

529/5278

Thursday, March 30, 2023
5:19 PM

पावती

Original/Duplicate

नोंदणी क्र. : 39M
Regn.: 39M

पावती क्र.: 5854 दिनांक: 30/03/2023

गावाचे नाव: पनवेल

दस्तऐवजाचा अनुक्रमांक: पवल5-5278-2023

दस्तऐवजाचा प्रकार : भाडेपट्टा

सादर करणाऱ्याचे नाव: मे. अनंता रियालिटी र्हफ पार्टनर - १) विशाल एस अगरवाल --

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

एकूण:

रु. 30800.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
5:33 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Panvel, S

बाजार मूल्य: रु. 0/-

मोबदला रु. 157191986.45/-

भरलेले मुद्रांक शुल्क : रु. 7860000/-

सह दुय्यम निबंधक दर्जा-२,
(पनवेल-५)

1) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH017707972202223E दिनांक: 30/03/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु. 800/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 3003202310062 दिनांक: 30/03/2023

बँकेचे नाव व पत्ता:

पत्रकाराची स्वाक्षरी
मुळदस्तावेज परत मिळाला.

सह दुय्यम निबंधक, पनवेल '५' (दर्जा-२)



30/03/2023

सूची क्र.2

दुसम निबंधक : सह दु.नि.पनवेल 5
दस्ता क्रमांक : 5778/2023
नोदणी :

Rsgn.63m

गावाचे नाव : पनवेल	
(1) विजेखाता प्रकार	भाडेपट्टा
(2) मोबदला	157191986.45
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितमदत्तकार आकारणी देतो की पट्टेदार ते नमुद करावे	0
(4) ५-मा.प.पेटेद्विस्ता व परक्रमांक(असल्यास)	1) पातळेचे नाव:रायगाड इतर वर्णन : , इतर गतिती: प्लॉट नं.3,सेक्टर नं.2,गोंड - पनवेल (वस्तु),ता.पनवेल,वि.रायगाड,क्षेत्रकळ :- 1488.49 चौ.मी. (Plot Number : 3 ;)
(5) क्षेत्रकळ	1) 1488.49 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) रक्षेपत्र करून देणा-या/विस्तृत ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मै. अर्नाला रियालिटी लॉक पार्टनर - १) विशाल एस अगरवाल - वय:-3९; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- १०९, श्री साईनाथ सीरवाएस, प्लॉट नं.सी-१०, सेक्टर नं.३, ऐसली, नवी मुंबई, महाराष्ट्र, ठाणे, पिन कोड:-400708 फोन नं:-ABWFA2948Q 2): नाव:-मै. अर्नाला रियालिटी लॉक पार्टनर - 2) सुरज एस अगरवाल - वय:-35; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- १०९, श्री साईनाथ सीरवाएस, प्लॉट नं.सी-१०, सेक्टर नं.३, ऐसली, नवी मुंबई, महाराष्ट्र, ठाणे, पिन कोड:-400708 फोन नं:-ABWFA2948Q 1): नाव:-सिडको रियलिटि लॉक असिस्ट मार्केटिंग ऑफिसर - राजेंद्र सोनावणे - वय:-50; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- ऑफिस - निमल, दुसरा मजला, नॉरिन पॉइंट, मुंबई, महाराष्ट्र, पिन कोड:-400021 फोन नं:-AACCC3303K
(8) रक्षेपत्र करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	29/03/2023
(9) रक्षेपत्र करून दिल्यावा दि-गंक	30/03/2023
(10) रस्ता नोंदणी केल्यावा दिनांक	5278/2023
(11) उत्प्रेक्षांक, सॅट व प्ल	7860000
(12) बाजार/प्राथम्याचे मुद्रांक शुल्क	30000
(13) बाजारभाव/प्रमाणे नोंदणी शुल्क	
(14) शेरा	

मुलाकानासाठी दिवाणत घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

मुलाकानाची आवश्यकता नाही कारण शासकीय/निमशासकीय किंमत कारणाचा तपशील शासकीय/निमशासकीय किंमत

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

सह दुसम निबंधक वर्ग-२,
(पनवेल-५)



MTR Form Number-6



GRN MH017707972202223E

BARCODE



Date 28/03/2023-17:25:01

Form ID 36

GRN	MH01770797220223E	BARCODE											Date	26/03/2023-17:25:01	Form ID	36
Department	Inspector General Of Registration		Payer Details													
Stamp Duty			TAX ID / TAN (If Any)													
Type of Payment Registration Fee			PAN No.(If Applicable)		ABWFA2948Q											
Office Name PNL5_PANVEL NO 5 SUB REGISTRAR			Full Name		MS ANANTA REALTY											
Location RAIGAD																
Year 2022-2023 One Time			Flat/Block No.		PLOT NO.3, SECTOR NO.2,											
Account Head Details			Premises/Building													
			Road/Street		NODE PANVEL WEST, TAL.PANVEL, DIST.RAIGAD.											
0030046401 Stamp Duty			Area/Locality		NODE PANVEL WEST, TAL.PANVEL, DIST											
0030063301 Registration Fee			Town/City/District		RAIGAD.											
			PIN		4102006											
			Remarks (If Any)		PAN2=AACCC3303K~SecondPartyName=CIDCO LTD-											
			Amount In Words		Seventy Eight Lakh Nirety Thousand Rupees Only											
Total			78,90,000.00													
Payment Details			STATE BANK OF INDIA		FOR USE IN RECEIVING BANK											
Cheque/DD Details			Bank CIN		Ref. No.		0004J5729032835562 / KOCCEP05H9									
Cheque/DD No.			Bank Date		RBI Date		26/03/2023-17:24:03.33						Not Verified With RBI			
Name of Bank			Bank-Branch		STATE BANK OF INDIA											
Name of Branch			Scroll No. . Date		Not Verified with Scroll											

PAN2=AACCC3303K~SecondPartyName=CIDCOLTD-

पत्र - ५	५२७८	२०२३
९/८०		

9266 3033

Only use these tags: ['p>...

STATE BANK OF INDIA

Cheque-DD Details

FOR USE IN RECEIVING BANK

0004757272032835562 | KSCCEP000119

19

Cheque/DD No.

Bank CIN	Ref. No.
Bank Date	RBI Date

000405280032835562 IK0CEPW49
28032008 172403 Not Certified With REI

Not verified with FBI

Name of Bank

Batik-Branch

STATE BANK OF INDIA

Name of Branch

Scroll No., Date

Not Verified with Scroll

9820625759

Department ID: 9820625
NOTE: - This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
नॉट - चालान को केवल सब रजिस्ट्रार कार्यालय में ही दर्ज करने के लिए मान्य है। अन्य जगहों पर मान्य नहीं है।
गोपनीय

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

[illegible]

For ANANTA REALTY

Partner

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN	3003202310062	Date	30/03/2023
-----	---------------	------	------------

Received from MS ANANTA REALTY, Mobile number 9820625759, an amount of Rs.800/- towards Document Handling Charges for the Document to be registered(SARITA) in the Sub Registrar office Joint S.R. Panvel 5 of the District Raigadh.

