construct the building on the said property shall be borne by the Developer and under no circumstances, the Owners shall be liable to reimburse the cost and expenses to be incurred for availing additional F.S.I. for constructing the building on the said property to the Developer. Provided further, the Developer shall complete the construction of the building comprising F.S.I. of the said property within 66 months from the date of execution of these presents and shall handover the quiet, vacant and peaceful possession of the flats/shops in the building to be constructed by them on the said property to the Owners. The time period mentioned herein shall be the essence of these presents.

7. It is mutually agreed by and between the parties hereto that in the event of grant of an additional F.S.I. by the local authority by virtue of change of Development Control Regulation for the City of Mira Bhayander and/ or otherwise then in that even the sharing ratio of 31:69 by and between the Owners and Developer shall remain the same and accordingly, the parties hereto shall get appropriated the F.S.I between them in the same ratio i.e. 31:69 respectively.

8. It is mutually agreed by and between the parties hereto that in the event of failure of the Developer to hand over the possession of Built-up area admeasuring 13884 Sq.feet,(i.e Rera Carpet Area 10,410 Sq.feet) to the Owners within the time stipulated hereinabove, the Developer shall be liable to pay the monthly compensation of Rs 1,00,000/,to the Owner in respect of the Owners Tenements of their share in the said building and the same shall be paid by the Developer to the Owners on 5th day of each month after expiry of 66 months from the date hereof till the time they handover the possession of the flats to the Owners in the said building to be constructed on the said property.

9. The Developer hereby agree and undertake that at its own cost and expenses they shall obtain all the permissions and sanctions from the authorities concerned and including the N.A. permission

from the Collector of Thane as to enable them to proceed with the work of construction of the building on the said property.

10. The Owners hereby agree and undertake that they shall reimburse to the Developer the maintenance charges to be recovered by them from the respective purchasers of flats/shops out of their 31% share in the total flats/shops in the building to be constructed by the Developer on the said property (it shall be mentioned in the Agreement for Sale executed by the Owners for their respective share with the flat purchasers that they will directly pay the maintenance, club house and other miscellaneous charges shall be directly paid by the respective flat purchasers to the Developers abovenamed). Provided further, till the date of registration of the society of the building to be constructed on the said property, the Owners shall be under the obligation to pay the maintenance charges in respect of unsold flats/shops out of their 31% share in the total constructed area to the Developer.

11. The Developer hereby agree and undertake to make available additional F.S.I. on the said property on or before obtaining the revised sanction plan of the building to be constructed on the said property by them, however a written consent of the Owners shall be mandatory for the same. Provided further, all the cost and expenses for obtaining the F.S.I. shall be borne and paid by the Developer only.

12. It is mutually agreed by and between the parties hereto that the purchasers of flats/shops in the said building shall be entitled to avail the loan against the flats agreed to be purchased by them in the said building at their own risk and consequences. Provided further, the Owners and the Developer shall render their co-operation to the respective purchasers of flats in the said building to make available loan from any financial institutions subject to the condition that all the cost and expenses shall be borne by the respective purchasers of flats/shops in the said building.

13. The Owners hereby place on record that title to the said property is clear, marketable and free from all encumbrances and it shall be the sole responsibility of the Owners to protect the title of the said property at their cost and expenses.

14. The parties hereto agree that they shall comply with the provisions of RERA while disposing off their respective premises in the building to be constructed on the said property to the intending purchasers thereof. As per the agreed terms the Developers herein shall be the Promoters of the project and the Owners herein shall be joined as Co-Promoters in MahaRera for the sale of flats coming to the share of owners herein.

