CHALLAN
MTR Form Number-6

GRN	MH017689539202223E	BARCODE		Date 28/03/2023-15:52:26	Form ID 25.2

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1	Full Name	VENUS TILES AND MARBELS MANUFACTURING COMPANY PVT LTD
Location	MUMBAI		
Year	2022-2023 One Time	Flat/Block No. Premises/Building	CTS No. 18 C, Village Mulund West,
Account Head Details	Amount In Rs.		
0030045501 Stamp Duty	16500.00	Road/Street	Taluka Kurla, Mulund West,
0030063301 Registration Fee	3300.00	Area/Locality Town/City/District	Mumbai
		PIN	4 0 0 0 8 0
		Remarks (If Any)	SecondPartyName=SHREEJI REALTIES PVT LTD~
		Amount In Words	Nineteen Thousand Eight Hundred Rupees Only
Total	19,800.00		

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DEFACED ₹19800.00 DEFACED

THE SEAL OF THE SUB REGISTRAR KURLA-1 MUMBAI SUBURBAN DIST.

Payment Details	BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN / Ref. No.	02300042023032874996 / 011942168
Cheque/DD No.		Bank Date / RBI Date	28/03/2023-15:53:26 / Not Verified with RBI
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Mobile No. : 0000000000

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-369-6346	0008724337202223	29/03/2023-13:23:48	IGR197	3300.00
2	(iS)-369-6346	0008724337202223	29/03/2023-13:23:48	IGR197	16500.00
			Total Defacement Amount		19,800.00

Print Date 29-03-2023 01:25:12

CHALLAN

MTR Form Number-6

GRN MH017689539202223E	**BARCODE**	**Date** 28/03/2023-15:52:26	**Form ID** 25.2

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1	**Full Name**	VENUS TILES AND MARBELS MANUFACTURING COMPANY PVT LTD
Location	MUMBAI		
Year	2022-2023 One Time	**Flat/Block No.**	CTS No. 18 C, Village Mulund West,
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030045501 Stamp Duty	16500.00	**Road/Street**	Taluka Kurla, Mulund West,
0030063301 Registration Fee	3300.00	**Area/Locality**	Mumbai
		Town/City/District	
		PIN	4 0 0 0 8 0
		Remarks (If Any)	
		SecondPartyName=SHREEJI REALTIES PVT LTD~	
		Amount In Words	Nineteen Thousand Eight Hundred Rupees Only
Total	19,800.00		

Payment Details	BANK OF MAHARASHTRA	**FOR USE IN RECEIVING BANK**	
Cheque-DD Details		Bank CIN / Ref. No.	02300042023032874
Cheque/DD No.		Bank Date / RBI Date	28/03/2023-15:53:19 Not Verified with RBI
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA
Name of Branch		Scroll No. , Date	Not Verified with Scroll

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Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

Mobile No. : 00000000

Print Date 28-03-2023 03:53:29

Document **H**andling **C**ha₹ges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	2803202320038	**Receipt Date**	29/03/2023

Received from DHC, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 6346 dated 29/03/2023 at the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.

DEFACED
₹ 2000
DEFACED

Payment Details

Bank Name	MAHB	**Payment Date**	28/03/2023
Bank CIN	10004152023032818410	**REF No.**	013496366
Deface No	2803202320038D	**Deface Date**	29/03/2023

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

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THE SEAL OF THE SUB REGISTRAR KURLA

Document **H**andling **C**ha₹ges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	2803202320576	**Receipt Date**	29/03/2023

Received from DHC, Mobile number 0000000000, an amount of Rs.100/-, towards Document Handling Charges for the Document to be registered on Document No. 6346 dated 29/03/2023 at the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.

DEFACED
₹ 100
DEFACED

Payment Details

Bank Name	MAHB	**Payment Date**	28/03/2023
Bank CIN	10004152023032818910	**REF No.**	013683050
Deface No	2803202320576D	**Deface Date**	29/03/2023

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

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THE SEAL OF THE SUB REGISTRAR KURLA

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN	**2803202320038**	Date	28/03/2023

Received from DHC, Mobile number 0000000000, an amount of **Rs.2000/-**, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.

Payment Details

Bank Name	MAHB	Date	28/03/2023
Bank CIN	10004152023032818410	REF No.	013496366

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

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Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN	**2803202320576**	Date	28/03/2023

Received from DHC, Mobile number 0000000000, an amount of **Rs.100/-**, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.

Payment Details

Bank Name	MAHB	Date	28/03/2023
Bank CIN	10004152023032818910	REF No.	013688050

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

THE SEAL OF THE SUB REGISTRAR KURLA-1 MUMBAI SUBURBAN DIST.

THE SEAL OF THE SUB REGISTRAR KURLA-1 MUMBAI SUBURBAN DIST.

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AGREEMENT FOR PERMANENT ALTERNATE ACCOMMODATION

THIS AGREEMENT made at Mumbai on this 29th day of March, 2023,

BETWEEN

SHREEJI REALTIES PRIVATE LIMITED, a company registered under the provisions of Companies Act, 1956, having its office at 1, Saurabh, Chakala, Andheri Kurla Road, Andheri East, Mumbai – 400093, hereinafter referred to as "**THE DEVELOPER**" (which expression shall unless repugnant to the context or meaning thereof be deemed to include its executors, administrators and

assigns), of the **ONE PART**;

AND

VENUS TILES AND MARBLES MANUFACTURING COMPANY PRIVATE LIMITED, a company registered under the provisions of Companies Act, 1956, having its registered office at PLP Compound, Bal Rajeshwar Road, Mulund (West), Mumbai 400 080, hereinafter called "**THE OWNER**" (which expression shall unless it be repugnant to the context of meaning thereof be deemed to mean and include its executors, administrators and assigns) of the **OTHER PART**;

A. WHEREAS prior to 1" August 1972 one Anant Pandurang Pandit and Others were absolutely seized and possessed off and/or well and sufficiently entitled to and the Owner of property being all that piece and parcel of land or ground bearing Survey Nos. 250, 251/1A and 251/1B admeasuring in all 86515 sq. yards i.e. 72337.60 sq. mtrs. or thereabout situate lying and being at Revenue Village Mulund, Taluka Kurla (for brevity's sake hereinafter referred to as "the said larger property").

B. AND WHEREAS by and under a Lease dated 1" August, 1972 the said Anant Pandurang Pandit therein called the Lessor, Harishchandra Anant Pandit and 9 Others therein called the First Confirming Party, Gajanan Appaji Bhatte therein called the Second Confirming Party and L.S. Agarwal and 3 Others therein called the Lessees and duly registered with the Sub-Registrar of

Assurances at Bombay under Serial S – 4153 – 54 of 1972, the said Anant Pandurang Pandit with the confirmation of the Confirming Parties therein demised unto and in favour of the said L.S. Agarwal and 3 Others the said larger property for a period of 98 years commencing from 11th March, 1972 at or the lease rent and subject to the terms, conditions and covenants contained therein on the part of the said Lessees with a right of renewal thereof for further period of 98 years.

C. AND WHEREAS by a Deed of Partition dated 2nd [illegible], 1973 duly registered with the Sub-Registrar of Assurances at Bombay under Serial No.S-1279-80 [illegible] of 1973 the said L.S. Agarwal and two Other therein called the Party of the One Part and the Santokh Singh Uppal therein called the Party of the Other Part, in consideration of the said Santokh Singh Uppal having assigned and released in favour of the said L.S. Agarwal and two Others all his right, title and interest in respect of portion of the said larger property admeasuring 51435.10 sq. mtrs., the said L.S. Agarwal and two Others thereby assigned and released unto and in favour of the said Santokh Singh Uppal for ever for his absolute use, enjoyment, benefit of 3/4th undivided share, right, title and interest in the remaining portion of the said larger property admeasuring about 25000 sq, yards i.e. 20902.50 sq. mtrs. or thereabout subject to

payment of proportionate amount of lease rent and on the terms and conditions recorded therein.

D. AND WHEREAS by an Agreement for Sale dated 8th October, 1975 the said Santokh Singh Uppal had agreed to sell to Puran Ratilal Mehta and the Owner herein jointly portion of the property admeasuring about 15000 sq. yards equivalent to 12541.91 sq. mtrs. or thereabout forming part of the property came to the share of the said Santokh Singh Uppal under the Deed of Partition dated 2nd July, 1973 at or for the consideration and on the terms and conditions recorded therein.

E. AND WHERREAS by an Agreement dated 28th October, 1978 executed between the said Puran Ratilal Mehta and the Owners herein, the parties there to had, inter alia, agreed that out of the total area agreed to be acquired under the said Agreement dated 8th October, 1975, a portion admeasuring about 4000 sq. yards equivalent to 3344.52 sq.mtrs. shall be purchased/taken over by the Owners herein for its use while the remaining portion shall be taken over by the said Puran Ratilal Mehta and accordingly both the parties would take necessary steps to have separate assignment from the said Santokh Singh Uppal in respect of their respective area of the property and that the Owners herein have agreed to provide to the said Puran Ratilal Mehta a right of passage or means of access

over a strip of land from and out of the property taken over/ acquired/retained by the Owners herein as above.

F. AND WHEREAS on the necessary application/statement being filed the Concerned Competent Authority appointed under the provisions of ULC Act 1976 granted necessary permission/exemption under Section 20 and 26 of the said Act for transfer of portion of the said land by the said Santokh Singh Uppal in favour of the Owners hereinafter the said Puran Ratilal Mehta and accordingly by an Order dated 17th December, 1979 requisite permission/order came to be granted/passed by the Concerned Competent Authority.

G. AND WHEREAS by and under an Indenture dated 28th April, 1980 duly registered with the Sub-Registrar of Assurances at Bombay under Serial No. 1094/80 dated 2nd March, 1987 executed between Santokh Singh Uppal therein called the Assignor, Puran Ratilal Mehta Sole Proprietor of M/s. Power Line Products Company therein called the Confirming Party and the Owners herein therein called the Assignees the said Santokh Singh Uppal for the consideration mentioned therein, with the confirmation of the Confirming Party therein granted, transferred and assigned unto and in favour of the Owners herein all that leasehold piece

and parcel of land or ground/plot admeasuring about 4000 sq. yards equivalent to 3344.50 sq. mtrs. or thereabout forming part of Survey No. 250 of Revenue Village Mulund, Taluka Kurla, in the Registration District of Mumbai Suburban District and more particularly described in the Third Schedule there under written which is the same as Schedule hereunder written for the residue unexpired period under the said Indenture of Lease dated 1" August, 1972 together with the benefit of renewal of the terms for another 98 years as therein provided subject to payment of proportionate amount of rent due in respect thereof and subject to the performance of the covenants, terms, conditions, and stipulations contained in the said Indenture of Lease dated 1" August 1972 on the part of the Owners herein in respect of the property described in the Schedule hereunder written.

H. AND WHEREAS on necessary application being made by the Owners herein, the said Puran Ratilal Mehta and the said Santokh Singh Uppal, the Concerned Revenue/City Survey Authorities by an Order dated 24th April, 1990 divided/sub-divided the said larger property and thereby divided the C.T.S. No. 18 into three parts and earmarked/identified the property of the Owners herein admeasuring about 3344.4 sq. mtrs, which came to be rectified as area of 3236.6 sq.mtrs, and given separate C.T.S. No. 18 C and separate P.R.

Card came to be issued in respect of C.T.S. No. 18 C in favour of the Owners herein.

I. AND WHEREAS the property being CTS No. 18C admeasuring about 3236.6 sq. mtrs. situate lying and being at Revenue Village Mulund, Taluka Kurla is hereinafter referred to as "the said property", which is more particularly described in the First Schedule hereunder.

J. AND WHEREAS the Owners herein after having obtained requisite permissions orders, approvals, sanctions including Commencement Certificate dated 11 January, 1990, from MCGM, constructed a factory building on the said property for the purpose of carrying on its manufacturing activities therefrom.

K. AND WHEREAS after having constructed the structure/building/ factory building on the said property, the Owners have not carried on any of its business activities from the structures constructed on the said property.

L. AND WHEREAS certain disputes and differences arose between the Directors of the Owners' Company which resulted into filing of Suit being B.C.C.C. S.C. No. 1216 of 2007 by Girish N. Ved against the Owners and the others, however, the

same came to be disposed off by an Order dated 13th August 2007.

M. AND WHEREAS by virtue of the aforesaid facts and documents the Owners herein became entitled to the said leasehold property described in the First Schedule hereunder written and subject to the terms, conditions, covenants and obligations contained under the said Deed of Lease dated 1" August 1972 and the Indenture dated 29th April, 1980, the Owners have full right, absolute authority and entitled to deal with and/or carry out development/re- development of the said property in the manner it deems fit and proper.

N. AND WHEREAS the Owners herein being desirous of carrying out re-development of the said property by demolishing the existing structure/factory building and constructing building for such purpose residential and/or commercial as may be permitted by the Concerned Authorities including Development Authorities of MCGM

O. The Owners by Development Agreement dated 15th October, 2010 granted development right of the said property to Shreeji Realties Pvt. Ltd., the Developers herein for consideration and on terms and condition as stated therein. The said Development Agreement is duly registered on 30th April, 2011 before Sub-Registrar of Assurance, Kurla-2 (Vikroli) at Sr. No.

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BDR7-03255-2011. Alongwith the Development Agreement, said Owner also granted Power of Attorney to Shri Sanjay Sampathkumar Jain, the Director of Developer on 15th October, 2010. The said Power of Attorney is also registered on 30th April 2011 before Sub-Registrar of Assurance, Kurla-2 (Vikhroli) at Sr. No. BDR7-03255-2011. Under said Development Agreement Owner and Developer have agreed to share constructed area between them in ration of 46:54%.

P. AND WHEREAS due to passage of time, COVID Pandemic and various market situation the Developer could not proceed with the development hence now the parties hereto have mutually agreed that in lieu of the of the earlier agreed constructed area mentioned in the Development Agreement, the Owners have agreed to and accepted a lump sum constructed area and the developer have agreed to allot on ownership basis free of cost residential area admeasuring 20123.62 sq. ft. rera carpet area out of saleable area in performance of obligation under Development Agreement, details of the flats/premises coming to the share of the Owners as their part of compensation/constructed Area is mentioned in detail clause (3) hereunder. The Owners will be entitled to equal number of car parking spaces as that of the flats/premises. The Owners hereby confirm that they are entitled to only 20123.62 sq.ft area as stated herein above and that they shall hereinafter shall not claim any other

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right, title, and interest under the said Development Agreement except the 20123.62 sq.ft rera carpet area given herein

Q. AND WHEREAS pursuant to the above mutual negotiation ensued between them, the parties hereto have agreed to that the Developers shall provide Alternate Accommodation to the Owners on the said property on the terms and conditions mutually agreed upon between them herein.

R. The parties are desirous of recording the said terms and conditions in to writing.

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

(1) The parties agree that the aforesaid recital forms the integral and operative part of these presents as if the same are specifically incorporated herein as covenant of this presents.

(2) The Developers hereby declare and confirm that what is recited hereinabove with regard to its right, title and interest in respect of the property described in the First Schedule hereunder written shall be treated as declarations/representations on its part as if the same are set out herein in verbatim and forming an integral part of this clause.

(3) In furtherance of the agreed area as mentioned in Development Agreement dated 30/04/2011 read with Serial No. BDR – 7 / 3255 / 2011, under said Development Agreement Owner and Developer had agreed to share constructed area between them in ration of 46:54% but the developer have now agreed to allot on ownership basis free of cost residential area admeasuring 20123.62 sq. ft. rera carpet out of saleable area in performance of obligation which the Owners have also unconditionally agreed to accept 20123.62 sq. ft. rera carpet as their entitled area. The Developers have agreed to allot and the Owner has agreed to accept Flats as per the list mentioned below :-

	HABITABLE 1ST FLR			
	WING	FLAT NO	RERA AREA	RERA AREA
			SQR MTR	SQR FT
1	A WING	101	65.55	706
2		102	62.5	672.8
3		103	49.45	532
4		104	50.63	545
5	B WING	101	68.8	740.56
6		102	45.55	490
7		103	62.5	672.8
8		104	49.45	532
9		105	50.63	545
	TOTAL		505.06	5436.47
	HABITABLE 2ND FLR			
	WING	FLAT NO	RERA AREA	RERA AREA
			SQR MTR	SQR FT
10	A WING	201	65.55	706
11		202	62.5	672.8
12		203	49.45	532
13		204	50.63	545
14	B WING	201	68.8	740.56
15		202	45.55	490

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16		203	62.5	672.8
17		204	49.45	532
18		205	50.63	545
	TOTAL		505.06	5436.47
	HABITABLE 3RD FLR			
	WING	FLAT NO	RERA AREA	RERA AREA
			SQR MTR	SQR FT
19	A WING	301	65.55	706
20		302	62.5	672.8
21		303	49.45	532
22		304	50.63	545
23	B WING	301	68.8	740.56
24		302	45.55	490
25		303	62.5	672.8
26		304	49.45	532
27		305	50.63	545
	TOTAL		505.06	5436.47
	HABITABLE 4TH FLR			
	WING	FLAT NO	AREA	
			SQR MTR	SQR FT
28	A WING	401	65.55	706
29		402	62.5	672.8
30		403	49.45	532
31	B WING	401	68.8	740.56
32		402	45.55	490
33		403	62.5	672.8
	TOTAL		354.35	3814.22
	TOTAL AREA			20123.62

In the proposed new sale building known as **Green Origin** to be constructed upon CTS No. 18C admeasuring about 3236.6 sq. mtrs. situate lying and being at Revenue Village Mulund, Taluka Kurla as and by way of Permanent Alternate Accommodation in lieu of grant of right, title and interest in respect of said property under the registered development Agreement. The said 33 Residential Flats in the proposed new sale building is more particularly delineated on the typical floor

plan by red color boundary line which is annexed hereto as "**Annexure A**" to this Agreement and more particularly described in the **Second Schedule** hereunder.

(4) It is agreed by the parties herein and by way of total agreed consideration for grant of development rights in respect of the said property in favor of the Developers under the Development Agreement and further agreed by these presents, the Owner is entitled to on ownership basis free of cost residential area admeasuring 20123.62 sq. ft. rera carpet area that shall be sanctioned by the Concerned Development Authorities in the building/s to be constructed by the Developers on the said property (for short "the said Owners Area"). The balance of the remaining constructed area that shall be sanctioned by the Concerned Authorities shall be available for the benefit of and coming to the share of the Developers alone with full right and absolute authority to freely sell, allot, cancel, re-allot on what is popularly known as Ownership basis, give on lease, retain, dispose off or otherwise deal with the said share of constructed area and to retain with themselves the entire sales consideration that shall be received from disposing off their share of the constructed area by utilizing full of the FSI as may be permitted by the Concerned development Authority (for short "the said Developers' Area"). On sanction of plan and

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obtaining Commencement Certificate upto the proposed 3rd slabs, the parties hereto shall identify and earmark the said car parking space on basement, podium, stilt/open, flats, pent house or any other built up area and confirm the same in writing so as to enable each of the parties hereto to deal with and/or allot the same to their respective prospective Purchasers of premises in the proposed building.

(5) The Developers shall construct the buildings on the said Property more particularly described in the First Schedule hereunder written in accordance with the plans, designs, specifications approved by the concerned local authority. The Developers have the right to amend and/or modify the said plans for smooth and better development of the said Property without any reference to the Owner.

(6) It is agreed by and between the parties hereto that clause no 13a, of the Development Agreement dated 15th October , 2010 is given waiver by the parties hereto. It is also agreed between the Parties hereto that the Owners are not liable to pay for past, present and future cost of and for redevelopment,

(7) It is further agreed by and between the parties hereto, as agreed in clause no 29, of the Development Agreement dated 15th October , 2010 the parties hereto confirm that the Owners are entitled to have their Site office on the said Property which the Owners intend to use as Sales office.

(8) It is agreed by and between the parties hereto, as agreed in clause no 32, of the Development Agreement dated 15th October , 2010 the parties hereto confirm that the Developers herein shall not be entitled to assign, transfer their right, title and interest or create third party rights and/or enter in to Joint Venture, sub development, assignment without prior informing the Owners.

