

SCANNED

4/892828/62

Ravi Patel

630220049

SCANNED

AGREEMENT FOR SALE

BY

M/s. ZONE PROPERTIES PVT. LTD.

&

M/s. GUJARAT ESTATE

TO

M/s. SHREE ANAND CONSTRUCTION

236/30/3 & 8.

76/3348

Monday, July 20, 2020
12:09 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 4167 दिनांक: 20/07/2020

याचाचे नाव: नवधर

दस्तऐवजाचा अनुक्रमांक: टनन4-3348-2020

दस्तऐवजाचा प्रकार: करारनामा

सादर करणान्याचे नाव: में. श्री अनंद संसुक्कनचे भागिदार रविंद्र अनंत पाटील - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 3900.00

पृष्ठांची संख्या: 195

एकूण:

रु. 33900.00

आपणाम गूळ दस्त, संबनेल प्रिंट, सूची-२ अंदाजे
12:29 PM ह्या वेळेस मिळेल.

Joint Sub Registrar, Thane 4

बाजार मूल्य: रु. 63082604.8 /-

मोबदला रु. 70000000/-

भरलेले मुद्रांक शुल्क : रु. 4200000/-

सह दुय्यम निबंधक वर्ग-२

ठाणे क्र. ४

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु. 30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH002112548202021S दिनांक: 09/07/2020

बँकेचे नाव व पत्ता: Panjab National Bank

2) देयकाचा प्रकार: By Cash रक्कम: रु. 3900/-

मुळ दस्तऐवज परत मिळाला



20/07/2020

ਧੁੰਧੀ ਕ.2

सुश्रुत निबंधनामः महा सु.वि. टाणे ६

उपलब्ध दिनांक : 33/8/2020

श्रीगुरुभ्यो नमः

Region 63m

सावधानी भाव : लक्ष्यधर

(1) विविध शाखा उपचार	करारनामा
(2) मोबइल	70000000
(3) बाजारभाड/बाहेरपट्टाभाडा बाजारहोस्टलभाडा अकारणी केली वी पट्टेदार ते मजुर करावे	63082604.8
(4) धू-भावन,पोटहिला व पट्टेदार(अवभावा)	1) पाकिवेचे बांधविण-बाईरर सगळा इतर वर्गनं. 1, इतर बाहिरी: , इतर बाहिरी: वज्र वाई विभाग क्र. 11/41,पोली मोडे मकर,बाईरर पूर्व,तामुका विस्तार ठाणे येथील जुना स.नं. 236,मविन स.नं. 30,हिसा नं. 3,रोजकाल 4980 चौ. मीटर बावरीची जमीन 1270.96 चौ मीटर व जुना स.नं. 236,मविन स.नं. 30,हिसा नं. 8,रोजकाल 1820 चौ. मीटर बावरीची जमीन 33.84 चौ मीटरचे एकूण क्षेत्रकाल 1304.60 चौ. मीटर,बरील पोली विभागातील क्षेत्रकर विण बाईरर मजुरमजुराविका मजुर बांधकाम शाखेवर स.नं. क्र. विभा/मजुरमजुराविका/4591/2019-20/विभाग 10/12/2019 इभावे विविध नं. 1,एकूण एक.एक.अव. 2460.32 चौ. मीटर चे करारपत्र व इतर सार करारपत्राकाने मजुर केल्यावराने. ((Survey Number : जुना स.नं. 236, मविन स.नं. 30 ; HISSA NUMBER : हिसा नं. 3, 8 ;))
(5) क्षेत्रकाल	1) 2460.32 चौ.मीटर
(6) अकारणी किंवा जुडी देण्यात आलेला क्षेत्र.	
(7) उपरोक्त करण देणा-बांधिलक देणा-या पत्रकाराने याच किंवा विभागी व्यापाराला हुजूमनामा किंवा अर्धे अवभावा,प्रतिविधिचे नाव व पत्रा.	1): नाव:- श्री प्रदीप श.वि. वें बावरेकर योगावली के. विवेकी सनं कु.पु. मजुर मजुरा वी. ठापुर -- वय:-53; पत्र:-पत्रित नं. -, माळा नं. -, इमारतीचे नाव: 6, रचना को-ऑप. ही. सो.वि. एम.पी.एच. ऑनर्स पावे मणेर, सगरी मजुराव बाईर रोड, एलवर, सोरीकाली पविध मुंबई, आंध्र नं. -, रोज नं. -, महाराष्ट्र, मुंबई. पिन कोड:-400092 पत्र नं:-AAACZ0157G 2): नाव:- श्री. मुजराव, शिरोवे बांधिलक योगावली के. विवेकी सनं कु.पु. मजुर मजुरा वी. ठापुर -- वय:-63; पत्र:-पत्रित नं. -, माळा नं. -, इमारतीचे नाव: 6, रचना को-ऑप. ही. सो.वि. एम.पी.एच. ऑनर्स पावे मणेर, सगरी मजुराव बाईर रोड, एलवर, सोरीकाली पविध मुंबई, आंध्र नं. -, रोज नं. -, महाराष्ट्र, मुंबई. पिन कोड:-400092 पत्र नं:-AAFFG3632F
(8) उपरोक्त करण देणा-या पत्रकाराने व किंवा विभागी व्यापाराला हुजूमनामा किंवा अर्धे अवभावा,प्रतिविधिचे नाव व पत्रा	1): नाव:- श्री. अर्धे बांधिलकाने बांधिलक रविंद्र पाटील -- वय:-55; पत्र:-, - , हुमान नं. 01, श्री विं. अर्धे मकर, मोहरे, बाईरर पूर्व, जिन्हा ठाणे. -, -, बांधेर ईव, MAHARASHTRA, THANE, Non-Government. पिन कोड:-401105 पत्र नं:-ADZF5538CD 2): नाव:- श्री. अर्धे बांधिलकाने बांधिलक रविंद्र पाटील -- वय:-27; पत्र:-पत्रित नं. -, माळा नं. -, इमारतीचे नाव: हुमान नं. 01, श्री विं. अर्धे मकर, मोहरे, बाईरर पूर्व, जिन्हा ठाणे. आंध्र नं. -, रोज नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401105 पत्र नं:-ADZF5538DD 3): नाव:- श्री. अर्धे बांधिलकाने बांधिलक रविंद्र पाटील -- वय:-25; पत्र:-पत्रित नं. -, माळा नं. -, इमारतीचे नाव: हुमान नं. 01, श्री विं. अर्धे मकर, मोहरे, बाईरर पूर्व, जिन्हा ठाणे. आंध्र नं. -, रोज नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401105 पत्र नं:-ADZF5538DD
(9) उपरोक्त करण देणा-या विभागा	20/07/2020
(10) उपरोक्त देणा-या विभागा	20/07/2020
(11) अकारणी क्षेत्र व पत्र	3348/2020
(12) अकारणी क्षेत्रावरील पत्रांक ठाणे	4200000
(13) अकारणी क्षेत्रावरील पत्रांक ठाणे	30000