15. It is mutually agreed by and between the parties hereto that on getting the approval of the building plan from the local authority, both the parties shall demarcate their respective constructed area as mentioned in Clause No. 4 (a) & (b) hereinabove in the building to be constructed on the said property by the Developer on the sanctioned floor plan of building and till then the parties hereto shall not be entitled to sell and/or deal with their respective constructed area as mentioned in Clause No. 4 (a) & (b) hereinabove. It is further agreed between the parties hereto that after obtaining the commencement certificate from the development and construction of the buildings on the said property the Developers and the Owners shall jointly and amicably demarcate, bifurcate and allot the 31% share of flats/units/car parking to the Owners and execute a Deed of Compliance or Supplementary Agreement to and in favour of the Owners to sell, assign and transfer and dispose of their 31% share in the open market on such terms and conditions at the Owners may deem fit and proper.

दस्त क्र.१००३५/२०२३

16. The parties hereby agree and undertake to sell the flats and other premises in the building to be constructed on the said property to the intending purchasers thereof at the price mutually agreed by and between them and they shall not

decrease the price of the flats in the building to be constructed on the said property.

17. The parties hereto agree to fix the RERA carpet area/saleable area of the flats and other premises in the building to be constructed on the said property as to enable them to dispose off their respective flats and other premises to the intending purchasers thereof.

18. The parties hereto agree and confirm that the carpet area of the flats and other premises shall be as defined under the provisions of Maharashtra Real Estate (Regulation and Development) Act, 2016 read with Maharashtra Rules, 2017 and accordingly, the parties hereto shall share the same in the ratio of 31:69 (thirty-one is to sixty-nine) i.e. 31% shall belongs to the Owners and remaining 69% shall belongs to the Developer.

19. It is mutually agreed between the parties hereto that it shall be the sole responsibility of the Developer to comply with the provisions of Maharashtra Real Estate (Regulation and Development) Act, 2016 read with Maharashtra Rules, 2017 and under no circumstances, the Owners shall be held responsible for any breach or violation made by the Developer while developing the said property. It is further agreed between the parties hereto that the flats and other premises in the building to be constructed on the said property shall be sold by the parties hereto by executing the agreements as contemplated under the provisions of Real Estate (Regulation and Development) Act, 2016 read with Maharashtra Rules, 2017.

दस्त क्र.10234 /2023

20. The Developer hereby agree and undertake that they shall not violate the sanction plan of the building and further agree and undertake to construct the building strictly as per the approved plan.

21. The Developer hereby agree, confirm and place on record that they shall pay the Conversion Tax and N.A. Tax to the Government in respect of the said property. Likewise, the Developer shall be liable to pay Land Revenue to the Government including Open Land Tax to the Mira Bhayandar Municipal Corporation in respect of the said property. The Developer shall be liable to pay the applicable GST for its share of 69% and likewise, the Owners shall be liable to collect the applicable GST in respect of their 31% shares through their respective flat purchasers or direct the Flat Purchasers to pay the GST to the Developers directly.

22. Simultaneous to the execution of these presents, the Owners shall execute a power of attorney in favour of the Developer as to enable them to obtain necessary permissions and sanctions from the authorities concerned for construction of building on the said property.

23. The Developer is solely responsible to maintain the boundaries of the said plot and to prevent any other person or persons from encroaching over the said property. The Developer shall avail maximum F.S.I. out of the amalgamated single layout for construction of buildings thereon.

24. The Owners and the Developer shall jointly finalize the floor plan of the building to be constructed on the said property. The parties hereto agree that the amenities to be provided in the building to be constructed on the said property by the Developer shall be a common to all the flats and other premises and under no circumstances, the Developer shall be entitled to provide additional amenities to the flats to be apportioned to their share in the said building.

दस्त क्र.१००३५/२०२३

25. It is mutually agreed by and between the parties hereto that they shall comply with the provisions of Real Estate (Regulation and Development) Act, 2016 in respect of their respective share in the constructed area of the building to be constructed by the Developer on the said property. Provided

further, in the event of delay in handing over the possession of the flats to the prospective purchasers in the building to be constructed by the Developer on the said property, the Developer shall be solely responsible and liable to pay the damages to the respective purchasers of the flats including the purchasers of flats out of 31% share of Owners as per the provisions of Real Estate (Regulation and Development) Act, 2016.