(9) It is further agreed by and between the parties hereto, that the clause no 34, of the Development Agreement dated 15th October , 2010 wherein the Construction period mentioned therein is modified and replaced with the following words:-

The Developers will complete construction of new Building/s thereon within a period of 36 months and a further additional grace period of 6 months thereto, beginning from the date of issuance of the Full Commencement Certificate, for the purpose of redevelopment

(10) In lieu of the consideration as mentioned in the said Development Agreement dated 30/04/2011 the developer hereby agrees to provide to the Owner on ownership basis and Free Of Cost, a total no of 33 residential Flats having residential area admeasuring 20123.62 sq. ft. rera carpet (For the sake brevity the said flat hereinafter referred to as the "SAID FLATS") and more particularly described in Clause (3) herein above are the Details of all such Flats which belong to the Owners. The Owners hereby confirm that they are entitled to only

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20123.62 sq. ft. rera carpet and shall not claim any to any other benefits, right and interest in the said Property except the flats agreed herein.

(11) On execution hereof, the Owner`s has/have become absolute owner of the said flats and further shall hereinafter be fully entitled to quietly and peacefully possess, occupy, enjoy and hold the said flat in all manner as owner.

(12) The Developer do hereby agree and declare that he/she/they will not assign any benefit or right as accrued in Agreement to any third Party. The Owner further agree and undertake that execution hereof the Owner shall not create any hindrance/obstruction in development of the said property and further shall co-operate during the process of development and construction of entire sale component to the developer with best possible manner.

(13) The Developer do hereby confirm that they are in process of construction of the new building as per the approved plan and upon obtaining the sanction and the approval of the said building.

(14) The Owner agrees to pay on receipt of the possession of the flat to the Developers towards his/her/their proportionate cost of paying meter box deposit, meter box cost and similar expenses.

(15) The Owner shall use the said flat or any part thereof or permit the same to be used for the purpose of residence only.

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(16) The Owner along with other Owners (who have entered into similar arrangements with the Developers) and purchasers of flat in the building shall join in forming and registering an Association of Apartment Owners or a society or a limited company (at the sole option of the Developers herein) as may be decided by the Developers to be known by such name as the Developers may decide and which will be approved by the Registrar of Co-operative Societies or the Registrar of Companies as the case may be and for this purpose also from time to time sign and execute the applications for registration and for membership and other papers and documents necessary for the formation and registration of the society or limited company and for becoming a member, including adoption of the bye-laws of the proposed society and shall duly fill in, sign and return them to the Developers within seven days of the same being forwarded by the Developers to the Owner herein, so as to enable the Developers to register the said organization under Section 10 of the Maharashtra Ownership Flats (Regulation of the Promoters of Construction, Sale, Management and Transfer) Act, 1964 or under any provision of time being existing law in force and within the time limit prescribed by Rule 8 of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Rules, 1964, or under any provision of time being existing law in force, No objection shall

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be taken by the Owner if any changes or modification are made in the draft bye-laws of the Memorandum and/or Articles of Association as may be required by the Registrar of Co-operative societies or the Registrar of Companies as the case may be or any other competent authority.

(17) After completion of the said sale building and other buildings in approved layout and after the Developers have received the purchase price of all the flats and all other amounts payable by various purchasers thereof under the respective agreements, the Developers shall unless it is otherwise agreed to by and between the Parties hereto, within three months of the registration of the Association/Society or limited company aforesaid cause to be transferred to the Association/Society or a limited company all the rights, title and interest of the Owners, and the Developers in the said Property together with the buildings thereon by obtaining/or executing the necessary Conveyance/Deed of Assignment of lease of the said Property (or to the extent as may be permitted by the authorities) in favour of the said society or limited company as the case may be and such deed of assignment of lease shall be in keeping with the terms and provisions of the present agreement.

(18) The Owner further agrees and accepts that from the date of the said flat is being ready for possession, the Owner shall be liable to bear and pay the proportionate share (i.e. in the proportion to

the floor area of the accommodation) of all outgoings in respect of the said buildings viz. Local taxes, betterment charges or such other levies demanded by the concerned local authority and/or the Government Authority and the maintenance charges in respect of common amenities.

(19) The Owner himself with intention to bind himself/herself and themselves and all persons into whomsoever hands the said flat come and his/her/theirs successors-in-title doth hereby covenant with Developers as follows:

a. To maintain the said flat at Owner cost in good and tenantable repair and condition from the date of possession of the said flat being taken by him/her/them and shall not do or allow or suffer to be done anything in and or to the staircase or any passage or compound wall of the building or any part of the building in which the said flat are situated which may be against the rules, regulations, or bye-laws of the concerned local or any other authority or change, alter or make addition in and or to the buildings in which the said flat are situated.

b. Not to store in the said flat any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the said flat are situated or storing of

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which goods is objected by the concerned local or other authority and shall not carry or cause to be carried heavy packages to upper floors which may damage or are likely to damage the staircase, common passage or lift or any other structure of the buildings in which the said flat are situate including entrances of the building and in case of any damage caused to the building on account of negligence or default of the Owner in this behalf, the Owner shall be liable to pay or make good the damage incurred or caused due to the default of the Owner whatsoever.

c. To carry out at his/her/their own cost, all internal repairs to the said flat, if required and maintain the said flat in the same condition, state and order in which they were delivered by the Developers to the Owner and in tenantable repair and shall not do or allow or suffer to be done anything in the said flat or to the building in which the said flat are situate, or carry out the repairs and changes in the said flat which may be for bidden by the rules and regulations and byelaws of the concerned local authority or other public authority which may endanger the flat above or below the said premises. In the event of the Owner committing any act in contravention of the above provision, said Owner shall be responsible and liable for the

consequences thereof to the concerned local authority and/or public authority.

d. Not to demolish or cause to be demolished the said flat or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the flat or any part thereof nor any alteration in the elevation, and outside colour scheme of building in which the said flat are situated and shall keep the premises, sewers, drains, pipes in the said flat and appurtenances thereto in good and tenantable repair and conditions so as to support, shelter and protect other parts of the building in which the flat are situated and shall not chisel or in any other manner damages columns, beams, walls, slabs or RCC pardis or other structural members in the flat without prior written permission of the Developers and/or society or the limited company or the local authority as the case may be.

e. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said flat in the compound or any portion of the said Property and the building in which the said flat are situate.

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f. To bear and pay increase in local taxes, water charges, insurance and such other levies if any, which are imposed by the concerned Local authority, and/or Government and/or other public Authorities on account of change of user of the said flat by the Owner or otherwise.

g. Till the conveyance/deed of assignment/ lease of the said building together with land beneath said building in which the said flat are situated is executed, the Owner shall permit the Developers and their Surveyors and Agents with or without workmen and others at all reasonable times, to enter in to and upon the said land and building or any part thereof to view and examine the state and conditions thereof or to repair and remove any disrepair; and The Owner shall observe and perform all the rules and regulations which the society/limited company may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for the protection and maintenance of the said building and the flat there in and for the observance and performance of the building rules and regulations and bye-laws for the time being of the concerned local authorities and Government and other public bodies. The Owner shall also observe all the stipulations

and conditions laid down by the society/limited company regarding the occupation and use of the flat in the building and shall pay and contribute regularly and punctually towards taxes, expenses and other outgoings payable by him/her/them in accordance with the terms of the agreement.

(20) Nothing contained in this Agreement is intended to be nor shall be constructed as a grant, demise or assignment in law of the said Property and building or any part of thereof. The Owner shall have no claim save and except in respect of the particular flats. The remaining portion of Property, other unsold flats/car parking spaces, common areas, etc. shall be the property of the Developers until the whole of the said Property and or any part thereof with building constructed thereon is assigned to the Condominium/Co-operative Society/Limited Company as mentioned herein.

(21) The Owner hereby declares that he/she/they have gone through the all the documents related to the said construction and development of the said building Green Origin and has expressly understood the contents, terms and conditions of the same and has agreed to the same as binding.

(22) The Owner and/or the Developers shall present this agreement at proper registration office

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for registration and the parties hereto shall attend such office and admit execution thereof.

(23) It is agreed and provided that if any claim is made by any person / persons claiming in respect of the said flats hereby agreed to be provided, the possession of the said flats shall not be handed over to any person unless the dispute is mutually resolved or the Parties concerned shall obtain necessary orders from the competent court of Jurisdiction for the same.

(24) This Agreement is executed in compliance of terms and conditions agreed under said Development Agreement, and therefore no separate consideration is paid by the Owner to the Developer for allotment of said 33 Flats in favour of the Owner. The allotment herein is not in the nature of transfer which attracts any stamp duty as defined under Stamp Act.

(25) All out of pocket costs, charges and expenses including the stamp duty and registration charges of and incidental to this agreement shall be borne and paid by the Developer. If due to any changes in Government Policy and by virtue of the same if any additional stamp duty, registration charges and/or any other taxes/rates are levied the same shall be paid by the Developer.

(26) Parties shall co-operate with each other for implementing the true intents of terms and conditions of this Agreement.

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IN WITNESS WHEREOF the parties hereto have put their respective hands and the seal on the day and year first herein above mentioned.

THE FIRST SCHEDULE ABOVE REFERRED TO:

All that leasehold piece and parcel of land or ground/plot admeasuring about 3236.6 sq. mtrs., or thereabout forming part of Survey No. 250, CTS No. 18C, of Revenue Village Mulund, Taluka Kurla, in the registration District of Mumbai Suburban District.

THE SECOND SCHEDULE ABOVE REFERRED TO:

The Owners agreed share of 20123.62 sq. ft. rera carpet as by way of 23 flats to be constructed in the proposed new sale building known as Green Origin as and by way of Permanent Alternate Accommodation as per the list mentioned herein below

	HABITABLE 1ST FLR			
	WING	FLAT NO	RERA AREA	RERA AREA
			SQR MTR	SQR FT
1	A WING	101	65.55	706
2		102	62.5	672.8
3		103	49.45	532
4		104	50.63	545
5	B WING	101	68.8	740.56
6		102	45.55	490
7		103	62.5	672.8
8		104	49.45	532
9		105	50.63	545
	TOTAL		505.06	5436.47
	HABITABLE 2ND FLR			
	WING	FLAT NO	RERA AREA	RERA AREA

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			SQR MTR	SQR FT
10	A WING	201	65.55	706
11		202	62.5	672.8
12		203	49.45	532
13		204	50.63	545
14	B WING	201	68.8	740.56
15		202	45.55	490
16		203	62.5	672.8
17		204	49.45	532
18		205	50.63	545
	TOTAL		505.06	5436.47
	HABITABLE 3RD FLR			
	WING	FLAT NO	RERA AREA	RERA AREA
			SQR MTR	SQR FT
19	A WING	301	65.55	706
20		302	62.5	672.8
21		303	49.45	532
22		304	50.63	545
23	B WING	301	68.8	740.56
24		302	45.55	490
25		303	62.5	672.8
26		304	49.45	532
27		305	50.63	545
	TOTAL		505.06	5436.47
	HABITABLE 4TH FLR			
	WING	FLAT NO	AREA	
			SQR MTR	SQR FT
28	A WING	401	65.55	706
29		402	62.5	672.8
30		403	49.45	532
31	B WING	401	68.8	740.56
32		402	45.55	490
33		403	62.5	672.8
	TOTAL		354.35	3814.22
	TOTAL AREA			20123.62

to be constructed upon CTS No. 18C admeasuring about 3236.6 sq. mtrs. situate lying and being at Revenue Village Mulund, Taluka Kurla

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SIGNED AND DELIVERED

By the within named **'Developer'**

M/s. SHREEJI REALTIES PRIVATE LIMITED

Through it's Director

Mr. Sanjay Sampat Jain

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in the presence of .....

1)

2)

SIGNED AND DELIVERED

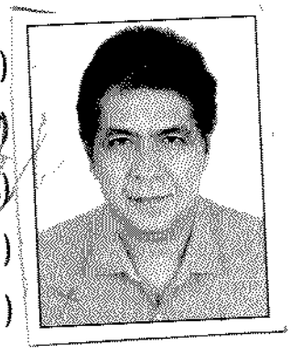
By the within named **'Owner'**

M/s. VENUS TILES AND MARBLES MANUFACTURING COMPANY PRIVATE LIMITED

Through it's Director

Mr. Jagdish Narandas Jethwani

full sign across photo



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in the presence of .....

1)

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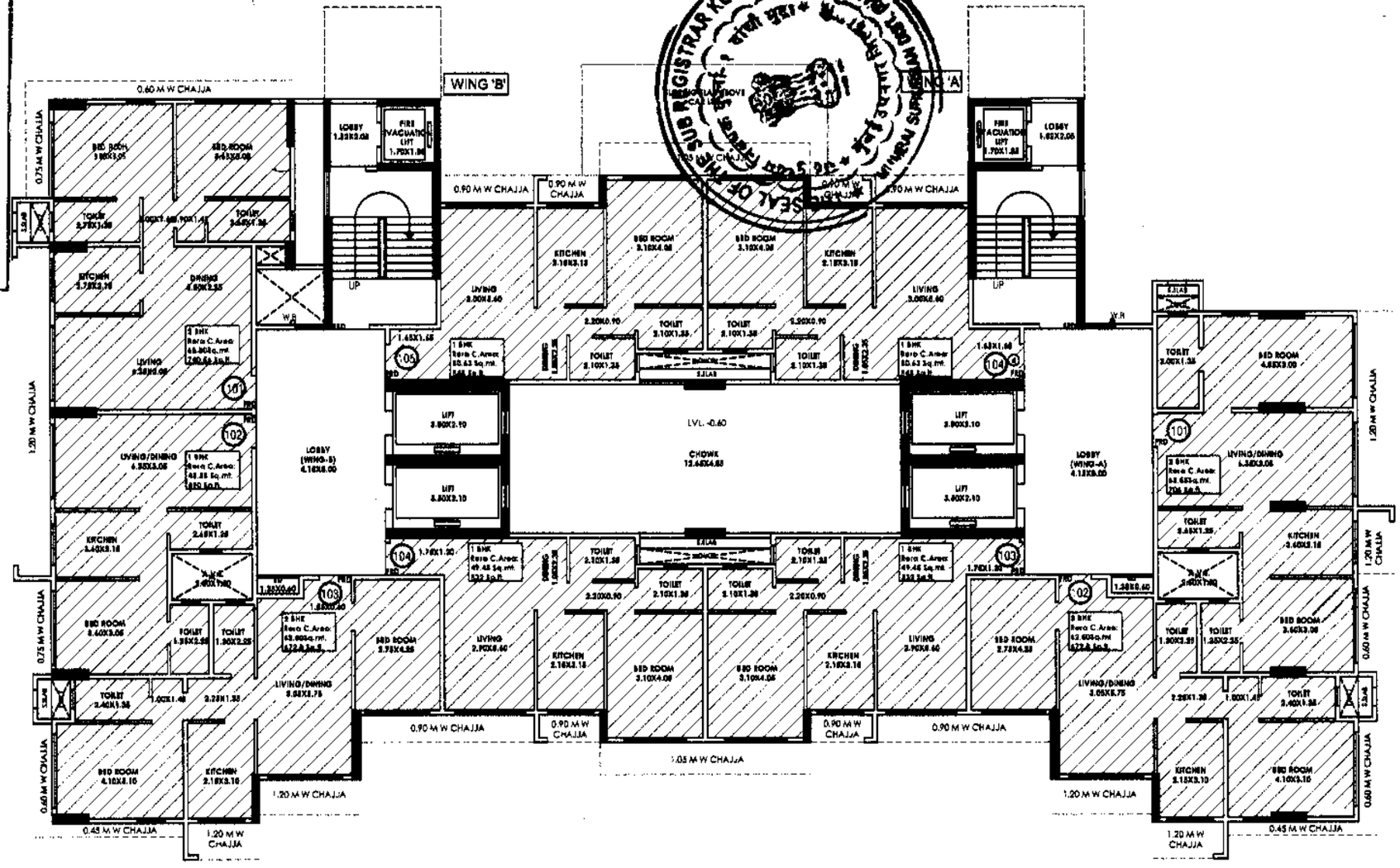
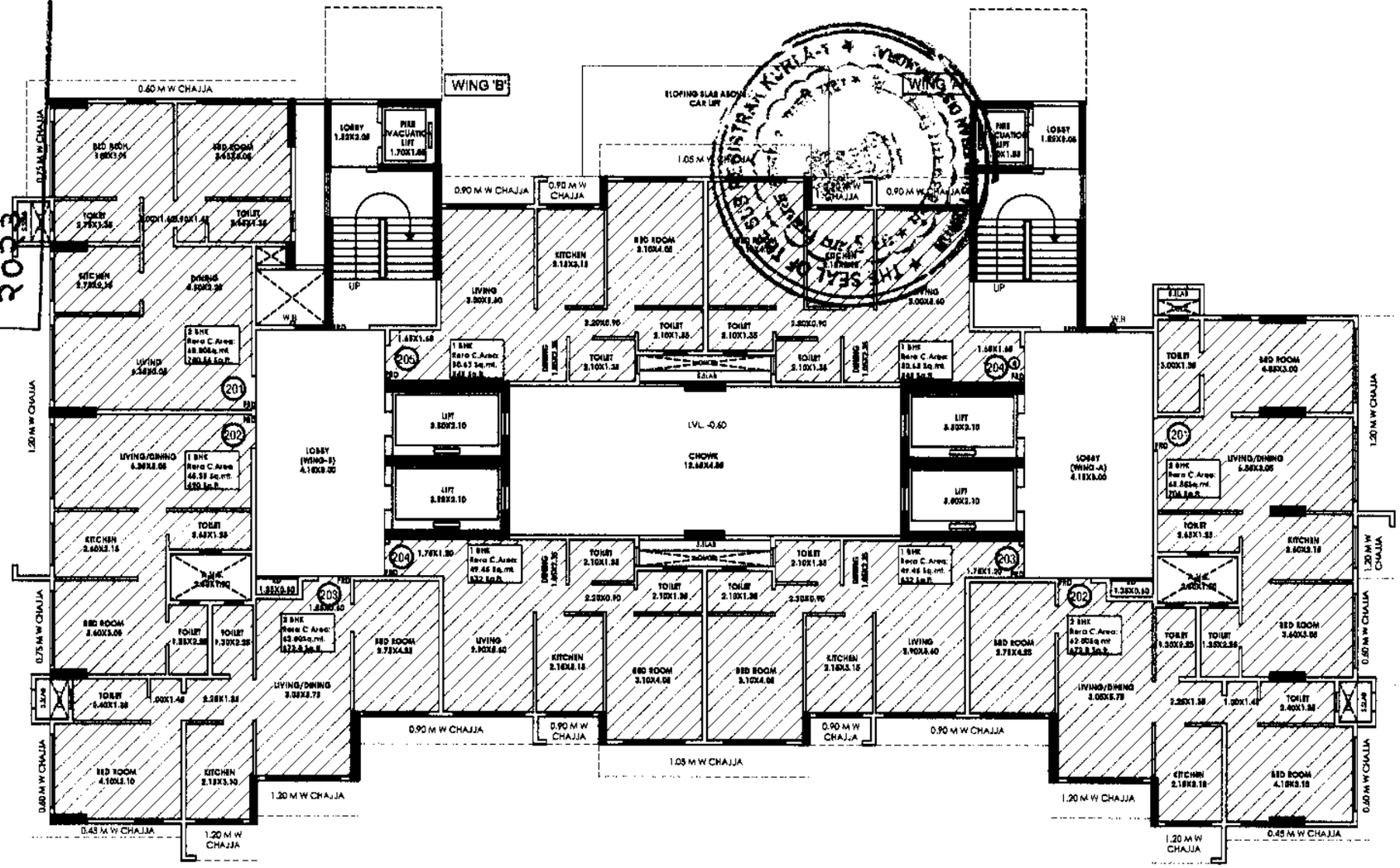


PROJECT BY:

SHREEJI

SHEET NO:01/04	TITLE:1st HABITABLE FLOOR LAYOUT
DATE:20.03.2023	*ALL THE PLANS ARE SUBJECT TO MCGM APPROVAL
PROPOSED DEVELOPMENT AT CTS-18-C,GHATIPADA ROAD,MULUND (W)	



PROJECT BY: SHREEJI		SHEET NO:02/04	TITLE:2nd HABITABLE FLOOR LAYOUT
		DATE:20.03.2023	*ALL THE PLANS ARE SUBJECT TO MCGM APPROVAL
		PROPOSED DEVELOPMENT AT CTS-18-C,GHATIPADA ROAD,MULUND (W)	

