

408/3244

पावती

Original/Duplicate

Thursday, July 04, 2024

नोंदणी क्र.: 39म

7:04 PM

Regn.: 39M

पावती क्र.: 4114 दिनांक: 04/07/2024

गावाचे नाव: मोखावणे

दस्तऐवजाचा अनुक्रमांक: सहप-3244-2024

दस्तऐवजाचा प्रकार: खरेदीखत

सादर करणाऱ्याचे नाव: फिस्टोन रियल्टर्स लिमिटेड च्या तर्फे अधिकृत स्वाक्षरीकर्ता चंद्रेश दिनेश मेहता यांचे तर्फे सादरकर्ते
कु.मु.म्हणुन संदिप तुकाराम गावडे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 5000.00

पृष्ठांची संख्या: 250

एकूण:

रु. 35000.00

आपणाम मूळ दस्त, पंबनेल प्रिंट, मूची-२ अंशाजे

7:23 PM ह्या वेळेस मिळेल.

Sub Registrar Shahapur

वाजार मूल्य: रु. 438187500/-

मोवदला रु. 910000000/-

भरलेले मुद्रांक शुल्क: रु. 45500000/-

पुण्या निबंधक श्रेणी-१
शाहापूर

1) देयकाचा प्रकार: DHC रक्कम: रु. 1000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0724042011216 दिनांक: 04/07/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु. 2000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0724042411029 दिनांक: 04/07/2024

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: DHC रक्कम: रु. 2000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0724047611113 दिनांक: 04/07/2024

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH004618392202425E दिनांक: 04/07/2024

बँकेचे नाव व पत्ता:



Regn:63m

3) पालिकेचे नाव: आणे इतर वर्णन : इतर माहिती: मीने माग्यावरणे येथिल विनमोदी सर्वे नं. 177/1/प्लॉट नं/1 क्षेत्र 360.00 चौ.मी, 177/1/प्लॉट नं/2 क्षेत्र 360.00 चौ.मी, 177/1/प्लॉट नं/3 क्षेत्र 360.00 चौ.मी, 177/1/प्लॉट नं/4 क्षेत्र 360.00 चौ.मी, 177/1/प्लॉट नं/5 क्षेत्र 360.00 चौ.मी, 177/1/प्लॉट नं/6 क्षेत्र 360.00 चौ.मी.



[illegible]

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायानयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

1): नाव:-किम्बोन् रियल्टर्स लिमिटेड व्हा तर्फे अधिकृत स्वाक्षरीकर्ता बट्टेश दिनेश मेहता यांचे तर्फे सादरकर्ते कु.मु.महागुन मंदिर तुकाराम गावठे बर:-; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- ऑफीस 702 नटराव एम व्ही रोड वंक्शन,वेस्टर्न एक्सप्रेस हायवे,अंधेरी (पु) मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400069 पैन नं:-AAACK2499Q

(9) दस्तऐवज करून दिल्याचा दिनांक

04/07/2024

(10)दस्त नोंदणी केल्याचा दिनांक

04/07/2024

(11)अनुक्रमांक,खंड व पृष्ठ

3244/2024

(12)वाजारभावाप्रमाणे मुद्रांक शुल्क

45500000

(13)वाजारभावाप्रमाणे नोंदणी शुल्क

30000

(14)वेरा

इय्यम क्रि.श. श्रेणी-१
साक्षर



मुल्यांकनासाठी विचारात घेतलेला तपशील :-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(iii) Within the limits of any Grampanchayat area or any such area not mentioned in sub-clause (ii)

मूल्यांकन पत्रक (ग्रामीण क्षेत्र-खुली जमीन)	
Valuation ID : 202407049031	04 July 2024,07:44:14 PM
मूल्यांकनाचे वर्ष :	2024
जिल्हा :	ठाणे
तालुका :	शहापूर
गावाचे नाव :	मोरवावणे
क्षेत्राचे नाव :	Rural
विभागाचे नाव :	7
सर्वे नंबर/गट नंबर	177.1
मूल्यदर	Rs.2290 /-
मिळकतीचा प्रकार	खुली
जमिनीचा प्रस्तावित वापर	बिनशेती जमीनी/भूखंड
जमिनीचा दर	Rs.2290 /-
मिळकतीचे क्षेत्र	191348.2 चौ. मीटर Layout Plot
मोजमापनाचे एकक	चौ. मीटर
Sale Of Whole Layout Land	No
Zone Change Primary Notification:	No
Rules Applicable	23 अ
1. 191348.2चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर =2290 /-	
191348.2चौ. मीटर क्षेत्रासाठी मूल्य = 191348.2 * 2290	
= 438187378/-	
जमीनीचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र (1) मूल्य + मिळकतीचे क्षेत्र (2) मूल्य	
=438187378 + 0	
= Rs.438187378/-	
= ४३८१८७३७८ एक्काऐशी लाख सत्पाऐशी हजार तीन शे अठ्ठाहत्तर /-	



Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges.

PRN 0724047611113 Date 04/07/2024

Received from Self, Mobile number 2266766888, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office S.R. Shahapur of the District Thane Gm.

Payment Details

Bank Name	MAHB	Date	04/07/2024
Bank CIN	10004152024070410469	REF No.	013754822

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

Handwritten signature in purple ink.