26. It is further agreed by and between the parties hereto that the Developer shall construct the building at its own costs and expenses and without any reference to the Owners and without utilizing the credit of the Owners. The Developer shall be responsible and liable for all the expenses and liabilities incurred in constructing the building, such as the cost of the materials, charges of the labour, contractors, architect, etc. and shall always keep the Owners immune from all the liabilities of whatsoever nature.

27. The Owners declare and covenant that they have not executed any agreement nor created third party interest including transfer of said property in favour of any persons prior to the date of execution of these presents and further agree and undertake that on the date of execution of these presents, they shall not create third party interest in respect of the said property in any manner whatsoever.

28. The Developer represents that they can opt for any financial assistance in respect of the said property in any manner whatsoever to construct the buildings, however such loans, mortgage or financial assistance shall not encumber the 31% share of the Owner or lands belonging to the Owners. Provided further, the purchaser of flats and other premises in the building to be constructed on the said property shall be at liberty to avail the housing loan either from bank or any other financial institutions by creating equitable mortgage to that effect.

29. The Developer hereby agree and undertake that they shall not create any encumbrances including third party interest in respect of the said property in any manner whatsoever.

30. The Developer hereby agree and undertake that they shall not assign the development rights of the said property to any third person without obtaining the prior written consent of the Owners.

31. The Owners have represented to the Developer that:

a. The Owners are absolutely seized and possessed of and/or well and sufficiently entitled to the said property, more particularly described in the Schedule hereunder written. The Owners have specifically represented to the Developers that the said properties are landlocked and it does not have direct access/right of way from the D.P. Road and the Developers are well aware of the facts and they have assured to the Owners that they will amalgamate the said property with the adjoining lands to develop the same by forming a single layout development plan for development and construction of buildings therein.

b. The Owners are authorized to execute this agreement in respect of the said property, more particularly described in the Schedule hereunder written.

32. The Owners have informed and represented to the Developer that:

a. The Owners have lawful and legal rights to handover, transfer and assigns their rights, title and interest in the said property to the Developer.

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दस्त क्र. १०२३५/२०२३
२२/०२/२०२३

THE SEAL OF THE JOINT SUB-REGISTRAR CL-2 THANE No. 4

b. The Owners have not entered into any agreement for sale, development, transfer, alienation or mortgage in respect of the said property or any part or portion thereof.

c. The said property does belong to and did not, in past, belong to any adivasi and there are no any adverse claims of any nature whatsoever to or against the said property.

d. The said property is not reserved for any public purposes and/or not affected by any other reservation.

e. The said property is demarcated and there is no dispute as to the boundary of the said property.

f. The said property is fully and completely in physical possession of the Owners and there is no other occupants or trespassers on the said property.

g. No notice of acquisition or requisition of the said property has been issued either by the local body or authorities till the date of this agreement.

h. No any dispute and/or litigation is pending in any courts of law in respect to the said property.

i. The Owners have not encroached upon or trespassed into or upon any neighboring properties or any part thereof.

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दस्त क्र. १०२३५/2023

33. On execution of these presents, the Owners shall grant the license to the Developer to enter upon the said property as to enable them to develop of the said property by constructing the building thereon and as such, the Developer shall handover the

possession of the Owners Tenement either to the Owner or their nominee/s as the case may be.

34. It is mutually agreed by and between the parties hereto that agreement for sale to be executed by the Owners and Developer in respect of their respective flats/shops in the building to be constructed by the Developer on the said property in favour of the prospective purchasers thereof shall be as per the model agreement as provided under the provisions of Maharashtra Real Estate (Regulation and Development) Act, 2016 read with Maharashtra Rules, 2017.

35. The Owners shall as and when required by the Developer make sign and execute all papers, affidavits, applications, forms, deeds, matters and things as may be necessary and required for the purpose of effectually putting into effect the intention of the parties hereto.