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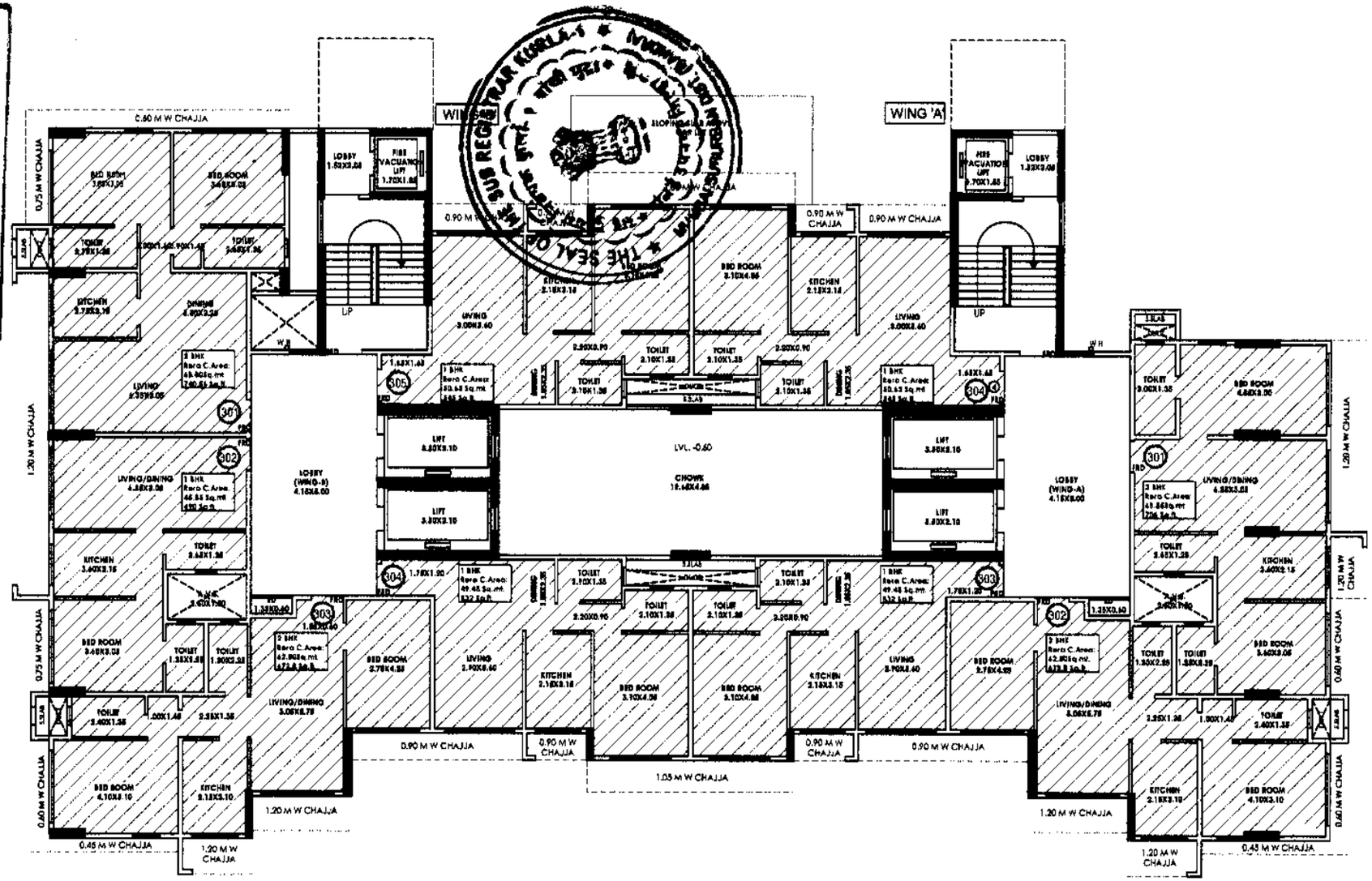

PROJECT BY:

SHREEJI

SHEET NO:03/04	TITLE:3rd HABITABLE FLOOR LAYOUT
DATE:20.03.2023	*ALL THE PLANS ARE SUBJECT TO MCGM APPROVAL
PROPOSED DEVELOPMENT AT CTS-18-C,GHATIPADA ROAD,MULUND (W)	

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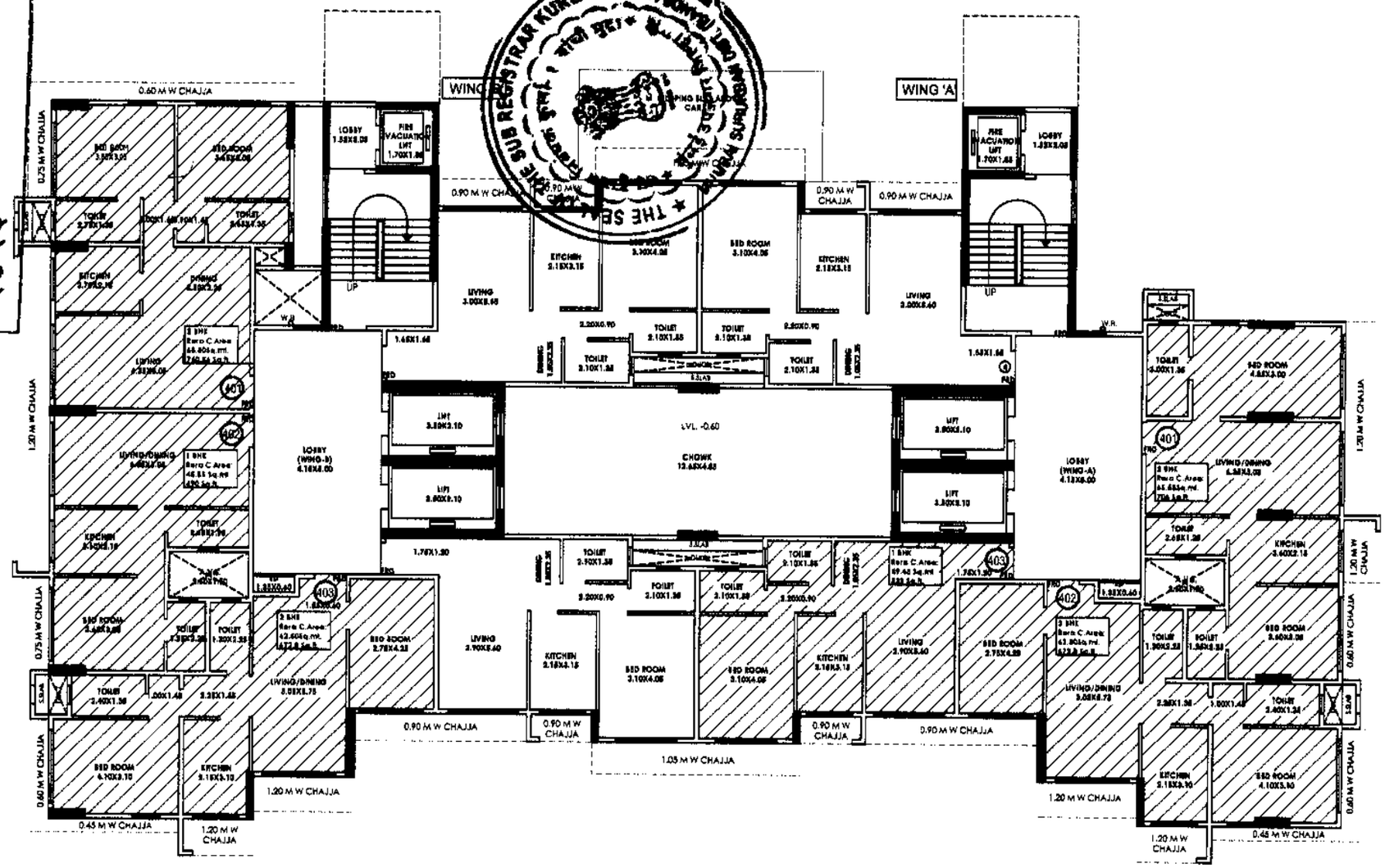

PROJECT BY:

SHREEJI

SHEET NO:04/04	TITLE:4th HABITABLE FLOOR LAYOUT
DATE:20.03.2023	*ALL THE PLANS ARE SUBJECT TO MCGM APPROVAL
PROPOSED DEVELOPMENT AT CTS-18-C,GHATIPADA ROAD,MULUND (W)	

मालमत्ता पत्रक

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विभाग/गाव — मुलुंड (पश्चिम) तालुका/न.भू.मा.का. — न.भू.अ. मुलुंड जिल्हा — मुंबई उपनगर जिल्हा

नगर भूमापन क्रमांक / घ.नं.नं.	शिट नंबर	प्लाट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या मुदतीमध्ये पाहूयाचे, तपशील आणि त्यासाठी केलेल्या तरतुदीचे निकत केंद्र)
१८क	१८क				
—			३२३६.६ [[३३४४.४]]	क	वि.शे.सारा रु. ७९ प्रत्येक १०० चौ.मी. ला औद्योगिक कारणासाठ दि. १.७.८१ ते ३१.७.९१ अखेर.

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सुविधाधिकार —

हक्काचा मुळ धारक वर्ग —

पट्टेदार —

इतर भार —

इतर शेरे —

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	
२१/०७/१९९०	स्व.सुं. आदेश क्र. मो.र.नं. ६६८, ६६९/९० मुलुंड (प) दि. २१.७.९०	—	मा. अप्पर जिल्हाधिकारी मुं.उ. जिल्हा यांचेकडील आदेश क्र.सी./ कार्या ७/ एकत्रीकरण/ पो.वि.एस. आर. -२१४ दि. २४.४.१९९० अन्वये नविन स्वतंत्र मिळकत पत्रिका उघडून न.भू.क्र. १८क आणि क्षेत्र ३३४४.४ चौ.मी. दाखल केले.	
२१/०७/१९९०	स्व.सुं. आदेश क्र. मो.र.नं. ६६८, ६६९/९० मुलुंड (प) दि. २१.७.९० ७/१२ प्रमाणे असाईनमेंट डीड प्रमाणे	—	मा. उपविभागीय अधिकारी मुं.उ. जिल्हा यांचेकडील आदेश क्र. डी.एल.एन./ एल.एन.डी/ बी - ५१६२ दि. ३०.३.१९८२ अन्वये बिनशेती साऱ्याची नोंद घेउन सत्ता प्रकार सी दाखल केला आणि खालील प्रमाणे नांवे दाखल केली. (H) श्री. अनंत पांडुरंग पंडीत. (L) मेसर्स वेणुज टाईल्स अँड मार्बल मॅन्युफॅक्चरींग कंपनी प्रा.लि.	सही - १९९०-०७-२१ न.भू.अ. मुलुंड
२५/०५/२००६	महाराष्ट्र शासन महसुल व वनविभाग परिपत्रक क्र.एफ. एल.डी. /१०० /सी.आर.२४३ /फ-३ दि.१६/१२/०४ व एस-३०/२००४/प्र.क्र.२००/ल-६ दि. १४/७/०५ नुसार महाराष्ट्र खाजगी वने अधिनियमाचे तरतुदीस अधिन राहून इतर हक्कात नोंद केली. इतर हक्क महाराष्ट्र खाजगी वने अधिनियमातील तरतुदीस अधिन			फेरफार क्र.७७३ प्रमाणे सही - २५/०५/२००६ न.भू.अ.मुलुंड

(पान न.— १)

मालमत्ता पत्रक

विभाग/भौने — मुलुंड (पश्चिम) तालुका/न.भू.मा.का. -- न.भू.अ. मुलुंड जिल्हा — मुंबई उपनगर जिल्हा

नगर भूमापन क्रमांक / ब.पी.नं.	सिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाडयाचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)
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दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	प्रमाणीकरण
२५/०५/२००६	मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील क्षेत्र दुरूस्ती आदेश क्र. सी. /कार्या-रक /क्षेत्र दुरूस्ती /एस. आर. - २१५७ दि. १२/१२/०५ नुसार सदर मिळकतीचे ३३४४.४ चौ.मी. क्षेत्र कमी करून दुरूस्तीचे ३२३६.६ चौ.मी.क्षेत्र दाखल करून क्षेत्र दुरूस्ती केली.		करल - १ ८७२ २०२३	के रकम क्र.७७२ प्रमाणे सही 35 २५/०५/२००६ न.भू.अ.मुलुंड
१४/०६/२०११	मा. अपर जिल्हाधिकारी व सक्षम प्राधिकारी (न.धो.क.म.) बृहन्मुंबई यांचेकडील क्र..सी /यु.एल.सी./कार्या.३१से-२०/औधो-२०१० दि. ३०/११/२०१० व सम दिनांक. ६/०४/२०११ अन्वये कार्यालयीन आदेश दि. १४/०६/२०११ न.भू.क्र. १८अ/१,१८ब,१८क,१८ड क्षेत्र १९८७२.२ चौ.मि, ला.यू.ए.सी.का.क. २० अन्वये सूट दिलेने इतर हक्कात "औद्योगिक प्रयोजनार्थ पुर्नपरवानगी शिवाय हस्तांतरणास प्रतिबंध" अशी नोंद घेतली			के रकम क्र.१०८८ प्रमाणे सही - १४/०६/२०११ न.भू.अ.मुलुंड
१७/०१/२०१५	मा.सर्वोच्च न्यायालयाचे सिव्हील अपील नं. ११०२/२०१४ प्रकरणी दिनांक ३०/१/२०१४ चे आदेश तसेच वन (संवर्धन) अधिनियम १९८० मधील तरतुदीनुसार मा.मुख्य वनसंरक्षक (मंत्रालय महसूल व वनविभाग यांचेकडील पत्र क्र. एस-३०/२००८/प्र.क्र.२८१/फ-३ /दिनांक १२/१२/२०१४ तसेच मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील पत्र क्र.सी/कार्या-२ आय/खाजगी वन/सं.क्र.७९/२०१४ दिनांक २२/१२/२०१४ अन्वये "महाराष्ट्र खाजगी वने अधिनियमातील तरतुदीस अधिन" अशी इतर हक्कात दाखल केलेली दि.२५/५/२००६ ची नोंद कमी केली.			के रकम क्र.१३८१ प्रमाणे सही - १७/०१/२०१५ न.भू.अ.मुलुंड
१४/१२/२०१५	-		मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प/अकारी नोंद २०१५,पुणे दिनांक१६/२/२०१५अन्वये मा.जिल्हाधिकारी मुंबई उपनगर यांचे आदेशान्वये उपरोक्त दि.२५/५/०६ चे नोंदीने मिळकत पत्रिकेवर दाखल असलेले अंकी क्षेत्र अकारी तीन हजार दोनशे छत्तीस पुर्णांक सहा दशांश चौ.मी. दाखल केले.			सही - १४/१२/२०१५ न.भू.अ.मुलुंड

तपासणी करणारा - श्री.पी.एन.राऊत न.भू.प्र.

खरी नकल -

न.भू.अ. मुलुंड
मुंबई उपनगर जिल्हा

अर्ज क्रमांक 9283
अर्ज प्राप्त दिनांक 27/9/2020 रक्कम शुल्क 960
नकला तयार दिनांक 30/9/2020 कागद फी 5
नकला दिल्याचे दिनांक 30/9/2020 एकूण रक्कम रु. 965
खरी नकल

नगर भूमापन अधिकारी
मुलुंड

नगर भूमापन अधिकारी
मुलुंड

करल - १		
दस्त	३१	१०५
२०२३		

Saturday, April 30, 2011
4:39:09 PM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 3315

गावाचे नाव मुलुंड

दिनांक 30/04/2011

दस्तऐवजाचा अनुक्रमांक वदर7 - 03255 - 2011

दस्ता ऐवजाचा प्रकार करारनामा किंवा त्याचे ज्ञापनलेख किंवा करार संक्षेपलेख

सादर करणाराचे नाव श्रीजी रिअल्टर्स प्रा लि तर्फे संचालक संजय [illegible]कुमार जैन

नोंदणी फी	:-	30000.00
नकल (अ. 11(1)), पृष्ठांकनाची नकल (अ. 11(2)), कबुलात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (37)	:-	740.00
दंड कलम 25	:-	195000.00
एकूण	रु.	225740.00

आपणास हा दस्त अंदाजे 4:53PM ह्या वेळेस मिळेल

DELIVERED

DELIVERED

दुय्यम निंबधक
कुर्ला 2 (विक्रोळी)
यह दुय्यम निबंधक कुर्ला - २
मुंबई उपनगर जिल्हा

बाजार मुल्य: 67257000 रु. मोबदला: 0रु.
भरलेले मुद्रांक शुल्क: 3363000 रु.

देयकाचा प्रकार :डीडी/धनाकर्षद्वारे;
बंकेचे नाव व पत्ता: आंध्रा बँक मु69;
डीडी/धनाकर्ष क्रमांक: 865350/868229; रक्कम: 225000 रु.; दिनांक: 29/04/2011

समाशोधनाच्या अधिन राहून

मूल परिपत्रक क्रमांक.2000/२४/प्र.क्र. २५/ म-१, दि. २८/३/2000.
म.वि.व.पु.वि. [illegible] क्र-३/ संकीर्णक/ मुद्रांक पावती दुरुस्ती/05/३६६, दि.३/१०/२००६.

कुर्ला १
२०१२
२०३४

GENERAL STAMP OFFICE

TOWN HALL, FORT, MUMBAI - 400 001. E 178686

RECEIPT FOR PAYMENT TO GOVERNMENT NOT TRANSFERABLE

DELIVERED

Receipt No : **44026** Receipt Date : **01-FEB-11**

Received From : **SHREEJI REALTIES P LTD**

Account of : **INSUFFICIENT STAMP DUTY** **Counter No. CNT-2**

Mode of Payment	DD/PO/CHQ/ RBI-Challan No	Date	Bank Name & Branch	Area Code	Amount (In Rs)
PO	866649	31-JAN-11	ANDHRA BANK (ANB)	0	2,092,500.00

DELIVERED

बदर-७
३२५५ | ९
२०११

THE SEAL OF THE SUB REGISTRAR KURLA

Sr/NEW/23/10.

Lot No. Lot Date Total D.O.:

Sr. No.	Description of Stamps / Franking	Quantity	Denomination	Amount (In Rs.)

DELIVERED

THE SEAL OF THE SUB-REGISTRAR, KURLA No. 2 MUMBAI SUBURBAN DIST. (BANDRA)

Total : 2,092,500.00

Rs **2092500** Rupees **Twenty Lakh Ninty Two Thousand Five Hundred only**

C.M. SALUNKE
Sub-Registrar

As per the Consent of Registration, please produce the original Receipt before the Sub-Registrar.

करल - १		
४६४	२७	३०५
२०२३		

GENERAL STAMP OFFICE

TOWN HALL, FORT, MUMBAI - 400 001.

E 178687

CEIPT FOR PAYMENT TO GOVERNMENT

NOT TRANSFERABLE

DELIVERED

Receipt No. : 44028

Receipt Date : 01-FEB-11

ceived From : SHREEJI REALTERS P LTD

Account of : INSUFFICIENT STAMP DUTY

Counter No. CNT-2

Mode of Payment	DD/PO/CHQ/ RBI-Challan No	Date	Bank Name & Branch	Area Code	Amount (in Rs)
PO	865351	25-NOV-10	ANDHRA BANK (ANB)	0	1,270,000.00

DELIVERED

बदर-७	
3244	2
२०११	

se No : SDE/NEW23/10

R No. : Lot Date : Total D.C

Sr. No	Description of Stamps / Franking	Quantity	Denomination	
			Total	1,270,000.00

DELIVERED

1270000 Rupees Twelve Lakh Seventy Thousand only

C.M. SALUNKE

Signature / Designation

: At the time of Registration, please produce the original receipt before the Sub-Registrar.

Cashier / Accountant

THE SEAL OF THE SUB-REGISTRAR, KURLA No. 2 MUMBAI SUBURBAN DIST. (BANDRA)

पत्रक क्रमांक.२०००/१४/प्र.क. २५/ म-१, दि. २४/३,२०००.
मि., पुण क.का-३/ संगणक/ मुद्रांक पावती दुरुस्ती/०६/२१६, दि.४/१०/२००६.

GENERAL STAMP OFFICE

TOWN HALL, FORT, MUMBAI - 400 001.

