

DECEASED

₹ 1833000.00

DECEASED

Total

Mobile No. 9920093054

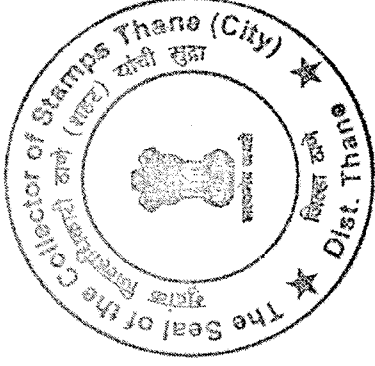
ट न न - २
दस्ता क्र. १२५२१ / २०२२
११ / ७०

प्रमाणपत्र

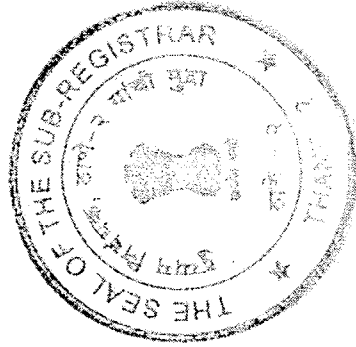
प्रमाणित करण्यात येते की, अभिनिर्णय प्र.क्र. २४१/२०२२ करिता मेसर्स अनंत रकवेडार यांनी मुद्रांक शुल्क रक्कम रु. १८,२३,०००/- (अक्षरी रु. अठरा लाख तेहतीस हजार मात्र) GRAS प्रणाली अंतर्गत दिनांक २६/०५/२०२२ रोजी भरलेली असून, त्यांचा GRN NO. MH002429314202223E असा आहे. सदरचा भरणा शासन जमा झाल्याबाबतची खात्री GRAS प्रणाली द्वारे करण्यात आली असून, चलन दि. २७/०५/२०२२ रोजी विरूपित (DEFACE) करण्यात आले आहे.

ठिकाण :- ठाणे

दिनांक :- / / २०२२




 (नारायण राजपूत)
 मुद्रांक जिल्हाधिकारी
 ठाणे (शहर)





CHALLAN
MTR Form Number-6

GRN MH002429314202223E BARCODE ||||| Date 26/05/2022-16:55:34 FormID

Department Inspector General Of Registration

Non-Judicial Stamps

Type of Payment Duty on doc Voluntarily brought for Adjud IGR Rom

TAX ID / TAN (If Any)
PAN No.(If Applicable)

26/05/2022-16:55:34
92599/2022
92/100

Office Name THD1_JT DIST REGISTRAR THANE URBAN

Full Name

MESSRS ANANT SQUARE

Location THANE

Year 2022-2023 One Time

Flat/Block No.

VILLAGE VADAVALI SURVEY NO 70/20

Account Head Details

Amount In Rs.

Premises/Building

0030051701 Amount of Tax

1833000.00

Road/Street

G.B.ROAD

Areal/Locality

THANE

Town/City/District

PIN

4 0 0 0 5

Remarks (If Any)

ADJ FILE NO 241/2022

DEFAECED
₹1833000.00
DEFAECED
Total

Amount In Eighteen Lakh Thirty Three Thousand Rupees Only
Words 18,33,000.00

Payment Details

IDBI BANK

FOR USE IN RECEIVING BANK

Cheque/DD Details

Cheque/DD No.

Bank CIN

Ref. No.

69103332022052618318 2748033880

Bank Date

RBI Date

26/05/2022-16:53:13

Not Verified with RBI

Name of Bank

Bank-Branch

IDBI BANK

Name of Branch

Scroll No. , Date

Not Verified with Scroll

Department ID :

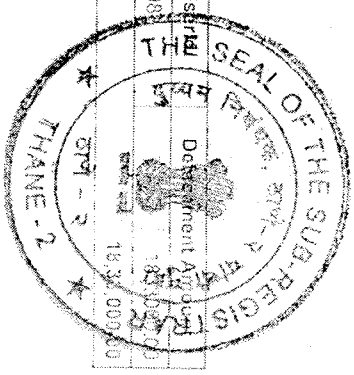
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
संदर्भ चलान केवल दृश्यता निवर्तक कार्यालयात नोंदणी करावयाच्या दस्तावेजां साठी आहे. नोंदणी व काढण्यातून वगळण्यात येणारे कागद मान्य नाहीत.