36. The Owners have given following authorities, rights and powers to the Developer and /or their nominee or nominees as the case may be at their own costs, charges and expenses:

a. To erect sign boards upon the said property and also to issue advertisements in newspapers and other medias as it may be deem fit by the Developer announcing the sale of flats, tenements, premises, shops etc., in the buildings to be constructed thereon.

b. To approach to all authorities concerned and to obtain necessary Revised Permissions, NOPCs, Sanctions etc. for the purpose as mentioned in this agreement at the costs, charges of the Developer.

c. To do filling, leveling and fencing of the said property.

d. To do for the aforesaid purposes all acts, deeds, matters and things as may be necessary, provided however, the Developer shall always keep harmless and indemnified the Owners of and from and against all actions, suits, losses, charges, expenses, damages, fines, penalties etc. resulting on account of any acts, commission or any breaches on the part of the Developer in developing the said property.

e. In the event of any mishap, accident, death of labourers and/or any kind of untoward incident during the construction of the building on the said property then in that case it shall be the sole responsibility of the Developer to resolve the same at their entire own cost and expenses and under no circumstances, the Owners shall be held responsible for the same and in case any costs and expenses is imposed and incurred by Owners due to noncooperation of the Developers in that case same shall be paid by the Owners and thereby the Developers shall reimburse the said amount to the Owners.

37. It is mutually agreed by and between the parties hereto that if any defect and/or violation of whatsoever nature found in construction of the building then it shall be sole responsibility of the Developer to solve and rectify the same at its own cost and expenses.

दस्त क्र.१०२३५/२०२३

38. The Owners hereby agree to render all assistance and co-operation that may required by the Developer from time to time for, carrying out the development of the said property by construction buildings thereon in accordance with plans and specifications approved by the concerned authorities and in accordance with the terms and conditions as may be stipulated

by the concerned authorities provided that the Owners shall not be liable to incur any financial obligations in that behalf.

39. The Owners shall pay all the outgoings including taxes, rates, assessments, charges, levies, provisions in the respect of the said property for the period prior to the execution of these presents/and thereafter the same shall be borne and paid by the Developer.

40. Both the parties hereto have entered into this agreement on a principal-to-principal basis, and nothing contained herein shall is or be deemed to the construed as a partnership between the parties hereto nor shall it be deemed to constitute Joint Venture or an Association of Persons. Each party shall be individually responsible to bear and pay the income tax in respect of the consideration/profits arising out of present agreement. In any event, it is expressly agreed between the parties that neither party shall be liable for the income tax or other liabilities of other party to the present agreement. The Parties hereto shall keep each other fully and effectively indemnified against non-payment of individually proportionate taxes. The intention being that neither party should be held liable for tax liability of the other.

41. It is expressly and explicit agreed, recorded and declared that the Developer shall in no manner whatsoever be liable to account to the Owners for the construction, pertaining to any transaction deed, act, matter or thing that will be done, committed or omitted by the Developer or for any money, fund or amount received, collected or recovered as consideration of flats sold by them.

42. The Owners and the Developer shall jointly execute a deed of conveyance of the said property either in favour of society of the purchasers of flats/shops in the building to be constructed on the said property in favour of co-operative housing society of the building to be constructed by the Developer on the said property. Provided further, the co-operative housing society of the purchasers

of flats/shops shall be formed and registered only after disposing off 50% of the total flats/shops in the building to be constructed on the said property. Provided further, the stamp duty and other expenses for execution and registration of deed of conveyance shall be borne either by the Developer or the society as the case may be and under no circumstances the Owners shall be liable to contribute any amount for execution and registration of the conveyance either in favour of the purchasers of flats/shops in the building to be constructed on the said property or in favour of the society of the purchasers of flats/shops in the building to be constructed on the said property.

43. Save and except what is stated herein above, all out of pocket expenses in connection with and/or incidental to these presents in the pursuance to hereof and deed of conveyance, Power of Attorneys, Assignment including stamp duty, registration fees, advocate fees etc., are to be borne and paid by the Developer.

44. It is hereby agreed by and between the parties herein that either of the parties of these presents fail to comply with any of the terms and conditions stipulated under these presents then in that event, the aggrieved parties shall be entitled for specific performance of these presents under the provisions of Specific Relief Act.