सुभाषचन्द्रबोस विद्यालय, वेदवेदाङ्ग, रायचूर.

सुभाष सुभाष आचार्यरावा विद्यापीठा अहमदनगर :-

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



महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA
ई-सुरक्षित बैंक व कोषागार पावती
e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

Bank/Branch: PNB/MIRA ROAD (4509)
Pmt Txn id: 090730M102563
Pmt DtTime: 09-07-2020@10:18:25
ChallanIdNo: 03006172020070850192
District: 1201/THANE

Stationery No: 16273976661977
Print DtTime: 09-07-2020@12:23:49
GRAS GRN: MHD021125482020215
Office Name: IGR116/THAN4_THANE NO 4 J

StDuty Schm: 0030046401-75/Sale of Other NonJudicial Stamps SoS
StDuty Amt: R 42,00,000/- (Rs Four Two, Zero Zero, Zero Zero Zero only)

RgnFee Schm: 0030063301-70/Ordinary Collections IGR
RgnFee Amt: R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article: B25/Agreement to sale/Transfer/Assignment
Prop Mvblty: Immovable
Prop Descr: Old S. No. 236, New S.No. 30, Hissa No. 3 and 8, both NAVSARHAYAT
AR-EastTaluka and, District Thane, Maharashtra

Duty Payer: (PAN-ADZFS5380D) SHREE ANAND CONSTRUCTION
Other Party: (PAN-AAAC20157G) ZONE PROPERTIES PVT LTD

Bank official1 Name & Signature

कुते पंजाब नेशनल बैंक
For PUNJAB NATIONAL BANK

Bank official2 Name & Signature

जीएस प्रबंधक / Sr. Manager
मिरा रोड (पूर्व) रास्ता / Mira Road (E), Br.

