

में अरिहंत सुपरस्ट्रक्चर्स लि.

★ डेव्हलपमेंट ऑफ़ प्रोजेक्ट्स ★

74/20425

पावती

Original/Duplicate

Monday, September 12, 2022

नोंदणी क्र.: 39म

11:05 AM

Regn.: 39M

पावती क्र.: 22612 दिनांक: 12/09/2022

गावाचे नाव: पडले

दस्तावेजाचा अनुक्रमांक: टनन2-20425-2022

दस्तावेजाचा प्रकार: डेव्हलपमेंट अॅग्रीमेंट

मादर कंपनीच्या नाव: मे अरिहंत सुपरस्ट्रक्चर्स लि तर्फे डायरेक्टर अशोक भवरलाल छाजेर..

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2300.00

पृष्ठांची संख्या: 115

एकूण:

रु. 32300.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, मूची-२ अंदाजे

11:20 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 2

वाजार मूल्य: रु. 272448500 /-

मोबदला रु. 407915500/-

भरलेले मुद्रांक शुल्क: रु. 20395800/-

सह दुय्यम निबंधक वर्ग - २
ठाणे क्र. २

1) देयकाचा प्रकार: DHC रकम: रु. 380/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1009202200657 दिनांक: 12/09/2022

वैकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु. 1920/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0809202214355 दिनांक: 12/09/2022

वैकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रकम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007514063202223E दिनांक: 12/09/2022

वैकेचे नाव व पत्ता:

गावाचे नाव : पडले

(1) निवेदनाचा प्रकार	इंटरनॅशनल क्रीमिनेल
(2) मासक्रमांक	407915500
(3) कायदेशरभाषा(भाषांतराचा कायदाविषयक कायदेशरभाषा किंवा परंपरागत नमुद कराई)	272448500
(4) पंचनामा, पोस्टमॉर्टम व अन्वेषणक (अन्वेषण)	1) पोलीसचे नाव/ठाणे म. न. पा. उत्तर वर्णन : उत्तर मॉर्निंग; पोलीस पदवी ना. जि. ठाणे पोलीस सर्व्हे नं 57, रिम्पा नं 3, क्षेत्र -12080 चौ.मी. क्रीमिनेल मॉर्टम मिडलकन (अभिविनियम प.क. 264/2022 ना.क. 15545 अन्वेषण म.शु. 2, 03.95,800/- अन्वेषण वसुली) ((Survey Number : 57 / 3))
(5) ठिकाण	1) 12080 चौ.मी.दाख
(6) कायदेशरी विषय वृद्धी देण्यात येणारा ठिकाण	
(7) अन्वेषण करून देणा-या निवेदन देणाऱ्याचा ठिकाणाने याच निवेदनाच्या निवाच्या ठिकाणाच्या हक्कधार्या विषया अतिशय अगत्यात प्रतिवादित नाव न घेता.	1) नाव-दिनेश शंकरनाथ भातुशाली - वय:-51; पत्ता-ज्याद ना. , माळा ना. , इमारतीचे नाव- देवकीनंदन, ज्योद ना. 9/डी, गौरीव गांधी गाईन, सेक्टर 3डी, मंगोली, नवी मुंबई, ज्योद ना. , रोड ना. , महाराष्ट्र, THANE. पिन कोड:-400708 पॅन नं:-AADPB0744P 2) नाव-मुकेश धर्मेष्टी (एक शंकरनाथ) भातुशाली - वय:-47; पत्ता-ज्याद ना. , माळा ना. , इमारतीचे नाव- देवकीनंदन, ज्योद ना. 9/डी, गौरीव गांधी गाईन, सेक्टर 3डी, मंगोली, नवी मुंबई, ज्योद ना. , रोड ना. , महाराष्ट्र, THANE. पिन कोड:-400708 पॅन नं:-ABYPB8431B 3) नाव-मेमर्स मार्चल लाईफरमेमेस एलएलपी लॉफे भार्गीदार , दिनेश शंकरनाथ भातुशाली वय:-54; पत्ता-ज्याद ना. , माळा ना. , इमारतीचे नाव- देवकीनंदन, ज्योद ना. 9/डी, गौरीव गांधी गाईन, सेक्टर 3डी, मंगोली, नवी मुंबई, ज्योद ना. , रोड ना. , महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:- 4) नाव-मेमर्स मार्चल लाईफरमेमेस एलएलपी लॉफे भार्गीदार , एकज शंकरनाथ भातुशाली वय:-44; पत्ता-ज्याद ना. , माळा ना. , इमारतीचे नाव- मदनिका ना. सी-3, नळमजरा, कृष्णवंज विन्डिंग, पॅन नं 1, तांबे नगर, मुंबई, मुंबई, ज्योद ना. , रोड ना. , महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:- 5) नाव-मेमर्स मार्चल लाईफरमेमेस एलएलपी लॉफे भार्गीदार , गजय शंकरनाथ मणे एक गजय शंकरनाथ भातुशाली वय:-53; पत्ता-ज्याद ना. , माळा ना. , इमारतीचे नाव- 402, ओपल को ऑप ड्रीमिंग सोसायटी, निर्मल लाईफ, एलबीएम मार्ग, ज्योद ना. मुंबई, , रोड ना. , महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:- 6) नाव-मान्यता देणार - मेमर्स विन्डलेकॉन कन्स्ट्रक्शन कंपनी लॉफे , भार्गीदार वृषांनी थीकांत शिंदे लॉफे कृ.मु.एनून लक्ष्मण विठ्ठ कदम वय:-33; पत्ता-ज्याद ना. , माळा ना. , इमारतीचे नाव- मदनिका ना. 2, शिवशर्मा भवन, चिजन नगर 2, बाणळ इस्टेट, ठाणे प, ज्योद ना. , रोड ना. , महाराष्ट्र, THANE पिन कोड:-400604 पॅन नं:-CUYPK0338P 7) नाव-मान्यता देणार - मेमर्स विन्डलेकॉन कन्स्ट्रक्शन कंपनी लॉफे , भार्गीदार मंदार मुकुंद केणी वय:-34; पत्ता-ज्याद ना. , माळा ना. , इमारतीचे नाव- मंगर स्वयंराजो, टीएमटी वस डेपो जवळ, वृषांनी नगर, वळया ठाणे, ज्योद ना. , रोड ना. , महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-ASXPK9420F 8) नाव-मान्यता देणार - मेमर्स विन्डलेकॉन कन्स्ट्रक्शन कंपनी लॉफे , भार्गीदार मयुरेश मुकुंद केणी वय:-30; पत्ता-ज्याद ना. , माळा ना. , इमारतीचे नाव- मंगर स्वयंराजो, टीएमटी वस डेपो जवळ, वृषांनी नगर, वळया ठाणे, ज्योद ना. , रोड ना. , महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-BODPK5986H 9) नाव-मान्यता देणार - मेमर्स विन्डलेकॉन कन्स्ट्रक्शन कंपनी लॉफे , भार्गीदार लक्ष्मण विठ्ठ कदम वय:-59; पत्ता-ज्याद ना. , माळा ना. , इमारतीचे नाव- ए-1203, अर्बोना विन्डिंग, रवेता गाईन कॉम्प्लेक्स, एलबीएम मार्ग, ठाणे प, ज्योद ना. , रोड ना. , महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-ABMPK0076D 10) नाव-मेमर्स मार्चल लाईफरमेमेस एलएलपी लॉफे भार्गीदार , विमल दिवीप आद वय:-45; पत्ता-ज्याद ना. , माळा ना. , इमारतीचे नाव- 402, ओपल को ऑप ड्रीमिंग सोसायटी, निर्मल लाईफ, एलबीएम मार्ग, ज्योद ना. मुंबई प मुंबई, , रोड ना. , महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:- 11) नाव-मेमर्स मार्चल लाईफरमेमेस एलएलपी लॉफे भार्गीदार , मुकेश धर्मेष्टी (एक शंकरनाथ) भातुशाली वय:-47; पत्ता-ज्याद ना. , माळा ना. , इमारतीचे नाव- देवकीनंदन, ज्योद ना. 9/डी, गौरीव गांधी गाईन, सेक्टर 3डी, मंगोली, नवी मुंबई, ज्योद ना. , रोड ना. , महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-
(8) अन्वेषण करून देणा-या निवेदनाचा प्रकार	1) नाव-मे अग्रिहत मुपरमटुकरम लि लॉफे डायरेक्टर अशोक अग्रहनाथ डाजेर - वय:-53; पत्ता-ज्याद ना. , माळा ना. , इमारतीचे नाव- अग्रिहत ऑफिस 25 गजवा, वी ब्रिंग, ज्योद ना. 13/1, टीटीसी इन्फर्नियल सर्विस, ठाणे केवापर रोड, नर्म, नवी मुंबई ठाणे, ज्योद ना. , रोड ना. , महाराष्ट्र, THANE. पिन कोड:-400705 पॅन नं:-AABCS1848L
(9) अन्वेषण करून देणा-या ठिकाण	08/09/2022
(10) अन्वेषण करून देणा-या ठिकाण	12/09/2022
(11) अन्वेषण करून देणा-या ठिकाण	20425/2022
(12) अन्वेषण करून देणा-या ठिकाण	20395800
(13) अन्वेषण करून देणा-या ठिकाण	30000
(14) अन्वेषण करून देणा-या ठिकाण	

सह दुय्यम निबंधक वर्ग - २
ठाणे क्र. २

भू-व्यावसायिक विनिर्माण क्षेत्रातील नवप्रवृत्ति :-

(ii) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



Payment Details

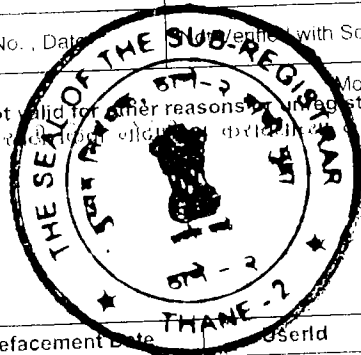
sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	MH007456997202223M, MH007457413202223MMH007456381202223M,MH007457861202223M	adj no.264	20395800	SD		
2		DHC		1009202200657	380	RF	1009202200657D	12/09/2022
3		DHC		0809202214355	1920	RF	0809202214355D	12/09/2022
4		eChallan		MH007514063202223E	30000	RF	0003770767202223	12/09/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

CHALLAN
MTR Form Number-6



GRN	MH007456997202223M	BARCODE	Date 07/09/2022-17/23/11		Form ID
Department Inspector General Of Registration			Payer Details		
Payment of Stamp Duty in Adjudication Case			TAX ID / TAN (If Any)		
Type of Payment Stamp Duty in Adjudication Case			PAN No.(If Applicable)		
Office Name THD1_JT DIST REGISTRAR THANE URBAN			Full Name ARIHANT SUPERSTRUCTURES LTD		
Location THANE			Flat/Block No.		
Year 2022-2023 One Time			Premises/Building		
Account Head Details		Amount In Rs.	Road/Street		
0030051701 Stamp Duty		5000000.00	Area/Locality		
			Town/City/District		
			PIN		
			Remarks (If Any)		
			SecondPartyName=DINESH SHANKAR		
			BHANUSHALI-Adjuication CaseNo =264/2022		
			दस्तावेज - २		
			दस्तावेज क्रमांक २०४२५ / २०२२		
			१ / ११६०		
Total		5000000.00	Amount In Fifty Lakh Rupees Only		
		50,00,000.00	Words		
Payment Details PUNJAB NATIONAL BANK			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	03006172022090701042 080922M232523
Cheque/DD No.			Bank Date	RBI Date	08/09/2022-11:16:13 Not Verified with RBI
Name of Bank			Bank-Branch PUNJAB NATIONAL BANK		
Name of Branch			Scroll No. , Date		
Department ID : 0993085112					
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons. This is a registered document.					
संदर्भ तालिका "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. याचे कोणतेही कारण नसल्यास, याचा वापर ग्राहकाला मान्य नाही.					
Challan Defaced Details					
Sr. No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount
1		0003730557202223	08/09/2022-14:40:53	IGR108	500,000.00
Total Defacement Amount					50,00,000.00



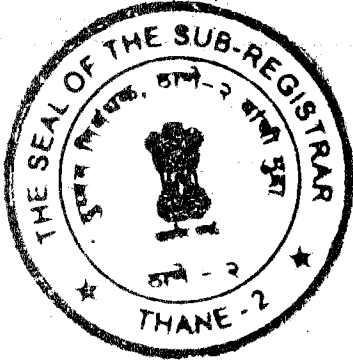
ट न न - २
दस्त क्रमांक १०४५ / २०२२
२ / ११८

प्रमाणपत्र

प्रमाणित करण्यात येते की, अभिनिर्णय प्र.क्र. २६४/२०२२ करिता मे. अरिहंत सुपरस्ट्रक्चर्स लिमिटेड यांनी मुद्रांक शुल्क रक्कम रु. ५०,००,०००/- (अक्षरी रु. पन्नास लाख मात्र) GRAS प्रणाली अंतर्गत दिनांक ०७/०९/२०२२ रोजी भरलेली असून, त्यांचा GRN NO.MH007456997202223M असा आहे. सदरचा भरणा शासन जमा झाल्याबाबतची खात्री GRAS प्रणाली द्वारे करण्यात आली असून, चलन दि.०८/०९/२०२२ रोजी विरुपीत (DEFACE) करण्यात आले आहे.

ठिकाण :- ठाणे

दिनांक :- / / २०२२



(नारायण राजपूत)
मुद्रांक जिल्हाधिकारी
ठाणे (शहर)

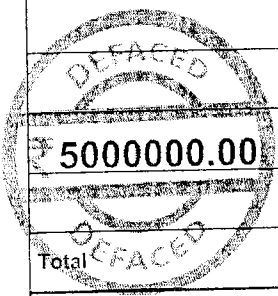
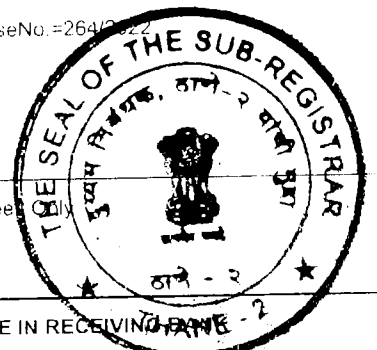


CHALLAN
MTR Form Number-6



GRN	MH007456997202223M	BARCODE			Date	07/09/2022-17:23:11	Form ID	
Department Inspector General Of Registration				Payer Details				
Payment of Stamp Duty in Adjudication Case				TAX ID / TAN (If Any)				
Type of Payment Stamp Duty in Adjudication Case				PAN No.(If Applicable)				
Office Name THD1_JT DIST REGISTRAR THANE URBAN				Full Name		ARIHANT SUPERSTRUCTURES LTD		
Location THANE				Flat/Block No.				
Year 2022-2023 One Time				Premises/Building				
Account Head Details		Amount In Rs.		Road/Street				
0030051701 Stamp Duty		5000000.00		Area/Locality				
				Town/City/District				
				PIN				
				Remarks (If Any)				
				SecondPartyName=DINESH SHANKARLAL				
				BHANUSHALI-AdjuicationCaseNo.=2640222				
Total		50.00.000.00		Amount In		Fifty Lakh Rupees		
				Words				
Payment Details PUNJAB NATIONAL BANK				FOR USE IN RECEIVING				
Cheque-DD Details				Bank CIN	Ref. No.	03006172022090701042	080922M232623	
Cheque/DD No.				Bank Date	RBI Date	08/09/2022-11:16:13	Not Verified with RBI	
Name of Bank				Bank-Branch		PUNJAB NATIONAL BANK		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

टन न - २
दस्तावेज क्रमांक २०४२५ / २०२२
३ / ११८०



Department ID : 993069705
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
संदर्भ संचालन सिस्टम ऑफ पेमेंट गवर्नेस नज्द कारणासाठीच लागू आहे. संदर्भ कारणासाठी किंवा नोंदणी न करता याचा दस्तावेज वाचू नये.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1		0003730557202223	08/09/2022-14:40:53	IGR108	50,00,000.00
Total Defacement Amount					50,00,000.00

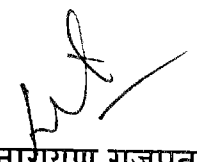
ट न न - २
दस्ता क्रमांक २०४५ / २०२२
४ / ११७

प्रमाणपत्र

प्रमाणित करण्यात येते की, अभिनिर्णय प्र.क्र. २६४/२०२२ करिता मे. अरिहंत सुपरस्ट्रक्चर्स लिमिटेड यांनी मुद्रांक शुल्क रक्कम रु. ५०,००,०००/- (अक्षरी रु. पन्नास लाख मात्र) GRAS प्रणाली अंतर्गत दिनांक ०७/०९/२०२२ रोजी भरलेली असून, त्यांचा GRN NO.MH007456997202223M असा आहे. सदरचा भरणा शासन जमा झाल्याबाबतची खात्री GRAS प्रणाली द्वारे करण्यात आली असून, चलन दि.०८/०९/२०२२ रोजी विरुपीत (DEFACE) करण्यात आले आहे.