45. It is agreed between the parties hereto that in case any disputes or differences arises between the parties hereto then same shall be referred to the Arbitration Tribunal under the provisions of the Arbitration and Conciliation Act, 1996.

46. Any notice to be addressed under this agreement shall be addressed to the Owners* and the Developers at their respective address as mentioned below. Such notice shall be in writing and shall be delivered either by hand delivery or registered post.

Address of the Owners: G/1, Girnar Apartment, Plot No. 62, Govind Nagar, Near MCF Club, Borivali (West), Mumbai 400 092.

Flat No.3303, Mayfair Greens, Poisar Village, Kandivali (W), Mumbai-4000067.

Address of the Developer: Office no 141/142, Vasudev Sky High, Opp Commissioner Bungalow, Mira Road (East), Thane – 401 107.

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

THE SCHEDULE ABOVE REFERRED TO :

ALL THOSE pieces and parcels of land bearing Old Survey No.425, New Survey No. 100, Hissa No. 10, admeasuring 530 sq.meters and Old Survey No. 425, New Survey No. 100, Hissa No. 11, admeasuring 510 sq. meters, in aggregate admeasuring 1040 Sq. Meters, situate, lying and being at Village Navghar, Taluka and District Thane, in the Registration District and Sub-District of Thane, now within the limits of Mira Bhayandar Municipal Corporation and shown and surrounded by GREEN colour on the Survey Plan No. BMBN/A.T/H.K/M.R.No. 11088/2023, dated 30th January, 2023.

SIGNED, SEALED AND DELIVERED)
by the within named "OWNERS")

1) SHRI BHASKAR R. REDDY
alias APPIDI BHASKAR REDDY

2) SHRI DHARMENDRA BHASKAR REDDY)
alias APPIDI DHARMENDRA REDDY,)

3) SHRI SRINIVAS BHASKAR REDDY)
alias APPIDI SRINIVAS REDDY)

4) SHRI CHANDRASHEKAR K. LIMYE)

in the presence of _____)

1. _____)

2. _____)

SIGNED, SEALED AND DELIVERED)

by the within named DEVELOPER)

M/s. ARISTONE BUILDERS)

through its partners)

1) SHRI SANTOSH SAMAL)

दस्त क्र. 10234 /2023

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B. REGISTRAR SUB-DIST. THANE NO. 4 DIST. THANE

2) SHRI SHANKAR KUMAR JHA

3) SHRI BRIJESH DEVNARAYAN SINGH

in the presence of _____

1. _____

2. _____

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दस्त क्र. १००३४/२०२३

RECEIPT

RECEIVED of and from the within named Developer, the sum of Rs.20,00,000/- (Rupees Twenty Lakh Only) by Rs.5,00,000/- Cheque No/RTGS .ICICR42023060200528352, dated:02/06/2023 drawn On ICICI BANK Branch MIRA ROAD EAST, Rs.5,00,000/- Cheque No/RTGS.ICICR42023060200528792, dated 02/06/2023 drawn on ICICI BANK Branch MIRA ROAD EAST, Rs.5,00,000/- Cheque No./RTGS ICICIR42023060200528891, dated:02/06/2023 drawn On ICICI BANK Branch MIRA ROAD EAST and Rs.5,00,000/- Cheque No./RTGS ICICH06152528511,dated:02/06/2023 drawn ON ICICI BANK Branch MIRA ROAD EAST as and by way of Part Security Deposit to be paid by them to us under these presents.

Rs. 20,00,000/-

WE SAY RECEIVED

1) SHRI BHASKAR R. REDDY
alias APPIDI BHASKAR REDDY

2) SHRI DHARMENDRA BHASKAR REDDY
alias APPIDI DHARMENDRA REDDY,

3) SHRI SRINIVAS BHASKAR REDDY
alias APPIDI SRINIVAS REDDY

4) SHRI CHANDRASHEKAR K. LIMYE
(OWNERS)

WITNESS :-

1.