Payment Details

Bank Name	SBIN	Date	30/03/2023
Bank CIN	10004152023033009308	REF No.	308949374739

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

For ANANTA REALTY

Partner

पवेल - ५

५२७८२०२३

२/८०





CHALLAN
MTR Form Number-6



GRN	MH017707972202223E	BARCODE			Date	26/03/2023-17:25:01	Form ID	36	
Department	Inspector General Of Registration	Payer Details			TAX ID / TAN (If Any)				
Type of Payment	Stamp Duty Registration Fee								
Office Name	PNL5_PANVEL NO 5 SUB REGISTRAR	PAN No.(If Applicable)				ABWFA2948Q			
Location	RAIGAD	Full Name				MS ANANTA REALTY			
Year	2022-2023 One Time	Flat/Block No.				PLOT NO.3, SECTOR NO.2,			
Account Head Details		Amount In Rs.		Premises/Buliding		NODE PANVEL WEST, TAL.PANVEL, DIST.RAIGAD.			
0030046401	Stamp Duty	7960000.00		Road/Street		NODE PANVEL WEST, TAL.PANVEL, DIST.RAIGAD.			
0030063301	Registration Fee	300000.00		Area/Locality		NODE PANVEL WEST, TAL.PANVEL, DIST			
				Town/City/District		.RAIGAD.			
				PIN		4 1 0 2 0 6			
		Remarks (If Any)							
		PAN2=AAQCC3303K-SecondPartyName=CIDCO LTDs							
		Amount In		Seventy Eight Lakh Ninety Thousand Rupees Only					
Total		79,90,000.00		Words					
Payment Details		STATE BANK OF INDIA		FOR USE IN REDEMPTING BANK					
Cheque/DD No.		Cheque-DD Details		Bank CIN		Ref. No.		00040571023062635506 (PROCEEDV/FH9	
				Bank Date		RBI Date		28/03/2023 05:48:05 (S.M.I.S. verified with TRS	
Name of Bank				Bank-Branch		STATE BANK OF INDIA			
Name of Branch				Scroll No., Date		88, 28/03/2023			

Department ID: 9920625759
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालन केवल मुख्य निबंधक कार्यालय एवं जिला कार्यालय वरदाहारी चालू रहे. जिला व कार्यालय वरदाहारी सदर चालन चालू नही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	{S}-529-5278	0008778731202223	30/03/2023-17:19:09	IGR548	300000.00
2	{S}-529-5278	0008778731202223	30/03/2023-17:19:09	IGR548	79600000.00
Total Defacement Amount					79,90,000.00



पवने-५
५२७८/२०२३
६/८०



Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 3003202310062 Receipt Date 30/03/2023

Received from MS ANANTA REALTY, Mobile number 9820625759, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered on Document No. 5278 dated 30/03/2023 at the Sub Registrar office Joint S.R. Panvel 5 of the District Raigarh.

DEFACED

₹ 800

DEFACED

Payment Details

Bank Name	SBIN	Payment Date	30/03/2023
Bank CIN	10004152023033009308	REF No.	308949374739
Deface No	3003202310062D	Deface Date	30/03/2023

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

पवेल - ५
५२७८/२०२३
५ / ६०





पवेल - ५
५२७८२०२३
६ / ६०

PERMISSION/ LICENSE TO ENTER UPON THE LAND

I/WE SHRI / MESSRS M/S. ANANTA REALTY HAVE THIS 29th DAY OF MARCH, 2023 RECEIVED POSSESSION OF PLOT NO. 3 ADMEASURING AREA OF 1488.49 SQ MTR IN SECTOR NO. 2 PERTAINING TO REVENUE VILLAGE PANVEL (W) TALUKA PANVEL DISTRICT RAIGAD EARMARKED FOR RESIDENTIAL CUM COMMERCIAL PURPOSE AS PER DEMARCATION ON SITE AND SHOWN ON THE ENCLOSED PLAN BY RED COLOUR AND AS PER THE PERMISSION/ LICENCE GRANTED.

HANDED OVER

Assistant Marketing Officer



TAKEN OVER
For ANANTA REALTY


Partner

पत्र-५
२०६/२०२३
२०/६०





पंचेल - ५
५२७८/२०२३
८/८०

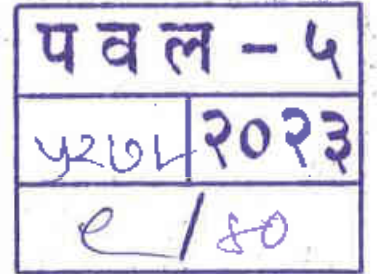
५ - ५२७८/२०२३



महाराष्ट्र MAHARASHTRA

© 2022 ©

40AA 891757



AGREEMENT TO LEASE FOR
(RESIDENTIAL CUM COMMERCIAL PLOT)
CITY AND INDUSTRIAL DEVELOPMENT CORPORATION
OF MAHARASHTRA LTD
AND
M/S. ANANTA REALTY
PLOT NO. 3, SECTOR-2, PANVEL (W),
NAVI MUMBAI



[Signature]

Assistant Marketing Officer

For ANANTA REALTY

[Signature]
Partner

28 MAR 2023

Imagined Reality

✓ SSrf

28 MAR 2023

पवल - ५	
५२७८	२०२३
९०/८०	



**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF
MAHARASHTRA LIMITED**

**(For Residential cum Commercial Purpose)
AGREEMENT TO LEASE**

AN AGREEMENT made at CBD Belapur on the 29th day of March Two Thousand Twenty Three BETWEEN THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., a Company incorporated under the Companies Act, 1956 (1 of 1956) and having its registered office at 'Nirmal' 2nd floor, Nariman Point, Mumbai - 400 021 (hereinafter referred to as "the Corporation" which expression shall where context so admits, be deemed to include its successors and assigns) of the One part AND Name of Person/Company/Firm M/s. Ananta Realty and (Address and Occupation) 102, Shree Srinath CHS, Plot No. C-10 Sector 3, Airoli Mumbai-400708 (hereinafter referred to as "Licensee" which expression shall, where the context so admits be deemed to include its successor or successors), of the other part.