Mobile No. :

9920093065

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Used For
1		0001290429202223	27/05/2022-12:09:49	IGR108
		Total Defacement Amount		



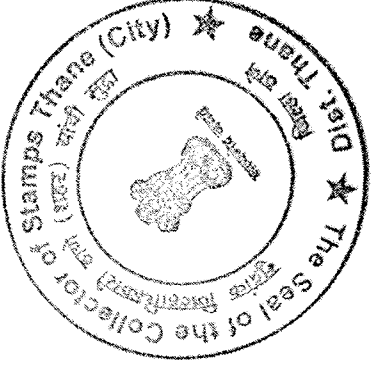
ट न न - २
दस्तावेज क्रमांक १८५७ / २०२२
१७ / ७०

प्रमाणपत्र

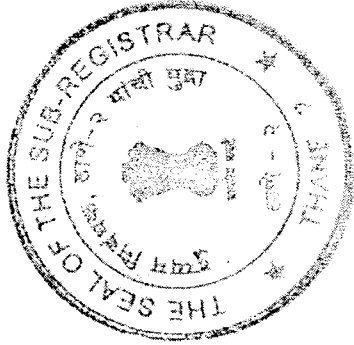
प्रमाणित करण्यात येते की, अभिनिर्णय प्र.क्र. २४१/२०२२ करिता मेसर्स अनंत रक्वेअर यांनी मुद्रांक शुल्क रक्कम रु. १८,३३,०००/- (अक्षरी रु. अठरा लाख तेहतीस हजार मात्र) GRAS प्रणाली अंतर्गत दिनांक २६/०५/२०२२ रोजी भरलेली असून, त्यांचा GRN NO. MH002429314202223E असा आहे. सदरचा भरणा शासन जमा झाल्याबाबतची खात्री GRAS प्रणाली द्वारे करण्यात आली असून, चलन दि. २७/०५/२०२२ रोजी विरूपित (DEFACE) करण्यात आले आहे.

ठिकाण :- ठाणे

दिनांक :- / / २०२२




(नारायण राजपूत)
मुद्रांक जिल्हाधिकारी
ठाणे (शहर)



८४४ - २
९२५७७ / २०२२
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DEVELOPMENT AGREEMENT

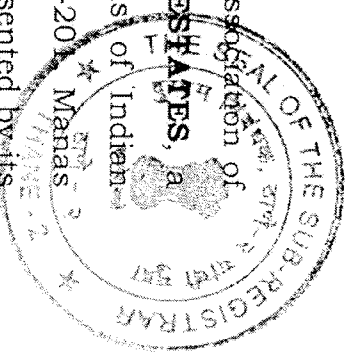
This Development Agreement made at Thane this 03rd day of June, 2022.

BY AND BETWEEN

M/S. SHIVBHAKTI CORPORATION, PAN: **ADTFS0283R**, a partnership firm registered under the Indian Partnership Act, 1932, having office at: Chittatosh Apartment, Veer Savarkar Marg, Jambhali Naka, Thane west 400601, through partners **1) Mr. Prakash T. Savla and 2) Mr. Narayan V. Ramani**, hereinafter referred to as "**VENDORS**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include all the Partners constituting the said firm, M/s. Shivbhakti Corporation, survivor/s of them and the respective heirs, executors, administrators and/or assigns of such last survivor) **OF THE ONE PART;**

AND

M/S. ANANT SQUARE, PAN- **AABAA9096N**, an association of Person (AOP) through its co-venturer **1) M/S. ANANT ESTATES**, a partnership firm, duly registered under the provisions of Indian Partnership Act, 1932, having its registered office at A-201 Manas Residency, Veer Savarkar Marg, Thane (W) 400602, represented by its partner **Mr. Gaurav Dhiraj Dedhia** and/or **Mr. Mukesh Popatlal Dedhia**, **2) M/S. SQUARE FEET LAND DEVELOPERS LLP**, represented by its partner **Mr. Sachin Chandru Mirani** and/or **Mr. Ramesh Velji Shah**, 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 the members constituting the said Association, M/s. Anant Square and its members and their respective successors in interest, legal heirs,



6.5.22

6.5.22 (12)

