844909

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

बबई - २

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दस्त क्रमांक ९२७२० /२०१९

CHALLAN
MTR Form Number-6

GRN MH003631214201920E	BARCODE	Date 04/07/2019-13:21:51	Form ID 48(f)

Department: Inspector General Of Registration

Type of Payment: Stamp Duty / Registration Fee

Office Name: BOM1_MUMBAI CITY 1 SUB REGISTRAR

Location: MUMBAI

Year: 2019-2020 One Time

Account Head Details	Amount In Rs.
0030045501 Stamp Duty	500.00
0030063301 Registration Fee	100.00
Total	600.00

Payment Details: IDBI BANK

Cheque-DD Details

Cheque/DD No.	
Name of Bank	
Name of Branch	

Payer Details

TAX ID (If Any)	
PAN No.(If Applicable)	AAACA4865A
Full Name	AMBER APARTMENT MAKERS PVT LTD
Flat/Block No.	AS PER IPOA
Premises/Building	
Road/Street	MUMBAI
Area/Locality	MUMBAI
Town/City/District	
PIN	4 0 0 0 2 1
Remarks (If Any)	SecondPartyName=SANJAY BORIA~
Amount In Words	Six Hundred Rupees Only

FOR USE IN RECEIVING BANK

Bank CIN	Ref. No.	69103332019070412964	221834628
Bank Date	RBI Date	04/07/2019-13:22:56	Not Verified with RBI
Bank-Branch		IDBI BANK	
Scroll No., Date		Not Verified with Scroll	

Mobile No.: 9223270332

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI CITY-1 ★ MUMBAI ★

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NOTARY
M. H. KHAN
Regd. No. 779
THANE
MAHARASHTRA
GOVT. OF INDIA

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Print Date 04-07-2019 01:23:00