WHEREAS:

- a) The Corporation is the New Town Development Authority declared for the area designated as a site for the new town of Navi Mumbai by the Government of Maharashtra in exercise of its powers under Sub-Section (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as "the said Act").
- b) The State Government is, pursuant to section 113(A) of the said Act, acquiring lands described therein and vesting such lands in the Corporation for development and disposal.
- c) Vide scheme no. MM-SCH-24-2021-22 Corporation has launched a scheme for lease of 22 Plots for Residential Cum Commercial use Ghansoli, Vashi, Nerul, New Panvel(E), New Panvel (W) and Kalamboli Nodes of Navi Mumbai through e-Tender cum e-Auction.
- d) The licensee has participated in the said scheme and applied for Plot No. 3, Admeasuring 1488.49 Sq.mtr, Sector-2, Panvel (W) node by quoting Rs. 1,05,605.00 per Sq.mtr.
- e) Being the Highest bidder among the participants for the above said plot, the allotment letter was issued in favour of the licensee on 19.07.2022 as per the provision of Navi Mumbai Disposal of Land (Amendment) Regulation, 2008.
- f) The Corporation has consented to grant to the Licensee a lease of all the piece or parcel of land described in the Schedule hereunder written



5-15-50
5005



पवत - ५
५२५५२०२३
१२/६०



and more particularly delineated on the plan annexed hereto and shown thereon by a red colour boundary line, and containing by measurement **1488.49 sq. mtrs.** or thereabout (hereinafter referred to as "the said land"), for the purpose of constructing a building or buildings for **RESIDENTIAL CUM COMMERCIAL** and has permitted the Licensee to occupy the said land from the date hereof, on the terms and conditions hereinafter contained.

g) The Licensee has, before the execution of this Agreement, paid the Managing Director of the Corporation, hereinafter referred to as the Managing Director, (which expression shall include any other officer of the Corporation as may be notified by the Corporation from time to time by a general or special order) a sum of Rs. 15,71,91,986/45/- Rupees, Fifteen Crores Seventy One Lakhs Ninety One Thousand Nine Hundred Eighty Six and Forty Five Paise Only) being the full premium agreed to be paid by the Licensee to the Corporation.

THIS AGREEMENT WITNESSES AND NOW IT IS HEREBY MUTUALLY

AGREED AS FOLLOWS:

GRANT OF LICENCE:

1. During the period of Four years from the date hereof, the Licensee shall have license and authority only, to enter upon the said land for the purpose of erecting a building or buildings for RESIDENTIAL COMMERCIAL purpose only and for no other purpose and until the grant of lease as provided hereinafter, the licensee shall be deemed to be mere Licensee of the said land at the same rent and subject to the same terms including the liability for payment of a service charges to the Corporation as if the lease has been actually executed.

NOT A DEMISE:

2. Nothing in these presents contained shall be construed as demise in law of the said land hereby agreed to be demised or any part thereof so as to give to the Licensee any legal interest therein until the lease hereby provided shall be executed and registered but the Licensee shall only have a license to enter upon the said land for the purpose of performing this Agreement. The licensee shall not be entitled to transfer or assign his rights and interest in or benefits under this agreement in favour of any person or persons provided that if he intends to have a lease in the name of a Co-operative Housing Society or a Company or an Association of Apartment of Owners constituted of the buyers of Apartment in a building constructed on the said land. He will be permitted to do so if he has complied with all the terms and conditions of this Agreement and further such transfer purports to be conveyance of his rights, title and interest in the said land building

۲

Assistant Marketing Officer

For ANANTA REALTY

Parline



पवेल - ५	
५२७८	२०२३
१२ / ६०	

५२७८	२०२३
१२ / ६०	

thereon in the performance of his obligation under Section 11 and other applicable provisions of the Maharashtra Ownership Flats (Regulations of the promotion of Construction, Sale, Management and Transfer) Act 1963 or any other corresponding law for time being in force.

3. The Licensee hereby agrees to observe and perform the stipulations following, that is to say:-

SUBMISSION OF PLANS FOR APPROVAL:

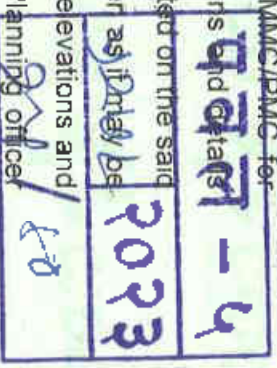
- (a) That it will within six months from the date hereof, submit to the concerned Town Planning Officer of the Corporation/NMMC/PMC for his approval the plans, elevations, sections, specifications and details of the building hereby agreed by the Licensee to be erected on the said land and the Licensee shall at their own cost and as often as may be called upon to do so, amend, all or any such plans and elevations and if so required, will produce the same before the Town Planning Officer and will supply him such details as may be called for of the specifications and when such plans, elevations, details and specifications shall be finally approved by the town Planning Officer and signed by him, the Licensee shall sign and leave with him three copies thereof and also three copies of any further conditions or stipulations which may be agreed upon between the Licensee and the Town Planning officer, Provided that the building or buildings hereby agreed by the Licensee to be so constructed shall not be less than 75% of the permissible floor space index under the provisions of NMDL(A)R 2008.

PLANS TO COMPLY WITH THE FOLLOWING RULES :

- (a) i) The base permissible floor space index as defined by the "Unified Development Control and Promotion Regulations for Maharashtra State (UDCPR) and shall be 1.5.
- ii) The maximum height up to which the building shall be constructed as per "Unified Development Control and Promotion Regulations for Maharashtra State (UDCPR).
- iii) The maximum height of a room in the building shall be less than 4.27 meters. In case any room where height is 4.27 metres or more, the area of such room shall be counted twice for the computation of F.S.I.

FENCING DURING CONSTRUCTION :

- (b) That the said plot shall be fenced, properly by the Licensee at its





पवेल-५	
१२७८	२०२३
१६/८०	

१२७८	२०२३
१६/८०	

expenses, within a period of 2 months from the date hereof. The Licensee shall not encroach upon any adjoining land, road, pathway or footpath of the Corporation in any manner whatsoever. Any such encroachment shall be deemed to be a breach of this Agreement without prejudice to the generality of the rights and remedies of the corporation. In respect of such breach, the Managing Director shall be at liberty to remove or cause to be removed any such encroachment at the risk and cost of the Licensee and dispose of any tool, implement, material or thing involved in such encroachment and expenses of such removal and disposal from the Licensee.

(bb) The License is aware that the Corporation has not provided to the said land physical infrastructure such as power, water, sewerage and pucca road and the Licensee further agrees to submit to the Town Planning Officer for his approval the plans, elevation, section specification and details of the building or buildings hereby agreed by the Licensee to be erected within the time limit prescribed under the condition herein before stated. The Licensee further agrees that he will set no defense for his failure to submit the plans within the time limit prescribed, only on the ground that the Corporation has not provided any physical infrastructure, such as power, water, sewerage and pucca road. No water shall be provided or made available by the Corporation for construction of the intended building. The Licensee hereby agrees to make its own arrangement for water to be used for erection of the intended building on the said land.