--- Space for customer/office use --- Please write below this line ---

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दस्तावेज क्रमांक 3385 / १०२०
9 / 904



ट.न.न. - ४
दस्ता क्रमांक 3385/2020
3 / 924

AGREEMENT FOR SALE

THE ARTICLE OF AGREEMENT made at BHAYANDER this 20th day of JULY, 2020 BETWEEN; M/s. ZONE PROPERTIES PVT. LTD., a company incorporated under The Indian Companies Act, 1956, having its registered office at Shop No.6, Rachana Co-Operative Housing

Society, Opp. M.C.F. Joggers Park, Laxmi Narayan Temple Road, Eksar, Borivli (W), Mumbai-400092, through its Directors: SHRI GOPALJI K. DWIVEDI, an adult, Indian Inhabitant, hereinafter called as the "VENDOR No.1"

A N D

M/s. GUJARAT ESTATE, a partnership firm, duly registered under the provisions of Indian Partnership Act, 1932, having their registered office at Shop No.6, Rachana Co-Operative Housing Society, Opp. M.C.F. Joggers Park, Laxmi Narayan Temple Road, Eksar, Borivli (W), Mumbai-400092, through its one of the partners: SHRI GOPALJI K. DWIVEDI, an adult, Indian inhabitant, hereinafter called as the "VENDOR No.2",



THE VENDOR No.1 and THE VENDOR No.2, hereinafter collectively called as "THE VENDORS" (which expression shall unless repugnant to the context or meaning thereof be deemed to including its partner/s for the lifetime of the said firm, partner/s from time to time of the said firm, their survivors, heirs, executors, administrators and permitted assigns) of the ONE PART;

A N D

M/s. SHREE ANAND CONSTRUCTION, a partnership firm duly registered under the

their registered office at Shop No.01,D Wing, Anand Nagar, Goddev, Bhayander (E), Thane-401105, through its partners: (1) SHRI RAVINDRA ANANT PATIL, (2) SHRI HITESH RAVINDRA PATIL and (3) SHRI VAIBHAV RAVINDRA PATIL, all adults, Indian inhabitants, hereinafter called as the "PURCHASERS" (which expression shall unless repugnant to the context or meaning thereof be deemed to including its partner/s for the lifetime of the said firm, partner/s from time to time of the said firm, their survivors, heirs, executors, administrators and permitted assigns) of the OTHER PART:

WHEREAS:

INTRODUCTION:

- i. The Vendors is the builders and developers in the business of trade and development of the lands and properties by constructing the building as per the sanctions and approvals granted by the concerned authorities. The Confirming Party is also builders and developers in similar business.
- ii. The Purchasers are also builders and developers in the business of development and construction of the building.



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Signature *Arbitil*
21/11/2018

- iii. The Vendors are seized, possessed and/or well and sufficiently entitled for the lands property described in the table below:

Sr. No.	Old Survey No.	New Survey No.	Hissa No.	Area Adm. in Sq. Meters	Subject Land
1 st property	236	30	3	4960	1270.96
2 nd property	236	30	8	1820	33.64

All of Revenue Village NAVGHAR, Taluka & District Thane, as more particularly described in the Schedule hereunder written, hereinafter collectively called as "the said properties".



PROPERTY:

- iv. At all material times SHRI LAXMAN NARAYAN PATIL, SHRI PANDURANG NARAYAN PATIL and SHRI HARISCHANDRA NARAYAN PATIL were equally seized, possessed and/or well and sufficiently entitled for several properties alongwith the pieces or parcels of land property bearing Old Survey No. 236, corresponding New Survey No. 30, Hissa No. 3, admeasuring 4960 sq. Meters, of Revenue Village NAVGHAR, Taluka

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Bhayander (E), within the limits of Mira Bhayander Municipal Corporation, and as more particularly described in the Schedule hereunder written hereinafter referred to as "the said 1st property") and accordingly their names appeared in the Land Record i.e. 7/12 extract of the said 1st property.

- v. One SHRI BALARAM GANPAT PATIL alias BALARAM NARAYAN PATIL had been the real brother of the co-owners above named. The pedigree of family goes as such that Shri Narayan Laxman Patil and Shri Ganpat Laxman Patil were real brothers. Shri Narayan Laxman Patil had 4 sons as mentioned above and Shri Ganpat Laxman Patil had no issue. After the death of Shri Ganpat Laxman Patil his widow Smt Matibai Ganpat Patil had adopted the said Shri Balaram Narayan Patil the one son of Shri Narayan Laxman Patil who was later known as Shri Balaram Ganpat Patil. The evidence shows that Shri Narayan Laxman Patil and Shri Ganpat Laxman Patil had separated during their life time and had divided their land holdings also, as reflected in their separate Khata-Utara maintained in the land records. Subsequently several pieces of lands were purchased by late Shri Narayan Laxman