E 178688

RECEIPT FOR PAYMENT TO GOVERNMENT DELIVERED NOT TRANSFERABLE

कुर्ला - ९
Receipt No. 44029
Received From : SHREEJI REALTIES P LTD
Account of : FINES AND PENALTY
Counter No. CNT-2

Receipt Date : 01-FEB-11

Mode of Payment	DD/PO/CHQ/ RBI-Challan No	Date	Bank Name & Branch	Area Code	Amount (In Rs)
PO	866650	31-JAN-11	ANDHRA BANK (AMB)	0	269,028.00

DELIVERED
कुर्ला-७
3244 | 3
२०११

Case No. : SDR/NEW/23/10..

Lot Date : Total D.O. :

Sr. No.	Description of Stamps Franking	Quantity	Denomination	Amount (In Rs.)

DELIVERED

THE SEAL OF THE SUB-REGISTRAR, KURLA No. 2 MUMBAI SUBURBAN DIST. (BANDRA)

Total : 269,028.00

269028 Rupees Two Lakh Sixty Nine Thousand Twenty Eight only

C.M. SATONKE

As per the Contract Registration, please produce the Signature/Designation of the Sub-Registrar.

करल - १

२०२३

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

INDIA NON JUDICIAL

12 AUG 2010

K 854540

महाराष्ट्र MAHARASHTRA

28 JUL 2010

SHRI L. S. BANSALE

THE SEAL OF THE SUB-REGISTRAR, KURLA MUMBAI SUBURBAN DIST. (BANDRA)

Collector of Stamps

Collector of Stamps Enforcement-II

DEVELOPMENT AGREEMENT

THIS ARTICLE OF AGREEMENT is made at Mumbai this 15th day of October in the Christian Year Two Thousand Ten BETWEEN **VENUS TILES AND MARBLES MANUFACTURING COMPANY PRIVATE LIMITED**, a Company registered under the provisions of Indian Companies Act 1956, having its Registered Office at PLP Compound, Bal Rajeshwar Road, Mulund (West), Mumbai - 400 080, hereinafter referred to as "**the OWNERS**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successor or successors) of the **ONE PART, AND SHREEJI REALTIES PRIVATE LIMITED**, a Company registered under the provisions of Indian Companies Act

(65)

MV: 6725700UC

Certificate u/s. 41 of the Bombay Stamp Act, 1958.

No. Adj. S.D.E.I/NE-01/23/19

Office of the Collector of Stamps

Dated 4/2/2021

Received from Shri Shreeji Realtors P. Ltd.

residing at .....

insufficient stamp duty of Rs. 33,62,500/- Thirty three lakh sixty two thousand five hundred only.

vide challan No. 44026277 dated 1.2.21.

chargeable under article 5(g-a) of schedule I of the Bombay Stamp Act, 1958

Certified under section 41 of the Bombay Stamp Act, 1958 that the proper duty of Rs. 33,62,500/- Thirty three lakh sixty two thousand five hundred only and penalty Rs. 26,902/- Two lakh sixty nine thousand twenty eight only under article 5(g-a) of schedule I has been paid in respect of this instrument.

This certificate is subject to the provisions of section 53-A of the Bombay Stamp Act, 1958.

Place: Bandra

Date 4/2/21

Collector of Stamps
Bandra-Suburban

2022

Collector of Stamps
Enforcement-II

THE SEAL OF THE SUB REGISTRAR, KURLA

THE SEAL OF THE SUB REGISTRAR, KURLA No. 2
MUMBAI SUBURBAN DIST. (BANDRA)

बदर-७	
3294	4
२०२१	

करल - १

९३२६ | २५ | ३०१

२०२३

1956, having its Office at 1st Saurabh, Chakala, Andheri Kurla Road, Andheri (E), Mumbai – 400 093, hereinafter referred to as "**the DEVELOPERS**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successor or successors and assigns) of the **OTHER PART**.

बदर-७

३२४५ | ६

२०११

WHEREAS prior to 1st August 1972 one Anant Pandurang Pandit and Others were absolutely seized and possessed off and/or well and sufficiently entitled to and the Owner of property being all that piece and parcel of land or ground bearing Survey Nos. 250, 251/1A and 251/1B admeasuring in all 86515 sq.yards i.e. 72337.60 sq.mtrs. or thereabout situate lying and being at Revenue Village Mulund, Taluka Kurla (for brevity's sake hereinafter referred to as "the said larger property").

AND WHEREAS by and under a Lease dated 1st August, 1972 the said Anant Pandurang Pandit therein called the Lessor, Harishchandra Anant Pandit and 9 Others therein called the First Confirming Party, Gajanan Appaji Bhatte therein called the Second Confirming Party and L.S. Agarwal and 3 Others therein called the Lessees and duly registered with the Sub-Registrar of Assurances at Bombay under Serial No. S-1353-54-91 of 1972, the said Anant Pandurang Pandit with the confirmation of the Confirming Parties therein demised unto and in favour of the said L.S. Agarwal and 3 Others the said larger property for a period of 98 years commencing from 11th March, 1972 at or for the lease rent and subject to the terms, conditions and covenants contained therein on the part of the said Lessees with a right of renewal thereof for further period of 98 years.

AND WHEREAS by a Deed of Partition dated 2nd July, 1973 duly registered with the Sub-Registrar of Assurances at Bombay under Serial No.S-1279-80 of 1973 the said L.S. Agarwal and two Other therein called the Partyof the One Part and the Santokh Singh Uppal therein called the Party of the Other Part, in consideration of the said Santokh Singh Uppal having assigned and released in favour of the said L.S. Agarwal and two Others all his right, title and interest in respect of portion of the said larger property admeasuring 61435.10 sq.mtrs., the said L.S. Agarwal and two Others thereby assigned and released unto and in favour of the said Santokh Singh Uppal for ever for his absolute use, enjoyment, benefit of 3/4th undivided share, right, title and interest in the remaining portion of the said larger property admeasuring about 25000 sq. yards i.e. 20902.50 sq. mtrs. or thereabout subject to payment of proportionate amount of lease rent and on the terms and conditions recorded therein.

AND WHEREAS by an Agreement for Sale dated 8th October, 1975 the said Santokh Singh Uppal had agreed to sell to Puran Ratilal Mehta and the Owner herein jointly portion of the property admeasuring about 15000 sq. yards equivalent to 12541.91 sq. mtrs. or

बदर-७	
3244	७
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thereabout forming part of the property came to the share of the said Santokh Singh Uppal under the Deed of Partition dated 2nd July, 1973 at or for the consideration and on the terms and conditions recorded therein.

AND WHERREAS by an Agreement dated 25th October, 1978 executed between the said Puran Ratilal Mehta and the Owners herein, the parties there to had, inter alia, agreed that out of the total area agreed to be acquired under the said Agreement dated 8th October, 1975, a portion admeasuring about 4000 sq.yards equivalent to 3344.52 sq.mtrs. shall be purchased/taken over by the Owners herein for its use while the remaining portion shall be taken over by the said Puran Ratilal Mehta and accordingly both the parties would take necessary steps to have separate assignment from the said Santokh Singh Uppal in respect of their respective area of the property and that the Owners herein have agreed to provide to the said Puran Ratilal Mehta a right of passage or means of access over a strip of land from and out of the property taken over/ acquired/retained by the Owners herein as above.

AND WHEREAS on the necessary application/statement being filed the Concerned Competent Authority appointed under the provisions of ULC Act, 1976 granted necessary permission/exemption under Section 20 and 26 of the said Act for transfer of portion of the said land by the said Santokh Singh Uppal in favour of the Owners herein and the said Puran Ratilal Mehta and accordingly by an Order dated 17th December, 1979 requisite permission/order came to be granted/passed by the Concerned Competent Authority.

AND WHEREAS by and under an Indenture dated 29th April, 1980 duly registered with the Sub-Registrar of Assurances at Bombay under Serial No. 1094/80 dated 2nd March, 1987 executed between Santokh Singh Uppal therein called the Assignor, Puran Ratilal Mehta Sole Proprietor of M/s. Power Line Products Company therein called the Confirming Party and the Owners herein therein called the Assignees the said Santokh Singh Uppal for the consideration mentioned therein, with the confirmation of the Confirming Party therein granted, transferred and assigned unto and in favour of the Owners herein all that leasehold piece and parcel of land or ground/plot admeasuring about 4000 sq. yards equivalent to 3344.50 sq.mtrs. or thereabout forming part of Survey No. 250 of Revenue Village Mulund, Taluka Kurla, in the Registration District of Mumbai Suburban District and more particularly described in the Third Schedule thereunder written which is the same as Schedule hereunder written for the residue unexpired period under the said Indenture of Lease dated 1st August, 1972 together with the benefit of renewal of the terms for another 98 years as therein provided subject to payment of proportionate amount of rent due in respect thereof and subject to the performance of the covenants, terms, conditions and stipulations contained in

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3244 | ८

the said Indenture of Lease dated 1st August 1972 on the part of the Owners herein in respect of the property described in the Schedule hereunder written.

AND WHEREAS on necessary application being made by the Owners herein, the said Puran Ratilal Mehta and the said Santokh Singh Uppal, the Concerned Revenue/City Survey Authorities by an Order dated 24th April, 1990 divided/sub-divided the said larger property and thereby divided the C.T.S. No. 18 into three parts and earmarked/identified the property of the Owners herein admeasuring about 3344.4 sq.mtrs. which came to be rectified as area of 3236.6 sq.mtrs. and given separate C.T.S. No. 18 C and separate P.R. Card came to be issued in respect of C.T.S. No. 18 C in favour of the Owners herein.

AND WHEREAS the property being CTS No. 18C admeasuring about 3236.6 sq.mts. situate lying and being at Revenue Village Mulund, Taluka Kurla is hereinafter referred to as "the said property".

AND WHEREAS the Owners herein after having obtained requisite permissions, orders, approvals, sanctions including Commencement Certificate dated 11th January, 1990 from MCGM, constructed a factory building on the said property for the purpose of carrying on its manufacturing activities therefrom.

AND WHEREAS after having constructed the structure/building/ factory building on the said property, the Owners have not carried on any of its business activities from the structures constructed on the said property.

AND WHEREAS certain disputes and differences arose between the Directors of the Owners' Company which resulted into filing of Suit being B.C.C.C. S.C. No. 1216 of 2007 by Girish N. Ved against the Owners and the others, however, the same came to be disposed off by an Order dated 13th August 2007.

AND WHEREAS by virtue of the aforesaid facts and documents the Owners herein became entitled to the said leasehold property described in the Schedule hereunder written and subject to the terms, conditions, covenants and obligations contained under the said Deed of Lease dated 1st August 1972 and the Indenture dated 29th April, 1980, the Owners have full right, absolute authority and entitled to deal with and/or carry out development/re-development of the said property in the manner it deems fit and proper.

AND WHEREAS as evident from the P R. Card, the said property came to be wrongly declared as "Forest Land" by the Concerned Authorities of Government of Maharashtra however, the Owners have seriously disputed and objected to such declaration.

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3244 | 8

AND WHEREAS the Owners herein being desirous of carrying out re-development of the said property by demolishing the existing structure/factory building and constructing building for such purpose residential and/or commercial as may be permitted by the Concerned Authorities including Development Authorities of MCGM have joined hands with the Developers for the development of structure jointly by forming a Development Agreement to carry out the construction and development after demolition of the existing structure which will be entirely at the behalf of and solely in the account of the Developers.

करल - १
2023

AND WHEREAS each parties agree that filing of separate Income Tax Returns for their respective obligations.

AND WHEREAS it is agreed by and between the parties that it shall be the obligation of the Owner to offer and pay the Capital Gain Tax after required valuation upon handing over the peaceful possession of land space to the Developers to the extent of 54% which would amount to conferment of right over the impugned land and consequently hereto the share of construed area as attributable and agreed would be treated as stock-in-trade by the Owners.

AND WHEREAS pursuant to mutual negotiation ensued between them, the parties hereto have mutually agreed to jointly carry out re-development of the said property on the terms and conditions mutually agreed upon between them and as hereinafter appearing.

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

1. The Owners hereby declare and confirm that what is recited hereinabove with regard to its right, title and interest in respect of the property described in the Schedule hereunder written shall be treated as declarations/representations on its part as if the same are set out herein in verbatim and forming an integral part of this clause.

2. The Owners hereby grant unto and in favour of the Developers and the Developers hereby take possession of the said land space from the Owners, the development right in respect of the said property being all that leasehold piece and parcel of land or ground/plot admeasuring about 4000 sq. yards equivalent to 3344.50 sq.mtrs. or thereabout bearing C.T.S. No. 18C forming part of Survey No. 250 of Revenue Village Mulund, Taluka Kurla, in the Registration District of Mumbai Suburban District together with the structure/factory building standing thereon and more particularly described in the Schedule hereunder written (for brevity's sake hereinafter referred to as "the said property") and shown on the plan annexed hereto and surrounded by red coloured boundary line; free from all encumbrances, claims

बदर-७
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and demands, at or for the consideration and on the terms and conditions as recorded hereinafter;

3.a. As and by way of total agreed consideration for grant of development rights in respect of the said property in favour of the Developers under these presents, by use of the entire development potentiality in respect of the said property as "[illegible]" - 9 and by use, utilization and consumption of the additional development potentiality in the form of TDR/FSI by whatever name called and in all forms as may be permitted by the concerned authority including of MCGM, the Developers shall construct at their own cost the entire project, however, the expenses towards conversion of Forest Land shall initially be borne by the Developer which will be apportioned from or in the manner of appropriating the sale process of the built of area [illegible] be effected by the Developer subject to the maximum limit fixed at Rs. [illegible] Or actual whichever is lower. The expenses may pertain for removal of declaration of Forest and obtaining requisite NOC and confirmation from the concerned authority and for change of user from "Industrial" to "Residential" handover to the Owners 46% of the remaining constructed area in the form of premises/units/garages/parking lots/podium/open area etc., that shall be sanctioned by the Concerned Development Authorities in the building/s to be constructed by the Developers on the said property (for short "the said Owners Area"). The balance 54 % of the remaining constructed area in the form of premises/units/garages/parking lots/podium/open area etc., that shall be sanctioned by the Concerned Authorities shall be available for the benefit of and coming to the share of the Developers alone with full right and absolute authority to freely sell, allot, cancel, re-allot on what is popularly known as Ownership basis give on lease, retain, dispose off or otherwise deal with the said share of constructed area and to retain with themselves the entire sales consideration that shall be received from disposing off their said 54 % of the constructed area by utilizing full of the FSI as may be permitted by the Concerned development Authority (for short "the said Developers' Area"). The total constructed area with car parking space including basement, podium and/or stilt/ open shall be divided and distributed between the parties hereto in proportion to their respective shares i.e. 46 % to Owners and 54% for Developers. On sanction of plan and obtaining Commencement Certificate upto the proposed 3rd slabs, the parties hereto shall identify and earmark the said car parking space on basement, podium, stilt/open, flats, pent house or any other built up area and confirm the same in writing so as to enable each of the parties hereto to deal with and/or allot the same to their respective prospective Purchasers of premises in the proposed building.

3b. The parties hereto agree, declare and confirm that on obtaining the sanction of the plans and other permissions in respect of the building/s to be constructed upon the said property, the parties hereto shall earmark their respective constructed area by allocating the premises. The said identification of their respective constructed areas/premises shall be confirmed by the parties hereto, in writing.

4.a. The Owners hereby represent that the area of the said property is 4000 sq.yards. i.e. 3344.40 sq.mtrs. As per P.R. Card the area of the said property is 3236.6 sq.mtrs. The structure/factory building presently existing on the said property is admeasuring about _____ sq.mtrs. The Owners hereby represent that the said property has been wrongly declared as "Forest Land" by the Concerned Authorities however so far the same has been reflected in the said P.R. Card in respect of C.T.S. No. 12C.

4b. Upon execution of these presents at the request of the Owners the Developers shall represent the Owners and take necessary steps including to make, sign and submit representations, applications, appeals, revisions, objections, etc. before the Concerned Authorities including Conservative Officer appointed under the Forest Act so as to get released the said property from declaration of "Forest Land".

4c. The Developers shall also take necessary steps for obtaining permission, sanction, etc. for change of user of the said property from "Industrial" to "Residential". For the said purpose the Developers shall be entitled to make, sign and submit representations, applications, appeals, revisions, objections, etc. before the Concerned Authorities. Entire expenses thereto shall be borne by the Developers.

4d. For the aforesaid purposes, initially all costs, charges and expenses shall be borne and paid by the Developers, however, the same shall not increase beyond Rs. 1,25,00,000/- or actually incurred whichever is lower. As agreed and confirmed by the parties hereto, that to get released, the said property from declaration of "forest" and the change of user of the said property are the obligations of and at the costs of the Owners; however, the Developers for and on behalf and at the request of the Owners, have agreed to take necessary steps and undertaken in order to get released from declaration of "Forest" and change of user of the property, the amount required for the purpose would be raised by the Developers by disposing off the required portion of the constructed area as could be appropriate to realize the value of Rs. 1,25,00,000/- or actual cost whichever is lower and the balance constructed area remaining thereafter would be appropriated between the Developers and the Owner in the ratio of 54:46.

5. The Owners hereby agree, declare and confirm that the development/re-development of the said property described in the Schedule hereunder written shall be carried out by the Developers by use, utilization and exploitation/consumption of the entire

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development potentiality as Baseland and permissible FSI and by use of the benefit of additional development potentiality in the form of TDR by whatever name called and in all forms to the extent permissible to be acquired and purchased from open market for construction of building/s residential and/or residential-cum-commercial or any other kind of structures and necessary infrastructures, amenities and facilities thereto, in accordance with the plans, permissions, approvals, sanctions, certificates to be applied for and obtain from all the Concerned Authorities including MCGM.

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6. Upon execution of these presents, the Owners shall authorize the Developers to do and perform various acts, deeds, things and matters, and to sign and submit applications, forms, plans, schemes, etc. to the concerned authorities including MCGM, MHADA, BMRDA Land Revenue Authority, City Survey Authorities etc. so as to apply for and obtain requisite permissions, orders, approvals, sanctions, certificates, N.O.C. etc. for the purpose of demolition of the existing structure and for development of the said property. The Owners shall execute necessary Power of Attorney in favour of the Developers, however, all costs, charges and expenses shall be borne and paid by the Developers alone with the understanding that the Developers from time to time ensure to keep informed with the progress and the important happenings concerning the development unto the Owners or their duly appointed representative.

7. Upon execution of these presents, the Developers are handed over possession and granted permission to enter upon and remain over the said property so as to carry out survey etc. in respect of the said property as also to enable the Developers to demolish the existing structure and carry out construction/development activity on the said property. Upon execution of these presents, the Owners have removed themselves alongwith all their machineries, articles, furniture, fixture, etc. from the existing structure so as to enable the Developers to demolish the same.

8. Upon execution of these presents, the Developers shall be entitled to make sign and submit schemes, plans, proposals, applications, etc. to the concerned Development authorities including MCGM so as to apply for and obtain requisite approvals, permissions, I.O.D. Certificates etc. from all the concerned authorities including of MCGM for the purpose of development of the said property in respect of which all the costs and expenses incurred would be on their account.

9. It is expressly agreed by and between the parties that upon handing over the possession of plot with structure, the Developer shall not create any third party right / charge / mortgage / lien over the impugned property without the prior written consent of the Owners.

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10. It is expressly agreed that to the extent of receipt of 46% of the construed area, the Owners would be following Project Completion Method upon the land area which would, after the payment of Capital Gains Tax, be converted into stock-in-trade. And the tax would be offered at the end of the project being completed.

11. It is expressly agreed and understood that the Owners and the Developers shall be proportionately entitled to use, utilize, consume and exploit the benefit of TDR in all forms including garden, D.P. Road, slum, etc. so as to carry out additional development on the said property as a receiving plot. The consideration fixed under these presents has been determined and agreed upon on the basis that the Owners and the Developers are proportionately entitled to use the benefit of TDR in all forms minimum to the extent of the area of the property i.e. 46:54 or more than that for additional construction on the said property as receiving plot. The Owners and/or Developers will agree not to claim or demand any extra or additional consideration in any form whatsoever from each other. All further, additional and extra benefit of whatsoever nature available on the said plot in future shall also belong to the Owners and the Developers proportionately to the extent of respective shares.