NO WORK TO BEGIN UNTIL PLANS ARE APPROVED :

(c) That no work shall be commenced or carried on which infringes the CIDCO General Development Control Regulations for New Bombay, 1975 or any other law for the time being in force as regards construction of a building on the said land and until the said plans, elevations, sections, specifications and details shall have been so approved as aforesaid and thereafter it shall not make any alterations or additions thereto unless such alterations and additions shall have been in like manner approved previously.

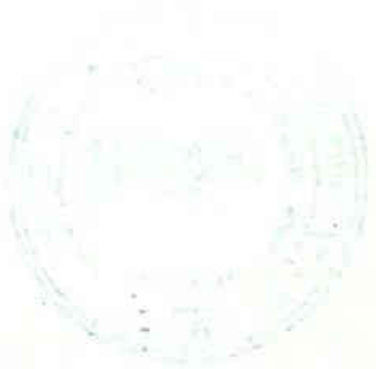
TIME LIMITS FOR COMMENCEMENT AND COMPLETION OF CONSTRUCTION WORK:

(d) That he/she/it shall, within a period of 6 months from the date hereof, commence and within a period of FOUR years from the date hereof at its own expense and in a substantial and workman-like manner and with new and sound materials and in compliance with the said

49-4	2023
------	------



14-15512
4009



पदम - ५
५२७४३०९३
१८१८०



Development Control Regulations and any other law, for the time being in force and in strict accordance with the approved plan, elevations, sections, specification and details to the satisfaction of the Town Planning Officer of the concerned planning authority and comfortably the building lines marked on the plans and completely finish fit for occupation a building to be used as **Residential cum Commercial** use with all requisite drains and other proper convenience thereto. Provided that the building or buildings hereby agreed by the Licensee to be so constructed shall not be less than 75% of the permissible floor space index under the provisions of the Navi Mumbai Disposal of Land (Amendment) Regulations 2008.&UDCPR.

RATE AND TAXES:

- (e) That it will pay all rates, taxes charges, claims and outgoing chargeable against an owner or occupier in respect of the said land and any building erected thereon.

PAYMENT OF SERVICE CHARGES:

- (f) That it will, on the efflux of four years from the date hereof of the date of obtaining a Completion and Occupancy Certificate from the Town Planning Officer whichever is earlier, make to the CIDCO/MMMC/PMC a yearly payment at a rate as may be determined and notified from time to time by the Corporation as its contribution to the cost of establishing and maintaining civic amenities such as roads, water, drainage, conservancy for the said land regardless of the extent of benefit derived by it from such amenities, provided that no payment shall be made one year after such civic amenities have been transferred to a local authority constituted under any law for the time being in force. The payment hereunder shall be paid on the first day of April in each year or within 30 days there from. "Without prejudice to the other rights of the Corporation under this Agreement and/or in law, the Licensee shall be liable to pay to the Corporation interest at the rate to be approved by the Corporation by general or specific order on all amounts due and payable by the Licensee under this clause if such amount remained unpaid for seven days more after becoming due".

PAYMENT OF LAND REVENUE:

- (g) That it shall pay the land revenue and cesses assessed or which may be assessed on the said land.



५९८ - ५	
५९८	२०२३
१९/९०	

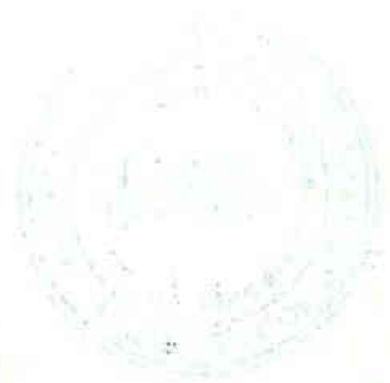
5

For ANANIA REALTY

Partner

Assistant Marketing Officer

2 - P R P
5093



पवेल - ५
१२०६१०२३
२०/८०



INDEMNITY:

- (h) That he/they/it will keep the Corporation indemnified against any and all claims for damage which may be caused to any adjoining buildings or other premises in consequence of the execution of the aforesaid works and also against all payments whatsoever which during the progress of the work, may become payable or be demanded by any Local Authority or authority in respect of the said works or of anything done under the authority herein contained.

SANITATION :

- (i) That it shall observe and conform to the "Unified Development Control and Promotion Regulations for Maharashtra State (UDCPR) or any other law for the time being in force relating to public health and sanitation and shall provide sufficient latrine accommodation and other sanitary arrangement for the labourers and workmen employed during the construction of the buildings on the said land in order to keep the said land and its surroundings clean and in good condition to the entire satisfaction of the Managing Director and shall not, without the consent in writing of the Managing Director, permit any labourers or workmen to reside upon the said land and in the event of such consent being given, shall comply strictly with the terms thereof.

EXCAVATION:

- (j) That it will not make any excavation upon any part of the said land or remove any stone, earth or other material there from except so far as may, in the opinion of the Managing Director be necessary for the purpose of forming the foundation of the building and compound walls and executing the works authorized by this agreement.

NOT TO AFFIX OR DISPLAY SIGN-BOARDS, ADVERTISEMENT ETC.:

- (k) That it shall not affix or display or permit to be affixed or displayed on the said land or buildings erected thereon any sign boards, sky- signs, neon signs or advertisements painted or illuminated or otherwise unless the consent in writing of the Managing Director shall have previously been obtained thereto.

NUISANCE:

- (l) That it shall not at any time do, cause or permit any nuisance in or upon the said land and in particular shall not use or permit the said land to be used for what is not granted.

INSURANCE:

- (m) That it shall as soon as any building to be erected on the said land shall be roofed, insure and keep insured the same in its name against

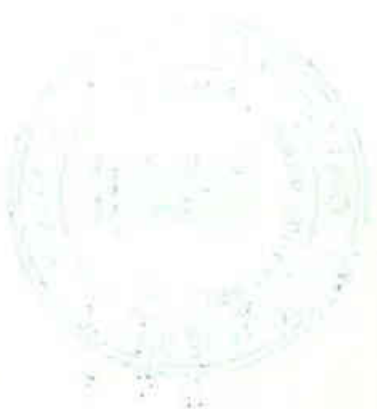
पवेल - ५

२३/०४/२०२३

२९/६०



१ - १५५	
३६०५	



पवेल - ५	
१२७८	२०२३
२२	६०



damage by fire for an amount equal to the cost of such building and shall on request produce to the Managing Director a policy or policies of insurance and receipts of the payment of last premium and shall forthwith apply all moneys received by virtue of such insurance in rebuilding or reinstating the building.