दस्त क्र.१०२३१/२०२३

RECEIPT

RECEIVED of and from the within named Developer, the sum of Rs.60,00,000/- (Rupees Sixty Lakh Only) by Rs.15,00,000/- Cheque No: 000429, dated 20/06/2023 drawn on ICICI BANK Branch MIRA ROAD EAST, Rs.15,00,000/- Cheque No: 000430, dated 20/06/2023 drawn on ICICI BANK Branch MIRA ROAD EAST, Rs.15,00,000/- Cheque No: 000427, dated 20/06/2023 drawn on ICICI BANK Branch MIRA ROAD EAST, and Rs.15,00,000/- Cheque No: 000431, dated 20/06/2023 drawn on ICICI BANK Branch MIRA ROAD EAST, as and by way of Security Deposit to be paid by them to us under these presents.

SUBJECT TO REALISATION OF CHEQUE

Rs. 60,00,000/-

WE SAY RECEIVED

1) SHRI BHASKAR R. REDDY
alias APPIDI BHASKAR REDDY)

2) SHRI DHARMENDRA BHASKAR REDDY
alias APPIDI DHARMENDRA REDDY,)

3) SHRI SRINIVAS BHASKAR REDDY
alias APPIDI SRINIVAS REDDY)

4) SHRI CHANDRASHEKAR K. LIMYE)
(OWNERS)

WITNESS :-

1._____

2._____

दस्त क्र. 10234/2023
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THE SEAL OF THE JOINT SUB-REGISTRAR CL-1 THANE NO. 2
DIST. THANE

A/c payee

ICICI Bank

Thane - Mira Road Branch
Surya Shopping Centre,Sector 5,Shrishti Residential Complex,Mira Road(E),Thane,Maharashtra - 401104
RTGS / NEFT / IFS Code : ICIC0000019

PRIVILEGE BANKING

A/C PAYEE

VALID FOR THREE MONTHS ONLY
20 06 2023
D D M M Y Y Y Y

~~OR ORDER~~

Pay Bhaskar Reddy Appidi

Rupees fifteen lakh Only.

₹ 1500000/-

SESHAASAI (M) / CTS - 2010

A/c No. 777705216129

CAPRV CBS
BUSINESS BANKING : CURRENT ACCOUNT
Payable at par at all branches of ICICI Bank Limited in India

24/2/23

ARISTONE BUILDERS

AUTHORISED SIGNATORIES

Please sign above

VOID

⑈000429⑈ 400229006⑆ 216129⑈ 29

A/c payee

ICICI Bank

Thane - Mira Road Branch
Surya Shopping Centre,Sector 5,Shrishti Residential Complex,Mira Road(E),Thane,Maharashtra - 401104
RTGS / NEFT / IFS Code : ICIC0000019

PRIVILEGE BANKING

A/C PAYEE

VALID FOR THREE MONTHS ONLY
20 06 2023
D D M M Y Y Y Y

~~OR ORDER~~

Pay Dharmendra Reddy Appidi

Rupees fifteen lakh Only.

₹ 1500000/-

SESHAASAI (M) / CTS - 2010

A/c No. 777705216129

CAPRV CBS
BUSINESS BANKING : CURRENT ACCOUNT
Payable at par at all branches of ICICI Bank Limited in India

24/2/23

ARISTONE BUILDERS

AUTHORISED SIGNATORIES

Please sign above

VOID

⑈000430⑈ 400229006⑆ 216129⑈ 29

A/c payee

ICICI Bank

Thane - Mira Road Branch
Surya Shopping Centre,Sector 5,Shrishti Residential Complex,Mira Road(E),Thane,Maharashtra - 401104
RTGS / NEFT / IFS Code : ICIC0000019

PRIVILEGE BANKING

A/C PAYEE

VALID FOR THREE MONTHS ONLY
20 06 2023
D D M M Y Y Y Y

~~OR ORDER~~

Pay Srinivas Reddy Appidi

Rupees fifteen lakh Only.