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CERTIFICATE

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

Case No. Adj. 24/1/2022 Received Adj. Fee Rs. 100/-
Vide Challan Receipt No. 2202222585202231 Dated 23/4/2022
Received from Shri. M/S. ANANT SQUARE
.....
Residing at. (Thane)
Stamp Duty of Rs. (1233000/-) Eighteen Lakh
.....
thirty three thousand only
Vide Challan No. 23/4/202231 E Dated 26/05/2022
MA 2022/23/314202231 E

Certificate under section 32 (1) (b) of
the Maharashtra Stamp Act that the full duty of
Rs. 18,33,000/- with which this instrument is
chargeable has been paid vide article No. 5 (d-a) (i) 25 (b)
of schedule I of Maharashtra Stamp Act 1958.

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

Place : Thane

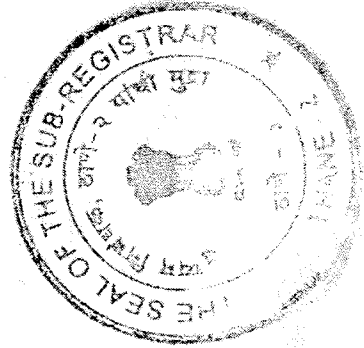
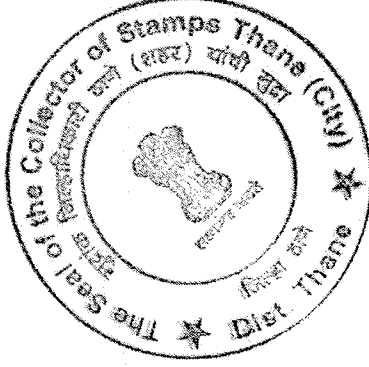
Date: / / 20

(Narayan Rajput)

Collector of Stamps, Thane (City)

ST-25-6489

R 30104/2022



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executors, administrators and permitted assigns) **OF THE OTHER PART.**

The Vendors and the Developershereinafter collectively referred to as the "**Parties**" and individually as "**Party**".

WHEREAS

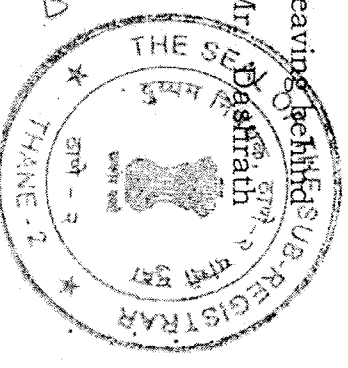
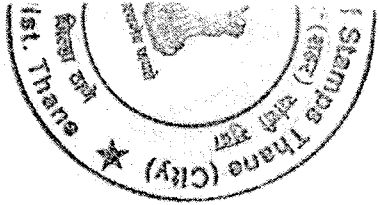
A) The Vendors areseized and possessed of and/or otherwise well and sufficiently entitled to land bearing Survey No. 76Hissa No. 20 admeasuring 610 square meters situated at Village Vadavali, Taluka and District Thane within the Registration District and Sub-District of Thaneand also within the limits of Thane Municipal Corporation, hereinafter collectively referred to as "**SaidProperty**" and more particularly described in First Schedule written hereunder.

B) The Said Property was originally owned by Mrs. MotibaikalyaShingeland her three sons viz. 1) Mr. DattuKalyaShinge, 2) Mr. KanhaKalyaShinge and 3) Mr. Jana alias Janardan KalyaShinge.

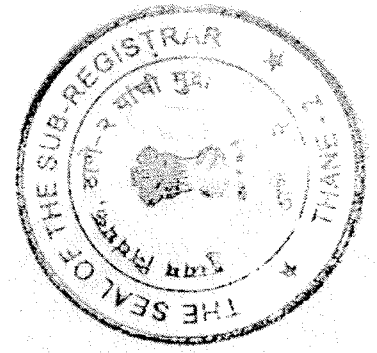
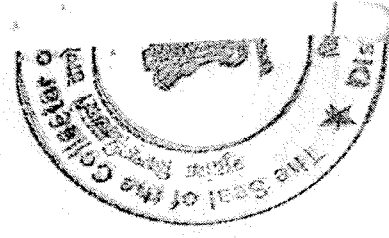
C) Smt. MotibaikalyaShinge demised on November 04, 1990 leaving behind 3 sons 1) Mr. DattuKalyaShinge, 2) Mr. KanhaKalyaShinge and 3) Mr. Jana alias Janardan KalyaShinge as her only legal heirs.