RECOVERY OF ANY SUM DUE TO THE CORPORATION:

- (n) Where any sum payable to the Corporation by the Licensee under this Agreement is not paid, the Corporation shall be entitled to recover such sum as arrears of land revenue, pursuant to paragraph of the schedule to the said Act. Whether any sum is so payable by the licensee shall be determined by the Corporation and every determination by the Corporation in this behalf shall not be disputed by the Licensee and shall be final and binding upon it.



RESTRICTION AGAINST APPOINTMENT OF AGENT BY A POWER OF

ATTORNEY OR OTHERWISE:

- (o) The Licensee shall not appoint any person as its agent by a power of Attorney or otherwise, for the purpose of this Agreement except his/her spouse, father, mother, brother & sister or a major child and if the licensee shall be a company or such a body corporate, its successor or successors.



REGISTRATION UNDER REGISTRATION ACT, 1908:

- (p) The Licensee shall, under the provision of the Registration Act, 1908, present this Agreement before the Sub-Registrar and shall get it registered. The stamp duty, registration charges and any other expenses payable thereto for getting the Agreement registered shall be paid wholly and exclusively by the Licensee.

4. RESTRICTION AGAINST TRANSFER:

- (i) Notwithstanding anything containing in the 'The Navi Mumbai Disposal of Lands (Amendment) Regulations 2008' the licensee shall not transfer or assign by sale, mortgage, sub-lease or by development agreement the plot or any part thereof, which is leased or agreed to be leased without permission of the Managing Director of the Corporation.
- (ii) Every permission granted by the Managing Director of the Corporation shall be subject to the payment of charges in the manner and to extent provided in Explanation (ii) of Regulation 10 of Navi Mumbai Disposal of lands (Amendment) Regulation, 2008 or as may be prescribed by the Corporation from time to time.

- (iii) In case of plots allotted to Co-operative Societies, such plots are not

Assistant Marketing Officer

[Signature]
7

FOR ANANTA REALTY

[Signature]
Partner

पत्र - पत्रिका
२००९



पत्र - पत्रिका
२००९/२०२३
२००९/२०



transferable at any point of time during the duration of the lease period even it is permitted under any other law.

5. POWER TO TERMINATE AGREEMENT:

Should the Town Planning Officer not approve the plans, elevations, sections, specifications and details whether originally submitted within the time hereinbefore stipulated or if and whenever there shall be a breach of any of the clause of this present by the Licensee or by any of the members of Licensee, the Managing Director may by notice in writing to the Licensee, revoke the license and re-enter upon the said land and thereupon the license shall come to an end.

POWERS OF CORPORATION:

i. If the Licensee commits a breach of any of the Regulations and further fails to remedy the said breach within a period of six months from the date of issue of notice by the Corporation thereof or within any extended period not exceeding three months granted by the Managing Director, the Corporation shall have powers;

a) to direct removal or alteration of any building or structure erected or used contrary to the condition of the grant of the completion certificate, within the time prescribed in that behalf and if no such removal of or alteration is carried out within the time prescribed, cause the same to be carried out and recover the cost incurred for the same from the Licensee.

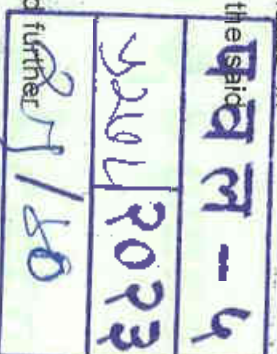
b) to evict the Licensee under the provisions of the Bombay Government Premise (Eviction) Act, 1955 and to resume the land and building to Corporation without payment of any compensation.

TO RESUME LAND:

Until the building and works have been completed and certified as completed in accordance with Clause 7 hereof, and until the Corporation grants and Licensee accept a Lease of said land as provided hereinafter, the Corporation shall have the following rights and powers :

(a) The right of the Managing Director and Officer and servants of the Corporation acting under his directions at all reasonable time to enter upon the said land to view the state and progress of the work and for all other reasonable purpose .

(b) Power (i) in case the Licensee (a) shall fail to submit to the Town Planning Officer for his approval the plans, elevation, sections, specification and details of the building agreed by the Licensee to be erected on the said land to commence the erection of the said building and to complete the said building within the time prescribed



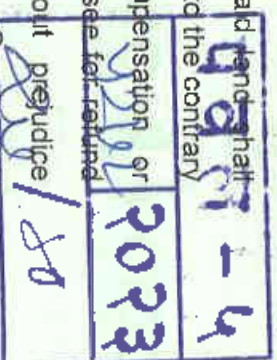


पवेल - ५
५२६५२०२३
२९/८०



५२६५२०२३
२९/८०

hereinbefore for the performance of each act and in accordance with the stipulations hereinbefore contained (time in each respect being intended to be of the essence of the contract) or (b) shall not proceed with the works with due diligence or shall fail to observe any of the stipulations on his part herein contained, the Corporation shall have the powers and liberty to revoke the license hereby granted to the Licensee and to restrain the Licensee, its agents, servants to enter upon the said land and thereupon this Agreement shall cease and terminate and all erections and materials, plants and things upon the said land shall notwithstanding any enactment for the time being in force to the contrary belong to the Corporation without making any compensation or allowance and without making any payment to the Licensee for removal or repayment of any premium paid by it but without prejudice nevertheless to all other legal rights and remedies of the Corporation against the Licensee.



- (ii) to continue the said land in the Licensee's occupation on payment of such fine or premium as may be decided upon by the Managing Director;
- (iii) to direct removal or alteration of any building or structure erected or used contrary to the condition of the grant of the occupancy Certificate within the time prescribed in that behalf and on such removal of or alteration not being carried out within the time prescribed, cause the same to be carried out and recovered the cost of carrying out the same from the Licensee.
- (iv) all building materials and plant which shall have been brought upon the said land by or for the Licensee for the purpose of erecting such building as aforesaid shall be considered immediately attached to the said land and no part thereof other than defective or improper materials (remove for the purpose of being replaced by proper materials) shall be removed from the said land without the previous consent of the Managing Director until the grant of the completion.

EXPLANATION. 1.

Any delay or omission to exercise the right or power accruing to the Corporation under the foregoing sub-clause (i) of clause (b) hereof and any extension, accommodation, consent, compromise, release indulgence or forbearance granted or shown by the Corporation to the Licensee shall not be construed as a waiver of the Corporation's such right and power under the said sub-clause (i) Clause (b).

Assistant Marketing Officer

For ANANTA REALTY

Partner



पत्र - ५
१२५६/२०२३
२८/८०



EXPLANATION - 2.

Nothing contained in the foregoing clauses shall be construed to suffer from inconsistency to derogate from the rights and powers reserved to the Corporation under the respective clauses and exercisable by the Corporation at any time. The Licensee hereby agrees and declares that he will set up no defense based on such inconsistency to impugn the exercise of any right or power by the Corporation.

