

339/7316

पावती

Original/Duplicate

Wednesday, December 16, 2020

नोंदणी क्र. :39म

5:13 PM

Regn.:39M

पावती क्र.: 9036 दिनांक: 16/12/2020

गावाचे नाव: अडिबळी डोकळी

दस्तऐवजाचा अनुक्रमांक: उहण3-7316-2020

दस्तऐवजाचा प्रकार: खरेदीखत

सादर करणाऱ्याचे नाव: मे केजीआय रिअल्टी प्रा. लिमिटेड कंपनी तर्फे भागीदार अमित अनिल होतचंदानी

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 520.00

पृष्ठांची संख्या: 28

एकूण:

रु. 620.00

आपणास मूळ दस्त, धंवनेल प्रिंट, सूची-२ अंदाजे

5:27 PM ह्या वेळेस मिळेल.

Sub Registrar Ulhasnagar 3

सह दुकान निबंधक कार्यालय
उल्हासनगर क.म.

वाजार मूल्य: रु.97020000/-

मोबदला रु.269000000/-

मरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: By Cash रक्कम: रु 520/-

2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008425311202021E दिनांक: 16/12/2020

बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjusted : Old Doc.No7310-2020 Amt. 30000



16/12/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.उल्हासनगर 3

दस्ता क्रमांक : 7316/2020

नोंदणी :

Regn:63m

भाषाचे नाव : अङ्ग्रेजी होकळी

(1) विलेखाचा प्रकार	खरेदीखत
(2) मोबदला	269000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते तसुद करणे)	87020000
(4) घु-वापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: अंबरनाथ इतर वर्णन : इतर माहिती: मीजे आडीबली होकळी ता. अंबरनाथ सर्व्हे न.36/24 क्षेत्र-192.00.00 आर चौ.मी म्णजेच 19200 चौ.मीटर एकूण क्षेत्र -29400 चौ.मीटर (भाडेखत दस्तक्रमांक-7310/2020 ला अनुसरून केलेले खरेदीखत) (Survey Number : 36/24 ;) 2) पालिकेचे नाव: अंबरनाथ इतर वर्णन : इतर माहिती: मीजे आडीबली होकळी ता. अंबरनाथ सर्व्हे न.36/23/3 क्षेत्र-102.00.00 आर चौ.मी म्णजेच 10200 चौ.मीटर (Survey Number : 36/23/3 ;)
(5) क्षेत्रफळ	1) 192.0000 आर.चौ.मीटर 2) 102.0000 आर.चौ.मीटर
(6) आकारणी किंवा सुदी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/विहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मे.इलझीम शेखलपर्स ग्रॅण्ड प्रॉपर्टीज प्रा. लि. चे डावरेक्टर वय:-68; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- इलझीम बिल्डींग बिरुवला पथमाचीला केरळ, रोड नं:-, केरला, पंपअम्पिता. पिन कोड:-689101 पॅन नं:-AACCE4372Q 2): नाव:- डॉ. आर अब्राहम वय:-68; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- इलझीम बिल्डींग बिरुवला पथमाचीला केरळ, रोड नं:-, केरला, PATHANAMTHITTA. पिन कोड:-689101 पॅन नं:-AACCE4372Q
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- मे.केजीआय रिअल्टी प्रा. लिमिटेड कंपनी तर्फे भावीदार अमित अनिल होतचंदानी वय:-28; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- कोहिनूर रिक्ली हटिल समोर चोपडा कोर्ट न्या बाजूला उल्हासनगर 3, रोड नं:-, महाराष्ट्र. पिन कोड:-421003 पॅन नं:-AAHCK5827B
(9) दस्तऐवज करून दिल्याचा दिनांक	16/12/2020
(10) दस्त नोंदणी केल्याचा दिनांक	16/12/2020
(11) अनुक्रमांक, खंड व पृष्ठ	7316/2020
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) सेरा	



सह दुय्यम निबंधक वर्ग-२
उल्हासनगर क.३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण आधी केलेले मुल्यांकन कारणांचा तपशील आधी केलेले मुल्यांकन

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

If relating to Order of High Court W.R.T. amalgamation or reconstruction of companies under section 394 of Companies Act 1956 or under the order of Reserve Bank of India under section 44A of the Banking Regulation Act 1949.



CHALLAN
MTR Form Number-6



GRN	MH006425311202021E	BARCODE			Date	16/12/2020-10:47:19	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) AAHCK5827B			
Office Name ULH3_ULHASNAGAR 3-JT SUB REGISTRAR					Full Name MS KGI REALTY PRIVATE LIMITED			
Location THANE					Flat/Block No. S NOVH NO 36/23/ 3 AND S NOVH NO 36/24			
Year 2020-2021 One Time					Premises/Building			
Account Head Details					Amount in Rs.			
0030046401 Stamp Duty					500.00			
0030063301 Registration Fee					100.00			
					Road/Street AT ADIVALI DHOKLI DIST THANE			
					Area/Locality TAL AMBERNATH			
					Town/City/District			
					PIN 4 2 1 5 0 1			
					Remarks (If Any)			
					PAN2=AACCE4372Q-SecondPartyName=MS ELCARIM DEVELOPERS			
					AND PROPERTIES PRIVATE LIMITED-CA=269000000			
					Amount in Six Hundred Rupees Only			
Total					600.00			
Payment Details BANK OF MAHARASHTRA					FOR USE IN RECEIVING BANK			
Cheque-DD Details					Bank CIN Ref. No. 02300042020121679353 001798222			
Cheque/DD No.					Bank Date RBI Date 16/12/2020-10:48:56 Not Verified with RBI			
Name of Bank					Bank-Branch BANK OF MAHARASHTRA			
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.
सादर चालान केवल दृष्टान्त निमित्तक कार्यालयगत नोंदणी के लिये प्रयोग्य प्रमाणपत्र के लिये आहे. नोंदणी न करायला या चालानाची सध्या चालन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-339-7316	0003876128202021	16/12/2020-17:13:43	IGR130	100.00
2	(IS)-339-7316	0003876128202021	16/12/2020-17:13:43	IGR130	500.00
Total Defacement Amount					600.00

SCANNING OK



CHALLAN
MTR Form Number-6



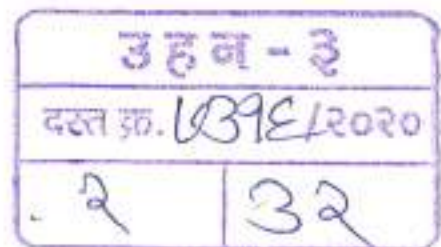
GRN	MH008425311202021E	BARCODE			Date	16/12/2020-10:47:19	Form ID	25.2
Department Inspector General Of Registration				Payer Details				
Stamp Duty				TAX ID / TAN (If Any)				
Type of Payment Registration Fee				PAN No.(If Applicable)		AAHCK5827B		
Office Name ULH3_ULHASNAGAR 3 JT SUB REGISTRAR				Full Name		MS KGI REALTY PRIVATE LIMITED		
Location THANE				Flat/Block No.		S NO/H NO 36/23/ 3 AND S NO/H NO 36/24		
Year 2020-2021 One Time				Premises/Building				
Account Head Details			Amount In Rs.		Road/Street			
0030046401 Stamp Duty			500.00		AT ADIVALI DHOKLI DIST THANE			
0030063301 Registration Fee			100.00		Area/Locality			
					TAL AMBERNATH			
					Town/City/District			
					PIN			
					4 2 1 5 0 1			
					Remarks (If Any)			
					PAN2=AACCE4372Q~SecondPartyName=MS ELCARIM DEVELOPERS			
					AND PROPERTIES PRIVATE LIMITED~CA=269000000			
					Amount In			
					Six Hundred Rupees Only			
Total			600.00		Words			
Payment Details BANK OF MAHARASHTRA				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	02300042020121679353	001798222	
Cheque/DD No.				Bank Date	RBI Date	16/12/2020-10:48:56	Not Verified with RBI	
Name of Bank				Bank-Branch		BANK OF MAHARASHTRA		
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.

Mobile No. : 9890806474

सदर चालन केवल दुर्यम निवधक कार्यालयत मोदणी कन्यायव्या दस्तांसाठी लागू आहे. मोदणी न कन्यायव्या दस्तांसाठी सदर चालन लागू नाही.



339/7316

बुधवार, 18 डिसेंबर 2020 5:13 म.नं.

दस्त गोष्टवारा भाग-1

उहन3

दस्त क्रमांक: 7316/2020

दस्त क्रमांक: उहन3 /7316/2020

बाजार मूल्य: रु. 9,70,20,000/- मोबदला: रु. 26,90,00,000/-

भरलेले मुद्रांक शुल्क: रु.500/-

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjusted : Old Doc.No7310-2020 Amt. 30000

डु. नि. सह. डु. नि. उहन3 यांचे कार्यालयात

पावती:9036

पावती दिनांक: 16/12/2020

अ. क्र. 7316 वर दि.16-12-2020

सादरकरणाऱ्याचे नाव: मे केजीआय रिअल्टी प्रा. लिमिटेड
कंपनी तर्फे भागीदार अमित अनिल होतचंदानी

रोजी 5:06 म.नं. वा. हुजर केला.

नोंदणी फी रु. 100.00

दस्त हाताकणी फी रु. 520.00

पृष्ठांची संख्या: 26

दस्त हुजर करणाऱ्याची सही:



एकूण: 620.00

Sub Registrar Ulhasnagar 3

Sub Registrar Ulhasnagar 3

दस्ताचा प्रकार: खरेदीखत

मुद्रांक शुल्क: If relating to Order of High Court W.R.T. amalgamation or reconstruction of companies under section 394 of Companies Act 1956 or under the order of Reserve Bank of India under section 44A of the Banking Regulation Act 1949.