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12. a. Upon acquiring the benefit of TDR, the Developers shall be entitled to submit the same alongwith all other requisite documents/ agreement etc. to the concerned Development Authority including MCGM alongwith utilization forms, to be signed and executed by them as also to make sign and submit all such documents, writings, applications, forms, for modifications, amendments etc. in the sanctioned plan so to obtain all such permissions, orders, approvals, sanctions, amendments, modification for the purpose of use and utilization of such benefit of TDR for additional construction on the said property as the Developers may deem fit and proper.

b. In the event of benefit of such TDR acquired by the Developers is in excess or extra than what is permitted to be used on the said property, the Developers shall be entitled to deal with to dispose off, transfer or assign such benefit of excess or additional/extra TDR in favour of any other person or persons on such terms and conditions as they may desire and enter into such agreement or agreements for transfer thereof in favour of the Intending Purchaser and ask for, demand, claim and appropriate to themselves the entire sale proceeds thereof. This is subject to and within the knowledge of the Owners whose consent is required to be obtained.

13. a. The Owners hereby represent that the said property is leasehold as recited and they are entitled to the unexpired residue period under the Indenture of Lease dated 1st August, 1972 and undertake that Developers and Owners jointly shall negotiate with the Anant Pandurang Pandit and all other persons claiming by, through, from or under trust for them so as to either acquire and purchase the reversionary right in

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respect of the said property by causing them to sign and execute and get registered Deed of Conveyance, Power of Attorney etc. so as to acquire reversionary ownership right or to obtain necessary confirmations, if need be, for the development of the said property and shall obtain other writings/Power of Attorney for renewal of the lease for a further period of 98 years and to confirm the right of the Developers to use, utilize, exploit and consume all the development potentiality and permissible FSI available in the said property by use of the Base Land FSI and the benefit of TDR by whatever name called and in all forms as may be permissible by the Concerned Authorities as per the present and future policy for such development. All costs, charges and expenses for the aforesaid purposes shall be borne and paid by the Developers and Owners in ratio of 50:50. The Developers shall comply with the above obligations within a reasonable period.

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14. The Owners hereby represent to the Developers that

a) by virtue of and under an Indenture dated 29th April, 1980 they are absolutely seized and possessed of and/or well and sufficiently entitled to the said property together with the structure standing thereon;

b) save and except the proceedings being B.C.C.C. S.C. No. 1216 of 2007 by Girish N. Ved against the Owners and the Others, which has already been disposed off by an Order dated 13th August 2007, there are no proceedings pending in any court of law or before any authority or authorities in respect of the said property and their right in respect thereof;

c) they have not entered into any agreement or arrangement with any other person or persons nor executed any agreement, documents, writings or otherwise whereby or by reason whereof they have been prevented from dealing with their right in the said property under these presents;

d) subject to what is stated hereinabove the said property is free from all encumbrances, claims and demands including claims by way of sale, transfer, mortgage, lease, tenancy, easement, possession, gift, exchange Joint Venture, Development or otherwise;

e) they have not been served with any notice, order, writ of summons, decree, order of attachment before or after Judgment, whereby or by reason whereof they have been prevented or prohibited from entering into transaction with Purchaser in respect of the said property and/or premises under these presents;

f) they have not received any notice, winding notice, order etc. from any authorities of Income-tax authorities of Government Semi-Government Public or local bodies including Municipal Corporation of Greater Mumbai, City Survey and Land Revenue Authorities, with regard to arrears and payment of

any outgoings, taxes, charges, penalties etc. in respect of the said property. All statutory liability, Income Tax, Sales Tax etc. have been duly cleared.

g) they have not received or served upon them any notice, order, circular or otherwise from the concerned authorities including Development Authorities, Municipal Corporation of Greater Mumbai with regard to any reservation or requisition of the said property or any part or portion thereof;

h) there are no claim, demand or proceeding pending by or against ex. Employees, workers, staff, creditors or authority of Govt. Semi-Govt. Public or local bodies. There is no winding up proceeding pending against them;

i) the said property is not subject matter of any reservation, acquisition or requisition including as regard to D.P. Road, Garden or otherwise;

j) there are no other impediments on them and/or their right, title and interest in respect of the said property to sell, assign and transfer in favour of the said Developers;

15. a. The Owners hereby represent that they are not carrying out any manufacturing or other business activities from the existing factory premises since last many years and have discontinued the services of all their employees, workers, etc. There are no proceedings pending by any workers or employees before any authorities including labour authorities or Court of Law.

15b. The Owners shall take necessary steps including to make sign and submit applications, representations, etc. before the Concerned Authorities including Labour Commissioner, Concerned Department of Ministry of Government of Maharashtra and apply for and obtain all requisite permissions, approvals, NOC for closure of the factory and for development of the said property. The Owners shall apply for and obtain such permission within a reasonable period from the date of execution of these presents. All costs, charges and expenses shall be borne and paid by the Developers. To get all clearances, the Owners shall authorize the Developers to do all the needful.

16. Upon execution of these presents the Owners shall hand over to M/s. Pramod Kumar & Co., the Advocates for the Developers, all the Original Title Deeds and other documents in respect of the said property and the structure/building standing thereon with a copy to the M/s. PKP Legal Solutions, the legal firm represented by the Owners, to be kept in escrow till completion of the transaction and to enable them to investigate the title of the Owners to the said property in the presence of Owners or its representative. The Advocates M/s. Pramod Kumar & Co., are authorized to offer inspection to both the parties hereto and produce the same before the Concerned Authorities as may be required. This exercise could be taken as joint exercise by lawyers of both the parties.

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17. a. The Owners hereby authorize the Developers to investigate their title to the said property through their Advocate by causing public notices issued in the newspaper of their choice and taking searches from the Office of the Concerned Authorities which will be at the Developer's cost.

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17b. In the event of any claim being received from or lodged by any person are being found, the Owners shall at their costs, charges and expenses remove the same and rectify the same and rectify such defects to the satisfaction of the Developers within a reasonable period on receipt of such claim. All costs, charges and expenses including of public notices and searches shall be borne and paid by the Owners.

18. The Owners hereby represent that they have borne, paid and discharged all the outgoings, taxes, maintenance charges, electricity charges, property tax, N.A. charges and other statutory levies payable in respect of the said property and the structure existing thereon and hereby agree and undertake to bear, pay and discharge the same till demolition of the existing structure.

19. The Owners hereby represent that they have borne, paid and discharged all the tax liabilities including Income-Tax Liabilities, service tax, TDS, Labour liabilities, etc. and there are no proceedings pending against them for recovery of any such dues or tax. The Owners shall bear, pay and discharge all such liabilities, if any, being found and payable in respect of the said property and the structure standing thereon or in respect of their business activities. Neither Development Agreement nor the Developers shall be liable to bear or pay the same.

20. The Developers shall be entitled to enter upon the said property so as to carry out and complete the work survey of the said property and obtain necessary Survey Reports and other records from the Concerned City Survey and other authorities.

21. The Developers shall be entitled to appoint and engage in its own capacity the services of Architect, R.C.C. Consultant, Advocate, Solicitors in respect of various affairs of the Project including to apply for and obtain various permissions, orders, approvals, sanctions, certificates, etc. The Developers shall be entitled to sign and execute letter of authorities, appointment and fix their remuneration and other charges.

22. Upon obtaining requisite permissions, orders, approvals, sanctions, etc. from the Concerned Authorities of MCGM. The Developers shall through their Contractor or Contractors with or without material carry out and complete the development of the property by construction of buildings and other facilities, amenities, etc.

23. Upon completion of the project, after disposal of the premises and other benefits therein by the parties and coming to their respective share the parties hereto shall jointly take necessary steps for formation and registration of organization,

association, society as may be permissible in law of the purchasers of premises. The Owners shall sign and execute all necessary vesting Assignment/transfer documents in favour of such organization or association within the time stipulated under the Concerned Statutes including MOFA with the understanding that the Owners will have access to these documents as per their needs from time to time.

24. All documents, agreements, letter of allotment, etc. for sale of premises to be executed by the parties hereto in respect of the premises coming to their respective shares as stated above, in favour of their respective intending purchasers, in respect of all the premises/units in the building/s, shall be prepared in consultation with and shall be approved by the Advocates/Solicitors of both the parties hereto and the same shall be separately signed and executed by the parties hereto in respect of their respective premises and parties the other benefits coming to their respective shares. If for any reason, any of parties hereto require authority of the other part, for sale or allotment of the premises parking space etc. coming to its share, the other party shall sign and execute the same or execute Power of Attorney to do so. The parties hereto shall be absolutely entitled to the entire consideration amount received/receivable by them under the said documents, agreements, etc., in respect of their respective constructed area, parking space, benefits etc.

25. The Developers hereby represent that one Mr. Nalekar, who is a mediator between the parties hereto for the transaction under these presents shall be allotted (1) one BHK Flat admeasuring approx 600 sq.ft. salable area free of costs in the building to be constructed on the said property by the Developers. The Developers shall provide the same from and out of the constructed area/premises coming to their share.

Each party shall be receiving their respective shares of the constructed area in the proportion of 54:54 between the Owners and Developers and consequently taxes to be borne by them as per the method of accounting followed respectively and profits earned by them will not be the subject matter of any appropriation.

27. As expressly agreed upon the Owners shall not, without written consent of the Developers, deal with, assign or transfer their right, title and interest under these presents in favour of any other person or persons which will be on the same footing will apply to the Developers as well.

28. The Developers shall be entitled to use or caused to be used and allowed outsider to use any portion of the wall, boundaries and other places of the property for the purpose of putting advertisement, the wired hoardings, signboards, etc. The Developers shall be entitled to sign and execute all such further and other writings, documents, Contract Agreement, etc. This is subject to the written consent of the

Owners and the net income after deducting all respective expenses if any, arising therefrom will be distributed between the parties in the respective 16:54 ratios.

29. The parties hereto have mutually agreed and understood that the Developers shall have a Site Office on the property and the Developers shall be entitled to depute their authorized representatives, Directors, to attend the said Office and look after the affairs of the development. As agreed upon, the Developers alone shall be entitled to engage and appoint the Clerk, administrative, marketing, accounting staff including Supervisor, security persons, accountants, managers, etc. on such terms and conditions and for such salary, compensation, etc. as they may desire which will be within the knowledge of the Owners. The Owners shall not interfere with day-to-day management, marketing and such other affairs of the Project provided and so long and except in the circumstances where the acts breaches the basic terms of mutual understanding. It may however be noted that the Owners will also have its site office made by the Developers at the said premises.

30. The Developers will be free to obtain finance from anywhere at their own instance to execute the project but it is expressly agreed that this particular land area as transferred by the Owners will not be subject to any lien / charge / mortgage / hypothecate in any form whatsoever while obtaining the said finance facility.

31. The Owners hereby confirms that the intending purchasers of premises in the building to be constructed on the said property shall be entitled to avail housing finance from their respective bankers or financial institutions and offer their right to acquire such premises by way of security for repayment of such finance and execute necessary documents, no consent in writing is required to be obtained from the Owners.

32. The Developers shall not be entitled to assign and transfer their right, title and interest or create a sub-right in favour of third party or their nominee or nominees under these presents and enter into such transaction including by way of Joint Venture, sub-development, assignment or otherwise on such terms and conditions as he may desire, subject however, to the terms of these presents though he is entitled to have the services of contractors or sub-contractors for the execution of its project.

33. In the event any of the parties hereto committing any willful or otherwise breach in respect of their respective obligations under these presents, the aggrieved party shall be entitled to seek specific performance of such obligations against the party having committed such breach. However, neither party shall be entitled to terminate or cancel the transaction under these presents till completion of the project and execution of vesting/transfer documents by the Owners in favour of the

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Organization/Association as may be formed and registered by the Purchaser of premises.

34. Subject to the Owners timely complying with their part of the obligation contained under these presents, the Developers will complete the construction of the building within a period of 36 months **with a further grace period of 6 months** from the date of completion of construction of plinth of the proposed building, Unless otherwise prevented, prohibited or obstructed by

a) any force majure;

b) any order of injunction, prohibition or restrained by any Authority or court of Law not attributed to the cause of Developers;

c) due to change in policy of Development Authorities;

d) due to any natural disaster like flood , epidemic disease fire etc. ;

e) due to any act of omission or commission on the part of Owners or any person claiming by through form or under trust for them.

35. In the event the Developers have willfully committed breach and/or negligence and not completed the substantial work of construction of the building then in such event the Owners shall be entitled to claim liquidated damages of Rs. 10,00,000/-(Rupees Ten Lakhs Only) per month from the date of such claim being made in writing till the initial first year and after onwards Rs. 15,00,000 (fifteen lakh only) per month till virtual completion of the building.

It is however clarified that if the building is completed and Occupation Certificate is applied in respect of such building, the period during such application and grant of Occupation Certificate will not be considered as willful breach or intentional failure on the part of the Developers. It is further clarified that construction work of substantial nature means construction of slabs of the building less the top floor and the work of brick wall, flooring, internal & external plaster etc. being carried out on the lower floors upto twenty floor of the proposed building.

37. By their Resolutions passed in the respective meeting of Board of Directors each of the parties hereto have approved the draft of these presents and other documents and authorize the signatories hereto to sign and execute the documents. Photocopy of such Resolutions are annexed hereto are marked as ANNEXURES "___" and"____" respectively.

38. Each party shall bear and pay fees of their respective Advocates and other consultants.

39. In the event of any dispute or differences between the parties hereto or any other person claiming by through from or under trust for them as regards implementation, interpretation, construction or meaning of any of the clauses under these presents,

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and/or as regards performance, fulfillment, compliance and breach non-compliance and non fulfillment of any of the obligations, covenants, undertakings, terms and conditions contained under these presents and/or as regards right, title and interest claim or demand of any of the parties under these presents or that nominee or nominees, during the subsistence or validity of these presents or even thereafter, the same shall be referred to the Arbitration of Two Arbitrators to be named by each of the parties hereto or their nominee or nominees with an authority to appoint Third Arbitrator or umpire as may be required under the concerned Statutes and the decision/award of such arbitrators shall be final and binding. The Arbitrators shall have full power, absolute authority and entitled to decide such disputes summarily without taking evidence. Such Arbitration shall be in accordance with the provisions of the Arbitration and Conciliation Act, 1996 and the rules framed thereunder. The venue of such Arbitration shall be at Mumbai.

40. The Permanent Account Number of the parties hereto are as follows:

PAN NO.

Owners.

Venus Tiles and Marbles Manufacturing Co. Pvt. Ltd.

Developers.

Shreeji Realties Pvt. Ltd. AAGCS 3762E

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

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THE SCHEDULE ABOVE REFERRED TO:

ALL THAT leasehold piece and parcel of land or ground/plot admeasuring about 4000 sq. yards equivalent to 3344.50 sq.mtrs. or thereabout forming part of Survey No. 250, C.T.S. No. 18C of Revenue Village Mulund, Taluka Kurla, in the Registration District of Mumbai ~~Suburban District~~.

THE COMMON SEAL of the)
withinnamed **"OWNERS"**)
VENUS TILES AND MARBLES)
MANUFACTURING CO. PVT. LTD.)
has been affixed hereto pursuant to a)
Resolution passed in the meeting of its)
Board of Directors held on _____)
in the presence of one of its Directors)
SHRI. Kishor Vishindas Bachani)
who has appended his hands hereunto)
in the presence of ...)

For Venus Tiles & Marbles Mfg.Co.Pvt. Ltd.

Director

THE COMMON SEAL of the)
withinnamed **"DEVELOPERS"**)
SHREEJI REALTIES PVT. LTD.)
has been affixed hereto pursuant to a)
Resolution passed in the meeting of its)
Board of Directors held on _____)
in the presence of one of its Directors)
SHRI. SANJAY SAMPATKUMAR JAIN)
who has appended his hands hereunto)
in the presence of ...)

For SHREEJI REALTIES PVT. LTD.

DIRECTOR

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Original sent to Linkoment 19/11/09

TRUE COPY
F.A. Patel

MRS. FALGUNI ABHAY PATEL
M.COM. LL.B.
ADVOCATE
The Bar Council of Gujarat.
Enrolment No. G/723/2008
Office NO. G/723/2008
Shop - No. 3 Ground Floor,
Sumangal Apartment, "A" Wing,
Vidyavani Chawl, Vallabhbhai Road,
Vile Parle (W), Mumbai-400 056

गा. न. नं. ७, ७ - अ व १२

स.नं. — २५० — हिस्सा नं. — कब्जेदार (८३०) (९७७) (१२४) गांव - मुलुंड

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क्षेत्र लागवणी लायक	८ -	33
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पाणी.....			

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अस्सल बरहुकुम खरी नक्कल असे तयार ता. 18/11/2009

तलाठी सजा मुलुंड
तहसिल-कुर्ला

तलाठी.

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मालमत्ता पत्रक

मुलुंड (पश्चिम) तालुका/न.भु.मा.का. -- न.भू.अ. मुलुंड जिल्हा -- मुंबई उपनगर जिल्हा

प्लॉट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीच्या जिल्हा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची निर्धारित वेळ
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२०११

व्यवहार	खंड क्रमांक	नवीन धारक (धा) पट्टेदार (प) किंवा भाडेकरू (भ)	साक्षांकन
आदेश क्र. मो.र.त. ६६९/ [illegible] मुलुंड (प) [illegible] ९०	---	मा. अप्पर जिल्हाधिकारी मुं.उ. जिल्हा यांचेकडील आदेश क्र.सी. कार्या ७/ एकत्रीकरण/ पो.वि.एस. आर. -२१४ दि. २४.४.१९९० अन्वये नविन स्वतंत्र मिळकत पत्रिका उघडुन न.भु.क्र. १८क आणि क्षेत्र ३३४४.४ चौ.मी. दाखल केले.	[illegible]-०७-२१ न.भु.अ. मुलुंड
स्वःसु आदेश क्र. मो.र.त. ६६८ [illegible]/८ मुलुंड (प) दि. २१.७.९० ७/१२ प्रमाणे असाईनमेंट डीड प्रमाणे	---	मा. उपविभागीय अधिकारी मुं.उ. जिल्हा यांचेकडील आदेश क्र. डी.एल.एन./ एल.एन.डी/ बी - ५१६२ दि. ३०.३.१९८२ अन्वये बिनशर्ती साऱ्याची नोंद घेउन सत्ता प्रकार सी दाखल केला आणि खालील प्रमाणे नांवे दाखल केली. (H) श्री. अनंत पांडुरंग पंडीत. (L) मेसर्स वेणुज टाईल्स अँड मार्बल मॅन्युफॅक्चरींग कंपनी प्रा.लि.	सही - १९९०-०७-२१ न.भु.अ. मुलुंड
[illegible] २००६		महाराष्ट्र शासन महसुल व वनविभाग परिपत्रक क्र.एफ. एल.डी. /१०० /सी.आर.२४३ /फ-३ दि.१६/१२/०४ व एस-३०/२००४/प्र.क्र.२००/ल-६ दि. १४/७/०५ नुसार महाराष्ट्र खाजगी वने अधिनियमाचे तरतुदीस अधिन राहुन इतर हक्कात नोंद केली. इतर हक्क महाराष्ट्र खाजगी वने अधिनियमातील तरतुदीस अधिन	फेरफार क्र.७७३ प्रमाणे सही - २५/०५/२००६ न.भू.अ.मुलुंड

मालमत्ता पत्रक

विभाग/मोजे -- मुलुंड (पश्चिम) तालुका/न.भू.मा.का. -- न.भू.अ. मुलुंड जिल्हा -- मुंबई उपनगर जि

नगर भूमापन क्रमांक किंवा प्लॉट	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या अकरणीचा किंवा पाहणी तपशील आणि त्याच्या फेर तपासणीची नि
१८क	१८क				

दिनांक	व्यवहार	खड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षाकंन
२६/०५/२००६	मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील क्षेत्र कमी आदेश क्र. मी. कार्या.क्र. ~~[illegible]~~ दुरुस्ती/एस. आर. - ३२५७ दि. १२/१२/०५ नुसार सदर मिळकतीचे ३३४४.४ चौ.मी. क्षेत्र कमी करून दुरूस्तीचे ३२३६.६ चौ.मी.क्षेत्र दाखल करून क्षेत्र दुरूस्ती केली.			