6. EXTENSION OF TIME:

Without prejudice to the right, powers and remedies of the Corporation, in the foregoing clause, the Managing Director may in his discretion give notice to the Licensee of his intention to enforce the Licensee's Agreement herein contained or may fix any extended period for the completion of the building and the works for the said period mentioned in clause 3 (d) above, if he is satisfied that the building and works could not be completed within the prescribed time for reason beyond the control of the Licensee and if it is found that the Licensee shall agree to pay additional premium at the scale provided by Regulation No. 7 of, The Navi Mumbai Disposal of Lands (Amendment) Regulations, 2008 made and amended from time to time by the Corporation under the provisions of the said Regulations and thereupon the obligations herein under of the Licensee to complete the building and accept a lease shall be taken to refer to such extended period.



7. GRANT OF LEASE:

As soon as the Town Planning Officer has certified that the building and works have been erected in accordance with the terms hereof and if the Licensee shall have observed all the stipulations and conditions hereinbefore contained, the Corporation will grant and the Licensee will accept a lease (which shall be executed by the parties in duplicate) of the said land and the building erected thereon for the term of 60 years from the date hereof at the yearly rent of Rupees One hundred only.

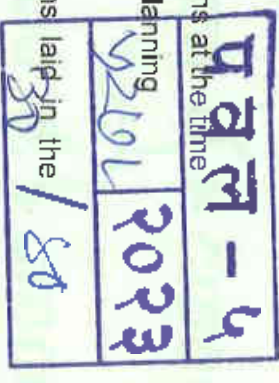
COMPLIANCE WITH MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966, THE NAVI MUMBAI DISPOSAL OF LANDS (AMENDMENTS) REGULATIONS, 2008.

7A. It is hereby agreed and declared by and between the parties hereto that the Corporation has agreed to lease the said land to the Licensee and the Licensee has agreed to have such lease upon the terms and conditions herein and subject to Section 118 and other applicable Provisions of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act XXXVII of 1966) and rules and regulations made thereunder including, The Navi Mumbai Disposal of Lands (Amendment) Regulations, 2008 for the

time being in force and as amended from time to time the said regulations stated in the Letter of Allotment dated 19.07.2022, these Regulations shall prevail.

7B. Special Terms and Conditions:

1. The plot is offered on "as is where is basis."
2. Sub-division of the plots shall not be permitted.
3. The permissible base F.S.I. will be 1.5.
4. The building shall be constructed for Residential Cum Commercial purpose only.
5. The Unified Development Control and Promotion Regulations at the time of submission of development proposal and plan to Town Planning Officer shall be applicable to the above conditions.
6. The licensee shall observe and abide all the conditions MAHA-RERA Act.



8. Solid Waste Management, Provisions for installation of SolarPOINT SUB-REGISTRAR Energy Assisted System, Solar Assisted Water Heating Systems, (SAWHS), Solar Assisted Electric Equipment (photo voltaic equipment) and Rain Water Harvesting Structures (RWHS) shall be applicable as per the regulations mentioned in the Unified Development Control & Promotion Regulations for Maharashtra State.



9. FORM OF LEASE:

The lease shall be prepared in duplicate in accordance with the annexed form of lease with such modifications and additions thereto as may be determined by the Corporation and all costs, charges and expenses of and incidental to the execution of this Agreement and its duplicate shall be borne and paid by the Licensee wholly and exclusively.

10. Transfer of assignment of right

The intending lessee can transfer or assign his rights, interest or benefits which may accrue to him from the Agreement to Lease with prior written permission of the Corporation and on payment of such transfer charges as may be prescribed by the Corporation from time to time. Such permission can however be granted only after the agreed lease premium and any other amount required has been paid in full and after execution of agreement.

However, the intending lessee shall be permitted to sell the flats/shops/offices to his intending buyers and to obtain a lease in favor of a Co-operative Society/Company/Association to be constituted of his buyers under the provision of the section 10 of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963.

11. NOTICE:

All notices, consents and approvals to be given under this Agreement shall be in writing and shall unless otherwise provided herein be signed by the Managing Director or any other officer authorized by him and any notice to be given to the Licensee shall be considered as duly served if the same shall have been delivered to, left, or posted, addressed to the Licensee at the usual or last known place of residence or business or on the said land hereby agreed to be demised or if the same shall have been affixed to any building or erection whether temporary or otherwise upon the said land. All the other terms and conditions of the scheme booklet (if any) and Allotment letter will also be a part of the Agreement to Lease.

12. The GST and other applicable charges will be paid by the licensee as and when demanded by CIDCO and affidavit to that effect has already been submitted by licensee.


Assistant Marketing Officer

For ANANTA REALTY


Partner

पवम - ५
५२०५२०२३
३९/८०



SCHEDULE

ALL THAT piece or parcel of land known as **Plot No. 3** situated in **Sector-2**, situated at **Panvel (W)**, contained by admeasurements **1488.49 Sq. Mtr.** Or thereabouts and bounded as follows that is to say:
Plot No. 3, Sector-2, situated at Panvel (W), Navi Mumbai

On or towards the North by : Plot No. 02
On Or Towards The South By : Plot No. 4+5+6+7
On Or Towards The West By : Plot No. 12
On Or Towards The East By : 20.00 M Wide Road

पवेल - ५
५२७५२०२३
३२/६०

And delineated on the plan annexed hereto and shown thereon by a red colour boundary line.

IN WITNESS WHEREOF the parties hereto have set their hands and seal the day and year first above written:

Signed and Delivered for and on
Behalf of the City and Industrial
Development Corporation of
Maharashtra Limited, Lessor
By the hand of



Asst. Marketing Officer
Shri. Rajendra Sonawane

In the presence of

1. Jagori Talpade
2. Shubham Ambre

Assistant Marketing Officer

Signed and Delivered by Licensee

M/s. Ananta Realty

In the presence of

1. Jagori Talpade
2. Shubham Ambre

For ANANTA REALTY

Partner

For ANANTA REALTY

Partner



For ANANTA REALTY

Partner



शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय:- 'निर्मल' दुसरा मजला, नरिमन पॉइंट, मुंबई-४०००२९, मुख्य कार्यालय:- 'सिडको' सी.बी.डी बेलापूर, नवी मुंबई ४००६१४.