Patil out of his own funds and efforts. Despite the facts as aforesaid the names of the 6 daughters of late Shri Balaram Ganpat Patil appear in respect of all the lands, in the land records. In the circumstances and with view to clear the title of the properties the Vendor No.1 herein decided to purchase and acquire the rights of the said 6 Daughters of Shri Balaram Patil and thus have so far purchased the rights of the 5 daughters of the said Shri Balaram Ganpat Patil and determined their i.e. 6 Daughter's collective shares at 1/4th out of the said property for statistical reasons as their names appear in the Land Records of the said 1st property.



The said Co-owner SHRI BALARAM GANPAT PATIL died in the year 1962 leaving behind him 6 daughters namely; (1) Mrs. Hemlata Uday Patil, (2) Mrs. Rekha Madhukar Patil, (3) Mrs. Mangla Ramanand Gawand, (4) Mrs. Sangeeta Arun Mahtre (5) Mrs. Vandana Jagannath Patil and (6) Smt. Madhuri Hansraj Patil. The names of all the 6 daughters are appearing in the Land Records pertaining to all the properties.

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vii.

The Co-owner SHRI PANDURANG NARAYAN PATIL died leaving behind him his wife

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12/05/2006 and his legal heirs SHRI HEMANT PANDURANG PATIL, SHRI NITIN PANDURANG PATIL, SHRI JITENDRA PANDURANG PATIL, entitled for the estates of the deceased and accordingly their names appear in the Land Record of the said 1st property.

viii. The said SHRI HEMANT PANDURANG PATIL & Others alongwith their next of kin by a Conveyance dated 19/10/2010, registered under Doc. No.TNN-3/06943/2010, dated 19/10/2010 and thereby sold, assigned, transferred and conveyed their all undivided rights title and interests in respect of the said 1st property to M/s. ZONE PROPERTIES LTD. i.e. the Vendor No.1 herein at the consideration price mentioned therein.

ix. The co-owner SHRI HARISCHANDRA NARAYAN PATIL & OTHERS alongwith SMT. SHILPA SADASHIV GAWAND & SMT. SWAPNA SUHAS MHATRE executed a Development Agreement dated 08/05/2008 registered under Sr. No.TNN4-04219/2008 dated 08/05/2008 and thereby agreed to sell, assign and transfer their all undivided rights, title and interests in favour of M/s. GUJARAT REALTORS at the consideration price and on the terms and conditions mentioned therein.



Simultaneously the said co-owner had also executed a General Power of Attorney in favour of the partners of M/s. Gujarat Realtors and thereby granted various powers and authorities interalia to sell the said 1st property and execute conveyance thereof.

- x. The said co-owners SHRI HARISCHANDRA NARAYAN PATIL & OTHERS as Vendor No.1 by a Conveyance dated 13/12/2011, registered under Doc.TNN-7/08987/2011 dated 13/12/2011 sold, assigned, transferred and conveyed their all undivided rights, title and interests in respect of the said 1st property to M/s. ZCNE PROPERTIES PVT. LTD. i.e. the Vendor No.1 herein at the consideration price mentioned therein and the said M/s. GUJARAT REALTORS as being the Confirming Party therein also released and relinquished all their undivided rights, title and interests in respect of the said property and also confirmed the said sale. Simultaneously they have also executed a General Power of Attorney in favour of its Directors and thereby granted various powers and authorities as mentioned therein.



- xi. The said Co-owners SHRI LAXMAN NARAYAN PATIL died leaving being him his

the ultimate purchasers or co-operative societies to be formed by the purchasers of the flats and/or units in the building to be constructed.

19. The Vendors shall execute a separate Irrevocable General Power of Attorney giving power to Purchasers to execute a conveyance in favour of their nominee/s or to and in favour of the Co-operative Housing Society formed by the purchasers of the flats in the said building.

It is clarified that if separate conveyance of the building is not possible then the conveyance of the entire buildings constituting the composite interest of the buildings or federation of societies subject to and in compliance of the terms and conditions of the N.O.C. under Urban Land (C & R) Act, 1976, provisions of the Maharashtra Ownership Flats Act or MahaRERA and the rules framed there under and other relevant statutory provisions for the time being in force.