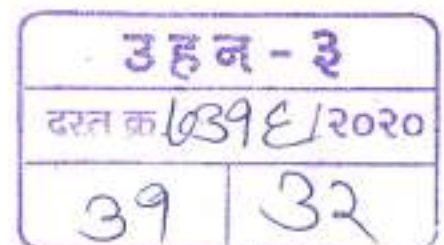
शिक्षा क्र. 1 16 / 12 / 2020 05 : 06 : 12 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 16 / 12 / 2020 05 : 07 : 17 PM ची वेळ: (फी)

आपणित करण्यात येते की, सदर दस्तावेजात
बोडलेली प्रक कागदपत्रे ही अस्तित् व खरी
आहेत, त्वाधि जोटी/बनावट आढळून आल्यास
नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये
होना-या कारवाईस आरम्भ थ्वतोश: जबाबदार राहू

लिहून देणार

लिहून घेणार





16/12/2020 5 16:53 PM

दस्त गोपवारा भाग-2

उहण-3

दस्त क्रमांक:7316/2020

दस्त क्रमांक :उहण3/7316/2020

दस्ताचा प्रकार :-खरेदीखत

अनु क्र.	पसकाराचे नाव व पत्ता	पसकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:श्री. आर अब्राहम पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: - इलकीम बिल्डींग बिल्डरला पथमाधीता केरळ, रोड नं: -, केरळा, स्वाक्षरी:- PATHANAMTHITTA, पिन नंबर:AAOCCE4372Q	लिहून देणार वय :-68 स्वाक्षरी:-		
2	नाव:मे केजीआय रिअल्टी प्रा. लिमिटेड कंपनी तर्फे बाबीदार अमित अनिल होतबंदानी पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: - बोहिनूर रिजन्सी हटिल समोर चोयडा कोर्ट ज्या बाजूला उल्हासनगर 3, रोड नं: -, महाराष्ट्र, . पिन नंबर:AAHCK5827B	लिहून देणार वय :-28 स्वाक्षरी:-		

बरील दस्तऐवज करून देणार तयाकधीत खरेदीखत चा दस्त ऐवज करून दिल्याचे कतुन करतात.
शिफ्टा क्र.3 पी वेळ:16 / 12 / 2020 05 : 08 : 39 PM

ओळख:-

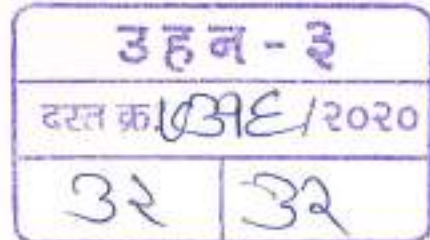
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना ज्येतीश: ओळखतात, व त्यांची ओळख पडवितात

अनु क्र.	पसकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:रेमीत जेकरव अब्राहम -- वय:34 पत्ता:इलकीम बिल्डींग बिल्डरला पथमाधीता केरळ पिन कोड:689101		
2	नाव:लवली दुलशन धवन - वय:24 पत्ता:उल्हासनगर 4 पिन कोड:421004		

शिफ्टा क्र.4 पी वेळ:16 / 12 / 2020 05 : 09 : 40 PM

शिफ्टा क्र.5 पी वेळ:16 / 12 / 2020 05 : 10 : 11 PM गोपनी मुस्तक 1 मध्ये

Sub Registrar Unhasnagar 3



Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MS KGI REALTY PRIVATE LIMITED	eChallan	02300042020121679353	MH008425311202021E	500.00	SD	0003876128202021	16/12/2020
2		By Cash			520	RF		
3	MS KGI REALTY PRIVATE LIMITED	eChallan		MH008425311202021E	100	RF	0003876128202021	16/12/2020

(SD:Stamp Duty) (RF:Registration Fee) (DHC: Document Handling Charges)

1. Verify Scanned Document for correctness through manual (pages on a side) process after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.wnta@gmail.com



DEED OF CONVEYANCE

This Deed of Conveyance made at Ulhasnagar

on this 16th day of December, 2020

BETWEEN



उह न - ३	
दस्त क्र. ७३९६/२०२०	
३	३२

For Elcanim Developers and Properties Pvt. Ltd.


Managing Director


For KGI REALTY PVT. LTD

Director

M/s. Elcarim Developers and Properties Private Limited, a company registered under the provisions of Companies Act, 1956, bearing Certificate of Incorporation bearing No. U-70100KL2010PT025330 dated 14.01.2010 (PAN: AACCE4372Q) having its registered office at Elcarim Building, RMM Road, Thiruvalla Pathanamthitta, Kerala 689 101 and administrative office at B-156/C, F.F. Enclave, NEB, Sari, New Delhi 110 068, through its Director : Dr. R Abraham (Mr. Abraham Ranjit Singh), hereinafter called and referred to as "Owner" (which expression shall, unless it be repugnant to the context or meaning thereof mean and include its executors, successors, survivors, administrators and assigns) being the Party of the First Part.

AND

M/s. KGI Realty Private Limited, a company registered under the provisions of Companies Act, 1956, bearing Certificate of Incorporation bearing No. U70109MH2019PTC323777 dated 05.04.2019 (PAN: AAHCK5827B) having its registered office at Kohinoor, opp. Regency Hotel, Chopra Court Road, Ulhasnagar, Dist. Thane 421003 through its Director Shri Amit Anil Hotchandani hereinafter called and referred to as Purchaser (which expression shall, unless it be repugnant to the context or meaning thereof mean and include its executors, successors, survivors, administrators and assigns) being the Party of the Second Part.

WHEREAS Owner is seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of non agricultural land bearing Survey no. 36, Hissa no. 23/3 admeasuring 10200 sq. mtr. lying, being and situated at Village Aadivli Dhokali, Taluka Ambernath, District Thane within the limits of Kalyan-Dombivli Municipal Corporation, hereinafter for the sake of brevity called and referred to as the "Property No.I".

AND WHEREAS the Owner is seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of non agricultural land bearing Survey no. 36 Hissa no. 24 adm. 19200 sq. mtr., lying, being and situated at Village Aadivli Dhokali, Taluka Ambernath, District Thane, within the limits of Kalyan-Dombivli Municipal Corporation, hereinafter for the sake of brevity called and referred to as the "Property No.II".

AND WHEREAS the Property No. I and Property No. II are adjacent to each other and is a contiguous piece of land and hereinafter collectively called and referred as "said property" and more particularly described in the Schedule hereunder written.

उह न - ३	
दस्त क्र 1039E/2020	
५	32
For Elcarim Developers and Properties Pvt. Ltd.	


Managing Director



For KGI REALTY PVT. LTD.

Director

AND WHEREAS the Owner has acquired the said property under the Deed of Conveyance dated 18.02.2011 and the same is registered at the office of Sub-Registrar of Assurances at Ulhasnagar-3 under serial No. 864/2011 on 21.02.2011 and the said property stands mutated in the name of the Owner herein as evidenced by mutation entry No. 1221.

AND WHEREAS the Owner is desirous of selling and transferring the said property to intending purchaser free from encumbrances and doubts and in order to effectuate the transaction of sale and transfer, the necessary Resolution in the Board Meeting is passed by the Owner.

AND WHEREAS the Purchaser Developer being engaged in the field of acquiring and / or developing immovable properties came to know of the same, approached the Owner and during the course of meetings and negotiations, the Owner represented to the Purchaser Developer that he is well and sufficiently entitled to said Property and every part thereof and the title to the said property is clear, marketable and free from encumbrances and doubts and that except them no else has any right, title, interest and possession in the said property or any part thereof and that if any person claims any right and interest from, through or under them, then they shall settle the same at their own costs and expenses and shall indemnify and keep indemnified the Purchaser Developer from any claim, action, suit or demand to that effect.

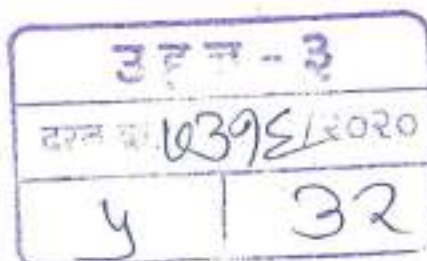
AND WHEREAS relying upon the above representations of the Owner, the Purchaser Developer agreed to acquire the said property free from encumbrances and doubts and offered a lump sum consideration of Rs.26,90,00,000/- (Rupees Twenty Six Crores Ninety Lakhs Only).

AND WHEREAS the offer of the Purchaser Developer being fair and reasonable is accepted by the Owner and the Owner represented through its Directors Dr. R Abraham (Mr. Abraham Ranjit Singh) and Shri Ranjit Jacob Abraham executed Agreement for Sale on 16.12.2020 and subsequently executed Power of Attorney in favour of the Purchaser Developer herein and the said Agreement and Power of Attorney are registered at the office of Sub-Registrar of Assurances at Ulhasnagar-3 under serial No. 7310 /2020 and 7311 /2020 respectively.

AND WHEREAS in pursuance to the said Agreement for Sale, the Owner has received part consideration of Rs.1,00,00,000/- (Rupees One Crore Only) and further the remaining payment of Rs.25,90,00,000/- (Rupees Twenty Five Crores Ninety Lakhs Only) will be paid by the Purchaser Developer to the Owner as mentioned in clause No. 3 of the Agreement for Sale dated 16.12.2020.

For Elcarim Developers and Properties Pvt. Ltd.


Managing Director

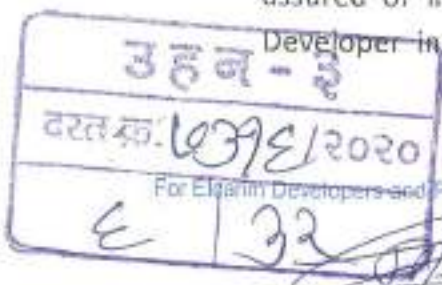



For KGI REALTY PVT. LTD.