बदर-७
३२५५ | २४
२०१२

करण क्र.७७
दि. २०/०७/२०२३
न.भू.अ.मुलुंड
२०२३

प्रमाणित करणारा

खरी नकल -

न.भू.अ. मुलुंड
मुंबई उपनगर जिल्हा

THE SEAL OF THE SUB-REGISTRAR, KURLA NO. 2 MUMBAI SUBURBAN DIST. (BANDRA)

अनु क्रमांक 2307
नकल घेतल्याचा दिनांक 21/3/30
नकल तयार झाल्याचा दिनांक 21/3/30
नकलेचा दिनांक 20/4/23
नोंदी ५
१००-
२-
१०८-

THE SEAL OF THE SUB REGIS

मुंबई महानगरपालिका
कर निर्धारण व कर संकलन खाते
मालमत्ता कराचे देयक तथा पावती
अधिकार केल्यावर ही पावती मिळेल

7 JUN 2003

देयक क्रमांक
106474

बृहन्मुंबई महानगरपालिका
मालमत्ता कराचे देयक

T 041359021 01/04/2003-30/09/2003 T-2844(7) S N

मालमत्ता क्रमांक	मालमत्ता करवर्ष	कालखंड	तारीख					
T -04-1359-02-1	2003-2004	200310	01/04/2003				0	0
						राज्य शासन	0	

मालमत्ता क्रमांक — मार्ग क्रमांक, मार्गाचे नाव, मालमत्तेचे वर्णन — करदात्याची नावे

T-2844(7) S NO 250PT PLOT NO 4PT BALRAJESHWARI ROAD MU LUND W C T S NO
18PT PLOT OF LAND SHRI SAMTOKSINGH UPPAL OCCU M/S VENUS TILES & MA
RBLE MFG CO PVT LTD

VENUS TILES AND MARBLE
NEAR GANESH
NEAR GANESH FLOUR MILLS
BALRAJESHWARI RD
MULUND (W)
MUMBAI 400080

दिनांक पासून पर्यंत	एकूण करपात्र मूल्य	करमाफी दिलेले मूल्य	निवासी करपात्र मूल्य	अ-निवासी करपात्र मूल्य
01/04/2003-30/09/2003	3925	0	0	3925

महानगर पालिकेचे कर

सर्व साधारण कर दर / रक्कम रु.	पाणी पट्टी दर / रक्कम रु.	जल लाभ कर दर / रक्कम रु.	मलनिःस्सारण कर दर / रक्कम रु.	मलनिःस्सारण लाभ कर दर / रक्कम रु.	म.न.पा. शिक्षण उपकर दर / रक्कम रु.	राज्य शासनाचे कर: राज्य शिक्षण उपकर दर / रक्कम रु.	रोजगार हमी उपकर दर / रक्कम रु.	वृक्ष उपकर दर / रक्कम रु.	पथ कर दर / रक्कम रु.
30.00% 589	0 0	0 25%NR 491	0 0	0 15.00%NR 294	12.00% 236	0 12%NR 236	3% 59	0.50% 10	15% 294

	अधिप्रमाणित दिनांक	विभागाला भरले
PR		

T -04-1359-02-1		200310
देयक क्रमांक		देयकाची रक्कम
106474		2209

* थकबाकीमध्ये चूक-भूल असल्यास त्या बाबत संबंधित विभागीय सहाय्यक करनिर्धारक व कर संकलकांना लिहावे, करपात्र व देयाच्या थकबाकीचा तपशील करनिर्धारण खात्याच्या संबंधित विभाग कार्यालयात उपलब्ध आहे.

प्रथम करनिर्धारण दिनांक	एकूण रक्कम रु.	या कालखंडासाठी भरलेली रक्कम	देयक रक्कम
01/04/1980	2209		2209

थकबाकीसह सर्व रक्कम भरणे आवश्यक आहे.

सहाय्यक कर निर्धारक

T WARD, LALA DEVIDAYAL RD
MULUND(W) MUMBAI 400080.

अ. सवलती मुळे ४/५ आकारणी, ब. सवलतीमुळे ८/१० आकारणी, क. करपात्रतेमुळे ४/५ आकारणी याच कालखंडाची पूर्वीची देयके रद्द समजण्यात यावीत. सूचनेसाठी कृपया मागे पहावे.

R निवासी करपात्र मूल्याचा NR अनिवासी करपात्र मूल्याचा या बाबतीत थकबाकी अंतर्भूत नाही. थकबाकी साठी वेगळी पावती घ्यावी.

THE SEAL OF THE SUB-REGISTRAR MUMBAI No. 2 SUBURBAN DIST. (BANDRA)

TRUE COPY
F A Patel
MRS. FALGUNI ABHAY PATEL
M.COM LL.B
ADVOCATE
Bar Council of Gujarat,
Enrollment No. G/722/2008
Office NO. G/723/2008
Office No. 3, Ground Floor,
Sumangal Apartment, "A" Wing,
Ambavan Chawl, Vallabhbhai Road,
Vile Parle (W), Mumbai-400 056.

3295 | 124

बृहन्मुंबई महानगरपालिका

कर विभागात व कर संकलन खाते मालमत्ता करावे देयक तथा पावती सोबतचा देण्यात ही पावती मिळेल

7 JUN 2003

106478

बृहन्मुंबई महानगरपालिका

मालमत्ता कर देयक

T 041359080 01/04/2003-30/09/2003 T 2844 (7A) S

(टपाल खर्चाचा पॅकेज)

लेखा क्रमांक	मालमत्ता करवर्ष	कालखंड	दिनांक				
T -04-1359-08-0	2003-2004	200310	01/04/2003	31/03/2003 9023	इ.न.पा. राज्य शासन	0 0	0 0

मालमत्ता क्रमांक

मार्ग क्रमांक, भागाचे नाव, मालमत्तेचे वर्णन

कब्जादारांची नावे

T 2844 (7A) S NO 250 PT PLOT NO 48T BAL RAJESHWARR RO AD MULUND WEST LU
C SHRI SANTOKSINGH UPPAL OCCU M/S VENUS TILES AND
MARBLEMFG CO PVT LTD

M/S VENUS TILES AND MARBLE
* MFG CO PVT LTD
BAL RAJESHWAR ROAD
MULUND (WEST) MUMBAI 80

दिनांक पासून पर्यंत	एकूण करपात्र मूल्य	करमाफी दिलेले मूल्य	निवासी करपात्र मूल्य	अ-निवासी करपात्र मूल्य
01/04/2003-30/09/2003	9100	0	0	9100

महानगर पालिकेचे कर					राज्य शासनाचे कर		महानगर पालिकेचे कर	
सर्व साधारण कर दर / रक्कम रु.	पाणी पट्टी दर / रक्कम रु.	जल लाभ कर दर / रक्कम रु.	मलनि:सारण कर दर / रक्कम रु.	मलनि:सारण लाभ कर दर / रक्कम रु.	म.न.पा.शिक्षण उपकर दर / रक्कम रु.	राज्य शिक्षण उपकर दर / रक्कम रु.	रोजगार हमी उपकर दर / रक्कम रु.	घूस उपकर दर / रक्कम रु.	पथ कर दर / रक्कम रु.
30.00% 1365	0 0	0 25%NR 1138	0 78%NR 3549	0 15.00%NR 683	12.00% 546	0 12%NR 546	3% 137	0.50% 23	15% 683

	अधिकाराचा दिनांक	विभाग नोंद
PR		

	नोंदणी क्रमांक
P	

T -04-1359-08-0	200310
देयक क्रमांक	देय रक्कम
106478	8670

* थकबाकीमध्ये चूक-भूल असल्यास त्या बाबत संबंधित विभागीय सहायक करनिर्धारक व कर संकलकांना लिहावे, कराच्या व दंडाच्या थकबाकीचा तपशील करनिर्धारण खात्याच्या संबंधित विभाग कार्यालयात उपलब्ध आहे.

प्रथम करनिर्धारण दिनांक	एकूण रक्कम रु.	या कालखंडासाठी भरलेली रक्कम	देयक रक्कम
01/01/1994	8670		8670

थकबाकीसह सर्व रक्कम भरणे आवश्यक आहे.

अ. सवलती मुळे ७/१० आकारणी, ब. सवलतीमुळे ८/१० आकारणी, क. करमुक्तीमुळे ४/५ आकारणी यांचे कालखंडाची पूर्वीची देयके रद्द समजण्यात यावीत. सुधारणेसाठी कृपया मागे पहावे.

R निवासी करपात्र मूल्याचा NR अनिवासी करपात्र मूल्याचा

या पावतीत थकबाकी असल्यास ती भरल्याशिवाय हस्तांतरीत नोंद अमलात आणली जाणार नाही.

महाव्यवस्थापक

T WARD, LALA DEVIDAYAL RD.
MULUND(W) MUMBAI 400080

THE SEAL OF THE SUB REGISTRAR KURLA

THE SEAL OF THE SUB-REGISTRAR, KURLA No. 3 MUMBAI SUBURBAN DIST. (BANDRA)

TRUE COPY
F.A. Patel

Sumangal Apartment "A" Wing, Vaidawadi Cross Road, Vile Parle (W), Mumbai-400 056.

The Bar Council of Maharashtra & Goa
Office No. 5 Ground Floor

MR. [illegible] PATEL
M.COM LL.B.
ADVOCATE

करल

कुर्ला - १
६३२६ | ६६७१
२०२१

Venus Tiles and Marbles Manufacturing Co. Pvt. Ltd.

PLP Compound, Balrajeshsar Road, Next to Ganesh Flour Mills,
Mulund (W), Mumbai 400080

बदर-७
३२५५ | २७
२०११

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF BOARD OF DIRECTORS OF VENUS TILES AND MARBLES MANUFACTURING CO. PVT. LTD., HELD ON 28th APRIL, 2011 AT 3.00 P.M. AT ITS REGISTERED OFFICE 2A, ELPHIISTON HOUSE, MARZBAN ROAD, MUMBAI, FORT 400001 WHICH HAS BEEN DULY RECORDED IN THE MINUTE BOOK OF THE SAID COMPANY.

"RESOLVED that **Mr. Kishore Vishindas Bachani** one of director of Company is authorized to sign, execute & registered the Development Agreement, Power of Attorney and other relevant documents pertaining to property bearing Survey No. 250, C.T.S. No. 18 C of Revenue Village mulund, Taluka Kurla, in the Registration district of Mumbai Suburban District.

"CERTIFIED TRUE COPY"

For VENUS TILES AND MARBLES MANUFACTURING CO. PVT. LTD.

For Venus Tiles & Marbles MFg.Co.Pvt. Ltd.

Director

DIRECTOR

करल - १
२०२३

Shreeji Realties Pvt. Ltd.

बदर-७
३२५५ | २८

Saurabh, Chakala, Andheri Kurla Road, Andheri (E), Mumbai - 400 093.
Tel. 6698 2671/72/73, Fax : 6698 2673, E-mail : shreeji_12@rediffmail.com

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF BOARD OF DIRECTORS OF SHREEJI REALTIES PVT. LTD., HELD ON 28th APRIL, 2011 AT 3.00 P.M. AT ITS REGISTERED OFFICE 1ST SAURABH BUILDING ,ANDHERI KURLA ROAD, ANDHERI (EAST) , MUMBAI 400093 WHICH HAS BEEN DULY RECORDED IN THE MINUTE BOOK OF THE SAID COMPANY.

"RESOLVED that Mr. Sanjay Sampatkumar Jain one of director of Company authorized to sign, execute & registered the Development Agreement, Power of Attorney and other relevant documents pertaining to property bearing Survey No. 250 CTS No. 18 C of Revenue Village mulund, Taluka Kurla, in the Registration district of Mumbai suburban district.

"CERTIFIED TRUE COPY"

For SHREEJI REALTIES PVT. LTD.

For SHREEJI REALTIES PVT. LTD.

DIRECTOR

DIRECTOR

वदर-७
३२५५ | २९
२०११

कुर्ला - १
६५१०१

Form 1. R.

Certificate of Incorporation

No: 13639 OF 1966-67

I hereby certify that **Venus Tiles and Marble Manufacturing Company Private Limited** is this day incorporated under the companies Act. 1956 (No. 1 of 1956) and that the Company is Limited.

Given under my hand at BOMBAY this FOURTEENTH day of DECEMBER ONE THOUSAND NINE HUNDRED and SIXTY SIX (24th AGRAHAYANA 1888-Saka)

Seal of the registrar of Companies Maharastra

Sd/ S. M. Yousuf
(S. M. Yousuf)
Registrar of Companies
Maharastra, Bombay.

THE SEAL OF THE SUB-REGISTRAR, KURLA No. 1
MUMBAI SUBURBAN DIST. (BANDRA)

करल - १		
८३४८	६९	१०५
२०२३		

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AAGCS3762E

नाम /NAME

SHREEJI REALITIES PRIVATE LIMITED

निगमन/बनने की तिथि /DATE OF INCORPORATION/FORMATION

23-10-2000

आयकर आयुक्त (कम्प्यूटर केन्द्र)
Commissioner of Income-tax(Computer Operations)

बदर-७	
३२५५	३०
२०११	

THE SEAL OF THE SUB-REGISTRAR, KURLA No. 2 MUMBAI SUBURBAN DIST. (MUMBAI)

THE SEAL OF THE SUB REGISTRAR KURLA

[illegible] के खो / मिल जाने पर कृपया जारी करने वाले
[illegible] को सूचित / वापस कर दें
[illegible] आयुक्त (कम्प्यूटर केन्द्र),
[illegible] भवन,
[illegible] कॉम्प्लेक्स,
[illegible] - ४०० [illegible]
[illegible] Lost/Found, Kindly inform/return to
[illegible] authority
[illegible] of Income-Tax (Computer Operations),
[illegible] Bhavan,
[illegible] Kurla Complex,
[illegible] ४०००[illegible]

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA

FORM NO.60

(See third Proviso to rule 114 B)

Form of Declaration to be filed by a person who does not have either a permanent account number or General Index Register Number and who makes payment in cash in respect of transaction specified in Clauses (a) to (h) of rule 114 B

1. Full Name and address of the declarant/s : VENUS TILES AND MARBLES MFG. CO. PVT. LTD PLP Compound, Bal Rajeshwar Road Mulund (West), Mum-80
2. Particulars of transaction
3. Amount of transaction
4. Are you assessed to tax? Yes/No
5. If yes,
   (i) Details of ward/Circle/Range where the last return of Income was filed.
   (ii) Reasons for not having permanent account number /General Index Register Number?
   (iii) Details of the document being produced in support of address in column(1)

VERIFICATION

I, We _____

hereby declare that what is stated is true to the best of my knowledge and belief.

Verified today, the _____ day of _____ 2004.

Signature of the declarant

Place : Bhiwandi/ Thane/ Mumbai

Date : 30th April/2004.

विभाग भारत सरकार
GOVT. OF INDIA

करल - १		
६३४६	५७	१०१
२०२३		

बदर-७	
३२५५	३२
२०१६	

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KISHOR BACHANI

VISHINDAS BACHANI

06/01/1947

Permanent Account Number

AAAPB9975F

Signature

THE SEAL OF THE SUB REGISTRAR, KURLA No. 2 MUMBAI SUBURBAN DIST. (BANDRA)

In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, UTIISL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, UTIISL
प्लाट नं: 3, सेक्टर ११, सी.बी.डी.बेलापुर,
नवी मुंबई-४०० ६१४.

मोटर वाहन विभाग
MOTOR VEHICLES DEPARTMENT

भारत सरकार
GOVT. OF INDIA

कलर - १
दिनांक 02/94
२०२३

बदर-७
3244 | 33
२०४६

282933

Signature or Thumb-impression

Name to be written across the photograph

Dup Rsot-J584295/11686/947
100702

FORM 6
Rule 10(1)
National Transport Office
Mumbai (W)
100702

Driving Licence

Driving Licence No. 282933

Date of issue 020766

Name of the Licence Holder

Kishore V. Bachani

Son/wife/daughter of

Vishwas

THE SEAL OF THE SUB REGISTRAR, KURLA NO. 2 MUMBAI SUBURBAN DIST. (BANDRA)

THE SEAL OF THE SUB-REGISTRAR, KURLA NO. 2 MUMBAI SUBURBAN DIST. (BANDRA)

करल - १		
८३४	५३	१०५
२०२३		

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SAMPATIKUMAR JAIN
SAMPAT KUMAR JAIN

Permanent Account Number
[illegible]3399D

वदर-७	
3244	38
२०११	

Sampat

THE SEAL OF THE SUB-REGISTRAR, KURLA NO. 2 MUMBAI SUBURBAN DIST. (BANDRA)

THE SEAL OF THE SUB REGISTRAR KURLA

If this card is lost / found, kindly inform / return to :
PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यदि यह कार्ड खोया/पाया जाए तो कृपया सूचित करें/लौटाएं :
यूटीआईटीएसएल पैन सर्विसेज यूनिट, प्लॉट नं. 3, सेक्टर 11, सीबीडी बेलापुर,
नवी मुंबई - 400 614.

करल - १

	५४	७१
२०२३		

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No MH02 20100119916 COI 10-06-2010
Valid Till 09-06-2013 (TR)

FORM 7
RULE 16 (a)

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA

COV	DOI
LMV-TR	10-06-2010

DOB 13-12-1969 BG

Name JITENDRA
S/D/W of HARJIVAN PATEL
Add SUMANGAL APTS, FLAT NO-3/A, GR FLR, VALLABHAI RD, VILE PARLE (W), MUMBAI, MUMBAI,
PIN 400005
Signature & ID of Issuing Authority MH02 2010311

Signature/Thumb Impression of Holder

करल-१

३२५५		३५
२०११		

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KALPESH DAGDU GOLE

DAGDU HARI GOLE

23/07/1985

Permanent Account Number
AKYPG1990K

Signature

12032010

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAJKUMAR RADHESHYAM TIWARI

RADHEYSHYAM GAYAPRASAD TIWARI

05/06/1982

Permanent Account Number
AJDPT1521B

Signature

10072009

करल - १

४३०२ | ५५ | ७०५

२०२३

[redacted]

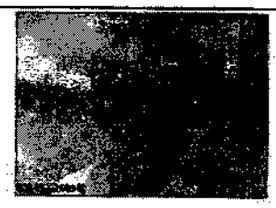
दुय्यम निबंधकः
कुर्ला 2 (विक्रोळी)

दस्त गोषवारा भाग-1

वदर/
दस्त क्र 3255/2011
३६

[redacted]: 3255/2011

[redacted]: करारनामा किंवा त्याचे अभिलेख किंवा करार संक्षेपलेख

[redacted] नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
[redacted] प्रा लि तर्फे संचालक संजय [redacted] चकाला, अंधेरी कुर्ला रोड, अंधेर	लिहून घेणार वय 44 सही		
[redacted] अँड मार्बल मेन्युफॅक्चरी कं प्रा लि [redacted] देवीनदास बचानी - - [redacted] कनाडा, बी आर रोड, मुलुंड प	लिहून देणार वय 64 सही		

THE SEAL OF THE SUB-REGISTRAR, KURLA No. 2-2 MUMBAI SUBURBAN DIST. (BANDRA)

THE SEAL OF THE SUB REGISTRAR KURLA-1 MUMBAI SUBURBAN DIST. (BANDRA)

[redacted] त्याचे अभिलेख किंवा करार संक्षेपलेख] दस्तऐवज करुन दिल्याचे कबूल करतात.