ठिकाण :- ठाणे

दिनांक :- / / २०२२


(नारायण राजपूत)
मुद्रांक जिल्हाधिकारी
ठाणे (शहर)



टन न - २
दस्त क्रमांक २०८२५ / २०२२
६ / ११८०

प्रमाणपत्र

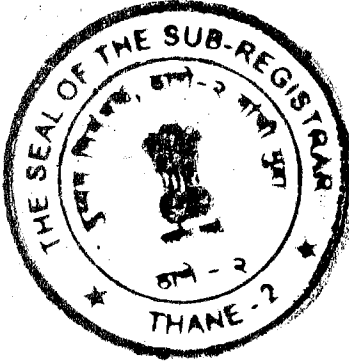
प्रमाणित करण्यात येते की, अभिनिर्णय प्र.क्र. २६४/२०२२ करिता मे. अरिहंत सुपरस्ट्रक्चर्स लिमिटेड यांनी मुद्रांक शुल्क रक्कम रु. ५०,००,०००/- (अक्षरी रु. पन्नास लाख मात्र) GRAS प्रणाली अंतर्गत दिनांक ०७/०९/२०२२ रोजी भरलेली असून, त्यांचा GRN NO.MH007457413202223M असा आहे. सदरचा भरणा शासन जमा झाल्याबाबतची खात्री GRAS प्रणाली द्वारे करण्यात आली असून, चलन दि.०८/०९/२०२२ रोजी विरुपीत (DEFACE) करण्यात आले आहे.

ठिकाण :- ठाणे

दिनांक :- / / २०२२



(नारायण सजपूत)
मुद्रांक जिल्हाधिकारी
ठाणे (शहर)

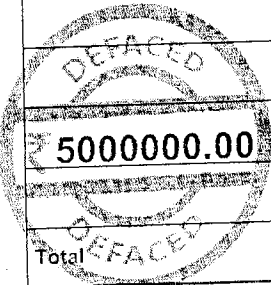
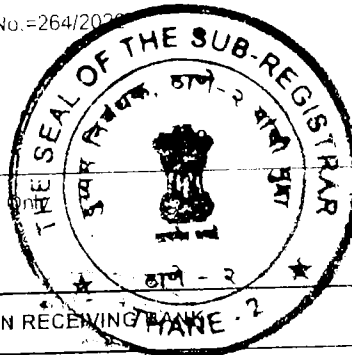




CHALLAN
MTR Form Number-6



GRN	MH007457413202223M	BARCODE			Date	07/09/2022 17:27:48	Form ID	
Department				Inspector General Of Registration				
Payment of Stamp Duty in Adjudication Case				TAX ID / TAN (If Any)				
Type of Payment				Stamp Duty in Adjudication Case				
Office Name				THD1_JT DIST REGISTRAR THANE URBAN				
Location				THANE				
Year				2022-2023 One Time				
Account Head Details				Amount In Rs.				
0030051701 Stamp Duty				5000000.00				
				Flat/Block No.				
				Premises/Building				
				Road/Street				
				Area/Locality				
				Town/City/District				
				PIN				
				Remarks (If Any)				
				SecondPartyName=DINESH				
				BHANUSHALI-AdjudicationCaseNo.=264/2022				
				Amount In				
				Fifty Lakh Rupees				
				Words				
Total				50,00,000.00				
Payment Details				PUNJAB NATIONAL BANK				
Cheque-DD Details				FOR USE IN RECEIVING				
Cheque/DD No.				Bank CIN				
				Ref. No.				
Name of Bank				Bank Date				
				RBI Date				
Name of Branch				Bank-Branch				
				Scroll No. , Date				
				Not Verified with Scroll				



Department ID :
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चालन "दस्तावेज और पंजी" अर्थात चालन को केवल पंजीकरण हेतु ही मान्य माना जाएगा अन्य किसी भी कारणवश मान्य नहीं माना जाएगा।

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1		0003730529202223	08/09/2022-14:40:21	IGR108	5000000.00
Total Defacement Amount					50,00,000.00

ट न न - २

दस्त क्रमांक २०४५५ / २०२२

८ / ११७

प्रमाणपत्र

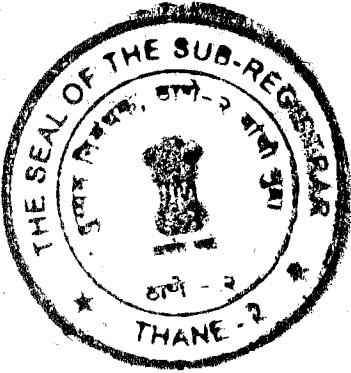
प्रमाणित करण्यात येते की, अभिनिर्णय प्र.क्र. २६४/२०२२ करिता मे. अरिहंत सुपरस्ट्रक्चर्स लिमिटेड यांनी मुद्रांक शुल्क रक्कम रु. ५०,००,०००/- (अक्षरी रु. पन्नास लाख मात्र) GRAS प्रणाली अंतर्गत दिनांक ०७/०९/२०२२ रोजी भरलेली असून, त्यांचा GRN NO.MH007457413202223M असा आहे. सदरचा भरणा शासन जमा झाल्याबाबतची खात्री GRAS प्रणाली द्वारे करण्यात आली असून, चलन दि.०८/०९/२०२२ रोजी विरुपीत (DEFACE) करण्यात आले आहे.

ठिकाण :- ठाणे

दिनांक :- / / २०२२



(नारायण राजपूत)
मुद्रांक जिल्हाधिकारी
ठाणे (शहर)





CHALLAN
MTR Form Number-6



GRN	MH007457861202223M	BARCODE			Date	07/09/2022-17:33:18		Form ID		
Department					Inspector General Of Registration					
Type of Payment					Payment of Stamp Duty in Adjudication Case					
Stamp Duty in Adjudication Case					TAX ID / TAN (If Any)					
Office Name					THD1_JT DIST REGISTRAR THANE URBAN					
Location					THANE					
Year					2022-2023 One Time					
Account Head Details					Amount In Rs.					
0030051701 Stamp Duty					5395800.00					
Flat/Block No.					ARIHANT SUPERSTRUCTURES LTD					
Premises/Building					द ज न - २					
Road/Street					दस्ता क्रमांक २०८२५ / २०२२					
Area/Locality					e / ११८०					
Town/City/District										
PIN										
Remarks (If Any)					SecondPartyName=DINESH SHANKAR KAL					
					BHANUSHALI-AdjuicationCaseNo.=264/2022					
Amount In					Fifty Three Lakh Ninety Five Thousand Eight Hundred					
Words					d Rupees Only.					
Total					5395800.00					
Payment Details					PUNJAB NATIONAL BANK					
Cheque-DD Details					FOR USE IN RECEIVING BANK					
Cheque/DD No.					Bank CIN Ref. No. 00006172022090701063 080022M25511					
Name of Bank					Bank Date RBI Date 08/09/2022-11:19:36 Not Verified with RBI					
Name of Branch					Bank-Branch PUNJAB NATIONAL BANK					
					Scroll No. , Date Not Verified with Scroll					

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता वापरा वा देवतासाठी लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1		0003730465202223	08/09/2022-14:39:07	IGR108	5395800.00
Total Defacement Amount					53,95,800.00

ट न न - २
दस्त क्रमांक २०८५ / २०२२
१० / ११७

प्रमाणपत्र

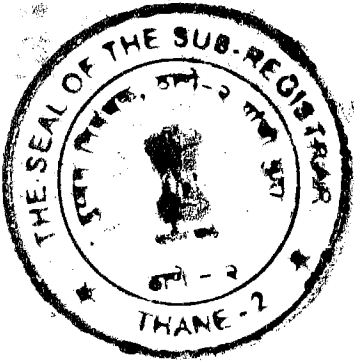
प्रमाणित करण्यात येते की, अभिनिर्णय प्र.क्र. २६४/२०२२ करिता मे. अरिहंत सुपरस्ट्रक्चर्स लिमिटेड यांनी मुद्रांक शुल्क रक्कम रु. ५३,९५,८००/- (अक्षरी रु. त्रेपन्न लाख पंच्याण्णव हजार आठशे मात्र) GRAS प्रणाली अंतर्गत दिनांक ०७/०९/२०२२ रोजी भरलेली असून, त्यांचा GRN NO.MH007457861202223M असा आहे. सदरचा भरणा शासन जमा झाल्याबाबतची खात्री GRAS प्रणाली द्वारे करण्यात आली असून, चलन दि.०८/०९/२०२२ रोजी विरूपित (DEFACE) करण्यात आले आहे.

ठिकाण :- ठाणे

दिनांक :- / / २०२२



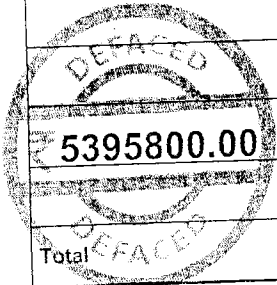
(नारायण राजपूत)
मुद्रांक जिल्हाधिकारी
ठाणे (शहर)



CHALLAN
MTR Form Number-6



GRN	MH007457861202223M	BARCODE			Date	07/09/2022-17:33:18	Form ID	
Department				Inspector General Of Registration				
Payment of Stamp Duty in Adjudication Case				TAX ID / TAN (If Any)				
Type of Payment				Stamp Duty in Adjudication Case				
Office Name				THD1_JT DIST REGISTRAR THANE URBAN				
Location				THANE				
Year				2022-2023 One Time				
Account Head Details				Amount In Rs.				
0030051701 Stamp Duty				5395800.00				
				Flat/Block No.				
				Premises/Building				
				Road/Street				
				Area/Locality				
				Town/City/District				
				PIN				
				Remarks (If Any)				
				SecondPartyName=DINESH				
				BHANUSHALI-AdjuicationCaseNo.=264/2022				
				Amount In				
				Fifty Three Lakh Nine Thousand Eight Hundred				
				Words				
				d Rupees Only				
Total				53,95,800.00				
Payment Details				PUNJAB NATIONAL BANK				
Cheque-DD Details				Bank CIN				
				Ref. No.				
Cheque/DD No.				Bank Date				
				RBI Date				
Name of Bank				Bank-Branch				
				Scroll No. , Date				
Name of Branch				Not Verified with Scroll				



Department ID
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चालन "दण्ड ओफ पेमेंट" मध्ये नोंद करणारातील लागू आहे-सदर कारणासाठी किंवा जोडणी न करताचलाय घेऊन घेतली जाणू नये.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1		000373046520223	08/09/2022-14:39:07	ICR108	5395800.00
Total Defacement Amount					53,95,800.00

ट न न - २
दस्त क्रमांक १०४५ / २०२२
१२ / ११७

प्रमाणपत्र

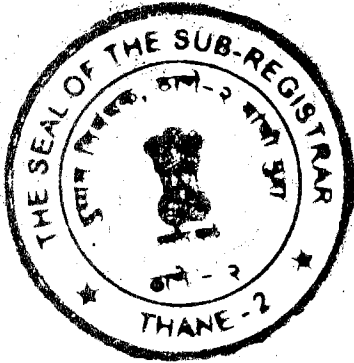
प्रमाणित करण्यात येते की, अभिनिर्णय प्र.क्र. २६४/२०२२ करिता मे. अरिहंत सुपरस्ट्रक्चर्स लिमिटेड यांनी मुद्रांक शुल्क रक्कम रु. ५३,९५,८००/- (अक्षरी रु. त्रेपन्न लाख पंच्याण्णव हजार आठशे मात्र) GRAS प्रणाली अंतर्गत दिनांक ०७/०९/२०२२ रोजी भरलेली असून, त्यांचा GRN NO.MH007457861202223M असा आहे. सदरचा भरणा शासन जमा झाल्याबाबतची खात्री GRAS प्रणाली द्वारे करण्यात आली असून, चलन दि.०८/०९/२०२२ रोजी विरुपीत (DEFACE) करण्यात आले आहे.

ठिकाण :- ठाणे

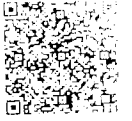
दिनांक :- / / २०२२



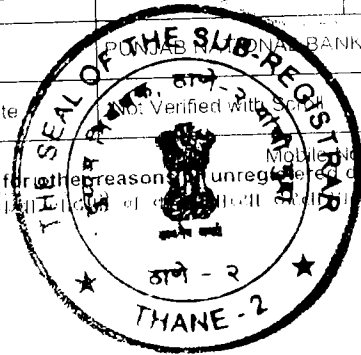
[Signature]
(नारायण राजपूत)
मुद्रांक जिल्हाधिकारी
ठाणे (शहर)



CHALLAN
MTR Form Number-6



GRN	MH007456381202223M	BARCODE			Date	07/09/2022-17:16:26	Form ID	
Department Inspector General Of Registration					Payer Details			
Payment of Stamp Duty in Adjudication Case					TAX ID / TAN (If Any)			
Type of Payment Stamp Duty in Adjudication Case					PAN No.(If Applicable)			
Office Name THD1_JT DIST REGISTRAR THANE URBAN					Full Name		ARIHANT SUPERSTRUCTURES LTD	
Location THANE					Flat/Block No.			
Year 2022-2023 One Time					Premises/Building			
Account Head Details				Amount In Rs.		Road/Street		
0030051701 Stamp Duty				50000000.00		Area/Locality		
						Town/City/District		
						PIN		
						Remarks (If Any)		
						SecondPartyName=DINESH टनन - २ SHANKARLAL		
						BHANUSHALI-AdjudicationCaseNo.=264/2022		
						दस्त क्रमांक 20824 / 2022		
						१३ / ११८०		
						Amount In Fifty Lakh Rupees, Only		
Total				50.00.000.00		Words		
Payment Details PUNJAB NATIONAL BANK					FOR USE IN RECEIVING BANK			
Cheque-DD Details					Bank CIN	Ref. No.	03006172022090701026	080922M238320
Cheque/DD No.					Bank Date	RBI Date	08/09/2022-11:17:45	Not verified with RBI
Name of Bank					Bank-Branch PUNJAB NATIONAL BANK			
Name of Branch					Scroll No. , Date			
Department ID								
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons. If unregistered document								
सदर खतान "दस्तावेज ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. सदर कारणासाठीच निष्पत्ती देण्यात येईल. अन्य कारणांसाठी लागू नाही.								
Challan Defaced Details								
Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount			
1		0003730495202223	08/09/2022-14:39:49	IGR108	50000000.00			
Total Defacement Amount					50.00.000.00			



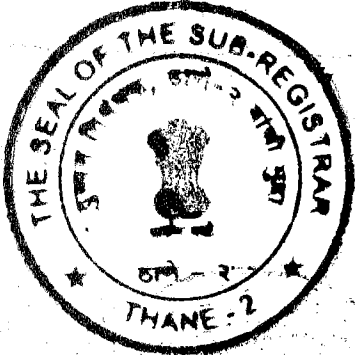
ट न न - २
दस्त क्रमांक २०४५ / २०२२
१४ / ११७

प्रमाणपत्र

प्रमाणित करण्यात येते की, अभिनिर्णय प्र.क्र. २६४/२०२२ करिता मे. अरिहंत सुपरस्ट्रक्चर्स लिमिटेड यांनी मुद्रांक शुल्क रक्कम रु. ५०,००,०००/- (अक्षरी रु. पन्नास लाख मात्र) GRAS प्रणाली अंतर्गत दिनांक ०७/०९/२०२२ रोजी भरलेली असून, त्यांचा GRN NO.MH007456381202223M असा आहे. सदरचा भरणा शासन जमा झाल्याबाबतची खात्री GRAS प्रणाली द्वारे करण्यात आली असून, चलन दि.०८/०९/२०२२ रोजी विरुपीत (DEFACE) करण्यात आले आहे.