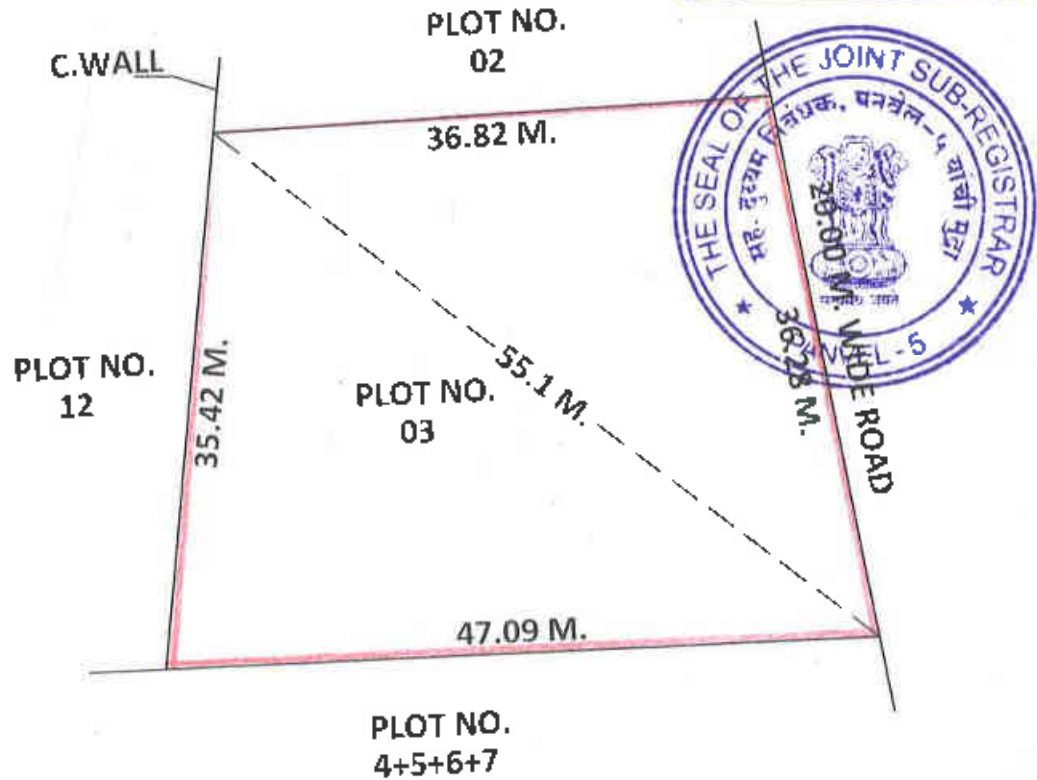
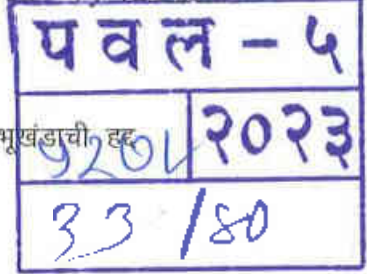
भूमी व भूमापन विभाग-सिडको भवन

दिनांक : 28 / 03 / 2023

मोजमापासह पनवेल (प.) नोड मधील सेक्टर क्रमांक 2 भूखंड क्रमांक-3 (R+C) याचा सिमांकन नक्शा
वरिष्ठ नियोजनकार (द.) यांचेकडील पत्र क्रमांक CIDCO/PLNG/SP(S)/2022/E-157021 दिनांक: 19 / 10 / 2022
च्यानुसार सिमांकनाचा नक्शा तयार केला.

भूखंडाचे क्षेत्रफळ : 1488.49 चौ.मी.

याप्रमाणे भूखंडाची हद्द



सिमांकन नक्शा
मा. वरिष्ठ नियोजनकार (द.)
पत्र क्र. सिडको/नियोजन/SP(S)/2022/E-157021
दिनांक:- 19 / 10 / 2022

भूमापक (भूमापन)
सिडको मर्यादित

28/03/23

प्रमाण:- 1: 500

भूमापक

भूमापक

भूमापक

आयकर विभाग INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ई-स्थायी लेखा संख्या कार्ड e - Permanent Account Number (e-PAN) Card ABWFA2948Q

नाम / Name ANANTA REALTY

निगमन/गठन की तारीख
Date of Incorporation / Formation 27/09/2021



पदल - ५
4264 2023
Signature Not Verified
Digitally signed by Income Tax Dept.
Date: 2021.10.09 10:00:00 +05'30'



- ✓ Permanent Account Number (PAN) facilitates Income Tax Department linking of various documents, including payment of taxes, assessment, tax debt and tax returns, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer.
स्थायी लेखा संख्या (पैन) एक व्यक्तित्व से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर भुगतान, टैक्स बकाया, सूचना के प्रदान की, कुशल निगरानी के माध्यम से आसानी से जानकारी आदि में शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962)
आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थानीय लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B का संदर्भ देखें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000.
एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Barcode QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App or Google Play Store is "Lamheed QR Code Reader for PAN Card".
संलग्न पैन कार्ड में एंश्रुद्धा क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रोइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इन विशिष्ट मोबाइल ऐप को खोजने के लिए शब्द "Lamheed QR Code Reader for PAN Card" है।

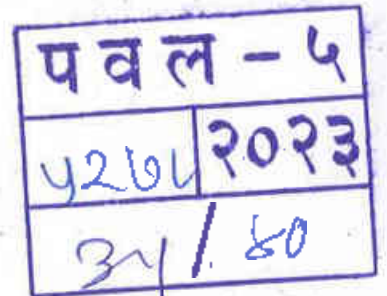
Call : 011-26123791

आयकर विभाग INCOME TAX DEPARTMENT भारत सरकार GOVT. OF INDIA स्थायी लेखा संख्या कार्ड Permanent Account Number Card ABWFA2948Q नाम / Name ANANTA REALTY निगमन/गठन की तारीख Date of Incorporation / Formation 27/09/2021	यदि कार्ड खोने/किसी पर कब्जा व्यक्ति को/लौटने: आयकर पैन सेवा इकाई, एन आई आई 5 वीं मंजिल, मन्त्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8, मॉडल कॉलोनी, नज़्म बंगला चौक के पास, पिन - 411 016. If this card is lost / someone's lost card is found, please inform / return to : Income Tax PAN Services Unit, NSDL 5th Floor, Mantri Sterling, Plot No. 341, Survey No. 997/8, Model Colony, Near Deep Bungalow Chowk, Pune - 411 016. Tel: 91-20-2721 8080, Fax: 91-20-2721 8081 e-mail: tininfo@nsdl.co.in
---	--

Electronically Issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, [click here](#)

For ANANTA REALTY

[Signature]
Partner





भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1218/60813/00558

To,
विशाल सुरेश अग्रवाल
Vishal Suresh Agarwal
102 Shri Sainath CHS, Plot No. C - 10
Opp. Airoli Railway Station Sector - 3, Nav Mumbai
Airoli
Airoli Digha Thane
Maharashtra 400708
9820825769