करल - १

६३०८ | ०६ | १५

२०२२

दस्त गोषवारा भाग - 2

बदर7

दस्त क्रमांक (3255/2011)

३५/३५

दस्त क्र. [बदर7-3255-2011] चा गोषवारा
बाजार मुल्य :67257000 मोबदला 0 भरलेले मुद्रांक शुल्क : 3363000

दस्त हजर केल्याचा दिनांक :30/04/2011 04:32 PM
निष्पादनाचा दिनांक : 15/10/2010
दस्त हजर करणा-याची सही :

दस्ताचा प्रकार :5) करारनामा किंवा त्याचे अभिलेख किंवा करार संक्षेपलेख
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 30/04/2011 04:32 PM
शिक्का क्र. 2 ची वेळ : (फ़ी) 30/04/2011 04:39 PM
शिक्का क्र. 3 ची वेळ : (कबुली) 30/04/2011 04:39 PM
शिक्का क्र. 4 ची वेळ : (ओळख) 30/04/2011 04:39 PM

दस्त नोंद केल्याचा दिनांक : 30/04/2011 04:40 PM

पावती क्र.:3315 दिनांक:30/04/2011
पावतीचे वर्णन
नांव: श्रीजी रिअल्टर्स प्रा लि तर्फे संचालक संजय संपतकुमार जैन . -

30000 :नोंदणी फी
740 :नक्कल (अ. 11(1)), पृष्टांकनाची नक्कल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फ़ी
195000 :दंड कलम 25

225740: एकूण

सं. श्री. देशमुख
दु. निबंधकाची सही, कुर्ला 2 (विक्रोळी)

ओळख :
खालील [illegible] की, [illegible] व्यक्तीशः ओळखतात, व त्यांनी ओळख पटविली.
1) [illegible] पटेल- [illegible]
गल्ली/रस्ता: 3 [illegible] अपार्ट [illegible] रोड, विलेपार्ले प मुं56
ईमारतीचे नाव: -
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव: -
तालुका: -
पिन: -
2) कल्पेश दगडु [illegible] - फ्लॅट नं: -
गल्ली/रस्ता: वरीलप्रमाणे
ईमारतीचे नाव: -
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव: -
तालुका: -
पिन: -

सं. श्री. देशमुख
दु. निबंधकाची सही
कुर्ला 2 (विक्रोळी)

प्रमाणित करण्यात येते की या दस्तामध्ये एकूण सत्तेचाळीस (३५) पाने आहेत
बदर-७/ ३२५५ /२०११
पुस्तक क्रमांक १ क्रमांकावर
नोंदला ३०/०४/२०११
दिनांक
सं. श्री. देशमुख
सह दुय्यम निबंधक कुर्ला - २
मुंबई उपनगर जिल्हा

करल - १

६३४५ | ७५ | १५

२०२३

दुय्यम निबंधक: कुर्ला 2 (विक्रोळी)

दस्तक्रमांक व वर्ष: 3255/2011

Saturday, April 30, 2011
5:00:11 PM

नोंदणी 63 म.

Regn. 63 m.e.

सूची क्र. दोन INDEX NO. II

गावाचे नाव : मुलुंड

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपटट्याच्या बाबतीत पटटाकार आकारणी देतो की पटटेदार ते नमूद करावे) करारनामा किंवा त्याचे अभिलेख किंवा करार संक्षेपलेख
मोबदला रू. 0.00
बा.भा. रू. 67,257,000.00

(2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सर्वे क्र.: 250 सिटिएस क्र.: 18/क वर्णनः मौजे मुलुंड प जमिन व बांधकाम, क्षे 4000 चौ वार म्हणजेच 3344.50 चौ मी सर्वे नं 250, सि टीएस नं 18 क, SDE/NEW/23/10 दि 04/02/11 मु शु रु 3362500/- दंड रु 269028/-

(3)क्षेत्रफळ (1)3344.50 चौ मी

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

(5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) विनस बाईल्स अँड मार्बल मेन्युफॅक्चरी क प्रा लि तर्फे संचालक किशोर वि[illegible] -; घर/फ्लॅट नं: -; गल्ली/रस्ता: पीएमपी कंपाऊड, बी आर रोड, मुलुंड प [illegible] इमारतीचे नाव: -; इमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: --; पिन: [illegible] 80 ..

(6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) श्रीजी रिअल्टर्स प्रा लि तर्फे संचालक संजय संपतकुमार जैन . -; [illegible] -; गल्ली/रस्ता: 1 सौरभ चकाला, अंधेरी कुर्ला रोड, अंधेरी पू मुं 93; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -;पिन: -; पॅन नम्बर: AAGCS3764E

(7) दिनांक करून दिल्याचा 15/10/2010

(8) नोंदणीचा 30/04/2011

(9) अनुक्रमांक, खंड व पृष्ठ 3255 /2011

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 3362650.00

(11) बाजारभावाप्रमाणे नोंदणी रू 30000.00

(12) शेरा

15 APR 2011
बोनस रुपये TWENTY RUPEES
MUMBAI SUBURBAN DIST. (BANDRA)

सह दुय्यम निबंधक कुर्ला - २
मुंबई उपनगर जिल्हा

स्थावर मिळकतीचा मालक व विकासक यांच्या
[illegible] होणाऱ्या विकसन करारावर व विकसन
करारानुसार मालकास मिळणाऱ्या वाढीव
क्षेत्रावर मुद्रांक शुल्काची आकारणी
करण्याबाबत

महाराष्ट्र शासन
महसूल व वन विभाग
शासन परिपत्रक क्रमांक:- याचिका-२०१३/१४२५/प्र.क्र.२६०/म-१
मंत्रालय, मुंबई- ४०००३२
दिनांक: ९ मे, २०१४

करल - १
८३०२ | ८५ | १०५
२०२३

THE SEAL OF THE SUB REGISTRAR KURLA

प्रस्तावना :

[illegible] विकासक [illegible] मिळकतीचा मालक [illegible] विकसित होणाऱ्या इमारतीमधील काही गाळे/ सदनिका स्वतःसाठी राखून [illegible] विकासक आणि [illegible] मुद्रांक [illegible] मुंबई यांचेसमोर [illegible] आली होती.

मा. उच्च न्यायालयाने त्यांच्या [illegible] मालकासाठी राखून ठेवण्यात आलेल्या [illegible] मुद्रांक शुल्क [illegible] मुंबई [illegible] निर्णयामधील [illegible] निर्देश दिले आहेत.

प्रथम [illegible] महाराष्ट्र शासन [illegible] याचिकेतील [illegible] मूळ मालकास यांनी आपली मिळकत विकसित करणे संबंधीचा करार दिनांक [illegible] मिळकतीचा विकास करावयाचा हक्क आणि विकसित एकूण सदनिकांपैकी [illegible] मालकासाठी राखून ठेवण्यात येत होत्या.

[illegible] मुद्रांक [illegible] पुणे [illegible] मुद्रांक शुल्क निश्चितीसाठी सादर [illegible] सदनिका मूळ मालक यांचेसाठी राखून [illegible] निर्णयाविरुद्ध [illegible] दि. [illegible] मुद्रांक [illegible] प्राधान्याने [illegible] होत आहे.

करल - १
६३२६ | ५८ | १०१
२०२३

[illegible] मुंबई मुद्रांक [illegible] ठाणे [illegible] मुंबई मुद्रांक अधिनियम [illegible]

[illegible] लाभ [illegible] मुद्रांक शुल्क [illegible]

[illegible] मुंबई यांनी दि. [illegible] महाराष्ट्र मुद्रांक अधिनियम [illegible]

[illegible] प्रभा [illegible] याच्या प्रकरणासारखीच आहेत [illegible] प्रकरणात, मिळकतीचे मूळ [illegible] आणि विकासक यांच्या दरम्यान निष्पादित होणा या [illegible] ते बाधित क्षेत्र राखून [illegible] असल्याने [illegible] करण्याचे [illegible] नसेल, सदर करारानुसार मूळ मालकास बाधित क्षेत्र हस्तांतरीत करतांना करण्यात येणाऱ्या अनुषंगिक दस्तामुळे मिळकतीचे हस्तांतरण होत नसल्याने अशा दस्तऐवजावर मुद्रांक शुल्काची आकारणी महाराष्ट्र मुद्रांक अधिनियमाच्या कलम-४ नुसार करण्यात यावी.

[illegible]

(राजेश [illegible])
उपसचिव

प्रति,

१. [illegible]
२. [illegible]
३. [illegible]
४. [illegible]
५. [illegible]

करल - १		
६३४६	८०	३०१
२०२३		

VENUS TILES AND MARBLE MANUFACTURING CO. PVT. LTD.

PLP Compound, Balrajeshwar Road, Ganesh Flower Mill, Mulund (West), MUMBAI 400 080.

"RESOLVED THAT Shri. Jagdish Jethwani the Director of the Company, shall have all the power and authority to sign Permanent Alternate Accommodation Agreement and all deed, documents, applications, etc., for and on behalf of the Company in respect Redevelopment of all that piece and parcel of land admeasuring about 3236.6 sq. mtrs., or thereabout forming part of Survey No. 250, CTS No. 18C, of Revenue Village Mulund, Taluka Kurla within the registration district and sub-district of Mumbai City and Mumbai Suburban, for and on behalf of the Company."

Dated this 27th day of March, 2023

THE SEAL OF THE SUB REGISTRAR KURLA

For M/s. Venus Tiles & Marble Manufacturing Co. Pvt. Ltd.

DIRECTOR

Venus Tiles & Marble Manufacturing Co. Pvt. Ltd. MUMBAI

SHREEJI

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF M/S. SHREEJI REALTIES PVT. LTD., HELD ON 15/2/2023 AT ITS REGISTERED OFFICE AT 1, SAURABH, CHAKALA, ANDHERI KURLA ROAD, ANDHERI (EAST), MUMBAI 400 093, WHICH HAS BEEN DULY RECORDED IN THE MINUTE BOOK OF THE SAID COMPANY.

करल - १

"RESOLVED THAT **Shri. Sanjay Sampat Jain**, the Director of the Company, shall have all the power and authority to sign all deed, documents, applications, etc., for and on behalf of the Company in respect of all that piece and parcel of land bearing Survey No. 250, CTS No. 18C of Revenue Village Mulund, Taluka Kurla within the registration district and sub-district of Mumbai City and Mumbai Suburban for and on behalf of the Company"

"Certified True Copy"

For M/s. Shreeji Realties Pvt. Ltd.,

DIRECTOR

Corporate Address:
SHREEJI REALTIES PVT. LTD. 1, Saurabh, Behind Andhra Bank, Andheri Kurla Road, Chakala, Andheri (E), Mumbai- 400 093
Tel: 022 6698 2671 / 72 / 73 | Fax: 022 6698 2673 | E-mail: shreeji1003@gmail.com

करल - १		
दस्त	५२	३०१
२०२३		

घोषणापत्र

मी, चुन्नीलाल यादव याद्वारे घोषित करतो की, सह दुय्यम निबंधक कुर्ला-१ यांचे कार्यालयात ~~संजय~~ पर्यायी जागेचा करार या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. संजय जैन

यांनी दिनांक २४/११/२० रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे / निष्पादीत करून कबुलीजबाब दिलेला आहे. सदर कुलमुखत्यारपत्र लिहुन देणार यांनी कुलमुखत्यारपत्र रदद केलेले नाही किंवा कुलमुखत्यारपत्र लिहुन देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणाने कुलमुखत्यारपत्र रददबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पुर्णपणे वैध असुन उपरोक्त कृती करण्यास मी पुर्णत: सक्षम आहे.

सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम,1908 चे कलम 82 अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक : २९ / ०३ / २०२३

कुलमुखत्यारपत्रधारकाचे नाव

Chunnilal Yadav

514/10487
Tuesday,November 24 ,2020
1:46 PM

पावती

Original/Duplicate
नोंदणी क्र. :39म
Regn.:39M

पावती क्र.: 11214 दिनांक: 24/11/2020

गावाचे नाव: **सान्ताक्रुझ**
दस्तऐवजाचा अनुक्रमांक: **बदर18-10487-2020**
दस्तऐवजाचा प्रकार : **विशेष मुखत्यारनामा**
सादर करणाऱ्याचे नाव: **संजय संपतकुमार जैन**

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 340.00
पृष्ठांची संख्या: 17	
एकूण:	रु. 440.00

करल - १
दस्त क्र. ७७
२०२३

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 2:02 PM ह्या वेळेस मिळेल.

Sub Registrar S.R. Andheri-7

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

दु. दुय्यम निबंधक, अंधेरी क्र. ७
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: By Cash रक्कम: रु 340/-
2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी धनादेश/पे ऑर्डर क्रमांक: MH007334153202021P दिनांक: 24/11/2020
बँकेचे नाव व पत्ता:

THE SEAL OF THE SUB REGISTRAR ANDHERI-7 MUMBAI SUBURBAN DIST.

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 25/11/2020

CHALLAN

MTR Form Number-6

GRN MH007334153202021P	BARCODE	Date 24/11/2020-07:47:03	Form ID 48(f)

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	BDR18 __JT SUB REGISTRAR ANDHERI 7	Full Name	SANJAY SAMPATKUMAR JAIN
Location	MUMBAI		
Year	2020-2021 One Time	Flat/Block No. Premises/Building	Flat No. 1101, 11th Floor, Kalash Paresh Mahal CHS Ltd,

करता - ९

Account Head Details	Amount In Rs.		
0030045501 Stamp Duty	500.00	Road/Street	Poddar Road,Santacruz(West),
0030065301 Registration Fee	100.00	Area/Locality	Mumbai
		Town/City/District	
		PIN	4 0 0 0 5 4
		Remarks (If Any)	SecondPartyName=CHUNNILAL SHIVDEV YADAV~
Total	600.00	Amount In Words	Six Hundred Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK		
	Cheque-DD Details	Bank CIN	Ref. No.	10000502020112400104 7488939916016
Cheque/DD No.		Bank Date	RBI Date	24/11/2020-07:47:54 Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA
Name of Branch		Scroll No. , Date		Not Verified with Scroll

Department ID : Mobile No. : 9892716454

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

बदर - १८

१०८८७	९	१९
२०२०		

Print Date 24-11-2020 10:19:37

करल - १		
६३१६	५	१०५
२०२३		

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI
MUMBAI SUBURBAN DIST. (MAHARASHTRA)

THE SEAL OF THE SUB REGISTRAR KURLA
MUMBAI SUBURBAN DIST. (MAHARASHTRA)

बदर - १८		
१०४८७	२	१६
२०२०		

CHALLAN
MTR Form Number-6

GRN MH007334153202021P	BARCODE	Date 24/11/2020-07:47:03	Form ID 48(i)

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	BDR18 _ JT SUB REGISTRAR ANDHERI 7	Full Name	SANJAY SAMPATKUMAR JAIN
Location	MUMBAI		
	2020-2021 One Time	Flat/Block No.	Flat No. 1101, 11th Floor, Kalash Paresh Mahal
		Premises/Building	CHS Ltd,

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

Road/Street	Poddar Road,Santacruz(West),
Area/Locality	Mumbai
Town/City/District	
PIN	4 0 0 0 5 4
Remarks (If Any)	SecondPartyName=CHUNNILAL SHIVDEV YADAV~
Amount In Words	Six Hundred Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	10000502020112400104	74889399160 6
Cheque/DD No.		Bank Date	RBI Date	24/11/2020-07:47:54	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9892716454
सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-514-10487	0003335349202021	24/11/2020-13:46:05	IGR555	100.00

बदर - ०१
908 | 3 | 9E
२०२०

Print Date 24-11-2020 02:47:51

GRN : MH007334153202021P Amount : 600.00 Bank : STATE BANK OF INDIA Date : 24/11/2020-07:47:03

2	(iS)-514-10487	0003335349202021	24/11/2020-13:46:05	IGR555	500.00
			Total Defacement Amount		600.00

करल - १

६३२६	८७	१०१
२०२३		

बदर - १८

१०४८७	४	१६
२०२०		

Print Date 24-11-2020 02:47:51

कलम - १

६३२	८८	२५

२०२३

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI No. 7 MUMBAI SUBURBAN DIST. (BANDRA)

बदर - १८

९०४८	५	१८

२०२०

C.S.Yadav

SPECIFIC POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, **SANJAY SAMPATKUMAR** [illegible] adult, of Mumbai, Indian Inhabitant and having my address Flat No. 1101, [illegible] Floor, Kalash Paresh Mahal CHS Ltd,. Poddar Road,Santacruz(West), Mumbai 400054, holding P.A.No. ACPLJ0099D, SEND GREETINGS:

THE SEAL OF THE SUB REGISTRAR ANDHERI No. 7 MUMBAI SUBURBAN DIST. (BANDRA)

WHEREAS:

(A) I intent to purchase agricultural land and non agricultural land in various parts of Maharashtra as well as throughout India but due to my pre occupation and my resideance in Mumbai I am not in a position to frequently visit the Office of the Sub-Registrar of Assurance elsewhere in the State of Maharashtra and/or any other State throughout India as also other offices in connection with registration process at the time of registration of the said Agreements, to be executed by me;

(B) I am therefore, desirous of appointing SHRI **CHUNNILAL SHIVDEV YADAV**, Son of SHRI Shivdev Yadav, adult, agreed about 53 years, Indian Inhabitant of Mumbai, presently residing at 1805, Samadhan Chawl, Gaon Devi, Vakola Bridge, Santacruz (East) Mumbai 400 055 (hereinafter referred to as "the SAID ATTORNEY"), as my SPECIAL ATTORNEY to attend the Office of the Sub-Registrar through out India for the purpose TO ADMIT EXECUTION of the said Agreements on my behalf and which the said Attorney has agreed to do.

C.S.Yadav

NOW KNOW YOU ALL AND THESE PRESENTS WITNESS, that **SANJAY SAMPATKUMAR JAIN**, do hereby nominate, constitute and appoint SHRI **CHUNNILAL SHIVDEV YADAV**, to be my true and lawful attorney for the purpose expressed i.e. to say:

1) To present and lodge in the Office of the Sub-Registrar of Assurances, the the State of Maharashtra, State of Rajastan, State of Madhya Pradesh and/or any/all the other State throughout India and to ADMIT EXECUTION of the said Agreements, executed by me and things necessary for effectively registering the said Agreements for Sale/Sale Deed or any other name as may be given.

2) AND I DO HEREBY agree to ratify and confirm all and whatever my said Attorney shall or purport to do or cause to be done by virtue of these presents.

बदर - ९
२०२३

IN WITNESS WHEREOF I, **SANJAY SAMPATKUMAR JAIN**, have hereunto set and subscribed my hand and seal at Mumbai 24th day of November, 2020

SIGNED AND EXECUTED by the)

Within named THE EXECUTANTS)

Shri Sanjay Sampatkumar Jain)

In the presence of .....)

.....)

Left Hand Thumb Impression

EXECUTANTS

Specimen signature of C.A.

(Shri Chunnilal Shivdev Yadav)

Left Hand Thumb Impression

C. S. Yadav

बदर - १८

१०४८७	६	१६
२०२०		

भारत सरकार
Government of India

2467 5008 8809

आम आदमी का अधिकार

करल - १

८०६	१०	१७१

२०२३

Unique Identification Authority of India

2467 5008 8809

THE SEAL OF THE SUB REGISTRAR MUMBAI

THE SEAL OF THE JOINT SUB REGISTRAR MUMBAI No. 7

MUMBAI SUBURBAN DIST. (BANDRA)

बदर - १८

९०४८७	७	१९८

२०२०

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA
SANJAY SAMPATKUMAR JAIN
SAMPAT KUMAR JAIN
10/03/1967
Permanent Account Number
ACLPJ0089D
Signature

करल - १		
६७२८	८१	१०५
२०२३		

बदर - १८		
९०४८	८	९६
२०२०		

भारत सरकार
Government of India

चुन्नीलाल शिवदेव यादव
Chunnilal Shivdev Yadav
जन्म वर्ष / Year of Birth : 1966
पुरुष / Male

4143 4362 5126

आधार - आम आदमी का अधिकार

कलम - ५

८३४२	१२	३०५
२०२३		

C.S. Yadav

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI No. 1 MUMBAI SUBURBAN (EAST) (FAMILY)

Unique Identification Authority of India

पता:
S/O: शिवदेव यादव, सी ई एन 1805,समाधान चाळ, गाव देवी, वाकोला ब्रिज, मुंबई, सान्ताक्रुज (ईस्ट), मुंबई, महाराष्ट्र, 400055

Address:
S/O: Shivdev Yadav, C E N 1805,Samadhan Chawl, Gaon Devi, Vakola Bridge, Mumbai, Santacruz (East), Mumbai, Maharashtra, 400055

4143 4362 5126

1947 1800 300 1947 | help@uidai.gov.in | www.uidai.gov.in

THE SEAL OF THE SUB REGISTRAR KURLA

C.S. Yadav

बदर - १८		
१०४८७	८	१६
२०२०		

करल - १		
[illegible]	०३	५१
२०२३		

बदर - १८		
१०४८७	१०	१६
२०२०		

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

CHUNILAL S YADAV

SHRIDEV RAMDAS YADAV

01/06/1966

Permanent Account Number

ADCPY3635Q

C. S. Yadav

Signature

C. S. Yadav

कलम - ९

६३४२	९२	२०५

२०२३

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI No. 7 MUMBAI SUBURBAN DIST. (BANDRA)

THE SEAL OF THE SUB REGISTRAR KURLA-1

If this card is lost / someone's lost card is found please inform / return to:
Income Tax PAN Services Unit, NSDL
1st Floor, Times Tower
Kamala Mills Compound
S.B.Marg, Lower Parel, Mumbai - 400 013.
Tel. 91-22-2499 4630, Fax. 91-22-2493 0664
mail: tinpan@nsdl.co.in

वदर - १८

९०४८७	९९	९६

२०२०

करल - १		
६४४६	६५	७१
२०२३		

बदर - १८		
१०४८७	९२	१६
२०२०		

[redacted]

सुरेखा संदेश शेट्टी
Surekha Sandesh Shetty
जन्म वर्ष / Year of Birth : 1976
स्त्री / Female

6863 1032 9779

आधार — सामान्य माणसाचा अधिकार

[redacted]

Address: Flat no.5, Bldg. no.13, Little Flower CHS, Naigaon Station Road, Mariam Nagar, Naigaon West, Naigaon, Papdi, Thane, Vasai, Maharashtra, 401207

www.uidai.gov.in

P.O. Box No. 1947, Bangalore-560 001

करल - १

६५२२	१६	०१

२०२३

THE SEAL OF THE SUB REGISTRAR ANDHERI No. 1 MUMBAI SUBURBAN DIST. (BANDRA)

बदर - १८

१०४८७	१३	१६

२०२०

भारत सरकार
GOVERNMENT OF INDIA

अंकिया अशोक लाड
Ankiya Ashok Lad
पिता : अशोक कांशीनाथ लाड
Father : Ashok Kashinath Lad
जन्म वर्ष / Year of Birth : 1997
पुरुष / Male
9789 3048 7654

आधार – सामान्य माणसाचा अधिकार

करल - १

६३२८	८७	१०१
२०२३		

A.A.LAD.