ठिकाण :- ठाणे

दिनांक :- / / २०२२




(नारायण राजपूत)
मुद्रांक जिल्हाधिकारी
ठाणे (शहर)

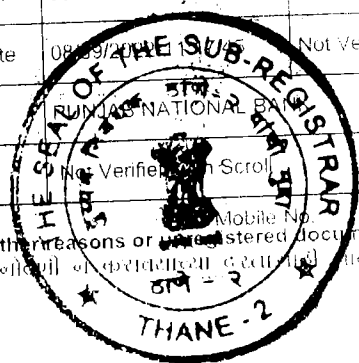


CHALLAN
MTR Form Number-6



GRN	MH007456381202223M	BARCODE	Date		07/09/2022-17:16:26	Form ID
Department			Inspector General Of Registration			
Type of Payment			Payment of Stamp Duty in Adjudication Case			
Office Name			THD1_JT DIST REGISTRAR THANE URBAN			
Location			THANE			
Year			2022-2023 One Time			
Account Head Details			Amount In Rs.			
0030051701 Stamp Duty			5000000.00			
Road/Street			ARIHANT SUPERSTRUCTURES LTD			
Area/Locality			टनन - २			
Town/City/District			दस्त क्रमांक २०४२५ /२०२२			
PIN			९९ / ९९०			
Remarks (If Any)			SecondPartyName=DINESH SHANKAR			
BHANUSHALI-AdjudicationCaseNo.=264/2022						
Amount In			Fifty Lakh Rupees Only			
Words						
Total			50.00.000.00			
Payment Details			PUNJAB NATIONAL BANK			
Cheque-DD Details			FOR USE IN RECEIVING BANK			
Cheque/DD No.			Bank CIN			
Name of Bank			Ref. No.			
Name of Branch			03006172022090701026 080922M238320			
			Bank Date			
			RBI Date			
			Bank-Branch			
			Scroll No. , Date			
			Mobile No.			

Department ID: 0003730495202223
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.
संदर्भ चालन "दस्तावेज ऑफ पॉवर" मध्ये नमूद कारणासाठीच लागू आहे. सर्व कारणांसाठी किंवा नोंदणी न करताच वाचलेल्या दस्तावेजासाठी लागू नाही.



Challan Defaced Details					
Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1		0003730495202223	08/09/2022-14:39:49	IGR108	5000000.00
Total Defacement Amount					50,00,000.00

ट न न - २
दस्त क्रमांक २०४५ / २०२२
१६ / ११७

प्रमाणपत्र

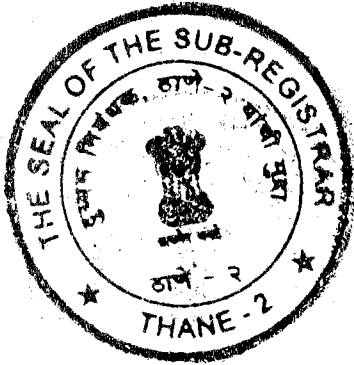
प्रमाणित करण्यात येते की, अभिनिर्णय प्र.क्र. २६४/२०२२ करिता मे. अरिहंत सुपरस्ट्रक्चर्स लिमिटेड यांनी मुद्रांक शुल्क रक्कम रु. ५०,००,०००/- (अक्षरी रु. पन्नास लाख मात्र) GRAS प्रणाली अंतर्गत दिनांक ०७/०९/२०२२ रोजी भरलेली असून, त्यांचा GRN NO.MH007456381202223M असा आहे. सदरचा भरणा शासन जमा झाल्याबाबतची खात्री GRAS प्रणाली द्वारे करण्यात आली असून, चलन दि.०८/०९/२०२२ रोजी विरुपीत (DEFACE) करण्यात आले आहे.

ठिकाण :- ठाणे

दिनांक :- / / २०२२



[Signature]
(नारायण राजपूत)
मुद्रांक जिल्हाधिकारी
ठाणे (शहर)



The Maharashtra Stamp (Determination of True Market Value of Property Rules, 1995)

FORM -I

(See Rule 6 (I))

From of Notice

Outward No. Adj no. 264/2022

Date 06/06/2022

To,
M/s. Arihant Superstructures Ltd.
Arihant Aura, 25th floor, B-wing,
Plot no. 13/1, TTC Industrial Area,
Thane Belapur Road, Turbhe,
Navi Mumbai - 400705.

ट न न - २
दस्त क्रमांक ०४२४ / २०२२
१० / ११०

1. Please take notice that the undersigned has received a reference from the Collector referred to in sub sections (1) and (2) of section 31 of the Maharashtra Stamp Act, for determination of-

(a) the true market value of the property (Village - Padale, Tal- Dist - Thane, Survey no. 57/3, Total Area 12080 Sq.m.) is the subject matter of the instrument of **Development Agreement** in respect of which opinion as to the duty (if any) with which it is chargeable is sought, or

(b) the true market value of the property which is the subject matter of the instrument **Development Agreement** presented for adjudication in the office of the collector of stamp thane (city) under Adj No. 264/2022 on 25/05/2022 to which you are a party,

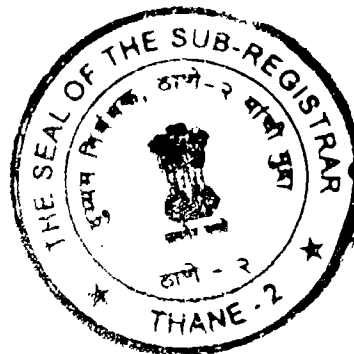
(C) The proper stamp duty payable on the said instrument is **Rs. 2,03,95,800/-** (Rupees Two Crore Three Lakh Ninety Five Thousand Eight Hundred only) on market Value for under Article 5(g-a)(i).

2. Please take notice that the undersigned has examined the instrument of **Development Agreement** in respect of which such opinion is sought/presented for adjudication under adj No. 264/2022 on the 25/05/2022 to which you are a party, for the purpose of determining the true market value of the property which is the subject matter of that instrument as required by sub-section (3) of section 31 of the Maharashtra Stamp Act and that he has reasons to believe that the market value of such property has not been truly and fully set forth in the instrument.

3. You are hereby required to submit your representation if any, in writing, to the undersigned within **thirty** days from the date of service of this notice to show that the market value of the property has been truly and correctly set forth in the instrument. You may also produce all relevant evidence in sup-ort of your representation within the period allowed.

4. Please take notice that if no representation is received within the period aforesaid, the matter will be disposed of on the basis of the available facts.

Place - Thane.



(Narayan Rajput)
Collector of-stamps,
Thane (City)

0030051701



CHALLAN
MTR Form Number-6



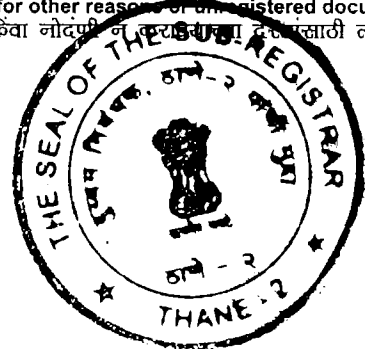
GRN	MH007456997202223M	BARCODE			Date	07/09/2022-17:23:11		Form ID	
Department Inspector General Of Registration					Payer Details				
Payment of Stamp Duty in Adjudication Case					TAX ID / TAN (If Any)				
Type of Payment Stamp Duty in Adjudication Case					PAN No.(If Applicable)				
Office Name THD1_JT DIST REGISTRAR THANE URBAN					Full Name		ARIHANT SUPERSTRUCTURES LTD		
Location THANE					Flat/Block No.				
Year 2022-2023 One Time					Premises/Building				
Account Head Details				Amount In Rs.	Road/Street				
0030051701 Stamp Duty				5000000.00	Area/Locality				
					Town/City/District				
					PIN				
					Remarks (If Any)				
					SecondPartyName=DINESH SHANKARLAL				
					BHANUSHALI-AdjuicationCaseNo.=264/2022				
					Amount In Fifty Lakh Rupees Only				
Total				50,00,000.00	Words				
Payment Details PUNJAB NATIONAL BANK					FOR USE IN RECEIVING BANK				
Cheque-DD Details					Bank CIN	Ref. No.	03006172022090701042	080922M232623	
Cheque/DD No.					Bank Date	RBI Date	08/09/2022-11:16:13	Not Verified with RBI	
Name of Bank					Bank-Branch		PUNJAB NATIONAL BANK		
Name of Branch					Scroll No. , Date		Not Verified with Scroll		

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or un-registered document
सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याचा वापर केला जाऊ नये.

Mobile No. : 9930857333

(Handwritten Signature)





CHALLAN
MTR Form Number-6



GRN	MH007457413202223M	BARCODE	Date 07/09/2022-17:27:48		Form ID
Department Inspector General Of Registration			Payer Details		
Payment of Stamp Duty in Adjudication Case			TAX ID / TAN (If Any)		
Type of Payment Stamp Duty in Adjudication Case			PAN No.(If Applicable)		
Office Name THD1_JT DIST REGISTRAR THANE URBAN			Full Name		ARIHANT SUPERSTRUCTURES LTD
Location THANE			Flat/Block No.		
Year 2022-2023 One Time			Premises/Building		
Account Head Details		Amount In Rs.	Road/Street		
0030051701 Stamp Duty		5000000.00	Area/Locality		
			Town/City/District		
			PIN		
			Remarks (If Any)		
			SecondPartyName=DINESH SHANKARLAL		
			BHANUSHALI-AdjuicationCaseNo.=264/2022		
			Amount In Fifty Lakh Rupees Only		
Total		50,00,000.00	Words		
Payment Details PUNJAB NATIONAL BANK			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CiN	Ref. No.	03006172022090701051 080922M242618
Cheque/DD No.			Bank Date	RBI Date	08/09/2022-11:18:51 Not Verified with RBI
Name of Bank			Bank-Branch PUNJAB NATIONAL BANK		
Name of Branch			Scroll No. , Date Not Verified with Scroll		

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons of unregistered document
संदर्भ चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणीकृत कागदाच्या बदलासाठी लागू नाही.

9930857333

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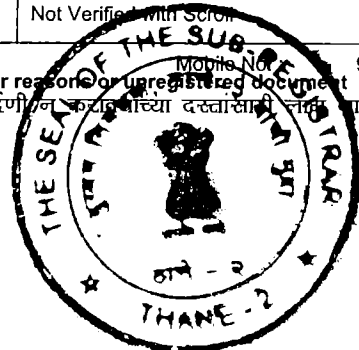


CHALLAN
MTR Form Number-6



GRN	MH007456381202223M	BARCODE	[Barcode]		Date	07/09/2022-17:16:26		Form ID	
Department Inspector General Of Registration					Payer Details				
Payment of Stamp Duty in Adjudication Case					TAX ID / TAN (If Any)				
Type of Payment Stamp Duty in Adjudication Case					PAN No.(If Applicable)				
Office Name THD1_JT DIST REGISTRAR THANE URBAN					Full Name		ARIHANT SUPERSTRUCTURES LTD		
Location THANE									
Year 2022-2023 One Time					Flat/Block No.		टनन - २		
Account Head Details				Amount In Rs.	Premises/Building		दस्ता क्रमांक २०४२५ / २०२२		
0030051701 Stamp Duty				5000000.00	Road/Street		२० / ११७		
					Area/Locality				
					Town/City/District				
					PIN				
					Remarks (If Any)				
					SecondPartyName=DINESH		SHANKARLAL		
					BHANUSHALI-AdjuicationCaseNo.=264/2022				
					Amount In		Fifty Lakh Rupees Only		
Total				50,00,000.00	Words				
Payment Details PUNJAB NATIONAL BANK					FOR USE IN RECEIVING BANK				
Cheque-DD Details					Bank CIN	Ref. No.	03006172022090701026	080922M238320	
Cheque/DD No.					Bank Date	RBI Date	08/09/2022-11:17:45	Not Verified with RBI	
Name of Bank					Bank-Branch		PUNJAB NATIONAL BANK		
Name of Branch					Scroll No. , Date		Not Verified with Scroll		

Department ID :
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.
सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी/न कळविण्या दस्तासाठी लागू नाही.



Signature



CHALLAN
MTR Form Number-6



GRN		MH007457861202223M		BARCODE				Date		07/09/2022-17:33:18		Form ID							
Department						Inspector General Of Registration						Payer Details							
Type of Payment						Payment of Stamp Duty in Adjudication Case Stamp Duty in Adjudication Case						TAX ID / TAN (If Any)							
												PAN No.(If Applicable)							
Office Name						THD1_JT DIST REGISTRAR THANE URBAN						Full Name		ARIHANT SUPERSTRUCTURES LTD					
Location						THANE						Flat/Block No.		ARIHANT SUPERSTRUCTURES LTD					
Year						2022-2023 One Time													
Account Head Details						Amount In Rs.						Premises/Building		<div>ट न न - २</div> <div>दस्तावेज क्रमांक २०८२५ / २०२२</div> <div>२१ / ११८</div>					
0030051701 Stamp Duty						5395800.00						Road/Street							
												Area/Locality							
												Town/City/District							
												PIN							
												Remarks (If Any)							
												SecondPartyName=DINESH		SHANKARLAL					
												BHANUSHALI-AdjuicationCaseNo.=264/2022							
												Amount In		Fifty Three Lakh Ninety Five Thousand Eight Hundre					
Total						53,95,800.00						Words		d Rupees Only					
Payment Details						PUNJAB NATIONAL BANK						FOR USE IN RECEIVING BANK							
Cheque-DD Details												Bank CIN		Ref. No.		03006172022090701063		080922M245311	
Cheque/DD No.												Bank Date		RBI Date		08/09/2022-11:19:36		Not Verified with RBI	
Name of Bank												Bank-Branch		PUNJAB NATIONAL BANK					
Name of Branch												Scroll No. , Date		Not Verified with Scroll					

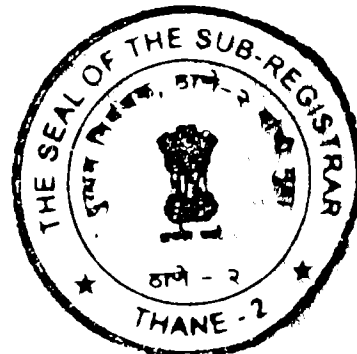
Department ID :

Mobile No. : 9930857333

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणांसाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

Don't





CHALLAN
MTR Form Number-6

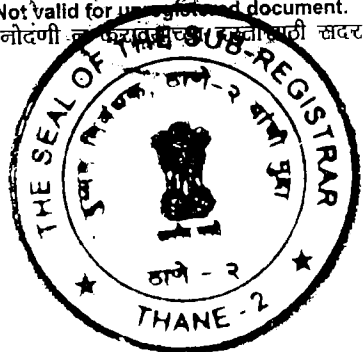


GRN	MH007514063202223E	BARCODE	08/09/2022-17:15:02		Form ID
Department		Inspector General Of Registration			
Type of Payment		Registration Fee Ordinary Collections IGR			
Office Name		THN5_THANE NO 5 JOINT SUB REGISTRAR			
Location		THANE			
Year		2022-2023 One Time			
Account Head Details		Amount In Rs.			
0030063301 Amount of Tax		30000.00			
		TAX ID / TAN (If Any)			
		PAN No.(If Applicable)			
		Full Name			
		ARIHANT SUPERSTRUCTURES LTD			
		Flat/Block No.			
		SURVEY NO 57/3			
		Premises/Building			
		AREA 12080 SQ MTR, VILLAGE PADLE			
		Road/Street			
		THANE			
		Area/Locality			
		Town/City/District			
		PIN			
		4 2 1 2 0 4			
		Remarks (If Any)			
		SecondPartyName=DINESH SHANKAR LAL BHANUSHALI-			
		द न न - २			
		दस्त क्रमांक 20824 / 2022			
		22 / 9700			
		Amount In			
		Thirty Thousand Rupees Only			
		Words			
		30,000.00			
Total		30,000.00			
Payment Details		IDBI BANK			
Cheque-DD Details		FOR USE IN RECEIVING BANK			
		Bank CIN			
		Ref. No.			
		69103332022090818790			
		2765796706			
		Bank Date			
		RBI Date			
		08/09/2022-17:16:00			
		Not Verified with RBI			
		Bank-Branch			
		IDBI BANK			
		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.
सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करता दस्त्यासाठी सदर चलन लागू नाही.

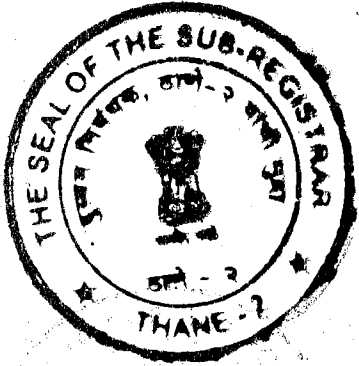
Mobile No. : 9930857333

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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0809202214355	Date 08/09/2022
Received from MS ARIHANT , Mobile number 0000000000, an amount of Rs.1920/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R.Thane 2 of the District Thane.	
Payment Details	
Bank Name IBKL	Date 08/09/2022
Bank CIN 10004152022090812930	REF No. 2785662550
This is computer generated receipt, hence no signature is required.	