Director

NOW THIS DEED OF CONVEYANCE WITNESSETH THAT in consideration of the amount of Rs.26,90,00,000/- (Rupees Twenty Six Crores Ninety Lakhs Only) which is to be received by the Owner from the Purchaser Developer in the manner as mentioned in the Agreement for Sale dated 16.12.2020 the Owner do hereby grant, sell, assign, release, convey and assure unto the said Purchaser Developer forever free from encumbrances and doubts all those pieces and parcels of non agricultural land bearing Survey No. 36, Hissa no. 23/3 admeasuring 10200 sq. mtrs., and Survey no. 36 Hissa No. 24 adm. 19200 sq. mtrs., lying, being and situated at Village Aadivli Dhokali, Taluka Ambarnath, District Thane, within the limits of Kalyan-Dombivli Municipal Corporation being adjacent to each other and a contiguous piece of land hereinafter called and referred to as the "said property" and more particularly described in the Schedule hereunder written absolutely and forever in favour of the Purchaser Developer free from all encumbrances, together with all and similar houses, out houses, edifices, courtyards, areas, compounds, sewers, ditches, fences, trees, drains, ways, paths, passages, commons, gullies, wells, waters, water-course, plants, lights, liberties, privileges, easements, profits, advantages, rights, members, appurtenances whatever to the said property or any part thereof belonging or in any way appertaining to or with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed therewith or reputed or known as part or member thereof to belong or be appurtenant thereto AND also together with all deeds, documents, writings, vouchers and other evidences of title relating to the said price or parcel of land or ground hereditaments or any part thereof AND ALL the estate, rights, title, interest, use, property, possession, benefits, claims and demand whatsoever at law and in equity of the said Owner into the said property or any part thereof to have and to hold all and singular the said property hereby granted, conveyed and assured or expressed so to be with them and every of their rights, members, appurtenance unto and to the use and benefit of the said Purchaser Developer forever.

AND THIS DEED FURTHER WITNESSETH THAT the said Owner do hereby for themselves and their executors and administrators covenants with the said Purchaser Developer that notwithstanding any act, deed, matter or thing whatsoever by the Owner or by any person or person lawfully or equitably claiming by, from through under or interest for, they made done, committed, omitted or knowingly or willingly suffered to the contrary they the said Owner now have in themselves good right, full power and absolute authority to grant convey and assure the said property hereby granted, conveyed or assured or intended so to be unto and to the use of the said Purchaser Developer in the manner aforesaid AND that they shall be lawful for the



Managing Director

For KGI REALTY PVT. LTD.

Director

Purchaser Developer from time to time and at all time hereafter peaceably and quietly to hold, enter upon, have occupy, possess and enjoy the said property hereby granted with their appurtenances and receive rents, issues and profits thereof and of every part thereof to and for their own use and benefit, without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the said Owner or its executors and survivors or any of them from or by any person lawfully or equitably claiming or to claim by from under or in trust for their or any of them AND that free and clear and freely and clearly and absolutely acquitted, exonerated mortgagor released and forever discharged or otherwise by the said Owners well and sufficient saved, defended, kept harmless and indemnified of, from and against all former and other estates, titles, charges and encumbrances whatever either already or to be hereafter had made executed, occasioned or suffered by the said Owners or by any other person or persons lawfully or equitably claiming or to claim by, from under or in trust for them or any of them.

AND THIS DEED FURTHER WITNESSETH that the said Owner and all persons having or lawfully or equitably claiming any estate, rights, title or interest at law or in the said property hereby granted or any part thereof by, from under or in trust for they, the Owner or their successors and survivors or any of them shall and will from time to time and at all time hereafter at the request and cost of the said Purchaser Developer, do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deed, things, matters, conveyances and assurances in the law whatsoever for the better, further and more perfectly and absolutely granting unto and to the use of said Purchaser Developer in the manner aforesaid as shall or may be reasonably required by the said Purchaser Developer, its executors, administrators or assigns or their counsel in law and the Owners do hereby covenant with the Purchaser Developer that they the Owner have not done, omitted or knowingly or willingly suffered or been party or privy to any act, deed or thing whereby they are prevented from granting and conveying the said property in the manner aforesaid or whereby the same or any part thereof are, is can or may be charged, encumbered or prejudicially affected in estate, title or otherwise howsoever.

AND THIS DEED FURTHER WITNESSETH that the Owner do hereby covenants with the Purchaser Developer that they shall unless prevented by fire or some inevitable accident from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchaser Developer or the Owners for the time being of the said land and hereditaments or any part thereof, produce or cause to be produced to them or agents or agents at any trial, hearing, commission, examination or otherwise as occasion shall require the

For Elcanm Developers and Properties Pvt. Ltd.


Managing Director


For KGI REALTY PVT. LTD.

Director

title deeds for the purpose of maintaining, defending and providing his estate, title or possession to the said piece or parcel of land or ground, hereditaments and property the right whereof are hereby sold, assigned, transferred and assured or intended so to be and also at the like request and costs deliver or cause to be delivered to the Purchaser Developer or the Owner for the time being of the said land or ground, hereditaments or any part thereof, such attested or other copies, extracts or abstracts from the said documents as they may require and shall in the mean time and unless prevented as aforesaid keep the said documents, safe, un-obliterated and un-cancelled.

AND THIS DEED FURTHER WITNESSETH that, in pursuance of understanding and consideration, the Owner has handed over the actual, physical and peaceful vacant possession of the said land to the Purchaser Developer as much denoted on the plan annexed hereto to the Purchaser Developer herein in discharge of their obligations in part performance of contract and have authorized the Purchaser Developer to carryout effectual development of the said property in pursuance to the sanctioned plans and permissions along with the right and authority to get the same revised, modified and altered as Purchaser Developer may deem fit and proper and the Owner declares that the understanding as regards the absolute sale of the said property is valid, subsisting and completely in force and they are well and sufficiently entitled to grant, assign and transfer the development rights of the said property as well as said property in the manner as envisaged herein and they have not created any encumbrances like Agreements, Exchange, Mortgage, Trust, Gift, Lien, Possession, Lease or even otherwise whatsoever on the said property and the title of the Owner to the said property is clear and marketable.

AND THIS DEED FURTHER WITNESSETH THAT the Owner Developer have granted the absolute right and authority to the Purchaser Developer to develop the said property and to use, consume and utilize the said Floor Space Index, Floating Floor Space Index, Transferable Development Rights, Staircase Floor Space Index, permitted increases and incentives in floor space index as may be sanctioned by the Kalyan Dombivali Municipal Corporation and / or Town Planning Authorities and for that purpose to prepare and submit the revised plans and permissions for sanction and approval to the Municipal Authorities as the Purchaser Developer may deem fit and proper for availing the maximum potentiality of Transferable Development Rights and permitted increases therein from time to time.

For Ekanim Developers and Properties Pvt. Ltd.



Managing Director

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For KGI REALTY PVT. LTD.

Director

AND THIS DEED FURTHER WITNESSETH THAT from the date of execution of this presents the Purchaser Developer alone shall pay and discharge all taxes and outgoings including municipal taxes, charges, rates, cess taxes that may be levied by the public body or authorities in respect of the said property and every part thereof and in no way the Owner are responsible for the same nor the Purchaser Developer shall hold the Owner responsible for the same.

AND THIS DEED FURTHER WITNESSETH THAT the Purchaser Developer has the right and authority to amalgamate the said property with the other adjacent properties and / or to sub-divide the same and obtain the sanction and approval of layout and shall further have the right to obtain the Transferable Development Rights, Staircase Floor Space Index in respect of any other properties onto the use and utilise on the said property or grant the Transferable Development rights, Staircase Floor Space Index of the said property to use and availed on the other properties as they may deem fit and proper and to receive such benefits arising out there from as they may deem fit and proper without any liability to the Owner.

AND THIS DEED FURTHER WITNESSETH THAT the Purchaser Developer shall have the absolute right and authority to enter into joint venture development, partnership arrangement and / or further enter into any arrangement for development of the said property either wholly or in part to any intending Purchaser as they may think deem fit and proper without prejudice to the right, title and interest and without any liability therefor.

AND THIS DEED FURTHER WITNESSETH THAT the Owner have executed an General Power of Attorney on 16.12.2020 registered at the office of Sub-Registrar of Assurances at Uhasnagar-3 under serial No. 3845/2020 in favour of the Purchaser Developer and the said Power of Attorney is irrevocable in nature and the Purchaser Developer is entitled to exercise all the powers and authorities conferred upon them and to perform the acts, deeds and matters necessary to effectuate the legal and perfect transfer of the said property in the records of right as well as the development, sale and transfer of the said property.

The Owner hereby declare that the title to the said property is clear, marketable and free from doubts and encumbrances and the undertaken to get transferred the said property in the revenue records in the name of the Purchaser Developer.

The owners hereby declare that they have not received any summons, notices issued by any Court of law, authority, tribunal, Forum in respect of any litigation, suit, appeal or any other legal matter filed, pending, under trail

For Elcarim Developers and Properties Pvt. Ltd.


Managing Director


For KGI REALTY PVT. LTD.

Director

before it in respect of said property. The Owner hereby declare that they have not received any notices of acquisitions or requisitions issued by any Government Authority, local body, Road Authority Property for acquiring or requiring or requiring said property or any part of it for reservation under DP plan or any other purpose.

AND THIS DEED FURTHER WITNESSETH THAT the terms, conditions and covenants as inter-alia provided in the Agreement for Sale dated 16.12.2020 registered at the office of Sub-Registrar of Assurances at Ulhasnagar-3 under serial No. 7310 /2020 are valid, subsisting and binding upon the parties hereto and the Purchaser Developer is well and sufficiently entitled to have beneficial enjoyment of the said property and every party thereof as the sole and absolute owner thereof and in pursuance to the said agreement the parties hereto are executing the present Deed of Conveyance.

The Owner agrees and assures to execute the further writings and assurances to effectuate the legal and perfect transfer of the said property as in favour of the Purchaser Developer.

The parties hereto declare that the requisite Stamp Duty and Registration Fees on Agreement for Sale dated 16.12.2020 registered at the office of Sub-Registrar of Assurances at Ulhasnagar-3 under serial No. 7310 /2020 are paid and as per the provisions of Maharashtra Stamp Act, the stamp duty of Rs.500/- is paid on this Deed of Conveyance.

All expenses in connection with this Deed of Conveyance i.e. stamp duty, registration fees and out of pocket expenses are borne and paid by the Purchaser Developer alone.

SCHEDULE

All those pieces and parcels of non agricultural land bearing Survey No. 36, Hissa No. 23/3 admeasuring 10200 sq. mtrs., and Survey no. 36 Hissa No. 24 adm. 19200 sq. mtrs., lying, being and situated at Village Aadivli Dhokali, Taluka Ambernath, District Thane, within the limits of Kalyan-Dombivli Municipal Corporation being adjacent to each other and a contiguous piece of land and bounded as follows:

On or towards East :
On or towards West :
On or towards North :
On or towards South :

together with all easement rights and benefits thereto.