₹ 1500000/-

SESHAASAI (M) / CTS - 2010

A/c No. 777705216129

CAPRV CBS
BUSINESS BANKING : CURRENT ACCOUNT
Payable at par at all branches of ICICI Bank Limited in India

24/2/23

ARISTONE BUILDERS

AUTHORISED SIGNATORIES

Please sign above

VOID

ठाणे ४
दस्त क्र. 10234/2023

DIST SUB-REGISTRAR CL-2 THANE
DIST THANE

⑈000427⑈ 400229006⑆ 216129⑈ 29

A/c payee

ICICI Bank

Thane - Mira Road Branch
Surya Shopping Centre,Sector 5,Shrishti Residential Complex,Mira Road(E),Thane,Maharashtra - 401104
RTGS / NEFT / IFS Code : ICIC0000019

PRIVILEGE BANKING

A/C PAYEE

VALID FOR THREE MONTHS ONLY
20 06 2023
D D M M Y Y Y Y

~~OR ORDER~~

Pay Chandrashekhar K. Limaye

Rupees fifteen lakh Only.

₹ 1500000/-

SESHAASAI (M) / CTS - 2010

A/c No. 777705216129

CAPRV CBS
BUSINESS BANKING : CURRENT ACCOUNT
Payable at par at all branches of ICICI Bank Limited in India

24/2/23

ARISTONE BUILDERS

AUTHORISED SIGNATORIES

Please sign above

VOID

⑈000431⑈ 400229006⑆ 216129⑈ 29

Reddy

Chandrashekhar

दस्तक्रमांक व वर्ष: 7370/2011

दुय्यम निबंधक: ठाणे 4

Monday, September 19, 2011
5:53:00 PM

सूची क्र. दोन INDEX NO. II

नोंदणी 63 म.
Regn. 63 m.e.

गावाचे नाव : नवघर

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपटट्याच्या बाबतीत पटटाकार आकारणी देतो की पटटेदार ते नमूद करावे) अभिहस्तातंरणपत्र
मोबदला रू. 5,700,000.00
बा.भा. रू. 5,379,500.00

(2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सर्वे क्र.: 100/10 वर्णनः वॉर्ड क्र.डब्ल्यु,विभाग क्र.11/41, मौजे नवघर,भाईदर पू. ता.जि.ठाणे,येथील जुना सर्वे नं.425,नविन सर्वे नं.100,हिस्सा नं.10,मध्ये एकूण क्षेत्र 530 चौ.मि.खुली जमीनीचे खरेदीखत. सदरचे मिळकत मुख्य रस्त्यापासून अंदाजे 50 मीटर हुन आतील बाजुस आहे.

(3)क्षेत्रफळ (1)530 चौ.मि.खुली जमीन

(4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)

(5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

(1) 1.महादेव हरिश्चंद्र पाटील - -; घर/फ़्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: नवघर; शहर/गाव: भाईदर पू ; तालुका: ता.जि.ठाणे ; पिन: -; पॅन नम्बर: फॉर्म 60.
(2) 2.दमयंती महादेव पाटील - -; घर/फ़्लॅट नं: वरीलप्रमाणे ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: फॉर्म 60.
(3) 3.कुंदन महादेव पाटील - -; घर/फ़्लॅट नं: वरीलप्रमाणे ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ANTPP7807J.
(4) 4.गुणवंत महादेव पाटील - -; घर/फ़्लॅट नं: वरीलप्रमाणे ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AGYPP1492M.
(5) 5.धनराज महादेव पाटील - -; घर/फ़्लॅट नं: वरीलप्रमाणे ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ASZPP0763G.
(6) 6.पुजा प्रदिप पाटील - -; घर/फ़्लॅट नं: वरीलप्रमाणे ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: फॉर्म 60.
(7) 7.रेखा कुंदन पाटील - -; घर/फ़्लॅट नं: वरीलप्रमाणे ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: फॉर्म 60.
(8) 8.रश्मी गुणवंत पाटील - -; घर/फ़्लॅट नं: वरीलप्रमाणे ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AWBPP7182M.
(9) 9.हर्षिका धनराज पाटील - -; घर/फ़्लॅट नं: वरीलप्रमाणे ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AWBPP7523Q.
(10) (मान्यता देणार) मे. सद्गुरु कंस्ट्र. तर्फे भागीदार 1.हर्षद कांतीलाल शाह - -; घर/फ़्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: विले पार्ले पू मुंबई ; तालुका: -; पिन: -; पॅन नम्बर: AAFPS0154C.
(11) (मान्यता देणार) मे. सद्गुरु कंस्ट्र. तर्फे भागीदार 2.राहुल कांतीलाल शाह - -; घर/फ़्लॅट नं: वरीलप्रमाणे ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AAIPS0543C.
(12) (मान्यता देणार) मे. सद्गुरु कंस्ट्र. तर्फे भागीदार 3.सुकेतु भोगीलाल शाह - -; घर/फ़्लॅट नं: वरीलप्रमाणे ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AAGPS4872A.