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दस्त क्रमांक २०४२५ / २०२२
२३ / ९९८



CERTIFICATE

U/s 32 (1) (b) of the Maharashtra Stamp Act
Office of the Collector of Stamps, Thane (City)

Case No. Adj. 264/2022.....Received Adj. Fee Rs. 1000
Vide Challan Receipt No.....Date 25/5/2022

Received from Shri. MH002357286202223F.....
.....ARTNANI SUPERSTRUCTURES LTD.....

Residing at.....

Stamp Duty of Rs. (2,03,95,800/-) Two Crore Three
Lakh Ninety Five Thousand Eight Hundred only

Vide Challan No.....Dated 1 / 120

MH007456997202223M

MH007457413202223M

MH007456381202223M

MH007457861202223M

Certificate under section 32 (1) (b) of
the Maharashtra Stamp Act that the full duty of
Rs. 2,03,95,800/- with which this instrument is
chargeable has been paid vide article No. 5 (a) (i).....
of schedule I of Maharashtra Stamp Act 1958.

This certificate is subject to the provision of
section 53 A of Maharashtra Stamp Act.

Place : Thane
Date : 1 / 120

(Narayan Rajput)
Collector of Stamps, Thane (City)

द ज न - २

दस्ता क्रमांक 20824 / 2022

२० / ११८०

जा. क्र. १५५४५
दि. ०८/०९/२०२२

प्रमाणपत्र

महाराष्ट्र मुद्रांक अधिनियम तरतुदी
अन्वये निर्गमित केलेले आहे वरंतु उक्त
दस्त नोंदणी साठी नोंदणी अधिकाऱ्या समोर
दाखल झाल्यास नोंदणी अधिनियम १९०८
च्या अधिनियमातील तरतुदी नुसार नोंदणी
अधिकारी दस्त नोंदणीची कार्यवाही करतील,



DEVELOPMENT AGREEMENT

THIS DEED is made and entered into on this 08th day of
September, 2022, by and between;

1. SHRI DINESH SHANKARLAL BHANUSHALI, an Indian Inhabitant, aged
54 years, residing at Devkinandan, Plot No.9/D, Opp. Rajiv Gandhi
Garden, Sector 3E, Airoli, Navi Mumbai 400 708 (ADHAAR No. 9285
4686 6360 and PAN No. AADPB0744P),

(Signatures)
Ajay, V. Chandra, Anand, Arun, Mahesh, Ravi, Mahesh

टन न - २

2. SHRI MUKESH

DHARAMSHI (ALIAS SHANKARLAL) BHANUSHALI, an

दस्त क्रमांक २४ / ११०

Indian Inhabitant, aged 47 years, residing at Devkinandan, Plot

No.9/D, Opp. Rajiv Gandhi Garden, Sector 3E, Airoli, Navi Mumbai 400

708 (ADHAAR No. 8454 9279 8831 and PAN No. ABYPB8431B),

All together hereinafter referred to as the said "LANDOWNERS" (which expression, unless it be repugnant to the meaning or context thereof, shall mean and include each of their respective heirs, executors, legal representative, and successors and assigns) being party of THE FIRST PART;

AND

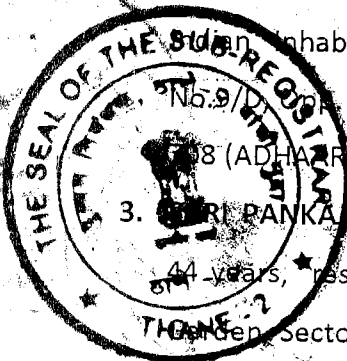
M/S MARVEL LIFESPACES LLP, a limited liability partnership firm duly incorporated and registered under the provisions of Limited Liability Partnership Act 2008, having its registered office at 704, Ambience Court Sector 19 A, Vashi Navi Mumbai 400705, (bearing CIN No. AAC-1869 dated 19/03/2014 and PAN No. AAYFM9038Q) through its partners namely

1. SHRI DINESH SHANKARLAL BHANUSHALI, an Indian Inhabitant, aged 54 years, residing at Devkinandan, Plot No.9/D, Opp. Rajiv Gandhi Garden, Sector 3E, Airoli, Navi Mumbai 400 708 (ADHAAR No. 9285 4686 6360 and PAN No. AADPB0744P),

2. SHRI MUKESH DHARAMSHI (ALIAS SHANKARLAL) BHANUSHALI, an Indian Inhabitant, aged 47 years, residing at Devkinandan, Plot No.9/D, Opp. Rajiv Gandhi Garden, Sector 3E, Airoli, Navi Mumbai 400 708 (ADHAAR No. 8454 9279 8831 and PAN No. ABYPB8431B),

3. SHRI RANKA SHANKARLAL BHANUSHALI, an Indian Inhabitant, aged 44 years, residing at Devkinandan, Plot No.9/D, Opp. Rajiv Gandhi Garden, Sector 3E, Airoli, Navi Mumbai 400 708 (ADHAAR No. 7560 8980-3864 and PAN No. AHWPB5471B),

4. SHRI SANJAY SHAMBHULAL MANGE Alias SANJAY SHAMBHULAL BHANUSHALI, an Indian Inhabitant, aged 53 years, residing at Flat No. B-3, Ground Floor, Krunshnakunj Building, Gate No. 1, Tambe Nagar, Mulund, Mumbai 400080 (ADHAAR No. 8007 8897 6202 and PAN No. AFLPB7458P),

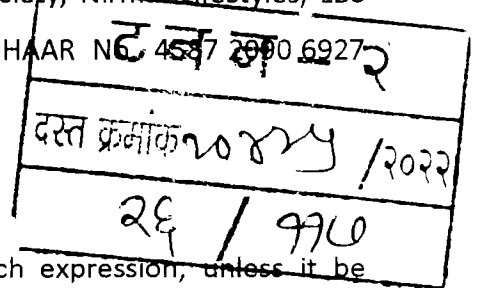


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Mukesh

5. **SHRI VIMAL DILIP SHAH**, an Indian Inhabitant, aged 45 years, residing at 402, Opal Co Op Housing Society, ~~Nirmal Lifestyles~~, LBS Marg, Mulund West, Mumbai 400080 (ADHAAR NO. 4587 2990 6927 and PAN No. AMXPS4399H).

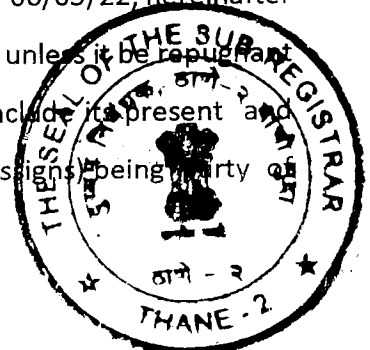


hereinafter referred to as "**MARVEL**" (which expression, unless it be repugnant to the meaning and context thereof, shall mean and include its present and future partners and/or directors, its successors, administrators and assigns) being party of the **SECOND PART**.

Hereinafter for the sake of brevity the party of the First and Second part shall be referred to as "co-owners" as and where required.

AND

M/S ARIHANT SUPERSTRUCTURES LTD., a company duly incorporated and registered under the provisions of Companies Act, 1956, having its registered office at "Arihant Aura" 25th Floor, B-Wing, Plot No.13/1, TTC Industrial Area, Thane Belapur Road, Turbhe, Navi Mumbai Thane - 400705, (bearing CIN No. L51900MH1983PLC029643) through its Director **Mr. Ashok Bhawarlal Chhajjer** under the Board Resolution dated 06/05/22, hereinafter referred to as the "**DEVELOPER/S**" (which expression, unless it be repugnant to the meaning and context thereof, shall mean and include its present and future directors, its successors, administrators and assigns) being party of the **THIRD PART**.



AND

M/S BRISTLECONE CONSTRUCTION COMPANY, a partnership firm, having its office at Shop No. 2, Sai Darshan, 'B' Wing, MP Road, Kalwa, Thane 400605 (bearing PAN No. AAYFB8237C) through its partners namely

(Signatures of partners of M/S BRISTLECONE CONSTRUCTION COMPANY)

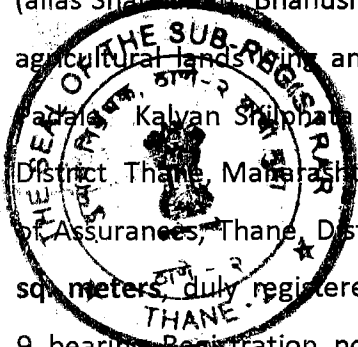
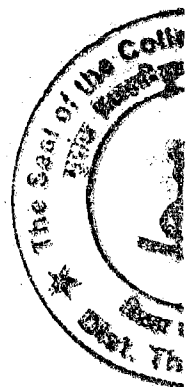
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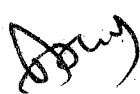
टन न - २
दस्तावेज क्रमांक २०४१५/२०२२
२० / ११७

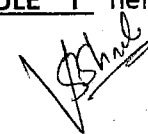
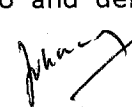
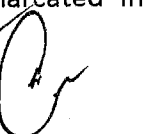
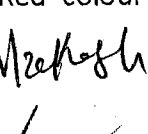
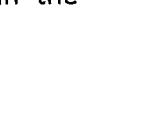
1. **SHRIMATI VRUSHALI SHRIKANT SHINDE**, an Indian Inhabitant, aged 33 years, residing at Flat No. 2, Shivshakti Bhavan, Kisan Nagar-2, Wagle Estate, Thane (W) – 400604 (ADHAAR No. 9401 2512 8845 and PAN No. CUYPK0338P),
2. **SHRI LAXMAN VITHU KADAM**, an Indian Inhabitant, aged 59 years, residing at A-1203, Ascona Building, Raheja Garden Complex, L.B.S. Marg, Thane (W) – 400604 (ADHAAR No. 7902 73051123 and PAN No. ABMPK0076D),
3. **SHRI MANDAR MUKUND KENI**, an Indian Inhabitant, aged 34 years, residing at Mayur Ratna Bunglow, Near TMT Bus Depo, Budhaji Nagar, Kalwa, Thane -400605 (ADHAAR No. 3073 3274 4332 and PAN No. ASXPK9420F),
4. **SHRI MAYURESH MUKUND KENI**, an Indian Inhabitant, aged 30 years, residing at Mayur Ratna Bunglow, Near TMT Bus Depo, Budhaji Nagar, Kalwa, Thane -400605 (ADHAAR No. 8838 2008 9700 and PAN No. BODPK5986H),

hereinafter referred to as the **"CONFIRMING PARTY"** (which expression, unless it be repugnant to the meaning and context thereof, shall mean and include its present and future partners, administrators and assigns) being party of the **FOURTH PART**.

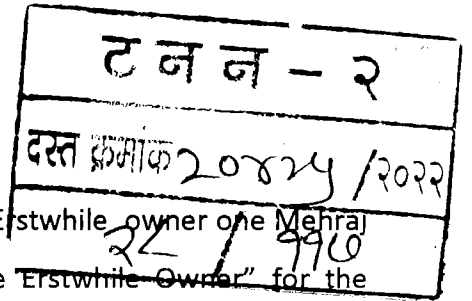
WHEREAS, by virtue of a Registered Deed of Conveyance dated 16/07/2016, Shri Dinesh Shankarlal Bhanushali and Shri Mukesh Dharamshi (alias Shankarlal) Bhanushali jointly purchased the pieces and parcel of agricultural lands and situated at Survey No. 57 Hissa No. 3, Village Patala, Kalvan Shilphata Road, Opposite Daighar Police Station, Taluka & District Thane, Maharashtra, within the jurisdiction of the Sub – Registrar of Assurances, Thane, District Thane, and **totally admeasuring about 12,080 sq. meters**, duly registered with the Sub-Registrar of Assurances at Thane 9, bearing Registration no. 7050 of 2016 (hereinafter referred to as **"the said Lands"** for the sake of brevity and convenience), and more particularly described in **SCHEDULE "I"** hereto and demarcated in Red colour in the







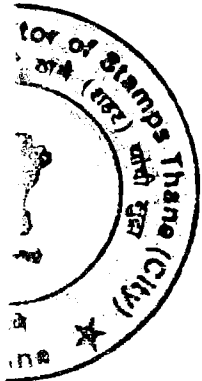
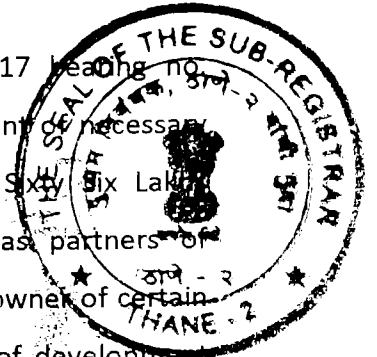


PLAN annexed as ANNEXURE - "1", from the Erstwhile owner one Mehraj Ahmed Siddiqui (hereinafter referred to as "the Erstwhile Owner" for the sake of brevity and convenience). The copy of the Index-II of the Registered Sale Deed dated 16/07/2016 is annexed hereto and marked as ANNEXURE - "2".

AND WHEREAS, by virtue of a joint declaration made by the said Shri Dinesh Shankarlal Bhanushali and Shri Mukesh Dharamshi (alias Shankarlal) Bhanushali as the designated partners of Marvel, duly notarised on 22/04/2017, the said Lands along with other pieces and parcels of lands purchased by the said partners in their individual names were bought into Marvel, as their share of capital assets. The copy of the aforementioned notarised Joint declaration dated 22/04/2017 is annexed hereto and marked as ANNEXURE - "3".

AND WHEREAS, though the said lands were bought into the firm Marvel by both the Landowners abovenamed being the partners of the said firm, however, the 7/12 extracts of the said Lands continue to reflect the names of the said Landowners. Accordingly, all the right, title and interest in the said Lands more particularly described in Schedule I hereunder written vests in the said partnership firm of Marvel Lifespaces LLP alongwith the Landowners jointly and exclusively.

AND WHEREAS, by an application dated 21/03/2017 bearing no. 14632 made to the Thane Municipal Corporation, on payment of necessary fees and charges to the tune of Rs 66,00,525/- (Rupees Sixty Six Lakhs Five Hundred and Twenty Five Only), the Landowners as partners of Marvel alongwith one Mehraj Ahmed Siddiqui being the owner of certain adjoining lands, jointly applied for permission for sanction of development of the said Lands with adjoining lands comprising of the Survey No. 108/1, 108/2, 109/1A and 109/1B Village Diaghar of Taluka and District Thane, to be developed as one single residential/commercial project and submitted the layout plans and designs for development in compliance of the then prevailing development control regulations of the Government of Maharashtra.



(Signatures of partners and witnesses)

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Mukesh

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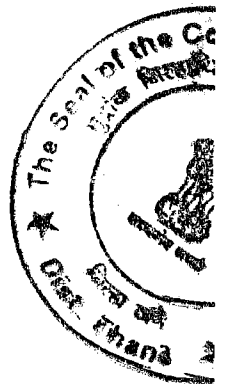
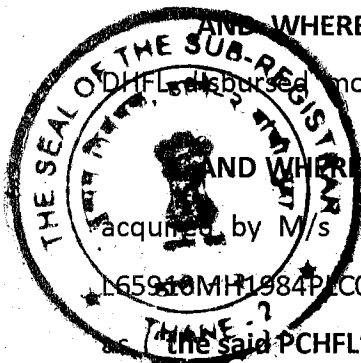
AND WHEREAS, the Thane Municipal Corporation vide it's certificate dated 17/11/2017 bearing no. 3534 under VP-S11/0140/17 and TMC/TDD/2408/17 issued their development permission and sanctioned the layout plans submitted for development of the residential/commercial project abovementioned on certain terms and conditions as stated therein. The said development permission was valid for a period of one year from the date of its issuance.

AND WHEREAS the said Marvel, pursuant to the sanction of plans, in order to raise finance for the construction and development of the said residential/ commercial project alongwith their other projects, availed financial assistance/Loan from one Dewan Housing Financial Corporation Ltd. (hereinafter for the sake of brevity referred to as "the said DHFL").

AND WHEREAS, accordingly, under a registered Mortgage Deed dated 29/12/2017 bearing registration no. 14944 of 2017 registered with the Sub-Registrar of Assurances at Panvel and a registered Deed of Confirmation titled Supplementary Mortgage Deed dated 29/12/2017 bearing registration no. 14618 of 2017 registered with the Sub-Registrar of Assurances at Thane, the said lands were mortgaged by the said Marvel being the borrower therein and the said Landowners as the co-borrowers/Mortgagor therein with the said DHFL as the Lender/Mortgagee therein.

AND WHEREAS, pursuant to the said registered mortgage, the said DHFL disbursed money to the said Marvel.

AND WHEREAS, the said Dewan Housing Financial Corporation Ltd is acquired by M/s Piramal Capital and Housing Finance Limited (CIN No L65910MH1984PLC032639) (hereinafter referred to for the sake of brevity as "the said PCHFL") and accordingly the said Loan account was transferred to the said PCHFL.