For Elcarm Developers and Properties Pvt. Ltd.


Managing Director

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For KGI REALTY PVT. LTD.

Director

IN WITNESS WHEREOF the parties hereto have set and subscribed our signatures to this writing on the day and the year first hereinabove mentioned.

SIGNED & DELIVERED

by the within named

Owner

M/s. Elcarim Developers

and Properties Private Limited,

in pursuance to the Resolution dated 10.12.2020

in the Board Meeting of the Company

through its Director :

Dr. R Abraham (Mr. Abraham Ranjit Singh)

For Elcarim Developers and Properties Pvt. Ltd.


Managing Director

SIGNED & DELIVERED

by the within named

Purchaser Developer

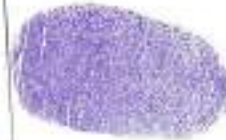
M/s. KGI Realty Private Limited,

in pursuance to the resolution passed

in the Board Meeting of the Company

through its Director

Shri Amit Anil Hotchandani



Witness:



For KGI REALTY PVT. LTD.

Director

1. RANJIT JACOB ABRAHAM



Lovely Gulshan Dhawan



**LIST OF CHEQUES ISSUED TO M/s ELCARIM DEVELOPERS
AND PROPERTIES PVT LTD
ALL CHEQUES DRAWN ON ICICI BANK (ULHASNAGAR
BRANCH)**

SR.NO	DATE	CHEQUE NO	AMOUNT
1	03/11/2020	000313	5000000
2	15/12/2020	000346	2982500
3	TDS	To Pay	2017500
4	10/07/2021	000347	3500000
5	10/08/2021	000348	3500000
6	10/09/2021	000349	3500000
7	10/10/2021	000350	3500000
8	10/11/2021	000351	3500000
9	10/12/2021	000352	3500000
10	10/01/2022	000436	5000000
11	10/02/2022	000437	5000000
12	10/03/2022	000438	5000000
13	10/04/2022	000439	5000000
14	10/05/2022	000440	5000000
15	31/05/2022	000375	40000000
16	10/06/2022	000441	5000000
17	10/07/2022	000442	5000000
18	10/08/2022	000443	5000000
19	10/09/2022	000444	5000000
20	10/10/2022	000445	5000000
21	31/10/2022	000363	40000000
22	10/11/2022	000446	5000000
23	10/12/2022	000447	5000000
24	10/01/2023	000428	7500000
25	10/02/2023	000429	7500000
26	10/03/2023	000430	7500000
27	10/04/2023	000431	7500000
28	10/05/2023	000432	7500000
29	31/05/2023	000371	38000000
30	10/06/2023	000433	7500000
31	10/07/2023	000434	7500000
32	10/08/2023	000435	7500000
Total			269000000

For Elcarim Developers and Properties Pvt. Ltd.

[Signature]
Managing Director



For KGI REALTY PVT. LTD.



Director

अदालत दिनांक : 15/12/2020



महाराष्ट्र शासन

प्राप्त नसुन।

अधिकृत अभिलेख चयन

1. **भारतपू** काशी महापुत्र अखिलेश्वर अगिरीश्वर आदि नौवैद्य (यशस्व व सुविद्यमान हेतवे) नियम, १९७१ याद्वि नियम ३,५,६ आदि ७

प्रा. २ - आधिकारिक घोषणा

कालिका :- आभारार्थ

विषय :- धर्म

निबन्धन क्रमांक : 1783 च दिनांक : 15/12/2020

पुण्यापत्तन क्रमसंख्या व तारीख : ३६/२३/३

[illegible]

गणेश नमो नमो नमो

विष्णुजी मीदणही

॥ मध्यमः कर्मणः ब्रह्मणः अविद्यायाः अभिलेखः आदि योगः ॥ (इत्यादि कर्मणः अविद्यायाः अभिलेखः आदि योगः) नियमः, १९९१ मध्यमः नियमः १९९१

ਸ਼ਬਦ :- ਆਤਿਭਾਗੀ ਦੋਖਾਈ

$$\text{Wegsumme} := \text{Summe}(\text{Weg})$$

जिन्हें :- हाथी

संवत् १९४३ च दिनांक : १५/१२/२०२०

सुमासल अलगाव व स्थगितवाट : 36/23/3

[illegible]

^{१०}बा. उपस्थित प्रतीमादी की मूल्य २५/- रुपये निर्धारित है।

दिनांक :- 15/12/2020

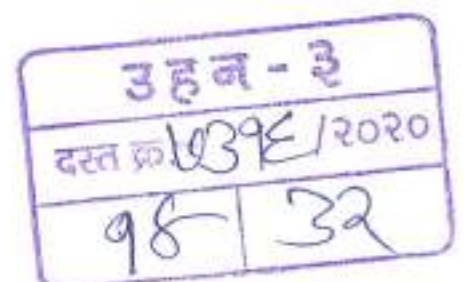
सांकेतिक प्रतीक :- 2721001400027987601220201167

(साध :- बाली रुद्र कुमार)

अन्यथा विना: प्रकृतौ

संस्कृत संज्ञा द्वारली

ता. अंवरनाथ, जि. ठाणे.



वाचने-

१. मे. इलक्रिम डेव्हलपर्स अँड प्रा.लि.चे डायरेक्टर डॉ. आर. अब्राहम तर्फे अधिकृत व्यक्ती श्री. अमित होटचंदानी रा. इलक्रिम बिल्डिंग, टि.एम.एम. रोड, थिरुवल्ला, पथनमथिटा, केरळ ६८९१०१ यांचा दिनांक ११/११/२०२० रोजीचा अर्ज.
२. मुंबई कुळवहिवाट व शेतजमीन अधिनियम १९४८ चे कलम ६३
३. मंडळ अधिकारी कुंभार्ली यांचेकडील अहवाल क्र.मं.अ.कुंभार्ली/कावि-२५४/२०२० दिनांक-२४/११/२०२०
४. बिनशेती फेरफार क्र.१६४१ दिनांक ०७/०३/२०१९
५. कार्यालयीन मंजूर टिप्पणी दिनांक २६/११/२०२०
६. चलन क्र.३५/२०२० दिनांक-२७/११/२०२०

क्रमांक टेनन्सी/कु.का.क.६३/कावि-१६/२०२०
उपविभागीय अधिकारी कार्यालय,
उल्हासनगर विभाग, उल्हासनगर
दिनांक :०४/१२/२०२०

आदेश :

ज्याअर्थी अर्जदार मे. इलक्रिम डेव्हलपर्स अँड प्रा.लि.चे डायरेक्टर डॉ. आर. अब्राहम तर्फे अधिकृत व्यक्ती श्री. अमित होटचंदानी रा. इलक्रिम बिल्डिंग, टि.एम.एम. रोड, थिरुवल्ला, पथनमथिटा, केरळ ६८९१०१ यांनी मौजे आडिवली ढोकळी, ता. अंबरनाथ, जि. ठाणे येथील खालील नमूद जमिनीबाबत मुंबई कुळवहिवाट व शेतजमीन अधिनियम १९४८ चे कलम ६३ अन्वये परवानगी मिळणेबाबत दिनांक ११/११/२०२० रोजी अर्ज सादर केला आहे. कायदेशीर तरतूद व संदर्भित क्र. नुसार पुर्वलक्षी प्रभावाने अर्जदार हे कार्यान्तर परवानगी देणेकामी पात्र आढळून आलेले दिसतात.

**जमिनीचा तपशील
(परिशिष्ट - अ)**

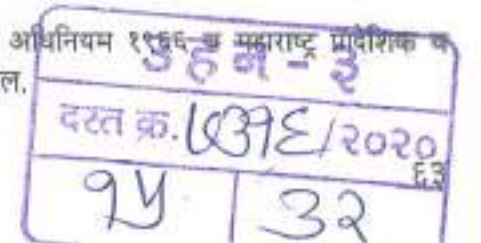
अ.क्र.	मौजे-	स. नं.	हि. नं.	क्षेत्र (आर.ची.मी)	आकारणी
१	आडिवली	३६	२३/३	१०२.००.००	-
२	ढोकळी	३६	२४	१९२.००.००	-

आणि ज्याअर्थी प्रश्नांकीत जमीन कल्याण डोंबिवली महानगरपालिकेच्या कार्यक्षेत्रात असून गावी महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ मधील तरतुदीनुसार प्रारूप विकास योजनेमध्ये समाविष्ट आहे.

आणि ज्याअर्थी कल्याण डोंबिवली यांचेकडील विकास आराखड्यानुसार सदरची जमीन रहिवास विभागात समाविष्ट आहे.

ज्याअर्थी, मुंबई कुळवहिवाट व शेतजमीन अधिनियम १९४८ चे कलम ६३, मुंबई कुळवहिवाट व शेतजमीन १९५६ चे नियम ३६(१) (अ) (ब) व नियम ३६(३) व (४) नुसार शेतजमीन शेतकरी नसलेल्या व्यक्तीकडे जमीन हस्तांतर करणेची तरतूद असल्यामुळे खालील अटी व शर्तीस अधीन राहून मे. इलक्रिम डेव्हलपर्स अँड प्रा.लि.चे डायरेक्टर डॉ. आर. अब्राहम तर्फे अधिकृत व्यक्ती श्री. अमित होटचंदानी रा. इलक्रिम बिल्डिंग, टि.एम.एम. रोड, थिरुवल्ला, पथनमथिटा, केरळ ६८९१०१ यांना मुंबई कुळवहिवाट व शेतजमीन अधिनियम १९४८ चे कलम ६३ नुसार, कल्याण डोंबिवली महानगरपालिका यांचेकडील विकास आराखड्यानुसार रहिवास विभागात समाविष्ट होत असल्याने मे. इलक्रिम डेव्हलपर्स अँड प्रा.लि. कंपनीस जमिनीची शेती प्रयोजना व्यतिरिक्त कारणाकरीता संदर्भ १ व ४ ला अनुसरून यांना पुर्वलक्षी प्रभावाने खालील शर्तीवर कार्यान्तर परवानगी देण्यात येत आहे.