D) Mr. Jana alias Janardan KalyaShinge demised on October 11, 2003 leaving behind wife Tarabai Janardan Shinge, 3 sons viz. 1) Mr. Umesh Janardan Shinge, 2) Mr. Pappu Janardan Shinge and 3) Mr. Balaram Janardan Shinge as his only legal heirs.

E) Mr. DattuKalyaShinge demised on May 05, 1990 leaving behind wife GulabbaiDattuShinge, 2 sons viz. 1) Mr. DattuShinge and 2) Mr. Yogesh DattuShinge.



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F) Mr. KanhakalyaShingedemisedonMarch 04, 1997 leaving behind wife SumankanhashShinge, son Mr. Rajesh KanhashShinge and 2 married daughters Mrs. Ranjana Shambhu Shinge and Yashoda Manik Patil.

G) Smt. Tarabai Janardan Shinge and 10 others through their power of attorney holder, Mr. Dharmesh Mukundrai Bhatt conveyed and transferred the Said Property in favour of M/s. Citiscape Construction Companyby executing Conveyance Deed dated May 19, 2015 which is duly registered with the office of Sub-Registrar of AssurancesatThaneunderserialNo. TNN-5/5637/2015.

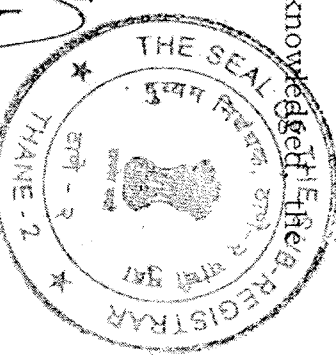
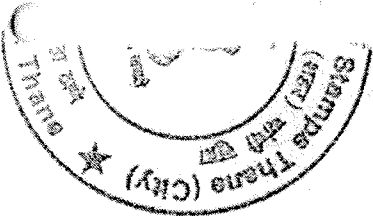
H) M/s. Citiscape Construction Company conveyed and transferred the Said Property in favour of Vendors by executing Conveyance Deed dated June 20, 2019 which is duly registered with the office of Sub-Registrar of Assurances atThane underserial No. TNN-2/9330/2019.

I) The Developers being interested in developing the Said Property, approached the Vendors and after due deliberations and negotiations, the Vendorshaveagreed to assign exclusive development rights of the said Property in favour of the Developers and the Developers have agreed to develop the said Property on the terms and conditions and representations recorded in this agreement.

NOW THEREFORE in consideration of the above recitals, the mutual covenants of the Parties, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

CLAUSE 1

DEFINITION AND INTERPRETATION



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In this Development Agreement, (including any recitals, annexure, schedules, or exhibit attached thereto), except where the context otherwise requires, the following words and expressions shall have the following meaning:

1.1 Development Agreement: - Shall mean the present Development Agreement which includes all schedules & annexures attached to the Agreement. The recitals, schedules, and annexures shall form integral part of this Agreement.

1.2 Gross Carpet Area: the term Gross Carpet Area shall mean and include RERA carpet area, and the area of balcony .It is however clarified that, service slab, flower bed, dry yard and elevational projections shall not be considered in the carpet area.

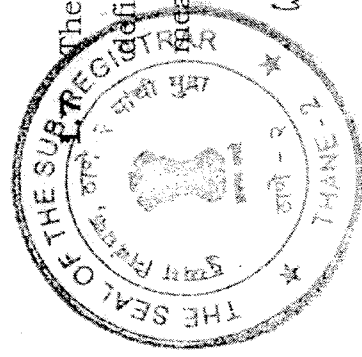
1.3 Project: Project shall mean and include Residential and Non-Residential construction and including all other development on the said Property.

1.4 Saleable Premises: - Saleable Premises shall mean and include all residential flats, units, Commercial Premises and other saleable premises in the Said Property.

1.5 "Law" or "Rules" includes all applicable Statutes, Enactments, Act passed by State Legislature or Parliament, Ordinances, Rules, Byelaws, Regulations, Notifications, Guidelines, Policies, Directions, Directives and Orders of any Government, Statutory Authority, Tribunal, Board and Court.