Handwritten signatures and initials: VDK, Shad, Manu, Mckesh, Gulay, Arun, and Mckesh.

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AND WHEREAS, though the "Sanction Development Permission" dated 17/11/2017 was granted and the development plans and designs were approved by the said Thane Municipal Corporation, however, no work of development or construction is commenced by the said Marvel on the said lands.

AND WHEREAS, Marvel and the Landowners had to make a payment of Rs 8,50,00,000/- (Rupees Eight Crores Fifty Lakhs Only) for full and final settlement of the entire loan amount due, outstanding and payable by Marvel/Landowners and in order to redeem their immovable properties mortgaged including the said Lands offered as a security for the loan. They approached the said Confirming Party for financial assistance of Rs 6,50,00,000/- (Rupees Six Crores and Fifty Lakhs Only) which the confirming party agreed to provide and accordingly the Confirming Party has paid the said Rs 6,50,00,000/- (Rupees Six Crores Fifty Lakhs Only) to the said Marvel to clear off their outstanding loan with PCHFL.

AND WHEREAS, the said Landowners and Marvel have accordingly paid the entire amount towards their full and final settlement of the outstanding loan of PCHFL and PCHFL has, by a release deed / deed of redemption of Mortgage and reconveyance of properties dated 13/07/2022 bearing registration no. TNN6-8947-2022 registered with the Sub-Registrar of Assurances at Thane and a copy of Index-II is annexed hereto and marked as ANNEXURE - "4", have duly released their lien and charge on all the immovable properties mentioned therein including the said Lands. Pursuant to this the said Lands are now free from all encumbrances and the Landowners & Marvel as Co-owners are the sole and absolute owners and in exclusive possession of the said Lands with a clear and marketable title.

AND WHEREAS, the Landowners and Marvel jointly are desirous of building a residential or a residential cum commercial project on the said Lands.

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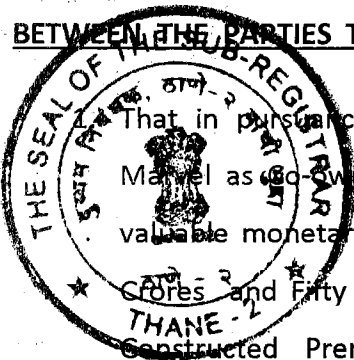
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AND WHEREAS, the Developers herein are reputed builders and developers of residential and/or commercial projects in the vicinity of Navi Mumbai and Jodhpur and have experience in such developments and the financial stability and capability to build and construct similar housing projects.

AND WHEREAS, the Developers herein are intending to build a residential and/or a residential cum commercial project to be developed and constructed in phases on lands owned and procured by them and on lands belonging to third party owners, by amalgamation with the said Lands or otherwise (hereinafter referred to as "the Proposed Housing Project").

AND WHEREAS, in view of the fact that the said development and construction of the said Lands described in Schedule I hereunder would involve massive scale of development and construction work and with involvement of huge finance towards its expenses and costs, huge man power, multiple machinery and equipment, meticulous coordination and execution, the period of time involved, and would require expertise and knowledge, the Landowners and Marvel therefore desire and thus have jointly approached the said Developers, M/s Arihant Superstructures Ltd. and offered to sell, transfer and convey all their rights, title and interests of development and construction of the said Lands, which offer is duly accepted by the Developers herein for valuable consideration agreed to be paid and on such other terms and conditions as stated herein;

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES TO THE AGREEMENT AS UNDER;



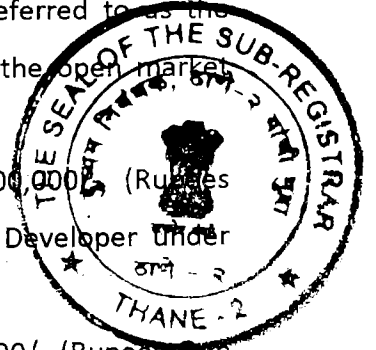
That in pursuance to the agreement between the Landowners & Marvel as co-owners of the Lands and Developers herein and for valuable monetary consideration of Rs 3,50,00,000/- (Rupees Three Crores and Fifty Lakhs Only) and consideration in the form of Constructed Premises of residential units totally admeasuring

[Signatures of the parties]

Michael

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approximately about 49,390 (Forty Nine Thousand Three Hundred and Ninety) square feet of RERA carpet area, the Landowners and Marvel jointly and severally hereby sell, transfer, convey, grant and give their absolute and irrevocable right, title and interest of development and construction of the said Lands being the pieces and parcel of agricultural lands lying and situated at Survey No. 57 Hissa No. 3, Village Padale, Taluka & District Thane, Maharashtra, within the jurisdiction of the Sub - Registrar of Assurances, Thane, District Thane, and **totally admeasuring about 12,080 sq. meters**, and more particularly set out and described in the **"Schedule - I"** hereunder written and demarcated in Colour RED, absolutely, exclusively and forever alongwith all the right tile and interest in the existing and future Floor Space Index (FSI) by whatsoever name called, including but not limited to basic FSI, ancillary FSI, Premium FSI, Road FSI and the existing and future Transfer Development Rights (TDR) by whatsoever name called, including but not limited to basic or general TDR, Construction TDR, Slum TDR available on the said Lands unto and in favour of the Developers M/S Arihant Superstructures Ltd absolutely, exclusively and forever alongwith the sole, absolute and exclusive right to sell the developed and constructed premises/units/buildings/ structures (residential or commercial) thereon (hereinafter referred to as the **"Developer's Share of Free Sale Component"**) in the open market and appropriate the proceeds thereof.



2. The total monetary consideration of Rs 3,50,00,000/- (Rupees Three Crores and Fifty Lakhs Only) payable by the Developer under this agreement is paid as under:

a) The Developer has paid a sum of Rs 1,60,00,000/- (Rupees One Crore and Sixty Lakhs Only) to Marvel and the receipt whereof Marvel duly admits, accepts and acknowledges and which is annexed hereto and forms a part and parcel of this Agreement

[Handwritten signatures and initials]

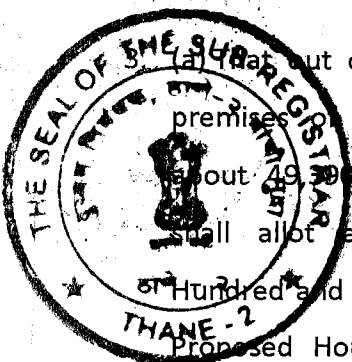
Mr. Keshu

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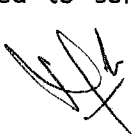
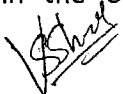
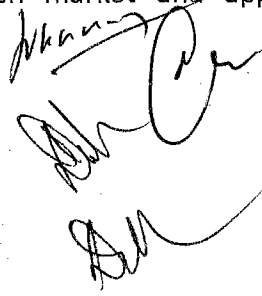
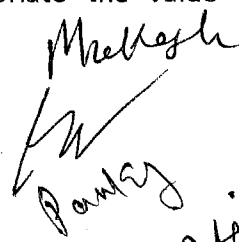
monetary consideration payable under this agreement to the said Land Owners & Marvel

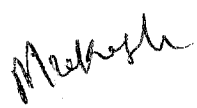
b) At the request of and for and on the behalf of each of the Landowners and Marvel jointly, the Developer has paid a sum of Rs 40,00,000/- (Rupees Forty Lakhs Only) to Shri Vimal Shah, one of the partners of Marvel being part monetary consideration payable under this agreement to the said Land Owners & Marvel towards the amount to be paid as per Clause 11(xvi) of this Agreement and Shri Vimal Shah duly admits, accepts and acknowledges the same, the receipt whereof is annexed hereto and forms a part and parcel of this Agreement.

c) At the request of and for and on the behalf of each of the Landowners and Marvel jointly, the Developer has paid a sum of Rs 1,50,00,000/- (Rupees One Crore and Fifty Lakhs Only) to the Confirming Party (M/S Bristlecone Construction Company) herein being the balance monetary consideration payable under this agreement to the said Land Owners & Marvel, towards part settlement/repayment of the total financial assistance of Rs 6,50,00,000/- (Rupees Six Crores and Fifty Lakhs Only) provided by the Confirming Party to the said Landowners & Marvel and the Confirming Party duly admits, accepts and acknowledges the same, the receipt whereof is annexed hereto and forms a part and parcel of this Agreement.



(a) Out of the said consideration in the form of constructed premises residential units totally admeasuring approximately about 49,390 square feet of RERA Carpet Area, the Developers shall allot and handover 24,390 (Twenty Four Thousand Three Hundred and Ninety) square feet of RERA Carpet Area, in the Proposed Housing Project in favour of the said Marvel (Marvel Lifespaces LLP) herein which the said Marvel shall be exclusively entitled to sell in the open market and appropriate the value



thereof in the manner provided in this Agreement (hereinafter for the sake of brevity referred to as **"the Marvel's Share of Free Sale Component"**) which shall form the part and parcel of the total consideration under this agreement payable by the Developers to the said Landowners & Marvel jointly.

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(b) The balance 25,000 (Twenty Five Thousand) square feet of RERA Carpet Area, of residential units in the Proposed Housing Project out of the said consideration in the form of constructed premises of residential units totally admeasuring approximately about 49,390 square feet of RERA Carpet Area will be allotted and handed over to the Confirming Party herein (hereinafter for the sake of brevity referred to as **"the Confirming Party's Share of Free Sale Component"**), for and on behalf of and at the specific and joint request of the Landowners & Marvel herein, towards the complete repayment and discharge of the financial assistance payable by the Landowners & Marvel to the Confirming Party.

(c) It is unequivocally agreed, accepted and confirmed by both the Landowners abovenamed i.e Dinesh Shankarlal Bhanushali and Shri Mukesh Dharamshi (alias Shankarlal) Bhanushali that the monetary consideration paid to Marvel and the Confirming Party as mentioned in clause 2 hereinabove along with the consideration of constructed premises allotted to the said Marvel and the Confirming Party as stated in this clause 3(a) and clause 3(b) shall be the full and consideration receivable by them as Landowners and that they shall not challenge or object or be entitled to demand separate or enhanced consideration from the developers at any point of time.

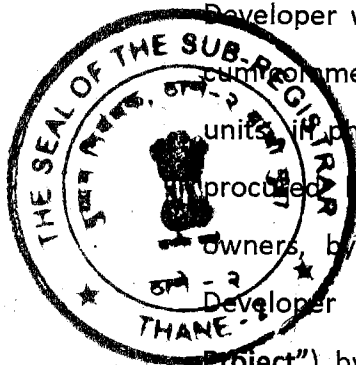
4. It is jointly agreed and confirmed by the Landowners & Marvel herein that on payment of Rs 1,60,00,000/- (Rupees One Crore and

Apur *VSSh* *Shankarlal* *Mukesh* *Pantay* *Mukesh*

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Sixty Lakhs Only) to Marvel, Rs 40,00,000 (Rupees Forty Lakhs Only) to Shri Vimal Shah and Rs 1,50,00,000/- (Rupees One Crore and Fifty Lakhs Only) to the Confirming Party as stated in Clause 2 above and allotment of the constructed premises as stated in Clause 3 (a) and (b) above, the Developers shall be fully discharged of their obligation to pay full and final consideration under this Agreement.

5. It is agreed and confirmed by the Confirming Party herein that payment of Rs 1,50,00,000/- (Rupees One Crore and Fifty Lakhs Only) as stated in Clause 2 above and allotment of the constructed premises as stated in Clause 3(b) above by the Developer, the Landowner & Marvel shall be fully discharged of their obligation to repay Rs 6,50,00,000/- (Rupees Six Crores and Fifty Lakhs Only) provided by the Confirming Party and Confirming Party shall not seek or be entitled to any other payment whether monetary or otherwise or lay claim on the said Lands in any form.
6. It is jointly and severally agreed, confirmed and declared by the Landowners & Marvel herein that the Developers shall be exclusively and absolutely entitled to the balance area of the constructed premises/units (commercial and residential) to be sold in the open market and appropriate the proceeds thereof exclusively and absolutely, being the **Developer's Share of Free Sale Component**.
7. It is jointly and severally agreed, confirmed and understood by the Landowners, Marvel and the Confirming Party herein that the



Developer will construct and build a residential and/or a residential commercial project consisting of residential and commercial units in phases on the said Lands, alongwith lands owned and procured by them and/or on lands belonging to third party owners, by amalgamation or otherwise, as desired by the said Developer (hereinafter referred to as "the Proposed Housing Project") by procuring necessary approvals, consent, no-objection certificates and / or sanctions of all the local and other statutory



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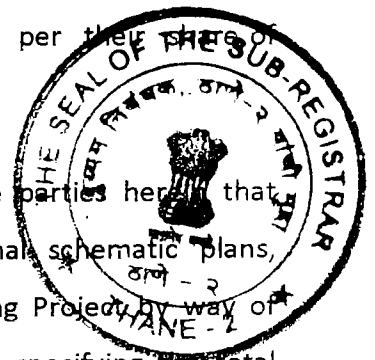
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and Thane Municipal

9. It is further jointly agreed, confirmed and understood by the parties herein, that the allotment of residential units consisting of the Marvel's Share of Free Sale Component and Confirming Party's Share of Free Sale Component shall be done by the Developers in the proposed buildings to be built in the Proposed Housing Project and will be proportionately distributed across all buildings on different floors/levels and available views as per their share of residential units in the Proposed Housing Project.

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constructed premises totaling to about 49,350 (forty nine thousand three

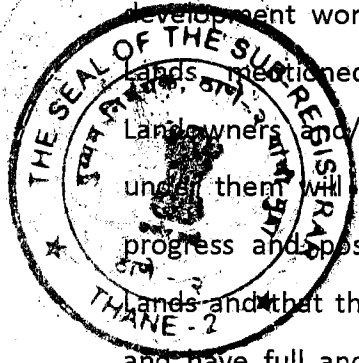
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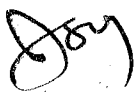
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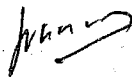
hundred and ninety square feet of RERA carpet area payable under this agreement to the Landowners & Marvel as Co-owners as stated above.

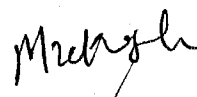
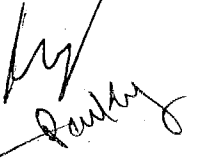
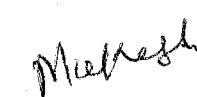
11. LANDOWNER'S, MARVEL'S AND CONFIRMING PARTY'S DECLARATIONS, COVENANTS AND OBLIGATIONS:

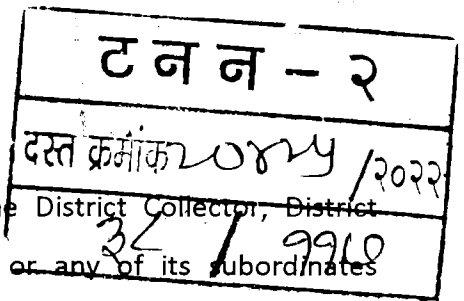
- i) The Landowners and Marvel jointly and/or severally declare and confirm that there are no orders passed by any authority, judicial or quasi judicial, under any act, law, rules and regulations by way of which the Landowners and/or Marvel are restrained from entering into and executing this agreement relating to the sale, transfer and assignment of their rights, title and interest in favor of the Developers in respect of said Lands more particularly described in Schedule I written hereunder.
- ii) The Landowners and Marvel hereby jointly and/or severally agree, confirm and accordingly covenant that they hereby grant unconditional consent and no-objection to the Developer signing and executing any documents of whatsoever nature thereby transferring and/or assigning their absolute and exclusive development rights in respect of the Lands mentioned in the Schedule I hereunder written. The Landowners and Marvel hereby jointly and/or severally further agree and confirm that they or anyone on their behalf will not raise any objection for the development work which will be carried out by the Developer on the lands mentioned in the Schedule I hereunder written and the Landowners and/or Marvel or any other person claiming through or under them will not be entitled to prevent, object and/or obstruct the progress and possession of the said Developer in regard to the said lands and that the Developer shall be entitled to take all such decisions and have full and absolute authority to deal with, dispose off, execute and progress with the construction work as deemed fit and proper by them and in the manner of its' best interest.
- iii) The Landowners and Marvel jointly and/or severally further hereby agree, declare and confirm that in the event any permission or sanction is required to be obtained from the Sub-Divisional Officer, Thane and/or





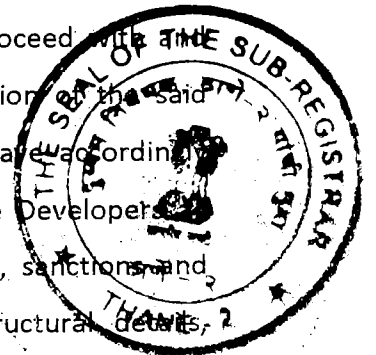






from the Tehsildar/ Talathi and / or from the District Collector, District Thane or the Thane Municipal Corporation or any of its subordinates or from any other statutory or government authority for entering into the present agreement for sale, transfer and assignment of the development and construction rights along with all the right, title and interest in the existing and future FSI and TDR of the said Lands more particularly described in Schedule I written hereunder with the exclusive right for sale of the units (residential / commercial) in the open market by the Developers and for signing and executing an Irrevocable Power of Attorney in favor of the said Developers, the Landowners and Marvel shall jointly and/or severally make all such required applications and representations for procuring such approvals and procure the same at the earliest.