१. मे. इलक्रिम डेव्हलपर्स अँड प्रा.लि.या कंपनीने धारण केलेल्या जमिनीचा वापर फक्त नियोजन प्राधिकारी यांचे पुर्वपरवानगीनुसार बिनशेती प्रयोजनासाठी करावयाचा आहे.
२. मे. इलक्रिम डेव्हलपर्स अँड प्रा.लि. या कंपनीने सदर जमिनीबाबत इतर प्रचलित सर्व कायद्याच्या तरतुदीनुसार परवानगी घेणे आवश्यक राहिल.
३. मे. इलक्रिम डेव्हलपर्स अँड प्रा.लि. या कंपनीने सदर जमिनीवर बांधकाम करणेपूर्वी सक्षम महसूल अधिका-याकडून अकृषिक परवानगी घेणे बंधनकारक राहिल, त्यांनी सक्षम महसूल अधिकारी यांचेकडून बिनशेती परवानगी घेतल्याशिवाय बांधकाम करता येणार नाही.
४. मे. इलक्रिम डेव्हलपर्स अँड प्रा.लि.या कंपनीने महाराष्ट्र जमीन महसूल अधिनियम १९६६ व महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ मधील तरतुदीचे पालन करणे बंधनकारक राहिल.



५. मे. इलक्रिम डेव्हलपर्स अँड प्रा.लि. या कंपनीला ज्या कारणासाठी विलनीकरण करून सदर कार्यांतर परवानगी देण्यात आल्यानंतर त्याच कारणासाठी पाच वर्षांचे आत वापर सुरू केला पाहिजे.
६. सदर परवानगी वेळोवेळी राज्य शासन/केंद्र शासनाने प्रचलित कायदा व नियम यांना अधीन राहून देणेत येत आहे.
७. प्रकरणी दाखल केलेल्या कागदपत्रांची अथवा मालकी हक्काबाबत भविष्यात वाद उद्भवल्यास त्यास मे. इलक्रिम डेव्हलपर्स अँड प्रा.लि. हे जबाबदार राहतील. तसेच इतर कुठल्याही नियमाचा भंग करून अधिकार अभिलेख प्राप्त करून घेतले असल्याचे निदर्शनास आल्यास त्याची जबाबदारी मे. इलक्रिम डेव्हलपर्स अँड प्रा.लि. यांचेवर राहिल.
८. प्रश्नांकित जमीन कल्याण डोंबिवली महानगरपालिकेच्या कार्यक्षेत्रात असल्यामुळे कल्याण डोंबिवली महानगरपालिकेच्या विकास आराखड्यातील तरतुदीस अधीन राहून सदरची परवानगी फक्त रहिवास या बिनशेती प्रयोजनार्थ देण्यात येत आहे. सदर तरतुदीचा भंग झाल्यास सदर परवानगी रद्द झाल्याचे समजण्यात येईल.
९. सदर जमिनीस इतर कोणत्याही कायद्याच्या तरतुदी लागू होत असतील व त्याचा भंग झाल्यास सदर परवानगी रद्द समजण्यात येईल.
१०. कुळ कायदा कलम ६३/अ(अ) अन्वये खरेदी करण्यात येत असलेल्या जमिनीचा भुधारणा अधिकार कोणताही असला तरी खरेदीदार विक्री विलेखन करून खरेदी किंमतीच्या २ टक्के इतकी रक्कम रु.१९,४०,४००/- चलन क्र.३५/२०२० दिनांक २७/११/२०२० अन्वये शासनास अदा केलेली आहे. अर्जदार यांना कुळकायदा कलम ६३ नुसार वरील परिशिष्टातील जमिनीबाबत भोगवटादार वर्ग-१ म्हणून कार्यांतर परवानगी सदर पारीत केलेल्या आदेशान्वये देणेत येत आहे तसेच सदर जमिन सदर आदेशान्वये भोगवटादार वर्ग-१ प्रवर्गाची झाल्यामुळे अर्जदार यांना सदरहू जमिनीचे हस्तांतरण करण्याकरीता मुंबई कुळवहिवाट व शेतजमीन कायद्याच्या तरतुदीची बाधा येत नाही.
११. सदर जमिनीस आदिवासी हस्तांतरणाचा संबंध दिसून आल्यास सदर जमिनीची विक्री परवानगी आपोआप रद्द होईल.
१२. उक्त नमूद कोणत्याही एका शर्तीचा अथवा अस्तित्वात असलेल्या कायद्याचा भंग केल्याचे निदर्शनास आल्यास सदरची कार्यांतर परवानगी रद्द झाली आहे असे समजण्यात येवून मुंबई कुळवहिवाट व शेतजमीन कायदा १९४८ चे कलम ८४(क) (क) नुसार पुढील कार्यवाही करण्यात येईल.



(जगतसिंग गिरासे)
उपविभागीय अधिकारी
उल्हासनगर उपविभाग उल्हासनगर

प्रत

१. मे. इलक्रिम डेव्हलपर्स अँड प्रा.लि.चे डायरेक्टर/डॉ. आर. अब्राहम तर्फे अधिकृत व्यक्ती श्री. अमित होटचंदानी रा. इलक्रिम बिल्डिंग, टि.एम.एम. रोड, धिरुवल्ला, पथनसिंधी, केरळ ६८११०१
२. तहसिलदार अंबरनाथ/मंडळ अधिकारी कुंभार्ली/ तलाठी/सहाय्यक तलाठी यांनी उपरोक्त मौजे आडिवली ढोकळी येथील परिशिष्टातील या स. नं. बाबत आदेशाप्रमाणे कार्यवाही करावी आणि फेरफारामध्ये अट क्र. १ ते १३ चा उल्लेख करावा. व ७/१२ च्या इतर अधिकाऱात मुंबई कुळवहिवाट व शेतजमीन कायदा १९४८ चे कलम ६३ नुसार फक्त स्थानिक प्राधिकरणाच्या नियमानुसार बिनशेती वापर करिता अनुज्ञेय आहे.

कार्यालयीन सींचिका



उल्हास - ३
दिनांक १३/११/२०२०
१६/३२

ICICI Bank
ULHASNAGAR Branch

Balaji Arcade Plot No. 680, Ulhasnagar, Pin - 421003.
RTGS / NEFT IFS Code : ICIC0001056

VALID FOR THREE MONTHS ONLY

15/12/2020
DDMMYY

Pay M/s Elcarim Developers and Properties Private Limited **ORDER**

Rupees Twenty Nine Lakh Eighty Two Thousand Five hundred only

₹ 29,82,500/-

A/c No. 106605501306

18/12/19 CANT CBS
BUSINESS BANKING : CURRENT ACCOUNT
Payable at par at all branches of ICICI Bank Limited in India

KGI REALTY PRIVATE LIMITED

[Signature]

AUTHORISED SIGNATORIES

Please sign above

⑈000346⑈ 400229110⑈ 501306⑈ 29

ICICI Bank
ULHASNAGAR Branch

Balaji Arcade Plot No. 680, Ulhasnagar, Pin - 421003.
RTGS / NEFT IFS Code : ICIC0001056

VALID FOR THREE MONTHS ONLY

10/07/2021
DDMMYY

Pay M/s Elcarim Developers and Properties Private Limited **ORDER**

Rupees Thirty Five Lakh only

₹ 35,00,000/-

A/c No. 106605501306

18/12/19 CANT CBS
BUSINESS BANKING : CURRENT ACCOUNT
Payable at par at all branches of ICICI Bank Limited in India

KGI REALTY PRIVATE LIMITED

[Signature]

AUTHORISED SIGNATORIES

Please sign above

⑈000347⑈ 400229110⑈ 501306⑈ 29

ICICI Bank
ULHASNAGAR Branch

Balaji Arcade Plot No. 680, Ulhasnagar, Pin - 421003.
RTGS / NEFT IFS Code : ICIC0001056

VALID FOR THREE MONTHS ONLY

10/08/2021
DDMMYY

Pay M/s Elcarim Developers and Properties Private Limited **ORDER**

Rupees Thirty Five Lakh only

₹ 35,00,000/-

A/c No. 106605501306

18/12/19 CANT CBS
BUSINESS BANKING : CURRENT ACCOUNT
Payable at par at all branches of ICICI Bank Limited in India

KGI REALTY PRIVATE LIMITED

[Signature]

AUTHORISED SIGNATORIES

Please sign above

⑈000348⑈ 400229110⑈ 501306⑈ 29

ICICI Bank
ULHASNAGAR Branch

Balaji Arcade Plot No. 680, Ulhasnagar, Pin - 421003.
RTGS / NEFT IFS Code : ICIC001056

VALID FOR THREE MONTHS ONLY

10092021
DDMMYY

Pay M/s Elcarim Developers and Properties Private Limited ~~OR ORDER~~

Rupees Thirty Five Lakh only

₹ 35,00,000/-

A/c No. 106605501306

18/12/19 CAKIT CBS
BUSINESS BANKING : CURRENT ACCOUNT
Payable at par at all branches of ICICI Bank Limited in India

KGI REALTY PRIVATE LIMITED

Spurli

AUTHORISED SIGNATORIES

Please sign above

⑈000349⑈ 400229110⑈ 501306⑈ 29

ICICI Bank
ULHASNAGAR Branch

Balaji Arcade Plot No. 680, Ulhasnagar, Pin - 421003.
RTGS / NEFT IFS Code : ICIC001056

VALID FOR THREE MONTHS ONLY

10102021
DDMMYY

Pay M/s Elcarim Developers and Properties Private Limited ~~OR ORDER~~

Rupees Thirty Five Lakh only

₹ 35,00,000/-

A/c No. 106605501306

18/12/19 CAKIT CBS
BUSINESS BANKING : CURRENT ACCOUNT
Payable at par at all branches of ICICI Bank Limited in India

KGI REALTY PRIVATE LIMITED

Spurli

AUTHORISED SIGNATORIES

Please sign above

⑈000350⑈ 400229110⑈ 501306⑈ 29

ICICI Bank
ULHASNAGAR Branch

Balaji Arcade Plot No. 680, Ulhasnagar, Pin - 421003.
RTGS / NEFT IFS Code : ICIC001056

VALID FOR THREE MONTHS ONLY

10112021
DDMMYY

Pay M/s Elcarim Developers and Properties Private Limited ~~OR ORDER~~

Rupees Thirty Five Lakh only

₹ 35,00,000/-

A/c No. 106605501306

18/12/19 CAKIT CBS
BUSINESS BANKING : CURRENT ACCOUNT
Payable at par at all branches of ICICI Bank Limited in India

KGI REALTY PRIVATE LIMITED

Spurli

AUTHORISED SIGNATORIES

Please sign above

⑈000351⑈ 400229110⑈ 501306⑈ 29

ICICI Bank

ULHASNAGAR Branch

Balaji Arcade Plot No. 689, Ulhasnagar, Pin - 421003.