1.6 Heading: - The headings in the said Agreement are for the purpose of the reference and same shall not vary or affect the interpretation of the terms.

The terms referred in this Development Agreement, unless defined otherwise, or unless inconsistent with the context or meaning thereof, shall bear the same meaning as ascribed to



12/00

पृष्ठ संख्या - २
दिनांक १०/०५/२०२३
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them in common parlance or as defined under the relevant Statute/ Legislation.

1.8 All references in this Agreement to any statutory provision(s) shall be construed as meaning and including references to:

- Any statutory modification, consolidation or re-enactment (whether before or after the date of this Agreement) for the time being in force;
- And all statutory instruments or orders made pursuant to a statutory provision.

1.9 The terms "include" and "including" shall mean, "include without limitation".

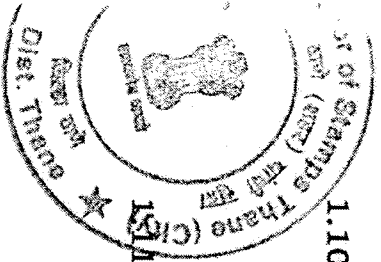
1.10 References to any document (including this Agreement) are references to that document as amended, consolidated, supplemented, novated or replaced from time to time.

References to Recitals, Annexure, Clauses, or Schedules, unless the context otherwise requires, shall mean references to recitals, articles, clauses, or schedules contained in this Agreement.

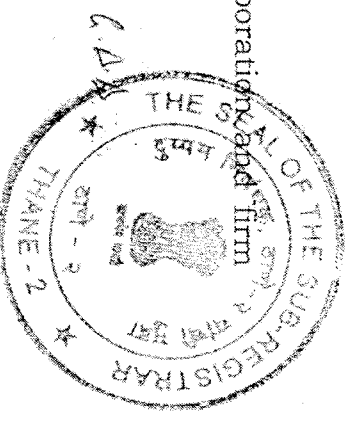
1.12 The terms expressed in Singular are all words importing the singular terms which shall include, where the context admits or requires, plural terms and vice versa;

1.13 The term Month shall mean Gregorian Calendar Month starts from 1st day of every month and ends on 28th, 29th, 30th or 31st day of the respective relevant month;

1.14 The terms Person/Persons shall include corporations and firm as well as individuals;



P. Srinivas



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1.15 The terms importing the masculine gender also include the feminine gender and vice versa unless the context otherwise requires;

CLAUSE 2

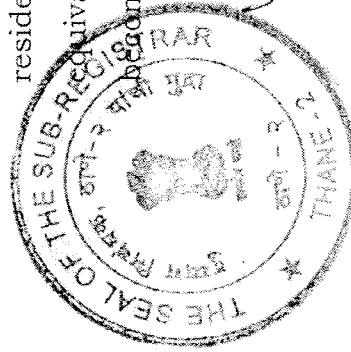
GRANT OF RIGHTS AND CONSIDERATION PAYABLE BY THE

DEVELOPERS TO THE VENDORS:

2.1 The Vendors have hereby agreed to grant exclusive development rights in respect of the said Property in favour of the Developers, free from all encumbrances, charges, doubts or claims, for constructions of Residential and Commercial building/s and other structures as per Lay out and Building plans in respect of the said property, which will be prepared by Developer's Architect and approved by Planning Authority and other Statutory Authorities and to sell and/or otherwise dispose of all and/or any of the plots, units/structure and other saleable area to the prospective Purchasers thereof on what is commonly known as 'Ownership basis' and/or otherwise howsoever as the Developers may deem fit and/or otherwise howsoever to exploit the development potential of the Said Property.

2.2 The Vendors do hereby grant exclusive rights of development of the said Property and in consideration thereof the Developers hereby agree to pay sum of **Rs. 25,00,000/- (Rupees Twenty-Five Lakhs Only)** being interest free refundable security deposit(IFRD) to the Vendors.

2.3 The Developers shall construct the building on the Said Property and other adjacent properties and shall earmark residential premises admeasuring 557.41 square meters equivalent to 6000 square feet Gross Carpet Area, which shall be made available for the Vendors for sale or allotment to the



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