- iv) The Landowners and Marvel jointly and/or severally agree, confirm and declare that the Landowners and Marvel shall provide all the requisite and necessary co-operation and shall produce copies of all original documents and deed relating to the sanctions, permissions and grants in respect of the said Lands (if any) and other all such relevant documents and deeds and records in respect of the said Lands to the Developers or its officers and staff to enable them to proceed with the said undertake the said work of development and construction of the said Proposed Housing Project. The Landowners and Marvel have accordingly on the execution of this agreement handed over to the Developers the necessary record, files, drawings, plans, permissions, sanctions and commencement certificates (if any), layouts, designs, structural details, no-objection certificates of the statutory bodies and other such relevant materials and documents in respect of the entire Lands mentioned in Schedule I hereunder written including the copies of the registered conveyances, property cards, 7/12 extracts and mutation entries thereof.

- v) The Landowners and Marvel jointly and/or severally agree and confirm that in the event of the said Thane Municipal Corporation or any other authority or body calling upon the Developers to produce any



[Handwritten signatures and initials]

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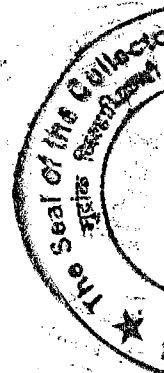
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all such Documents and Records in their possession if the same are not handed over to the Developers and shall sign and execute all such documents in writing as may be required and called upon by the Developers without any delay or objections.

vii) The Landowners and Marvel hereby jointly and/or severally agree, confirm and declare that they shall, simultaneous to the execution of this agreement, sign and execute an Irrevocable General Power of Attorney for consideration received and/or to be received under this agreement in favour of the Developers authorizing and empowering them, their officers, staff and nominees and all other persons claiming through or under them to do all such acts, deeds and things and to attend to all matters relating to its development and construction required to be carried out upon the lands mentioned in Schedule I hereunder written with the exclusive right to sell and dispose off for

to consider all the units (residential or commercial) constructed and built on the said Lands and with all such other powers and authorities as more particularly set out in the said Deed of Power of Attorney and to generally do all such acts, matters and things which the Landowners and Marvel would do if they were personally present in order to facilitate the Developers to smoothly carry on the development and construction of the said Lands without any impediment, obstructions or objections and sell and dispose off for consideration the Developer's Share of Free Sale Component. The recitals, terms and powers as set out and detailed in the said Deed of Power of Attorney shall



as set out and detailed in the said Deed of Power of Attorney shall

Don *Wk* *Shad* *James* *On* *Mukesh*
Nina *Sh* *Paulay*

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if the contents thereof.

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verbatim reiterated and

xi) The Landowners and Marvel further jointly and/or severally covenant and declare that there are no proceedings or notices issued and/or pending against the said Landowners or Marvel or any persons on their

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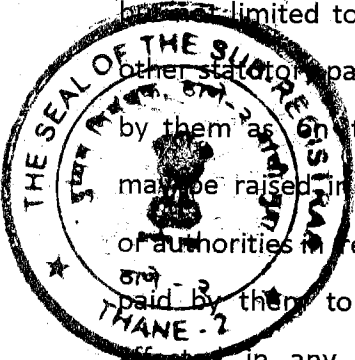
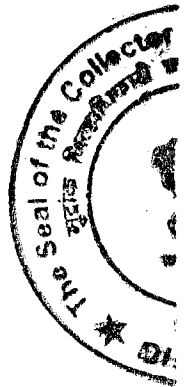
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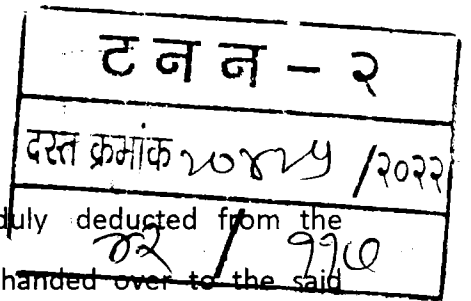
behalf from any authorities, local, State or Central government or otherwise for requisition and/or acquisition of the said Lands or any part thereof and the Landowners and Marvel are free and have the fullest authority, power and title to sell and transfer their rights of development and construction in favour of the Developers in respect of the Lands mentioned in the **Schedule I** hereunder written.

xii) The Landowners and Marvel jointly and/or severally declare and confirm that the said Lands mentioned in the Schedule I hereunder written are not reserved or declared as reserved for any public purposes and that there are no suits or proceedings, orders and directions in the nature of decree, attachment before or after judgment or any judicial and/or quasi judicial orders affecting the said Lands mentioned under the **Schedule I** hereunder written.

xiii) The Landowners and Marvel jointly and/or severally declare and confirm that there are no estate duty, wealth tax, sales tax or other taxation proceedings, whether for recovery or otherwise, initiated and/or pending by any taxation authority or local authorities or otherwise against the Landowners and/or Marvel in respect of the said Lands mentioned in the **Schedule I** hereunder whereby the said Lands or any part or portion thereof is in any manner affected or jeopardized. It is jointly and/or severally declared and confirmed by the said Landowners and Marvel herein that any liability or payment including but not limited to property tax, electricity charges, water charges or any other statutory payments (including any penalties or interest) payable by them as on the date of execution of these presents and/or which may be raised in future by any government or semi-government bodies or authorities in respect of the said Lands, shall be duly and promptly paid by them to ensure that the said Lands or any portion are not affected in any manner. In the event the said Landowners and/or Marvel refuse, neglect, delay and/or ignore to pay and clear the same, then in that event, the Developer, solely at their discretion, may pay the same directly to such government or semi-government bodies or



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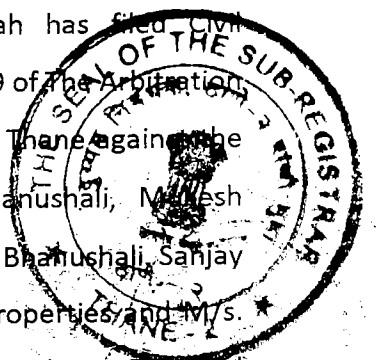


authorities and the said sum paid shall be duly deducted from the consideration of Constructed Premises to be handed over to the said Marvel under this deed at the sole discretion of the said Developers.

xiv) The Landowners i.e Shri Dinesh Shankarlal Bhanushali and Shri Mukesh Dharamshi (Alias Shankarlal) Bhanushali jointly confirm and declare that the said lands at Schedule I hereunder written were bought into the partnership firm of the said Marvel Lifespaces LLP as their contribution as partners of the said firm, though the revenue records and 7/12 extracts continue to reflect the names of the said Landowners. The said Landowners, therefore confirm and declare that the consideration payable under this agreement being the constructed premises to be allotted will be allotted by the Developers to the said firm Marvel Lifespaces and that they shall not be entitled to claim or demand any separate or enhanced consideration from the developers herein.

xv) The Landowners and Marvel jointly and/or severally declare and confirm that there are no actionable claims against them from any quarter and that there are no proceedings under the Companies Act or the LLP Act or Partnership Act either in the nature of winding up proceedings or otherwise initiated and/or pending against the Landowners and Marvel.

xvi) One of the Partner of Marvel i.e. Shri. Vimal Shah has filed Civil Miscellaneous Application No. 81 of 2020 under Section 9 of The Arbitration and Conciliation Act 1996 in the Court of District Judge Thane against the other partners of Marvel viz Dinesh Shankarlal Bhanushali, Mukesh Dharamshi alias Shankarlal Bhanushali, Pankaj Shankarlal Bhanushali, Sanjay Shambhulal Bhanushali together with M/s. Affluence Properties and M/s. Dewan Housing Finance Corporation Ltd as party Respondents. The said application is filed by seeking an order of Interim Relief (Injunction) with respect to the said Land and is pending for final hearing. However, thereafter Vimal Shah, partner of Marvel, and Respondents therein (other partners of Marvel) arrived at an amicable settlement and Vimal Shah has consented to unconditionally withdraw all the complaints, legal proceedings, applications,



(Signatures)
 Vimal Shah, Mukesh, Pankaj, Sanjay, Shambhulal, Affluence Properties, Dewan Housing Finance Corporation Ltd

(Signature)

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८३ suits, etc. against all Respondents in any court, tribunal, forum or any other

judicial or quasi-judicial authority and/or police authorities. It is jointly agreed and declared by all partners of Marvel that the proposed consent terms proposed to be filed by them in the said Civil Miscellaneous Application bearing No 81 of 2020 pending before the District Court Thane have been duly signed by each of the partners. The partners of Marvel hereby jointly undertake to file the same in the said matter pending before the Thane District Court and Shri Vimal Shah undertakes to unconditionally withdraw all the complaints, legal proceedings, applications, suits, etc. against all Respondents in any court, tribunal, forum or any other judicial or quasi-judicial authority and/or police authorities.

As agreed in the said Consent Terms Shri Vimal Shah is entitled to receive Rs 40,00,000/- (Rupees Forty Lakhs Only) from Marvel, which shall be paid by the Developer at the request of and for and on the behalf of each of the Landowners and Marvel jointly as per the terms and conditions of this Agreement. Further, Shri Vimal Shah is entitled to receive 11,429 sq. feet RERA carpet area of developed and constructed residential premises from Marvel which the Developer shall allot in the Proposed Housing Project from Marvel's Share of Free Sale Component at the request of and for and on the behalf of each of the Landowners and Marvel jointly as per the terms and conditions of this Agreement. The aforementioned area and consideration amount as aforesaid shall be allotted / paid by the Developers to Vimal Shah for and on behalf of Marvel towards the full and final settlement of the dispute in Civil M.A. No. 81 of 2020 and Vimal Shah shall

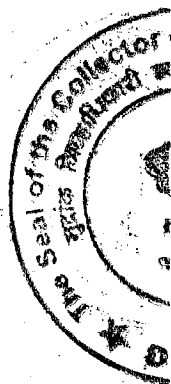


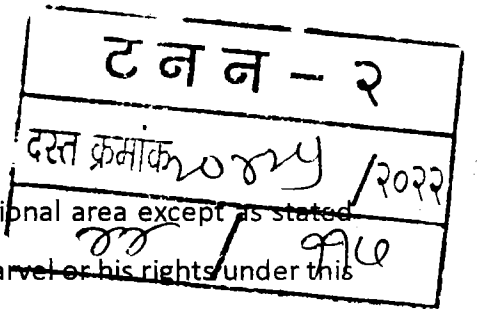
be required to spend any money in any form of kind and consideration for the purpose of the Proposed Housing Project in any manner or whatsoever except the parking charges.

At the request of and for and on the behalf of each of the Landowners and Marvel jointly, the Developers further agree and undertake to pay / allot the said monetary consideration and area to Vimal Shah before any payment/allotment to the other partners of Marvel. Vimal Shah partner of

Marvel hereby agrees and declares that he shall not claim or demand any

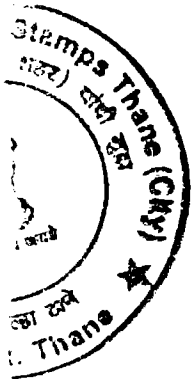
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additional monetary consideration or any additional area except as stated herein above towards his rights as partner of Marvel or his rights under this Agreement or otherwise.

xvii) The said Marvel and each of its partners hereby jointly and severally indemnify and keep the Developer indemnified, for all times, against any action, claims, demands, damages, losses, expenses, penalties, fines suffered or to be suffered by the developer arising out of or in respect to any suits, claims, disputes, actions, pending or otherwise, by any one or more of the partners of the said Marvel against the said Marvel LifeSpaces LLP or other partners and that the said Marvel and each of its Partners shall be liable to make good any such loss or damage occurred or incurred upon by the Developers. Each of the partners of Marvel expressly agree to all the covenants of this Agreement and shall ensure that any such suits, claims, disputes, actions, pending or otherwise, by any one or more of the partners of the said Marvel against the said Marvel or any other partner/s shall not in any manner adversely affect this Development Agreement or the rights created in favour of the Developer herein.



xviii) The Landowners and Marvel as well as Confirming Party jointly and/or severally and unequivocally hereby agree, declare, confirm and covenant that whatever steps or actions that will be taken by the Developers on their behalf for the purpose of carrying out the said development and construction of the said Lands will be concurred and accepted by them without raising any objection or any obstruction in any manner whatsoever and that they shall not prevent the Developers from proceeding with the implementation of development work, however, subject to and in accordance with the permissions, sanctions and guidelines set out and prescribed under the orders of the Town Planning Authority, District Thane and/or any other statutory or government authority.



xix) The Landowners and Marvel hereby jointly and/or severally confirm and declare that the Landowners & Marvel have, on execution of this

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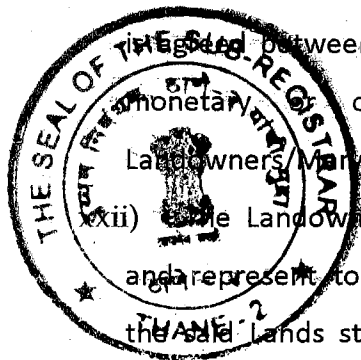
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agreement and in consideration of Rs 3,50,00,000 (Rupees Three Crores and Fifty Lakhs Only) and for 49,390 sq. feet RERA carpet area of

developed and constructed premises as stated above, handed over the actual physical possession of the said Lands mentioned under Schedule I hereunder written to the said Developers and the Developer have upon the execution of this agreement taken over the actual physical possession thereof.

xx) The Landowners and Marvel hereby jointly and/or severally agree, confirm and declare that upon handover of the developed and constructed residential premises of totally 24,390 sq. feet of RERA carpet area in the Proposed Housing Project, the entire consideration under this agreement payable by the Developers to the each of the Landowners and Marvel shall stand satisfied. The Landowners and Marvel jointly and/or severally agree, declare and covenant that they shall not be entitled for any further carpet area other than what is agreed between the parties hereto and shall not demand any further monetary or other consideration from the Developers.

xxi) The Confirming Party hereby jointly and/or severally agree, confirm and declare that upon handover of the developed and constructed residential premises of totally 25,000 sq. feet of RERA carpet area in the Proposed Housing Project, the repayment of all amounts payable by the Landowners and Marvel jointly to the Confirming Party shall stand fully satisfied. The Confirming Party agree, declare and covenant that they shall not be entitled for any further carpet area other than what is agreed between the parties hereto and shall not demand any further monetary or other consideration from the Developers and/or Landowners/Marvel.