RTGS / NEFT IFS Code : ICIC0001066

VALID FOR THREE MONTHS ONLY

10122021

DDMMYYYY

SESHASAI (M) / CTS - 2019

Pay M/s Elcarim Developers and Properties Private Limited ~~ON ORDER~~

Rupees Thirty Five Lakh only

₹ 35,00,000/-

A/c No.

106605501306

18/12/19

CAKIT CBS

BUSINESS BANKING : CURRENT ACCOUNT

Payable at par at all branches of ICICI Bank Limited in India



KGI REALTY PRIVATE LIMITED

[Signature]

AUTHORISED SIGNATORIES

Please sign above

⑈000352⑈ 400229110⑈ 501306⑈ 29

ICICI Bank

ULHASNAGAR Branch

Balaji Arcade Plot No. 689, Ulhasnagar, Pin - 421003.

RTGS / NEFT IFS Code : ICIC0001066

VALID FOR THREE MONTHS ONLY

10012022

DDMMYYYY

SESHASAI (M) / CTS - 2019

Pay M/s Elcarim Developers and Properties Private Limited ~~ON ORDER~~

Rupees Fifty Lakh only

₹ 50,00,000/-

A/c No.

106605501306

16/3/20

CAKIT CBS

BUSINESS BANKING : CURRENT ACCOUNT

Payable at par at all branches of ICICI Bank Limited in India



KGI REALTY PRIVATE LIMITED

[Signature]

AUTHORISED SIGNATORIES

Please sign above

⑈000436⑈ 400229110⑈ 501306⑈ 29

ICICI Bank

ULHASNAGAR Branch

Balaji Arcade Plot No. 689, Ulhasnagar, Pin - 421003.

RTGS / NEFT IFS Code : ICIC0001066

VALID FOR THREE MONTHS ONLY

10022022

DDMMYYYY

SESHASAI (M) / CTS - 2019

Pay M/s Elcarim Developers and Properties Private Limited ~~ON ORDER~~

Rupees Fifty Lakh only

₹ 50,00,000/-

A/c No.

106605501306

16/3/20

CAKIT CBS

BUSINESS BANKING : CURRENT ACCOUNT

Payable at par at all branches of ICICI Bank Limited in India



KGI REALTY PRIVATE LIMITED

[Signature]

AUTHORISED SIGNATORIES

Please sign above

⑈000437⑈ 400229110⑈ 501306⑈ 29

ICICI Bank

ULHASNAGAR Branch

Balaji Arcade Plot No. 680, Ulhasnagar, Pin - 421003.

RTGS / NEFT IFS Code : ICIC0001066

VALID FOR THREE MONTHS ONLY

10032022

DDMMYY

Pay M/s Elcarim Developers and Properties Private Limited **OR ORDER**

Rupees Fifty Lakh only

₹ 50,00,000/-

A/c No.

106605501306

CAKIT CBS

BUSINESS BANKING : CURRENT ACCOUNT

Payable at par at all branches of ICICI Bank Limited in India.

KGI REALTY PRIVATE LIMITED

[Signature]

AUTHORISED SIGNATORIES

Please sign above

⑈000438⑈ 400229110⑈ 501306⑈ 29

ICICI Bank

ULHASNAGAR Branch

Balaji Arcade Plot No. 680, Ulhasnagar, Pin - 421003.

RTGS / NEFT IFS Code : ICIC0001066

VALID FOR THREE MONTHS ONLY

10042022

DDMMYY

Pay M/s Elcarim Developers and Properties Private Limited **OR ORDER**

Rupees Fifty Lakh only

₹ 50,00,000/-

A/c No.

106605501306

CAKIT CBS

BUSINESS BANKING : CURRENT ACCOUNT

Payable at par at all branches of ICICI Bank Limited in India.

KGI REALTY PRIVATE LIMITED

[Signature]

AUTHORISED SIGNATORIES

Please sign above

⑈000439⑈ 400229110⑈ 501306⑈ 29

ICICI Bank

ULHASNAGAR Branch

Balaji Arcade Plot No. 680, Ulhasnagar, Pin - 421003.

RTGS / NEFT IFS Code : ICIC0001066

VALID FOR THREE MONTHS ONLY

10052022

DDMMYY

Pay M/s Elcarim Developers and Properties Private Limited **OR ORDER**

Rupees Fifty Lakh only

₹ 50,00,000/-

A/c No.

106605501306

CAKIT CBS

BUSINESS BANKING : CURRENT ACCOUNT

Payable at par at all branches of ICICI Bank Limited in India.

KGI REALTY PRIVATE LIMITED

[Signature]

AUTHORISED SIGNATORIES

Please sign above

⑈000440⑈ 400229110⑈ 501306⑈ 29

ICICI Bank

ULHASNAGAR Branch

Balaji Arcade Plot No. 680, Ulhasnagar, Pin - 421003
RTGS / NEFT IFS Code : ICIC001055

VALID FOR THREE MONTHS ONLY

31/05/2022

DDMMYYYY

Pay M/s G Carim Developers and Properties Private Limited ORDER

Rupees Four Core only

₹ 4,00,00,000/-

A/c No. 106605501306

18/12/19 CASH CBS
BUSINESS BANKING - CURRENT ACCOUNT
Payable at par at all branches of ICICI Bank Limited in India

KGI REALTY PRIVATE LIMITED

[Signature]

AUTHORISED SIGNATORIES

Please sign above

⑈000375⑈ 400229110⑈ 501306⑈ 29

ICICI Bank

ULHASNAGAR Branch

Balaji Arcade Plot No. 680, Ulhasnagar, Pin - 421003
RTGS / NEFT IFS Code : ICIC001055

VALID FOR THREE MONTHS ONLY

10/06/2022

DDMMYYYY

Pay M/s G Carim Developers and Properties Private Limited ORDER

Rupees Fifty Lakhs only

₹ 50,00,000/-

A/c No. 106605501306

16/3/20 CASH CBS
BUSINESS BANKING - CURRENT ACCOUNT
Payable at par at all branches of ICICI Bank Limited in India

KGI REALTY PRIVATE LIMITED

[Signature]

AUTHORISED SIGNATORIES

Please sign above

⑈000441⑈ 400229110⑈ 501306⑈ 29

ICICI Bank

ULHASNAGAR Branch

Balaji Arcade Plot No. 680, Ulhasnagar, Pin - 421003
RTGS / NEFT IFS Code : ICIC001055

VALID FOR THREE MONTHS ONLY

10/07/2022

DDMMYYYY

Pay M/s G Carim Developers and Properties Private Limited ORDER

Rupees Fifty Lakhs only

₹ 50,00,000/-

A/c No. 106605501306

16/3/20 CASH CBS
BUSINESS BANKING - CURRENT ACCOUNT
Payable at par at all branches of ICICI Bank Limited in India

KGI REALTY PRIVATE LIMITED

[Signature]

AUTHORISED SIGNATORIES

Please sign above

⑈000442⑈ 400229110⑈ 501306⑈ 29

ICICI Bank

ULHASNAGAR Branch

Balaji Arcade Plot No. 690, Ulhasnagar, Pin - 421003.

RTGS / NEFT IFS Code : ICIC0001066

VALID FOR THREE MONTHS ONLY

10082022

D D M M Y Y Y Y

Pay M/s Elcarim Developers and Properties Private Limited ~~OR ORDER~~

Rupees Fifty Lakh Only

₹ 50,00,000/-

A/c No.

106605501306

CAKIT CBS

BUSINESS BANKING : CURRENT ACCOUNT

Payable at par at all branches of ICICI Bank Limited in India

KGI REALTY PRIVATE LIMITED

[Signature]

AUTHORISED SIGNATORIES

Please sign above

⑈000443⑈ 400229110⑈ 501306⑈ 29

ICICI Bank

ULHASNAGAR Branch

Balaji Arcade Plot No. 690, Ulhasnagar, Pin - 421003.

RTGS / NEFT IFS Code : ICIC0001066

VALID FOR THREE MONTHS ONLY

10092022

D D M M Y Y Y Y

Pay M/s Elcarim Developers and Properties Private Limited ~~OR ORDER~~

Rupees Fifty Lakh Only

₹ 50,00,000/-

A/c No.

106605501306

CAKIT CBS

BUSINESS BANKING : CURRENT ACCOUNT

Payable at par at all branches of ICICI Bank Limited in India

KGI REALTY PRIVATE LIMITED

[Signature]

AUTHORISED SIGNATORIES

Please sign above

⑈000444⑈ 400229110⑈ 501306⑈ 29

ICICI Bank

ULHASNAGAR Branch

Balaji Arcade Plot No. 690, Ulhasnagar, Pin - 421003.

RTGS / NEFT IFS Code : ICIC0001066

VALID FOR THREE MONTHS ONLY

10102022

D D M M Y Y Y Y

Pay M/s Elcarim Developers and Properties Private Limited ~~OR ORDER~~

Rupees Fifty Lakh Only

₹ 50,00,000/-

A/c No.