Ref: 873 / 15A / 1332178 / 1332831 / P



SH0713571B9DF



आपला आधार क्रमांक / Your Aadhaar No. :

7879 5416 3570

आधार — सामान्य माणसाचा अधिकार



विशाल सुरेश अग्रवाल
Vishal Suresh Agarwal
जन्म वर्ष / Year of Birth : 1984
पुरुष / Male



7879 5416 3570

आधार — सामान्य माणसाचा अधिकार

प व ल - ५
५२८४२०२३
३६/६०



सुरज सुरेश अग्रवाल
Suraj Suresh Agarwal
जन्म वर्ष / Year of Birth : 1987
पुरुष / Male



7865 6118 8495

आधार — सामान्य माणसाचा अधिकार

Handwritten signature

Handwritten signature



भारत सरकार

GOVERNMENT OF INDIA

जितेन्द्र कुमार

Jitendra Kumar

जन्म तिथि / DOB: 07/07/1995

पुरुष / MALE

Mobile No.: 9867788018



4790 4438 2363

मेरा आधार, मेरी पहचान

पवल - ५

५२०६/२०२३

२००/५०



भारत सरकार
GOVERNMENT OF INDIA

देवेंद्र चंद्रकांत गरुडे
Devendra Chandrakant Garude
जन्म तारीख / DOB: 14/05/1996
पुरुष / MALE
Mobile No.: 9869313736
7073 0603 6508
VID: 9139 5575 6552 0109

माझे आधार, माझी ओळख

प व ल - ५	
५२८८	२०२३
३८/४०	



[Handwritten signature in blue ink]

529/5278

गुरुवार, 30 मार्च 2023 5:20 म.नं.

द्वारा गोप्यद्वारा भाग-1

५९५१५

दस्तावेज संख्या: 5278/2023

दस्ता क्रमांक: पवर्ग-5278/2023

बाजार मूल्य: रु. 00/-

मोबदला: रु. 15,71,91,986/-

भारतीय मुद्रांक शुल्क: रु.78,60,000/-

हु. नि. सह. दु. नि. पवळ्ड पांचे कार्यालयात

पावटी दिनांक: 30/03/2023

अ.क्र. 5278 वर दि.30-03-2023

सादरकरणाराचे नाव: मे. अनंता रियालिटि टीव्हे पार्टनर - १) विशाल एस अगरवाल - -

नौदणी फ़ी

₹. 30000.00

दस्त हाताळणी फी

Fr. 800.00

पृष्ठांची संख्या: 40

दस्तावेज रक्षणाची सही:

₹कृपा: 30800.00

Joint Sub Registrar Tanvel S

Joint Sub Registrar Pauvel S

दस्तावा प्रकारः भाईपट्टा

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश विकास प्रा. अधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष बाजार मूल्याचे निश्चरण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दरप्रमाण प्रभाव क्षेत्रात.

शिकाका क्रं. 130/03; 2023 05: 12: 25 PM ची वेळ: (सादरीकरण)

शिकावा क्रं. 230/03/2023 05:13:20 PM ची वेळ: (फ्री)



नक्षत्रवक्रासावत आशुपत्तौ क्रमद्वयम्, कुलपुत्रित्वम् च
 व्यक्ती इत्यादि वनावत आशुपत्तौ आशुपत्तौ च
 सुपुत्रं नक्षत्रवक्रासावत आशुपत्तौ च
 नक्षत्रवक्रासावत आशुपत्तौ च

निहित देशाद

निबन्ध प्रमाण

दस्ता क्रमांक : पल5/5278/2023
दस्ताचा प्रकार :- भाडेपट्टा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: सिडको लिमिटेड तर्फे अस्सिस्टंट मार्केटिंग ऑफिसर - राजेंद्र सोनावणे - - पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. ऑफिस - निर्मल, दुसरा मजला, नरिम्न पॉईंट, मुंबई, महाराष्ट्र, मुंबई. फोन नंबर: AACCC3303K	मालक वय: -50 स्वाक्षरी:-		
2	नाव: मे. अनंता रियालिटी तर्फे पार्टनर - १) विद्याल एस अण्णवल - - पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. १०२, श्री सार्डेनाथ सीएचएस, प्लॉट नं. सी-१०, सेक्टर नं. ३, ऐरोली, नवी मुंबई, महाराष्ट्र, ठाणे. फोन नंबर: ABWFA2948Q	भाडेकरू वय: -39 स्वाक्षरी:-		
3	नाव: मे. अनंता रियालिटी तर्फे पार्टनर - 2) सुरज एस अण्णवल - - पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. १०२, श्री सार्डेनाथ सीएचएस, प्लॉट नं. सी-१०, सेक्टर नं. ३, ऐरोली, नवी मुंबई, महाराष्ट्र, ठाणे. फोन नंबर: ABWFA2948Q	भाडेकरू वय: -35 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत भाडेपट्टा या दस्ता ऐवज करून दिल्याचे कबुल करतात.
शिवका क्र. 3 ची वेळ: 30 / 03 / 2023 05 : 17 : 21 PM

ओळख:-

यातील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीस: ओळखतात, व त्याची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: जितेंद्र कुमार - -

वय: 28

पत्ता: सेक्टर नं. 4, नवीन पन्वेल, ता. पन्वेल, जि. रायगड.
पिन कोड: 410206

स्वाक्षरी

स्वाक्षरी



छायाचित्र

अंगठ्याचा ठसा

2 नाव: देवेंद्र गारुडे - -

वय: 27

पत्ता: पन्वेल
पिन कोड: 410206

स्वाक्षरी

स्वाक्षरी



शिवका क्र. 4 ची वेळ: 30 / 03 / 2023 05 : 17 : 59 PM

Joint Sub-Registrar Panvel 5

Payment Details.

sr.	Purchaser	Type	Verification no./Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MS ANANTA REALTY	eChallan	00040572023032835562	MH017707972202223E	7860000.00	SD	0008778731202223	30/03/2023
2	MS ANANTA REALTY	eChallan		MH017707972202223E	30000	RF	0008778731202223	30/03/2023
3		DHC		3003202310062	800	RF	3003202310062D	30/03/2023

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

5278 /2023

Know Your Rights as Registrants

1. Verify Scanned Document for correct Press thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after scanning.

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



प्रमाणित करणेत येते की, सतर दस्तास एकूण

बाणे ओहरे, पुस्तक क्र. २

क्रमांक: ५२७८/२०२३ च नोंदला.

सह दृष्ट्या निबंधक-२, पन्वेल-५,

दिनांक ३० मार्च ०३ सा २०२३

Scanned Doc. No. 5228

Time 11.16

Date 24/4/2023

Right corner of the cover attached
and with the
date