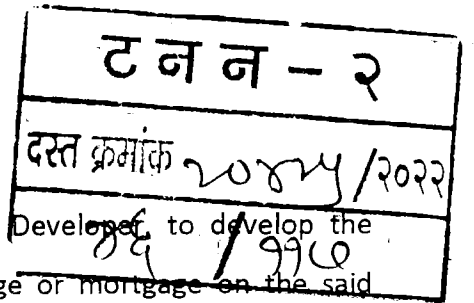


xxii) The Landowners and Marvel jointly and/or severally agree, declare and represent to the Developers that there is free and full access to the said Lands stated in Schedule I hereunder written.

xxiii) The Landowners and Marvel hereby jointly and/or severally grant unconditional consent to the Developers and permit them to secure

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loan and other finances, if required by the Developer, to develop the Proposed Housing Project by creating a charge or mortgage on the said

Lands at Schedule I herein including the development rights granted in this deed and on all the proposed constructed premises or units proposed to be built or constructed in the said Proposed Housing Project except on the total areas of 49,390 sq. feet of RERA Carpet area of constructed premises promised to be handed over to the Landowners and Marvel herein as their consideration, and for obtaining such loan or finance from any private, nationalized, co-operative, state, central international bank, company or financial institutions and/or any multinational financing company or any other lender/investor. However it is agreed and understood by the Developer that such loans and finances availed, shall be in their own name and Developers shall be solely responsible to repay the same without any repayment or entanglement of the Landowners or Marvel. The Landowners and Marvel accordingly with a view to enable the Developers to secure such loans and finances from any private, nationalized, co-operative, state, central international bank, company or financial institutions and/or multinational financing company, have hereby signed and executed a separate consent letter in favour of the Developers apart from the power and authority to do so granted under the Irrevocable General Power of Attorney. The Landowners and Marvel and the Confirming Party further jointly and/or severally agree and declare that as and when any such bank, company, or financial institutions and/or any multinational financing company or any other lender/investor insists upon execution of any documents or declarations by the Landowners, Marvel and/or the Confirming Party, they shall without raising any objections of whatsoever nature or character issue a No-objection certificate and execute the documents or declarations in the format of and to the satisfaction of such lender/investor without any objections.

xxiv) It is expressly and unequivocally agreed, confirmed and understood by the Confirming Party herein that other than their right to receive

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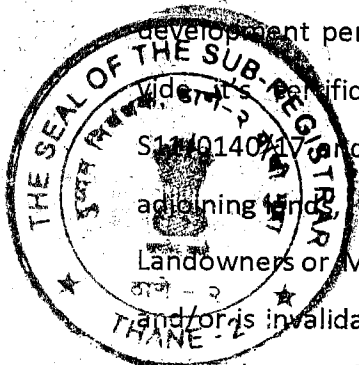
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25,000 sq. feet of	RERA Carpet Area of residential units in the Proposed
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from the Developers for and on behalf of the Landowners and Marvel as stated herein above, they have no right, title or interest in the said Lands or the said Proposed Housing Project and or otherwise.

xxv) Assurances & Indemnity by the Landowners/Marvel:

Both the Landowners and Marvel alongwith each of the partners of Marvel, jointly and/or severally and on behalf of each one of them hereby solemnly assure the Developers that there are no claims, demand or charge, either against them relating to the said Lands mentioned in the Schedule I hereunder written or in relation to the said Lands or its clear and marketable title, by any person, body or corporate. However, the Landowners and Marvel and each of its partners jointly and/or severally and on behalf of each one of them hereby for all times indemnify and keep indemnified the Developers against any and/or all adverse actions, claims, demands, proceedings, suits, fines and penalties and that the Landowners and Marvel shall be solely and exclusively liable and responsible to meet with such adverse claims with all its costs and consequences and shall also be liable to make good any such loss or damage occurred or incurred upon by the Developers in relation to the said development and construction of the said Proposed Housing Project to be built by the Developers.

xxvi) It is agreed and confirmed by the Landowners and Marvel that development permission granted by the Thane Municipal Corporation vide certificate dated 17/11/2017 bearing no. 3534 under VP-S11/0140/17 and TMC/TDD/2403/17 of the said Lands along with certain adjoining lands, however no construction was commenced by the said Landowners or Marvel herein and as such the said permission has lapsed and/or is invalidated. It is agreed, understood and confirmed by the parties hereto that the Developers have undertaken the development and construction of the Proposed Housing Project on the said Lands upon execution of this agreement whereby the Developers are



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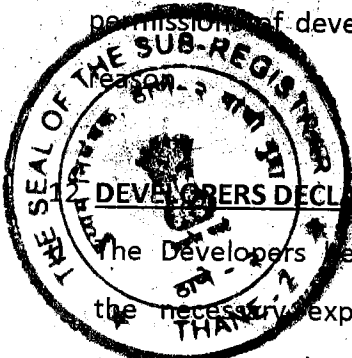
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made by the Developer. However, it is agreed and understood between the parties that in the event the Developer, as per their wisdom, decide to continue the services of the existing Architects, Engineers, Surveyors, Contractors, Agents and other personnel, the Developers shall execute fresh contracts on fresh terms and conditions of services with such existing Architects, Engineers, Surveyors, Contractors, Agents and other personnel.

xxviii) The Landowners and Marvel jointly and severally, hereby agree and declare that the Developer shall be entitled to any and all refunds, rebates, adjustment of fees and/or charges paid by the Landowners or Marvel jointly and/or severally to government authorities in connection with the said Lands. That the Landowners and Marvel jointly and severally agree, confirm and declare that, in the event they receive and/or are entitled to receive any money by way of refunds, rebate or adjustments in respect of the said Lands then the same shall be forthwith paid to the said Developer.

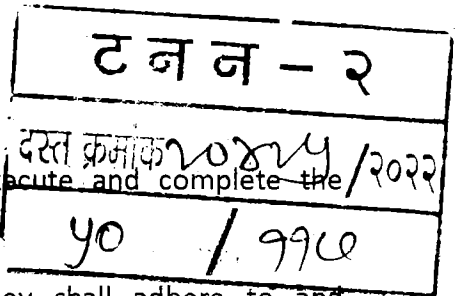
xxix) The Landowners jointly and severally agree, admit and confirm that they shall not be entitled to claim reimbursements, adjustments, refunds, from the Developers herein, towards any cost, fees, charges, expenses, payments made by them, individually and/or jointly, to any person, body or corporate, government authorities or local bodies including but not limited to, Thane Municipal Corporation (TMC), MAHADA, or any other government body towards procuring sanctions and permissions of development plans, and/or otherwise for any other



DEVELOPERS DECLARATIONS, COVENANTS AND OBLIGATIONS:

The Developers hereby agree and declare that the Developers have the necessary experience, expertise, infrastructure, financial ability, manpower and other resources to execute and perform their obligations of carrying out the development and construction of the entire housing project proposed to be carried out on the said Lands

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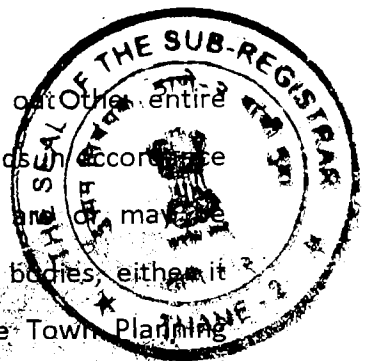
and shall endeavor their best efforts to execute and complete the said project.

- ii) The Developers agree and declare that they shall adhere to and remain in conformity with all applicable laws of the land and the rules and regulations of the concerned authorities and statutory bodies while executing the said development and construction work.

- iii) It is agreed and accordingly the Developer jointly and/or severally covenant that it shall be their sole responsibility and as such agree, confirm and undertake to procure necessary approvals, consent, no-objection certificates and / or sanctions of all the local and other statutory or government bodies and authorities including but not limited to the Town Planning Authority of District Thane of the Landowners having sold, transferred and assigned its rights of development along with all the right, title and interest in the existing and future FSI and TDR in favour of the Developers for the valuable consideration as aforementioned by virtue of which the Developer has acquired the absolute, exclusive and irrevocable Development and Construction rights of the said Lands more particularly described in Schedule I written hereunder.



- iv) The Developer declares and undertakes to carry out the entire development and construction work upon the said Lands in accordance with the sanctioned plans, layout and designs that are approved by the building authorities of the statutory bodies, either it be the Municipal Council, Municipal Corporation, the Town Planning Department and/or the District Collector's Office and/or its subordinates and the Developers shall comply with the building rules and regulations and other bye-laws for the time being in force or any subsequent amendments.



- v) That the Developers on and after the execution of this agreement shall carry out the entire development and construction work on its

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own account, incur all costs, charges and expenses and hold the responsibility to pay and discharge all the incurred costs, charges and expenses in relation to the said development and construction work including the payment of salaries and wages to its entire staff and workers employed in the construction work, the building and construction materials and other outgoings in relation to the said housing project proposed to be carried out upon the said Lands mentioned in Schedule I hereunder written.

- vi) The Developers hereby indemnify and keep indemnified the Landowners from or against any adverse claim that may be made against the Landowners by any one and/or any damage the Landowners may suffer as a result of the Developers committing any breach of any of the building bye- laws, rules, regulations, orders, directives, instructions that may be issued by the concerned authorities in connection with the development and construction work of the said building project as aforesaid and/or the Developers committing any default in payment of the salaries, wages, expenses, fees and other outgoings including the payment for injuries or any compensations occurred during the implementation, execution and progress of work as mentioned and as also in default of payment of the bills of suppliers of the building material or any damages or loss that may be suffered or sustained by the Landowners as the result of the Developers carrying out the construction and development work on the said Lands subject to Landowners, Marvel and the Confirming Party jointly and severally complying with their representations, warranties, covenants and obligations.

- vii) The said Lands described in the Schedule I hereunder written are free from all encumbrances with clear and marketable titles in the name of the Landowners and in view thereof and as per the permissions and sanctions to be procured from Thane Municipal Corporation, Town Planning Authority and the office of the District Collector, Thane, the Developers have agreed to develop and construct the said Proposed Housing Project on said Lands.



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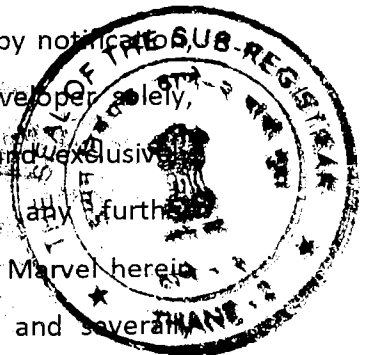
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13. The Developer shall apply for permission and sanctions for development of the said Lands to the Thane Municipal Corporation, at their sole discretion. The Developers are and shall be, for the purposes of development and construction of the said Lands entitled to appoint its own Architects, Engineers, Surveyors, Structural Engineers, Contractors, Carpenters, and other skilled and unskilled personnel, supervisors, labourers and other staff and shall also be entitled to prepare fresh designs plans and layouts and seek its sanctions and approvals, if necessary, to which the Landowners and Marvel agree and declare not to raise any objection of what-so-ever nature and instead shall personally fully participate and co-operate without causing any delay.

14. FSI (FLOOR SPACE INDEX) :

a. The Landowners and Marvel jointly and severally hereby declare, confirm and covenant that the Developers are exclusively and absolutely entitled to all the right, title and interest in the existing and future Floor Space Index (FSI) and Transfer Development Rights (TDR) available on the said Lands more particularly described in the Schedule I hereunder written and that all rights, title and interests in the existing FSI and TDR and any future enhancements to the FSI and any TDR, ancillary FSI, additional FSI, premium FSI, Road FSI or any other additional development rights by whatsoever name called granted by the government or other competent authorities, free or on charge or on payment, by notification, regulations, orders or otherwise, shall belong to the Developer solely, exclusively, absolutely and forever, who shall be fully and exclusively entitled to utilize the same without payments of any further compensation and/or consideration to the Landowners or Marvel herein or to any other party to this deed. It is further jointly and severally agreed, confirmed and declared by the said Landowners and Marvel that they shall not be entitled to any further considerations and/or compensation in the form of premium or otherwise and/or in the



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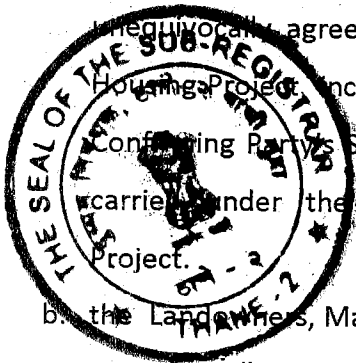
paid under this deed.

The Landowners and Marvel hereby jointly and severally further declare, confirm and covenant with the Developer that the Developer shall be entitled to all the right, title and interest in any Floor Space Index or Transfer Development Rights available and/or received and/or granted by any government or other competent authorities, as a result of amalgamation or merger of the said Lands with adjoining lands and/or due to the relocation or removal of the Electric Supply Towers (High Tension Line) from the said Lands, and/or due to road reservation or slum rehabilitation, free or on charge or on payment, by notification, regulations, orders or otherwise, shall belong to the Developer solely, exclusively, absolutely and forever and that the Developer shall at all times have and enjoy all rights, title and interests in the said FSI and TDR and any future enhancements to the Floor Space Index and/or any Transfer Development Rights (TDR), solely, exclusively, absolutely and forever, who shall be fully and exclusively entitled to utilize the same without payments of any further compensation, premiums and/or consideration to the Landowners or any other party to this agreement.

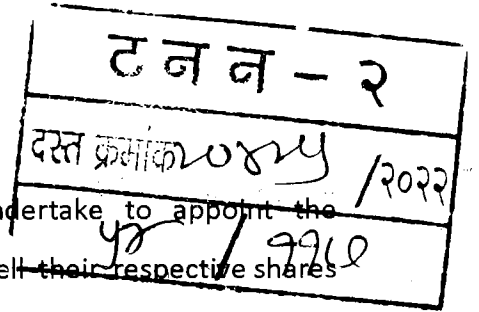
15. MARKETING & SALES:

- a. It is agreed between the parties hereto that upon procuring the final approved and sanctioned plans, designs, layouts and specifications of all the buildings proposed to be constructed and developed upon the said Lands, the Landowners, Marvel and Confirming Party hereto unequivocally agree and confirm that the marketing of the Proposed Housing Project, including Marvel's Share of Free Sale Component and Confirming Party's Share of Free Sale Component shall be done and carried under the common brand name of the Proposed Housing Project.

- b. the Landowners, Marvel and Confirming Party jointly and severally and unequivocally agree, declare and confirm that the Sales Office of the Proposed Housing Project shall be that of the Developer being "a single



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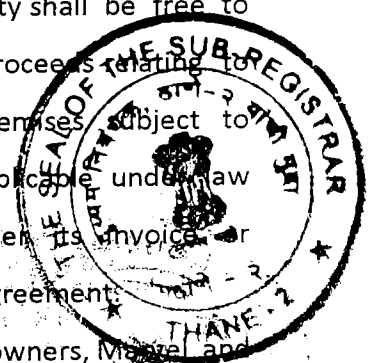


point sales" office herein and that they undertake to appoint the Developer herein to exclusively market and sell their respective shares of residential units in the open market.

- c. It is unequivocally agreed, confirmed and declared by the Landowners, Marvel and the Confirming Party jointly and severally that they shall not market and/or promote the Proposed Housing Project and/or their share of free sale component independently and/or separately without the consent in writing from the Developer herein and shall accordingly not put any displays, advertisements, prepare and distribute brochures, hand pamphlets, boards, promotions, communications and hoardings for promotions, marketing and sales of the said project, without the express written consent by the Developers herein.
- d. Subject to any finalization of brand name of the Proposed Housing Project proposed to be constructed and developed by virtue of this agreement, it is agreed and confirmed between the parties that the name of the Proposed Housing Project or any phase or building thereof shall be decided by the Developer. The displays, advertisements, brochures, hand pamphlets, boards, promotions, communications and hoardings and all other marketing and sales collateral shall be designed by the Developers.
- e. That the Landowners, Marvel and the Confirming Party shall be free to appropriate and adjust to themselves, the sale proceeds relating to sales of their respective share of constructed premises subject to payment of GST and other statutory taxes, as applicable under law as and when demanded by the Developer under its invoice or otherwise for such units sold as provided in this agreement.

16. It is agreed, declared and understood by the Landowners, Marvel and the Confirming Party and Developers that they shall execute the agreements for sale for their share of Free Sale Component in their individual capacity as a seller and prospective buyer as a purchaser and receive their consideration for their sales. The same shall be registered with registrar of assurances at Thane. For the purpose of record, the

(Signatures)



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18. It is further agreed, declared and understood by the parties hereto that the Developer shall be responsible to do all acts, deeds, things and obligations as required to be done or caused to be done by a promoter as contemplated under the provisions of The Real Estate Regulation and Development Act 2016 as applicable and in force and shall be obliged to take necessary steps including the formation of either a co-operative housing society or flat owners association or a company for all the purchasers/occupiers including the purchasers/occupiers of the Marvel's Free Sale Component and Confirming Party Free Sale Component and take necessary steps with participation and cooperation of the Landowners and Marvel as the case maybe to convey the said Land along with the structures thereon to such co-operative housing society or flat owners association or a company. Accordingly the Landowners and Marvel agree, confirm and declare that as their obligation under this agreement, they shall make themselves available, co-operate and participate fully, as and when

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[Signature]



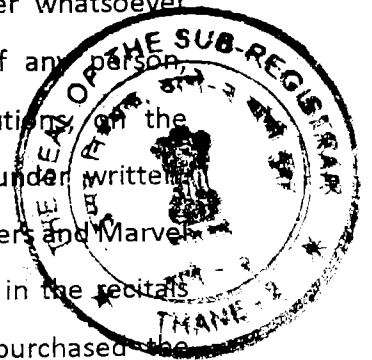
Parky

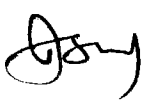
Mukresh

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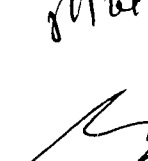
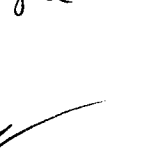
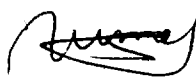
called upon by the Developers, to convey the said Lands to such co-operative society/flat owners association/company as and when formed by the Developer.