106605501306

CAKIT CBS

BUSINESS BANKING : CURRENT ACCOUNT

Payable at par at all branches of ICICI Bank Limited in India

KGI REALTY PRIVATE LIMITED

[Signature]

AUTHORISED SIGNATORIES

Please sign above

⑈000445⑈ 400229110⑈ 501306⑈ 29

ICICI Bank
ULHASNAGAR Branch

Balaji Arcade Plot No. 680, Ulhasnagar, Pin - 421003.
RTGS / NEFT IFS Code : ICIC0001066

VALID FOR THREE MONTHS ONLY

31/10/2022
DDMMYY

Pay M/S Gicarm Developers and Properties Private Limited OR ORDER

Rupees Four Crore only

₹ 4,00,00,000/-

A/c No. 106605501306

18/12/20
CAKIT CBS
BUSINESS BANKING : CURRENT ACCOUNT
Payable at par at all branches of ICICI Bank Limited in India

KGI REALTY PRIVATE LIMITED

[Signature]

AUTHORISED SIGNATORIES

Please sign above

⑈000363⑈ 400229110⑈ 501306⑈ 29

ICICI Bank
ULHASNAGAR Branch

Balaji Arcade Plot No. 680, Ulhasnagar, Pin - 421003.
RTGS / NEFT IFS Code : ICIC0001066

VALID FOR THREE MONTHS ONLY

10/11/2022
DDMMYY

Pay M/S Gicarm Developers and Properties Private Limited OR ORDER

Rupees Fifty Lakh only

₹ 50,00,000/-

A/c No. 106605501306

16/3/20
CAKIT CBS
BUSINESS BANKING : CURRENT ACCOUNT
Payable at par at all branches of ICICI Bank Limited in India

KGI REALTY PRIVATE LIMITED

[Signature]

AUTHORISED SIGNATORIES

Please sign above

⑈000446⑈ 400229110⑈ 501306⑈ 29

ICICI Bank
ULHASNAGAR Branch

Balaji Arcade Plot No. 680, Ulhasnagar, Pin - 421003.
RTGS / NEFT IFS Code : ICIC0001066

VALID FOR THREE MONTHS ONLY

10/12/2022
DDMMYY

Pay M/S Gicarm Developers and Properties Private Limited OR ORDER

Rupees Fifty Lakh only

₹ 50,00,000/-

A/c No. 106605501306

16/3/20
CAKIT CBS
BUSINESS BANKING : CURRENT ACCOUNT
Payable at par at all branches of ICICI Bank Limited in India

KGI REALTY PRIVATE LIMITED

उहक - ३
दस्तावेज 120220
23/32

AUTHORISED SIGNATORIES

Please sign above

⑈000447⑈ 400229110⑈ 501306⑈ 29

ICICI Bank

ULHASNAGAR Branch

Balaji Arcade Plot No. 690, Ulhasnagar, Pin - 421003

RTGS / NEFT IFS Code : ICIC0001066

VALID FOR THREE MONTHS ONLY

10012023

D D M M Y Y Y Y

Pay M/S Elcarim Developers and Properties Private Limited ORDER

Rupees Seventy five Lakh only

₹ 75,00,000/-

A/c No.

106605501306

CAKIT CBS

BUSINESS BANKING : CURRENT ACCOUNT

Payable at par at all branches of ICICI Bank Limited in India

KGI REALTY PRIVATE LIMITED

[Signature]

AUTHORISED SIGNATORIES

Please sign above

⑈000428⑈ 400229110⑈ 501306⑈ 29

ICICI Bank

ULHASNAGAR Branch

Balaji Arcade Plot No. 690, Ulhasnagar, Pin - 421003

RTGS / NEFT IFS Code : ICIC0001066

VALID FOR THREE MONTHS ONLY

10022023

D D M M Y Y Y Y

Pay M/S Elcarim Developers and Properties Private Limited ORDER

Rupees Seventy five Lakh only

₹ 75,00,000/-

A/c No.

106605501306

CAKIT CBS

BUSINESS BANKING : CURRENT ACCOUNT

Payable at par at all branches of ICICI Bank Limited in India

KGI REALTY PRIVATE LIMITED

[Signature]

AUTHORISED SIGNATORIES

Please sign above

⑈000429⑈ 400229110⑈ 501306⑈ 29

उहल -

दस्तावेज 1039E/2020

ICICI Bank

ULHASNAGAR Branch

Balaji Arcade Plot No. 690, Ulhasnagar, Pin - 421003

RTGS / NEFT IFS Code : ICIC0001066

VALID FOR THREE MONTHS ONLY

10032023

D D M M Y Y Y Y

Pay M/S Elcarim Developers and Properties Private Limited ORDER

Rupees Seventy five Lakh only

₹ 75,00,000/-

A/c No.

106605501306

CAKIT CBS

BUSINESS BANKING : CURRENT ACCOUNT

Payable at par at all branches of ICICI Bank Limited in India

KGI REALTY PRIVATE LIMITED

[Signature]

AUTHORISED SIGNATORIES

Please sign above

⑈000430⑈ 400229110⑈ 501306⑈ 29

ICICI Bank

ULHASNAGAR Branch

Balant Arcade Plot No. 882, Ulhasnagar, Pin - 421003

RTGS / NEFT IFS Code : ICIC0001366

VALID FOR THREE MONTHS ONLY

10042023

DDMMYYYY

Pay M/s Elcarim Developer and Properties Private Limited ~~OR ORDER~~

Rupees Seventy five lakhs only

₹ 75.00.000/-

A/c No.

106605501306

CAKIT CBS

BUSINESS BANKING - CURRENT ACCOUNT

Payable at par at all branches of ICICI Bank Limited in India

KGI REALTY PRIVATE LIMITED

[Signature]

AUTHORISED SIGNATORIES

Please sign above



16/3/20



⑈000431⑈ 400229110⑈ 501306⑈ 29

ICICI Bank

ULHASHNAGAR Branch

Balaji Arcade Plot No. 600, Ulhashnagar, Pin - 421003.

RTGS / NEFT IFS Code : ICIC0001055

VALID FOR THREE MONTHS ONLY

10062023

DDMMYY

Pay M/S Gicarim Developers and Propertiel Private Limited ~~OR ORDER~~

Rupees Seventy five lakhs only

₹ 75,00,000/-

A/c No.

106605501306

CAKIT CBS

BUSINESS BANKING - CURRENT ACCOUNT

Payable at par at all branches of ICICI Bank Limited in India

KGI REALTY PRIVATE LIMITED

[Signature]

AUTHORISED SIGNATORIES

Please sign above

000433 4002291101 501306 29

ICICI Bank

ULHASHNAGAR Branch

Balaji Arcade Plot No. 600, Ulhashnagar, Pin - 421003.

RTGS / NEFT IFS Code : ICIC0001055

VALID FOR THREE MONTHS ONLY

10072023

DDMMYY

Pay M/S Gicarim Developers and Propertiel Private Limited ~~OR ORDER~~

Rupees Seventy five Lakhs only

₹ 75,00,000/-

A/c No.

106605501306

CAKIT CBS

BUSINESS BANKING - CURRENT ACCOUNT

Payable at par at all branches of ICICI Bank Limited in India

KGI REALTY PRIVATE LIMITED

[Signature]

AUTHORISED SIGNATORIES

Please sign above

000434 4002291101 501306 29

ICICI Bank

ULHASHNAGAR Branch

Balaji Arcade Plot No. 600, Ulhashnagar, Pin - 421003.

RTGS / NEFT IFS Code : ICIC0001055

VALID FOR THREE MONTHS ONLY

10082023

DDMMYY

Pay M/S Gicarim Developers and Propertiel Private Limited ~~OR ORDER~~

Rupees Seventy five Lakhs only

₹ 75,00,000/-

A/c No.

106605501306

CAKIT CBS

BUSINESS BANKING - CURRENT ACCOUNT

Payable at par at all branches of ICICI Bank Limited in India

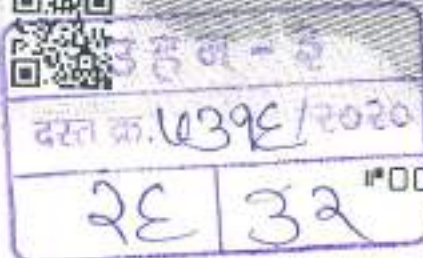
KGI REALTY PRIVATE LIMITED

[Signature]

AUTHORISED SIGNATORIES

Please sign above

000435 4002291101 501306 29





Date: _____

From
M/s. Elcarim Developers and
Properties Private Limited,
Elcarim Building, RMM Road,
Thiruvalla Pathanamthitta,
Kerala 689 101

through its Directors :

1. Dr. R. Abraham (Mr. Abraham Ranjit Singh)
2. Mr. Ranjit Jacob Abraham

To
M/s. KGI Realty Private Limited,
Kohinoor, opp. Regency Hotel,
Chopra Court Road,
Ulhasnagar Dist. Thane
through its Director
Shri Amit Anil Hotchandani

Sir,

Sub: All those pieces and parcels of non agricultural land bearing Survey No. 36, Hissa no. 23/3 admeasuring 10200 sq. mtrs. and Survey no. 36 Hissa No. 24 adm. 19200 sq. mtrs., lying, being and situated at Village Aadivil Dhokali, Taluka Ambarnath, District Thane, within the limits of Kalyan Dombivli Municipal Corporation being adjacent to each other and is a contiguous piece of land and bounded as follows:

On or towards East :

On or towards West :

On or towards North :

On or towards South :

together with all easement rights and benefits there to.

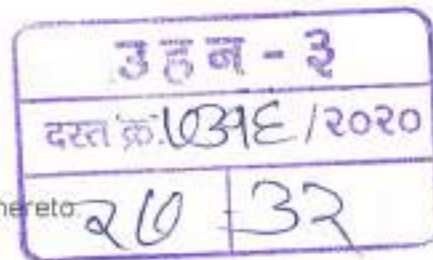
Ref: Agreement for Sale dated 16.12.2020.

This is to record and confirm that we have handed over the actual, vacant and peaceful possession of the above said property to you today in part performance of the above referred agreement and you as the bona-fide purchaser/developer are well and sufficiently entitled to :

- (a) enter upon the said land for the purpose of development and to put up boards and hoardings on the said properties showing and/or indicating the proposed development scheme on the said land hereby agreed to be developed and the proposed housing scheme in respect thereof and further to carry out construction on the said properties in accordance with the sanctioned / revised plan,
- (b) carry out infrastructural development on the said properties.

For Elcarim Developers and Properties Pvt. Ltd.

For KGI REALTY PVT. LTD.



- (c) construct the buildings on the said property and to use, occupy and hold the same and to carry out effectual development of the said properties.
- (d) do all the acts, deeds and matters to protect the possession and encroachment on the said land and to have beneficial possession of the said land to achieve the effectual development of the said property.