(6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता

(1) 1.श्रीनिवास भास्कर रेड्डी उर्फ अप्पीडी श्रीनिवास रेड्डी - -; घर/फ़्लॅट नं: जी-1; गल्ली/रस्ता: -; ईमारतीचे नाव: गिरनार अपार्ट,प्लॉट नं.62; ईमारत नं: -; पेठ/वसाहत: गोविंद नगर; शहर/गाव: बोरीवली प मुंबई ; तालुका: -;पिन: 400092; पॅन नम्बर: AABPR1751N.
(2) 2.धर्मेंद्र भास्कर रेड्डी उर्फ अप्पीडी धर्मेंद्र रेड्डी - -; घर/फ़्लॅट नं: वरीलप्रमाणे ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -;पिन: -; पॅन नम्बर: AAFPR3596P.
(3) 3.दिपक के. अंयानी - -; घर/फ़्लॅट नं: वरीलप्रमाणे ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -;पिन: -; पॅन नम्बर: AACPA0873D.
(4) 4.चंद्रशेखर के. तिनये - -; घर/फ़्लॅट नं: वरीलप्रमाणे ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -;पिन: -; पॅन नम्बर: ABFPL1043A.

(7) दिनांक करून दिल्याचा 19/09/2011

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दस्त क्र. 7023/2023
31/10/23

THE SEAL OF THE JOINT SUB-REGISTRAR CL-2 THANE NO 4 DIST. THANE

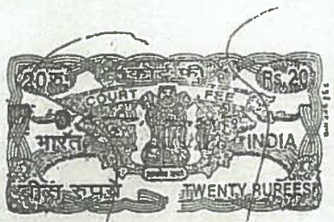
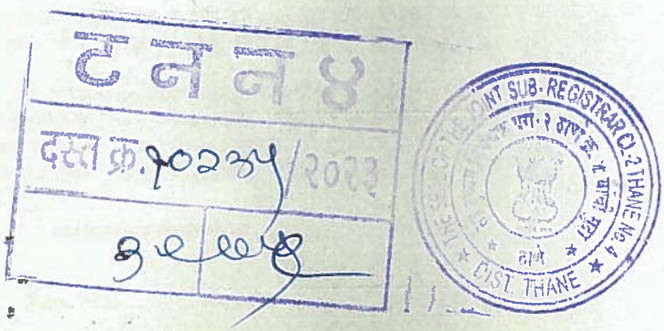
दस्तक्रमांक व वर्ष: 7370/2011

Monday, September 19, 2011
5:53:00 PM

नोंदणी 63 म.
Regn. 63 m e

सूची क्र. दोन INDEX NO. II

(8) नोंदणीचा 19/09/2011
(9) अनुक्रमांक, खंड व पृष्ठ 7370 /2011
(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 342000.00
(11) बाजारभावाप्रमाणे नोंदणी रू 30000.00
(12) शेरा



सह दुय्यम निबंधक वर्ग-२
ठाणे क्र. ४