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI No. 7 MUMBAI SUBURBAN DIST. (BANDRA)

THE SEAL OF THE SUB REGISTRAR VIKHROLI MUMBAI SUBURBAN DIST. (BANDRA)

आधार
भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता : S/O अशोक लाड, रूम नं. २६, रथा नियर चाक, आझाद रोड, सुवर्ण महाराष्ट्र हॉटल समोर, मरोळ मॉडर्न नं.१, अंधेरी पू., मुंबई, महाराष्ट्र, 400093

Address: S/O Ashok Lad, Room No.26, Rotha Near Chawl, Azad Road, Near Suvarna Maharashtra Hotel, Marol Depot-No 1, ANDHERI EAST, Mumbai, Maharashtra, 400093

बदर - १६

९०४८४	९६	९६
२०२०		

1947 1800 180 1947 | help@uidai.gov.in | www.uidai.gov.in | P.O. Box No.1947, Bengaluru-560 001

514/10487
मंगळवार,24 नोव्हेंबर 2020 1:46
म.नं.

दस्त गोषवारा भाग-१

बदर18
दस्त क्रमांक: 10487/2020

दस्त क्रमांक: बदर18 /10487/2020

बाजार मुल्य: रु. 01/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. बदर18 यांचे कार्यालयात
अ.क्रं. 10487 वर दि.24-11-2020
रोजी 1:41 म.नं. वा. हजर केला.

पावती:11214 पावती दिनांक: 24/11/2020
सादरकरणाराचे नाव: संजय संपतकुमार जैन

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 340.00
पृष्ठांची संख्या: 17	
एकुण:	440.00

कलम - १
२३४२ | २८
२०२३

दस्त हजर करणाऱ्याची सही:

Joint S.R. Andheri-7
सह. दुय्यम निबंधक, अंधेरी क्र. ७

Joint S.R. Andheri-7
सह. दुय्यम निबंधक, अंधेरी क्र. ७

दस्ताचा प्रकार: विशेष मुखत्यारनामा

मुद्रांक शुल्क: a जेव्हा तो प्रतिफलाच्या बदल्यात आलेला असून@ त्यामुळे कोणतीही स्थावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्का क्रं. 1 24 / 11 / 2020 01 : 41 : 15 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 24 / 11 / 2020 01 : 42 : 30 PM ची वेळ: (फी)

प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसार नोंदणीस दाखल केलेला आहे. [illegible] मजकूर निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या [illegible] खरी आहे. दस्ताची सत्यता, वैधता कायदेशीर बाबींची [illegible] निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे

C. S. Yadav
लिहून घेणारे

बदर - १८ IV		
१०४८७	११	१६
२०२०		

दस्त क्रमांक-2

बदर18
दस्त क्रमांक:10487/2020

24/11/2020 1 48:57 PM

दस्त क्रमांक :बदर18/10487/2020
दस्ताचा प्रकार :-विशेष मुखत्यारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:संजय सम्पतकुमार जैन पत्ता:प्लॉट नं: 1101, माळा नं: आकरश मजला, इमारतीचे नाव: कलश परेश महल को ओपी हाउसींग सोसायटी लीमीटेड, ब्लॉक नं: सांताक्रुज(पश्चीम), मुंबई, रोड नं: पेद्दार रोड, महाराष्ट्र, मुंबई. पॅन नंबर:ACLPJ0099D	मुखत्यार देणार वय :-53 स्वाक्षरी:-		
2	नाव:सुनीलाल शिवदेव यादव पत्ता:प्लॉट नं: 1805, माळा नं: -, इमारतीचे नाव: समाधान बाळ,गोंवदेवी, ब्लॉक नं: वकोला ब्रिज, सांताक्रुज(पूर्व), मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:ADCPY3635Q	पॉवर ऑफ अटॉर्नी होल्डर वय :-53 स्वाक्षरी:-		

C. S. Yadav

वरील दस्तऐवज करुन देणार तथाकथीत विशेष मुखत्यारनामा चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:24 / 11 / 2020 01 : 43 : 22 PM

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यांना व्यक्तीश: ओळखतात, व त्यांची ओळख पटविताहा

अनु क्र.	पक्षकाराचे नाव व पत्ता		छायाचित्र	अंगठ्याचा ठसा
1	नाव:सुरेखा शेट्टी वय:42 पत्ता:13-5, लिटल फ्लावर सोसायटी, मरियम नगर, नायगाव-पश्चीम, पालघर पिन कोड:401207	स्वाक्षरी		
2	नाव:अजिंक्य लाड वय:24 पत्ता:26, राधा निवास, मालपा डोंगरी रोड नं.1, अंधेरी-पूर्व, मुंबई पिन कोड:400093	स्वाक्षरी		

बदर - १

१०४८७	९६	९६
२०२०		

सर्व साक्षीदारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. लाभात प्राप्त माहिती पुढीलप्रमाणे आहे,

Sr. No.	Identifier Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, Photo)	
1	साक्षीदार सुरेखा शेट्टी	24/11/2020 01:45:10 PM	सुरेखा संदेश शेट्टी F XXXX XXXX 9779	
2	साक्षीदार अजिंक्य लाड	24/11/2020 01:44:49 PM	अजिंक्य आशोक लाड M XXXX XXXX 7854	

शिक्का क्र.4 ची वेळ:24 / 11 / 2020 01 : 45 : 13 PM

शिक्का क्र.5 ची वेळ:24 / 11 / 2020 01 : 45 : 22 PM नोंदणी पुस्तक 4 मध्ये

Joint S.R. Andheri-7

सह दुय्यम निबंधक, अंधेरी क्र. ७

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SANJAY SAMPATKUMAR JAIN	eChallan	10100502020112400104	MH007334153202021P	500.00	SD	0003335349202021	24/11/2020
2		By Cash			340	RF		
3	SANJAY SAMPATKUMAR JAIN	eChallan		MH007334153202021P	100	RF	0003335349202021	24/11/2020

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

प्रमाणित करणेत येते की, या दस्तामध्ये एकूण ९६ पाने आहेत.

10487 /2020

Know Your Rights as Registrants

1. Verify Scanned Do... through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately ... registration.

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

सह दुय्यम निबंधक, अंधेरी क्र.-७,
मुंबई उपनगर जिल्हा

बदर-१८/१०४८७/२०२०
पुस्तक क्रमांक ४ क्रमांक.....१८.....वर
नोंदला.
दिनांक : २४ / ११ / २०२०

सह. दुय्यम निबंधक, अंधेरी क्र. ७,
मुंबई उपनगर जिल्हा.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SHREEJI REALTIES PRIVATE LIMITED

23/10/2000
Permanent Account Number

AAGCS3792E

करल - १

६०८	१००	१०१

२०२३

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

Permanent Account Number Card

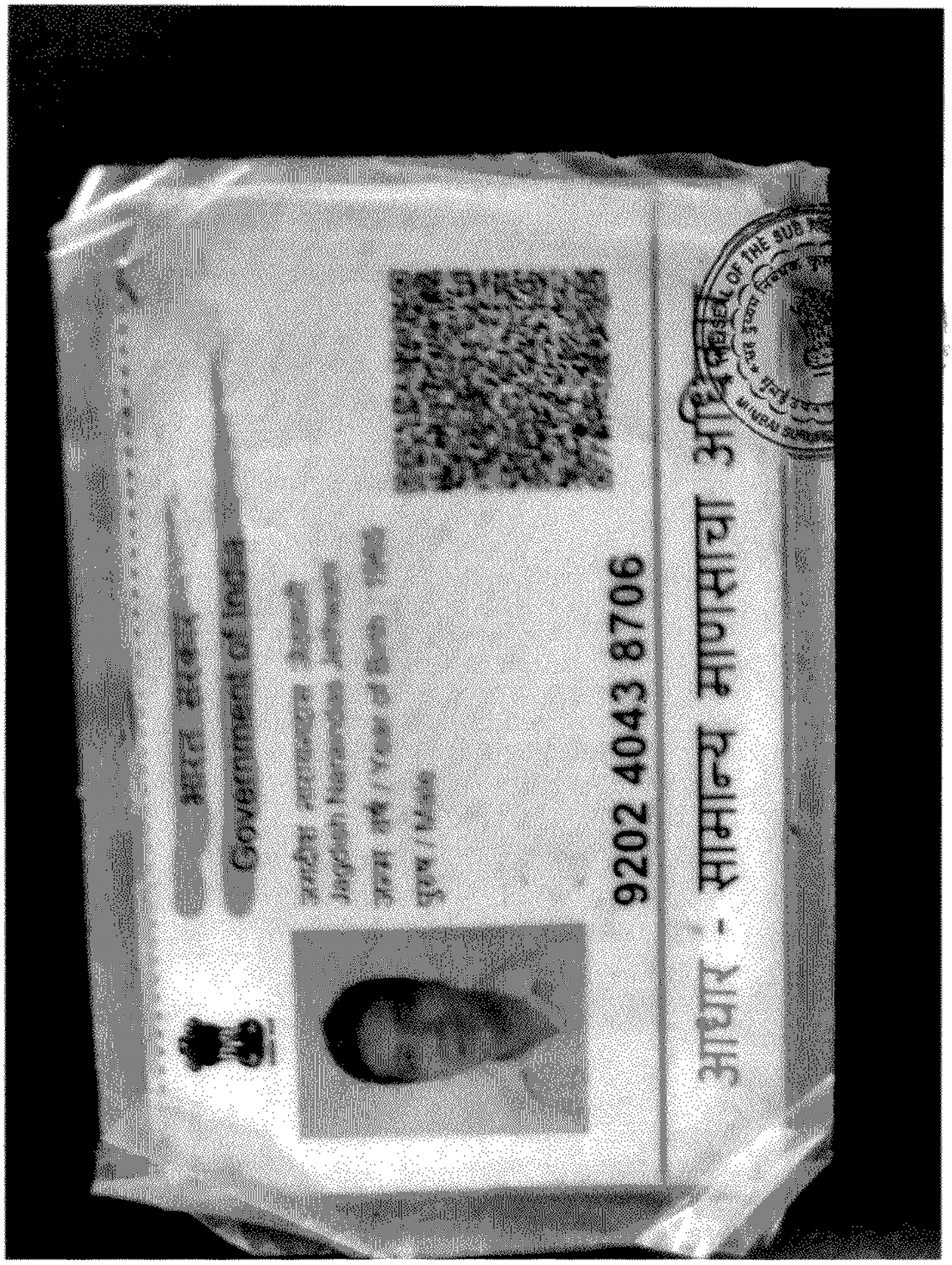
AAACV1689F

VENUS TILES AND MARBLES MANUFACTURING COMPANY PRIVATE LIMITED

14/12/1966

THE SEAL OF THE SUB REGISTRAR

करल - १		
[illegible]	१०१	१४१
२०२३		



करल - १		
६३३६	१०२	१०५
२०२३		

[redacted]

[redacted] of India

चुन्नीलाल शिवदेव यादव
Chunnilal Shivdev Yadav
जन्म वर्ष / Year of Birth : 1966
पुरुष / Male

4143 4362 5126

आधार - आम आदमी का अधिकार

Chunnilal yadav

THE SEAL OF THE SUB REGISTRAR KURLA-1
मुंबई उपनगर जिल्हा
MUMBAI SUBURBAN DIST.

[redacted] प्राधिकरण
[redacted] Authority of India

पता:
S/O: शिवदेव यादव, सी ई एन 1805,समाधान चाळ, गाव देवी, वाकोला ब्रिज, मुंबई, सान्ताक्रुज (ईस्ट), मुंबई, महाराष्ट्र, 400055

Address:
S/O: Shivdev Yadav, C E N 1805,Samadhan Chawl, Gaon Devi, Vakola Bridge, Mumbai, Santacruz (East), Mumbai, Maharashtra, 400055

4143 4362 5126

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

witness

भारत निर्वाचन आयोग
ओळखपत्र
ELECTION COMMISSION OF INDIA
IDENTITY CARD
UEE3840626

मतदाराचे नांव : अशोक कुमार सिंग

Elector's Name : Ashok Kumar Singh

वडीलांचे नांव : शितलाप्रसाद सिंग

Father's Name : Shitlaprasad Singh

लिंग / Sex : पुरुष / Male

जन्मतारीख / Date of Birth : 30/06/1979

UEE3840626

पत्ता : B-204, ताडकनाथ दुबे चाळ, आझाद रोड, गुंदवली, अंधेरी (पूर्व)

तालुका - अंधेरी
जिल्हा - मुंबई उपनगर (महाराष्ट्र) - 400069

Address: B-204, Tadaknath Dubey Chawl, Azad Road, Gundawali, Andheri (East)

Teh - Andheri
Dist - Mumbai Suburban Dist. (MH) - 400069

Date : 10/10/2015

166 - अंधेरी पूर्व विधानसभा मतदारसंघा करीता
मतदार नोंदणी अधिकारी
यांच्या सहीचा शिक्का

Facsimile Signature of the
Electoral Registration Officer
for 166- Andheri East Constituency

witness

भारत सरकार
Government of India

चेतन हरिलाल चौहान
Chetan Harilal Chauhan
जन्म तिथि/DOB: 20/11/1983
पुरुष/ MALE

3001 0576 6604

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
Room No-06, Dattu Keni Chawl, M G Road, Kandivali West, Charkop Village, Mumbai, Mumbai, Maharashtra - 400067

पता:
रूम न-06, दत्तु केनी चाल, एम जी रोड, कांदिवली वेस्ट, चारकोप गांव, मुंबई, मुंबई, महाराष्ट्र - 400067

3001 0576 6604

करल - १

दस्त	१०३	१०५
२०२३		

THE SEAL OF THE SUB REGISTRAR
MUMBAI SUBURBAN DIST.

369/6346
बुधवार,29 मार्च 2023 1:24 म.नं.

दस्त गोषवारा भाग-1

करल1
दस्त क्रमांक: 6346/2023

दस्त क्रमांक: करल1 /6346/2023

बाजार मुल्य: रु. 01/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.16,500/-

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

दु. नि. सह. दु. नि. करल1 यांचे कार्यालयात

अ. क्रं. 6346 वर दि.29-03-2023

रोजी 1:15 म.नं. वा. हजर केला.

पावती:7114 पावती दिनांक: 29/03/2023

सादरकरणाराचे नाव: **विनस टाईल्स आणि मार्बल्स मॅन्युफॅक्चरिंग कंपनी प्रा. लि. तर्फे संचालक जगदीश जेठवानी**

नोंदणी फी	रु. 3300.00
दस्त हाताळणी फी	रु. 2100.00
पृष्ठांची संख्या: 105	
एकुण:	5400.00

दस्त हजर करणाऱ्याची सही:

दु. निबंधक कुर्ला निबंधक (वर्ग-२)

सह. दु. निबंधक कुर्ला-१ (वर्ग-२)

दस्ताचा प्रकार: पर्यायी जागेचा करार

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्रं. 1 29 / 03 / 2023 01 : 15 : 42 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 29 / 03 / 2023 01 : 18 : 05 PM ची वेळ: (फी)

करल - १

६३४६	१०४	१०१
२०२३		

THE SEAL OF THE SUB REGISTRAR KURLA-1 MUMBAI SUBURBAN DIST. (BANDRA)

दस्त गोषवारा भाग-2

करल1
दस्त क्रमांक:6346/2023

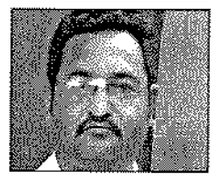
29/03/2023 1 29:13 PM

दस्त क्रमांक :करल1/6346/2023
दस्ताचा प्रकार :-पर्यायी जागेचा करार

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मेसर्स श्रीजी रियल्टीज प्रा. लि. तर्फे संचालक संजय संपत जैन तर्फे मुखत्यार चुन्नीलाल शिवदेव यादव पत्ता:प्लॉट नं: 1, माळा नं: -, इमारतीचे नाव: सौरभ , ब्लॉक नं: अंधेरी पूर्व, मुंबई - 400093, रोड नं: चकाला, अंधेरी कुर्ला रोड , महाराष्ट्र, मुम्बई. पॅन नंबर:AAGCS3762E	लिहून देणार वय :-55 स्वाक्षरी:-		
2	नाव:विनस टाईल्स आणि मार्बल्स मॅन्युफॅक्चरिंग कंपनी प्रा. लि. तर्फे संचालक जगदीश जेठवानी पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: पी एल पी कंपाउंड , ब्लॉक नं: मुलुंड पश्चिम, मुंबई - 400080, रोड नं: बाळ राजेश्वर रोड , महाराष्ट्र, MUMBAI. पॅन नंबर:AAACV1689F	लिहून घेणार वय :-57 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत पर्यायी जागेचा करार चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:29 / 03 / 2023 01 : 19 : 21 PM

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता		छायाचित्र	अंगठ्याचा ठसा
1	नाव:ए. एस. सिंह - वय:43 पत्ता:लिहुन घेणार प्रमाणे पिन कोड:400080	स्वाक्षरी		
2	नाव:सी. एच. चौहाण - वय:40 पत्ता:लिहुन घेणार प्रमाणे पिन कोड:400080	स्वाक्षरी		

शिक्का क्र.4 ची वेळ:29 / 03 / 2023 01 : 19 : 48 PM

शिक्का क्र.5 ची वेळ:29 / 03 / 2023 01 : 19 : 56 PM नोंदणी पुस्तक 1 मध्ये

सह. दुय्यम निबंधक कुर्ला 1

करल - १
६३४६ | ५१ | ५१
२०२३

सह. दुय्यम निबंधक कुर्ला-२

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	VENUS TILES AND MARBELS MANUFACTURING COMPANY PVT LTD	eChallan	02300042023032874996	MH017689539202223E	16500.00	SD	0008724337202223	29/03/2023
2		DHC		2803202320576	100	RF	2803202320576D	29/03/2023
3		DHC		2803202320038	2000	RF	2803202320038D	29/03/2023
4	VENUS TILES AND MARBELS MANUFACTURING COMPANY PVT LTD	eChallan		MH017689539202223E	3300	RF	0008724337202223	29/03/2023

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

प्रमाणित करण्यात येते कि या दस्तामध्ये
एकूण ...५४२१... पाने आहेत 6346 /2023
करल-१/ ६३४६ /२०२३
पुस्तक क्रमांक १ क्रमांकावर नोंदला
दिनांक : २९/०३/२०२३

सु.भा. म्हैसने
सह. दुय्यम निबंधक, कुर्ला-१
मुंबई उपनगर जिल्हा

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