Hence this letter of possession;

Yours faithfully,

M/s. Elcarim Developers
and Properties Private Limited,

through its Directors :

1. Dr. R. Abraham (Mr. Abraham Ranjit Singh)



2. Mr. Ranjit Jacob Abraham



Possession Accepted by
M/s. KGI Realty Private Limited,
through its Director

Shri Amit Anil Hotchandani



For KGI REALTY PVT. LTD.

Director



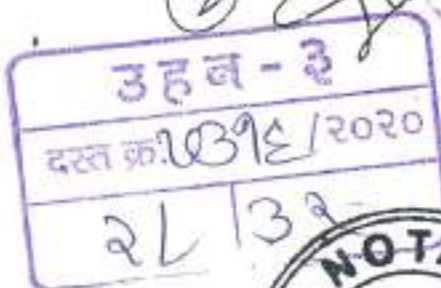
① T. m. A. Aravulheer
Allan Aravulheer



Before me

V. P. SINGH
LL.B.
ADVOCATE & NOTARY
GOVT. OF INDIA
Reg. No. 10697
Flat No. 5 & 6, B-Wing,
Hotel Co-op. Hsg. Society,
Shahad (W)-421 103.

Notary Reg. No. 28/123
Date 15.12.2020





टी एम अल्लावुद्दीन
T M Allavudheen
जन्म तिथि/DOB: 10/05/1979
पुरुष / MALE

4860 5445 0881

माझे आधार, माझी ओळख



भारत सरकार
GOVERNMENT OF INDIA



Amit Anil Hotchandani
DOB: 20/01/1992
MALE
Mobile No: 9323332888

7633 8582 0113
VID : 9136 0351 8885 4538

माझे आधार, माझी ओळख

भारत निर्वाचन आयोग
ELECTION COMMISSION OF INDIA
मतदाता फोटो पहचान पत्र - ELECTION PHOTO IDENTITY CARD



WMU2162550



नाम : रंजीत कुमार आब्रहम
Name : Ranjit Kumar Abraham
पिता का नाम : अब्राहम रंजीत सिंह
Father's Name : Abraham Ranjit Singh



भारत सरकार
GOVERNMENT OF INDIA



अब्राहम रंजीत सिंह
Abraham Ranjit Singh
जन्म तिथि/DOB: 14/12/1992
पुरुष / MALE

2320 6969 6215

मेरा आधार, मेरी पहचान



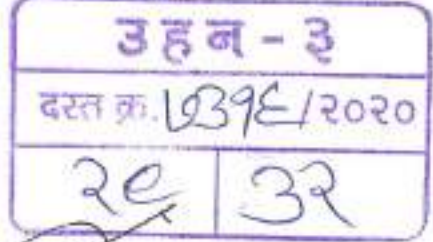
भारत सरकार
GOVERNMENT OF INDIA



लवली गुल्शन धवन
Lovely Gulshan Dhawan
जन्म तिथि/DOB: 29/06/1997
पुरुष / MALE
Mobile No: 9075820803

3132 9099 5631
VID : 9145 8996 8295 2110

माझे आधार, माझी ओळख





भारत सरकार
GOVERNMENT OF INDIA



टी एम अल्लावुधेन
T M Allavudheen
जन्म तिथि/DOB: 10/05/1979
पुरुष / MALE



4860 5445 0881

माझे आधार, माझी ओळख



भारत सरकार
GOVERNMENT OF INDIA



Amit Anil Hotchandani
DOB: 20/01/1992
MALE
Mobile No: 9323332888



7633 8582 0113

VID : 9136 0351 8885 4538

माझे आधार, माझी ओळख

भारत निर्वाचन आयोग
ELECTION COMMISSION OF INDIA
मतदाता फोटो पहचान कार्ड - ELECTOR PHOTO IDENTITY CARD



WMU2162550



नाम : रंजीत जेब्राहम अब्राहम

Name : Ranjith Jacob Abraham

पिता का नाम : अब्राहम रंजीत सिंह

Father's Name : Abraham Ranjit Singh



भारत सरकार
GOVERNMENT OF INDIA



अब्राहम रंजीत सिंह
Abraham Ranjit Singh
जन्म तिथि/DOB: 14/12/1962
पुरुष / MALE

2320 6969 6215

मेरा आधार, मेरी पहचान



भारत सरकार
GOVERNMENT OF INDIA



लवली गुलशान धवन
Lovely Gulshan Dhawan
जन्म तिथि/DOB: 29/06/1997
पुरुष / MALE
Mobile No: 9075820803



3132 9099 5631

VID : 9145 8996 8295 2110

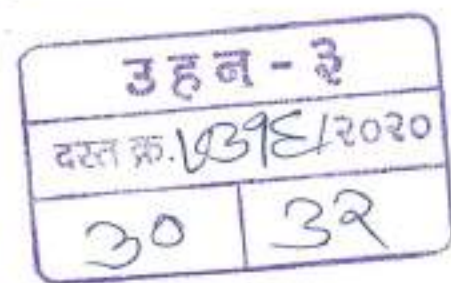
माझे आधार, माझी ओळख

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[Handwritten signature]



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01/04/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.उल्हासनगर 3

वसत क्रमांक : 7316/2020

नोदणी :

Regn.63m

मानाचे नाव : अडिवली डोकळी

(1) विलेखाचा प्रकार	खरेदीखत
(2) मोबदला	269000000
(3) बाजारभाव(बाडेपट्टाच्या बाबतितपट्टाकार आकारणी देतो की घट्टेदार ते नमुद कराने)	97020000
(4) भु-भाषण, गौटहिस्ता व परक्रमांक (असल्यास)	1) पालिकेचे नाव: अंबरनाथ इतर वर्णन : इतर माहिती: मोजे आडीवली डोकळी ता. अंबरनाथ सन्हे न.36/24 क्षेत्र-192.00.00 आर चौ.मी म्हणजेच 19200 चौ.मीटर एकूण क्षेत्र -29400 चौ.मीटर (साठेखत वस्तक्रमांक-7310/2020 ला अनुसरून केलेले खरेदीखत) (Survey Number : 36/24 ;) 2) पालिकेचे नाव: अंबरनाथ इतर वर्णन : इतर माहिती: मोजे आडीवली डोकळी ता. अंबरनाथ सन्हे न.36/23/3 क्षेत्र-102.00.00 आर चौ.मी म्हणजेच 10200 चौ.मीटर (Survey Number : 36/23/3 ;)
(5) क्षेत्रफळ	1) 192.0000 आर.चौ.मीटर 2) 102.0000 आर.चौ.मीटर
(6) आकारणी किंवा जुही देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिपादिचे नाव व पत्ता.	1): नाव:- मे.इलझीम डेव्हलपर्स अँड प्रॉपर्टीज प्रा. लि. चे डावरेक्टर वय:-68; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- इलझीम डेव्हलपर्स प्रथमापीता केरळ, रोड नं:-, केरला, पर्ववभित्ता. पिन कोड:-689101 पॅन नं:-AACCE4372Q 2): नाव:- डॉ. आर अझाहम वय:-68; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- इलझीम डेव्हलपर्स प्रथमापीता केरळ, रोड नं:-, केरला, PATHANAMTHITTA. पिन कोड:-689101 पॅन नं:-AACCE4372Q
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिपादिचे नाव व पत्ता	1): नाव:- मे.केजीअथ रिजल्टी प्रा. लिमिटेड कंपनी तर्फे डावरेक्टर अमित अनिल होतचंदानी वय:-28; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- कोहिनूर रिजल्टी हॉटेल समोर चोपडा कोर्ट च्या बाजूला उल्हासनगर 3, रोड नं:-, महाराष्ट्र, AHMEDNAGAR. पिन कोड:-421003 पॅन नं:-AAHCK5827B
(9) दस्तऐवज करून दिल्याचा दिनांक	16/12/2020
(10) दस्त नोंदणी केल्याचा दिनांक	16/12/2020
(11) अनुक्रमांक, संद व पृष्ठ	7316/2020
(12) बाजारभावाप्रमाणे सुद्धांक शुल्क	500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) शेर	

जि. निबंधक शंभे संजुरी आदेश क्र.1264
अनुसार

Changed Remarks

- #==== लिहून घेणार Name: मे.केजीअथ रिजल्टी प्रा. लिमिटेड कंपनी तर्फे भागीदार अमित अनिल होतचंदानी Age: 28 Address: प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- कोहिनूर रिजल्टी हॉटेल समोर चोपडा कोर्ट च्या बाजूला उल्हासनगर 3, रोड नं:-, महाराष्ट्र. Pincode: 421003 PANNo: AAHCK5827B ऐवजी लिहून घेणार Name: मे.केजीअथ रिजल्टी प्रा. लिमिटेड कंपनी तर्फे डावरेक्टर अमित अनिल होतचंदानी Age: 28 Address: प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- कोहिनूर रिजल्टी हॉटेल समोर चोपडा कोर्ट च्या बाजूला उल्हासनगर 3, रोड नं:-, महाराष्ट्र, AHMEDNAGAR. Pincode: 421003 PANNo: AAHCK5827B =====#
- #==== लिहून घेणार Name: मे.केजीअथ रिजल्टी प्रा. लिमिटेड कंपनी तर्फे भागीदार अमित अनिल होतचंदानी Age: 28 Address: प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- कोहिनूर रिजल्टी हॉटेल समोर चोपडा कोर्ट च्या बाजूला उल्हासनगर 3, रोड नं:-, महाराष्ट्र. Pincode: 421003 PANNo: AAHCK5827B ऐवजी लिहून घेणार Name: मे.केजीअथ रिजल्टी प्रा. लिमिटेड कंपनी तर्फे डावरेक्टर अमित अनिल होतचंदानी Age: 28 Address: प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- कोहिनूर रिजल्टी हॉटेल समोर चोपडा कोर्ट च्या बाजूला उल्हासनगर 3, रोड नं:-, महाराष्ट्र, AHMEDNAGAR. Pincode: 421003 PANNo: AAHCK5827B =====#

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण खधी केलेले मुल्यांकन कारणांचा तपशील आधी केलेले मुल्यांकन

सुद्धांक शुल्क आकारताना निबडलेला
अनुच्छेद :-

If relating to Order of High Court W.R.T. amalgamation or reconstruction of companies under section 394 of Companies Act 1956 or under the order of Reserve Bank of India under section 44A of the Banking Regulation Act 1949.