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दिनांक	३५ / १२

20. As and when required by Purchasers, the Vendors shall make, sign and execute or cause to be made, signed and executed all plans, papers, affidavits, applications, forms, deeds, documents assurances, declarations, writings etc and shall do or cause to be done all acts, deeds, things and matter as may be required.

21. Save and except what is stated hereinabove all the expenses in connection with documents of sale, its cost of registration including stamp duty and registration fees and the fees of the professionals shall be borne and paid by the Purchasers.

22. The Vendors declare that they reserve the right to grant the TV and Video cable rights of this building to any cable operator of their choice, which will remain binding upon the Purchasers.

THE SCHEDULE ABOVE REFERRED TO:



ALL THAT the FSI in respect of building/s No.1, (as marked and delineated on the Lay Out attached herewith) amounting to 2460.32 Sq. Meters out of the pieces and parcels lands property described in the table below:

Sr. No.	Old Survey No.	New Survey No.	Hissa No.	Area Adm.in Sq.Meters	Subject Land
1 st property	236	30	3	4960	1270
2 nd property	236	30	8	1820	33.64

All of Revenue Village NAVGHAR, Taluka & District Thane, lying being and situate at Bhayander (E). within the limits of Mira

Bhayander Municipal Corporation, Registration
Sub-District of Thane.

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

SIGNED SEALED & DELIVERED

By withinnamed "VENDOR No.1"

M/s. ZONE PROPERTIES PVT. LTD

Through its Directors:



For Zone Properties Pvt. Ltd.

Sd/-
Director

SHRI GOPALJI K. DWIVEDI

In the presence of ...

1. *Anir*

2. *[Signature]*



[Handwritten signatures]

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३३५८०

SIGNED SEALED & DELIVERED

By within named "VENDOR No.2"

M/s. GUJARAT ESTATE

Through its one of the Partners:



For GUJARAT ESTATE

[Signature]
Partner

SHRI GOPALJI K. DWIVEDI

In the presence of

1. *Anir*

2. *[Signature]*



[Signature]
[Signature]
V.R.B. 11

SIGNED SEALED & DELIVERED

By within named "PURCHASERS"

M/s. SHREE ANAND CONSTRUCTION)

Through its partners:



FOR SHREE ANAND CONSTRUCTION

Signature
PARTNER

(1) SHRI RAVINDRA ANANT PATIL)



FOR SHREE ANAND CONSTRUCTION

Signature
PARTNER

(2) SHRI HITESH RAVINDRA PATIL)

(3) SHRI VAIBHAV RAVINDRA PATIL)

In the presence of ...)

1. *Anir*

2. *Khush*



FOR SHREE ANAND CONSTRUCTION

Signature
PARTNER



ZONE PROPERTIES PVT. LTD.

Builders & Developers

Shop No.6, Rachana Co-Operative Housing Society, Opp. M.C.F. Joggers Park, Laxmi Narayan Temple Road, Eksar, Borivali (W), Mumbai-400092.

RESOLUTION

IN THE MEETING OF THE BOARD OF DIRECTORS OF THE COMPANY HELD ON 10TH June 2020, AT ITS REGISTERED OFFICE, THE FOLLOWING RESOLUTION WAS PASSED BY MAJORITY OF DIRECTORS PRESENT IN THE MEETING:

RESOLVED that we the Directors of the Company abovenamed, having its Registered address at Shop No. 6, Rachana Co-operative Housing Society, Opposite MCF Joggers Park, Laxmi Narayan Temple Road, Eksar, Borivali (East), Mumbai - 400092, have jointly passed the resolution to sell, assign and transfer the FSI alongwith all its sanctions and permissions to the Purchasers **SHREE ANAND CONSTRUCTION** for the considerations and upon the agreed terms and conditions for construction of buildings on the part of the land and property bearing Old Survey No. 236, New Survey No. 36, Hissa No.3, being and situate at Revenue Village Navghar Taluka & District Thane, Bhayander (W) and for that purposes we do hereby authorize **SHRI GOPALJI K. DWIVEDI**, to sign, lodge and execute Agreement for Sale, Development Agreement, General Power of Attorney and other allied documents, etc. and to appear before Registrar/Sub-Registrar of Assurances for the company and on our behalf to admit execution thereof.

Name of Partners & Signature.

Shri Gopalji K. Dwivedi

Smt. Pushplata G. Dwivedi

Shri Bhagwanji M. Hedpara

Shri Nitesh B. Hedpara

For Zone Properties Pvt. Ltd.

Director

For Zone Properties Pvt. Ltd.

For Zone Properties Pvt. Ltd.

Director

Director

Director

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