19. The parties hereto in mutual consensus agree and declare that they shall be entitled to create a charge, mortgage, lien, pledge or encumber their respective share of free sale component as agreed to be developed and constructed under this agreement in favour of any bank or financial institution private, nationalized, co-operative, state, central, international bank, company or any multinational financing company. The parties however declare and confirm that in such eventuality the parties hereto shall respectively procure and or avail such loans and finances in their own respective names and shall respectively be liable and responsible to repay the same without any implication or entanglement of the other party from any angle of whatsoever nature or character and shall not use the other party, its respective portion of Free Sale Component, its name or goodwill or its assets as any guarantee and/or seek the other party to stand as the collateral guarantor or otherwise. The parties hereto agree and declare that they shall respectively be liable and responsible for such repayments with interest of all such loans or finances availed respectively by them. It is however further agreed between the parties that the Landowners or Marvel shall not be entitled to and shall not in any manner create any charge or lien in any manner whatsoever either by mortgage, security or otherwise in favour of any person, body or corporate including banks and financial institutions on the said Lands as set out and described in Schedule I hereunder written. It is thus agreed between the parties that the Landowners and Marvel shall deposit the Original Sale Deeds as aforementioned in the recitals hereto before written by virtue of which they have purchased the said Lands from the erstwhile owners including original title chain documents, Deed of Reconveyance/Release Deed and other original documents with the Developers.

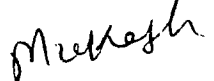










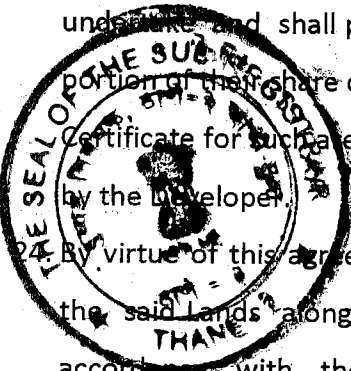
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20. It is agreed and understood that nothing contained in these presents shall be deemed to constitute a partnership or a joint venture or association of persons between the Parties hereto and that all parties to this agreement are in the capacity of independent entities.

21. It is agreed, confirmed and declared by the Landowners and Marvel herein, that they shall have no right to revoke, terminate and/or cancel this Agreement for any reason whatsoever.

22. It is agreed, understood and confirmed by each Party to this agreement that they shall be individually liable to respectively bear and pay their own separate Direct and Indirect Taxes including but not limited to Income Tax, Sales Tax, Service Tax, VAT (Value Added Tax), GST or any such other taxes levied by the state or central government from time to time on their share of the Free Sale Component.

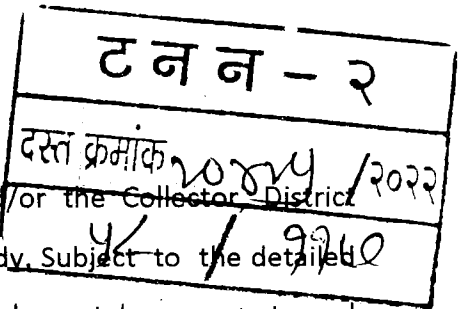
23. Notwithstanding and without prejudice to Clause 22 above, it is agreed understood and declared between the parties that since the Developer is primarily liable to pay GST to the concerned authorities during the progress of the development and construction work, the Landowners, Marvel and the Confirming Party jointly and severally agree and declare that the GST on all the sales to their prospective purchasers shall be paid by them to the Developer within 7 days from the date of GST invoices raised by the Developer either personally and/or by recovering the same from such prospective purchasers for clearance of the said GST/service tax. The Landowners, Marvel and Confirming Party undertake and shall pay applicable GST to the Developers on the unsold portion of their share of Free Sale Component upon receipt of Occupation Certificate for such sale within 7 days from the date of GST invoice raised by the Developer.



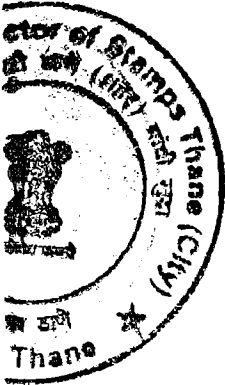
24. By virtue of this agreement the Developers shall construct and develop the said lands along with amalgamating other adjoining lands, in accordance with the final schematic layout plans, designs and specifications as prepared by the Developer in consonance with the approval and sanction of the building authorities, Town Planning

Handwritten signatures and initials of the parties involved, including names like Mukesh, Anurag, and others, along with a page number 34.

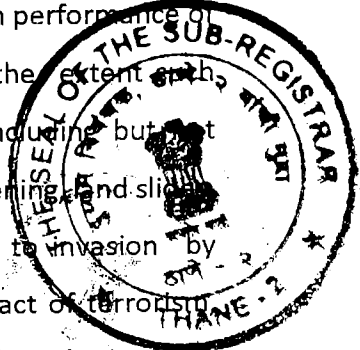




Authority, Thane Municipal Corporation and/or the Collector, District Thane or any other local or statutory body. Subject to the detailed facts and figures to be recorded in the supplemental agreements and subject to the necessary sanctions and approvals of the final layout plans and designs and other basic infrastructures required to be laid on the said Lands in consonance of the entire scheme, the Developer shall endeavor to the best of his ability to complete the said housing project as per disclosures made by the said Developer to the Real Estate Regulatory Authority under the Real Estate Regulation Act and extensions thereto. It is however clearly agreed, understood, declared and confirmed by the parties hereto that the time is not the essence of this agreement and time frame contemplated for the completion of the entire housing project shall always be and subject to the computation of delay caused due to all such inadvertent exigencies or circumstances, reasons or causes not attributable to any acts and obligations on the part of the Developers and for the reasons beyond the reach and powers of the Developers and thus in such eventuality the time shall always be deemed to have been extended and shall stand extended.



25. **FORCE MAJEURE:** Without prejudice to the above clause 24 above, it is further agreed and understood by all parties to this agreement that neither party shall be held liable for any failure or delay in performance of any of its obligation/s under this agreement, to the extent such failure/delay is caused due to any act of GOD namely including but not limited to earthquakes, typhoons, cyclones, floods, lightning and slides, fire explosions, plague, epidemics, any disruption due to invasion by foreign enemies, hostilities, civil war, armed conflicts, act of terrorism, rebellion, revolution, insurrection, confiscation of power by military, trade embargoes by order or any act of government or any public authority, riots, civil disturbances, official labour unrest, lockouts and strikes, pandemics or epidemics, lock downs and such other circumstances which are beyond the control of any Party to this present agreement and shall be



(Signatures)

(Handwritten mark)

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29. It is agreed, understood and confirmed by the parties to this agreement that the present agreement along with its subsequent supplementary agreements executed by and between the parties to this agreement shall constitute the entire agreement between the parties hereto with respect to the subject matter hereof and shall supersede all prior negotiations, representations and/or agreements, either written or oral.

30. SEVERANCE OF TERMS:

It is agreed, understood and confirmed by parties to this present agreement that in the event if any provision of this present agreement becomes invalid or illegal or is adjudged unenforceable by a competent authority under law, then in that event the said provision so held invalid, illegal or adjudged unenforceable by a competent authority under law shall be deemed to have been severed from this present agreement. It is agreed, understood and confirmed that such severance of the provision held to be invalid, illegal or adjudged unenforceable by a competent authority under law shall not affect the remaining provisions of the present agreement, as far as it is possible.

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

SCHEDULE I

All that pieces and parcels of lands bearing Survey No. 57 Hissa No. 2 and lying in Village: Padale, Taluka: Thane, District Thane, Maharashtra, India, within the jurisdiction of the Sub-Registrar of Assurances, Thane, District Thane, and bounded on the;

East: by lands bearing Survey No. 57 Hissa No. 2

West: by lands bearing Survey No. 18 Hissa No. 2 and boundary of village Davlya

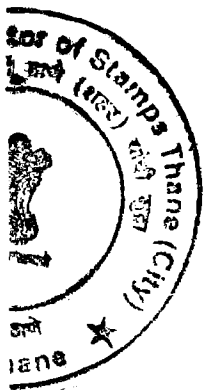
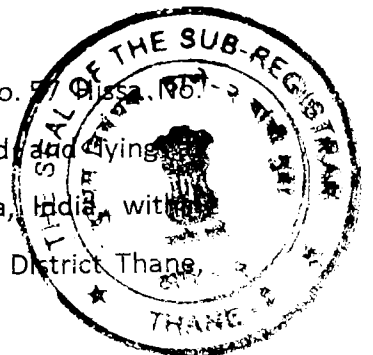
North: by lands bearing Survey No. 58

(Signatures)

Mukesh

Ramday

Mukesh



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South: by land bearing Survey No. 109 Hissa No. 1B	
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SIGNED AND DELIVERED)

by the within named)

"LANDOWNERS",)

1. SHRI DINESH SHANKARLAL)

BHANUSHALI)

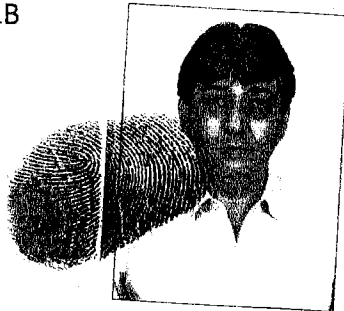
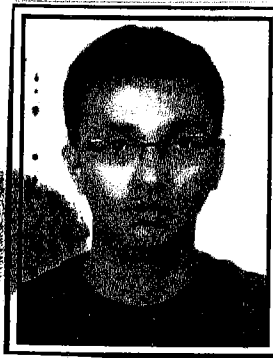
Mukesh Bhanushali)

2. SHRI MUKESH DHARAMSHI (ALIAS)

SHANKARLAL) BHANUSHALI)

of the First Part;)

In the presence of;)



WITNESSES)

1. Mr Gayandeep Koli) *Gayandeep Koli*

2. Mr. *Mukesh Shinde*) *Mukesh Shinde*

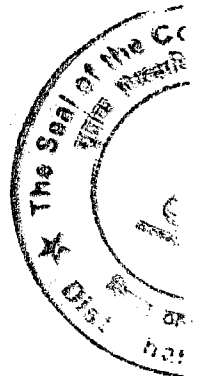
SIGNED AND DELIVERED)

by the within named)

"M/S MARVEL LIFESPACES LLP")

through its partners)

SHRI DINESH SHANKARLAL BHANUSHALI)



Mukesh Bhanushali

2. SHRI MUKESH DHARAMSHI (ALIAS
SHANKARLAL) BHANUSHALI

3. SHRI PANKAJ SHANKARLAL BHANUSHALI

4. SHRI SANJAY SHAMBHULAL BHANUSHALI

5. SHRI VIMAL DILIP SHAH

of the Second Part;

In the presence of, दस्ता क्रमांक २०४२५, /२०२२

WITNESSES

1. Mr. Jagandeep Kohli

2. Mr. Abhishek Shukla

SIGNED AND DELIVERED

by the within named

"DEVELOPER/S"

M/S ARIHANT SUPERSTRUCTURES

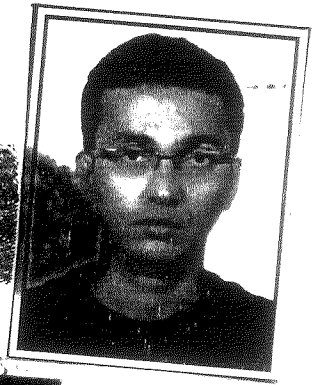
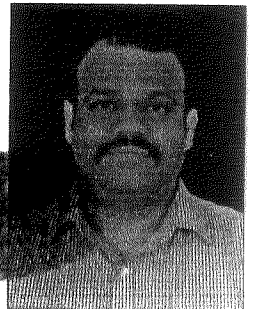
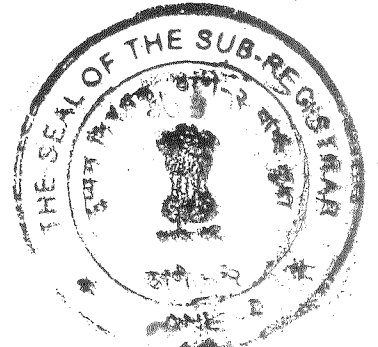
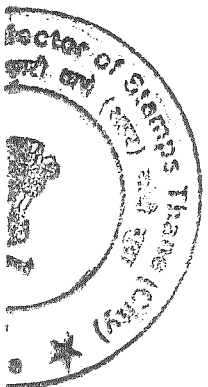
LTD, through its director

Shri Ashok Bhawarlal Chhajer

of the Third Part;

In the presence of;

WITNESSES



1. Mr Jagandeep Kohli) upkaly.

2. Mr Abhishek Shukla) 

SIGNED AND DELIVERED	
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by the within named	
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M/S BRISTLECON CONSTRUCTION	
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COMPANY	

through its partners

1. SMT. VRUSHALI SHRIKANT SHINDE

2. SHRI LAXMAN VITHU KADAM

3. SHRI MANDAR MUKUND KENI

4. SHRI MAYURESH MUKUND KENI,

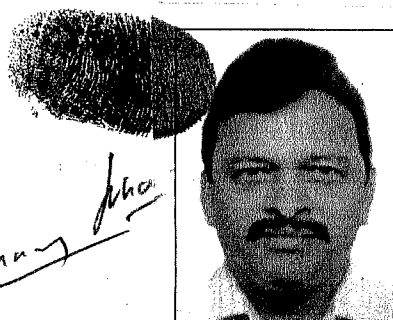
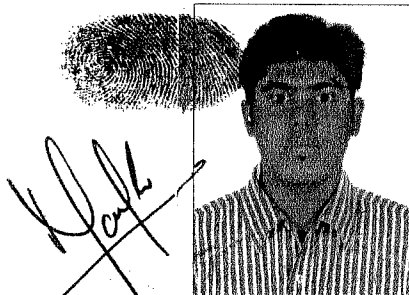
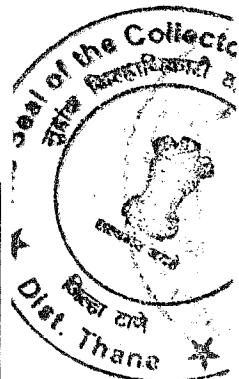
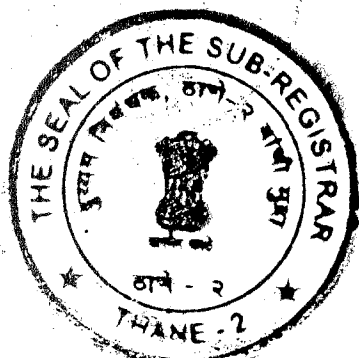
of the First Part;

In the presence of;

WITNESSES

1. Mr Jagandeep Kohli) upkaly.

2. Mr. Abhishek Shukla) 



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RECEIPT

Received of and from M/s Arihant Superstructures Ltd, the
Developer abovenamed a sum of Rs 1,60,00,000/- (Rupees One Crore and
Sixty Lakhs Only) ^(net of TDS) by Cheque/NEFT/RTGS Dated 08/09/22 bearing no.
520695 drawn on/through The Federal Bank Limited
as and by way of part consideration.

For M/S MARVEL LIFESPACES LLP

[Signature]

SHRI DINESH SHANKARLAL BHANUSHALI

[Signature]

SHRI MUKESH DHARAMSHI (ALIAS SHANKARLAL) BHANUSHALI

[Signature]

SHRI PANKAJ SHANKARLAL BHANUSHALI

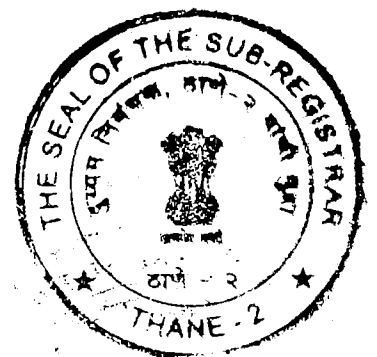
[Signature]

SHRI SANJAY SHAMBHULAL BHANUSHALI

[Signature]

SHRI VIMAL DILIP SHAH

of Shambhu Thane (City)



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RECEIPT

Received of and from M/s Arihant Superstructures Ltd, the Developer abovenamed a sum of Rs 1,50,00,000/- (Rupees One Crore and Fifty Lakhs Only) ^(net of TDS) by Cheque/NEFT/RTGS Dated 08/09/22 bearing no. 520696 drawn on/through The Federal Bank Limited, as and by way of part consideration.

For M/S BRISTLECONE CONSTRUCTION

V Shinde

SMT. VRUSHALI SHRIKANT SHINDE

Laxman

SHRI LAXMAN VITHU KADAM

Mandar

SHRI MANDAR MUKUND KENI

Mayuresh

SHRI MAYURESH MUKUND KENI