इष्टमम निबंधक रेजिस्ट्रार
शहापूर



CHALLAN
MTR Form Number-6



GRN	MH004618392202425E	BARCODE			Date	02/07/2024-17:57:33	Form ID	25.1
Department Inspector General Of Registration				Payer Details				
Type of Payment Stamp Duty Registration Fee				TAX ID / TAN (If Any)				
				PAN No.(If Applicable)		AAACK2499Q		
Office Name SHP_SHAHAPUR-SUB REGISTRAR				Full Name		KEYSTONE REALTORS LIMITED		
Location THANE								
Year 2024-2025 One Time				Flat/Block No.		177/1/PLOT NO /1 TO 177/1/PLOT NO		
Account Head Details		Amount In Rs.		Premises/Building		489,508,507,508,509,510,511PART,512		
0030046401 Stamp Duty		45500000.00		Road/Street		MOKHAVANE TAL SHAHAPUR		
0030063301 Registration Fee		30000.00		Area/Locality		MOKHAVANE		
				Town/City/District				
				PIN		4 2 1 6 0 1		
				Remarks (If Any)				
				Second Party Name- ROMAN R IRANI, ARNAVAZ S CHOWDHRY AND PERCY S CHOWDHRY				
DEFACED		₹45530000.00		DEFACED		स ह प 3278 2024 270		
Total		4,55,30,000.00		Amount In Words		Four Crore Fifty Five Lakh Thirty Thousand Rupees		
				Words L Only				
Payment Details PUNJAB NATIONAL BANK				FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN		Ref. No.		03006172024070201240 5165473808
Cheque/DD No.				Bank Date		RBI Date		02/07/2024-18:08:36 03/07/2024
Name of Bank				Bank-Branch		PUNJAB NATIONAL BANK		
Name of Branch				Scroll No. , Date		1 , 03/07/2024		

Department ID : Mobile No. : 2266766888
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 कार्यालयत मोदणी करवयाच्या दस्तासाठी लागू आहे. मोदणी न करवयाच्या दस्तासाठी सदर चलन लागू नाही.

Signature Not Verified

Digitally signed by DR
DIRECTORATE OF ACCOUNTS
AND TREASURY, PUNJAB
Date: 2024.07.04 19:15:12 IST
Reason: GRAS Secure Document
Location: India

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-408-3244	0002565659202425	04/07/2024-19:03:50	IGR139	30000.00
2	(IS)-408-3244	0002565659202425	04/07/2024-19:03:50	IGR139	45500000.00
Total Defacement Amount					4,55,30,000.00



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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0724042411029	Date 04/07/2024
Received from Self, Mobile number 2265766888, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Shahapur of the District Thane Gm.	
Payment Details	
Bank Name MAHB	Date 04/07/2024
Bank CIN 10004152024070410378	REF No. 013684402
This is computer generated receipt, hence no signature is required.	

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0724042011216	Date 04/07/2024
Received from Self, Mobile number 2265766888, an amount of Rs.1000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Shahapur of the District Thane Gm.	
Payment Details	
Bank Name MAHB	Date 04/07/2024
Bank CIN 10004152024070410563	REF No. 013833896
This is computer generated receipt, hence no signature is required.	



DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE ("this Deed") is made and executed at Mumbai on this 4th day of ~~June~~ July, 2024.

BETWEEN

BOMAN RUSTOM IRANI, age 55 years, residing at Flat No. 1601/1602, Rustomjee La Solita, TPS-III, Turner Road, Near Guru Nanak Park, Bandra-West, Mumbai - 400050 hereinafter referred to as "**the Vendor 1**" (which expression shall it be repugnant to the context or meaning thereof shall be deemed to mean and include his heirs, executors and administrators) of the **FIRST PART**;

A. S. Chowdhury

				
Vendor 1	Vendor 2	1	Vendor 3	Purchaser



AND

ARNAVAZ SORABJI CHOWDHRY, age 82 years, residing at Flat No. 1201, 12th Floor, Yazarina One Building, Road No. 5, Parsi Colony, Dadar (East), Mumbai – 400 014, hereinafter referred to as **"the Vendor 2"** (which expression shall it be repugnant to the context or meaning thereof shall be deemed to mean and include her heirs, executors and administrators) of the **SECOND PART**;

AND

PERCY SORABJI CHOWDHRY, age 53 years, residing at Flat No. 1201, 12th Floor, Yazarina One Building, Road No. 5, Parsi Colony, Dadar (East), Mumbai – 400 014, herein after referred to as **"the Vendor 3"** (which expression shall it be repugnant to the context or meaning thereof shall be deemed to mean and include his heirs, executors and administrators) of the **THIRD PART**;

AND

KEYSTONE REALTORS LIMITED, incorporated under the provisions of the Companies Act, 1956 and deemed existing under the Companies Act, 2013, having its registered office at 702, Natraj, M. V. Road Junction, Western Express Highway, Andheri (East), Mumbai - 400 069 herein after referred to as **"the Purchaser"** (which expression shall it be repugnant to the context or meaning thereof shall be deemed to mean and include its successors and assigns) of the **FOURTH PART**.

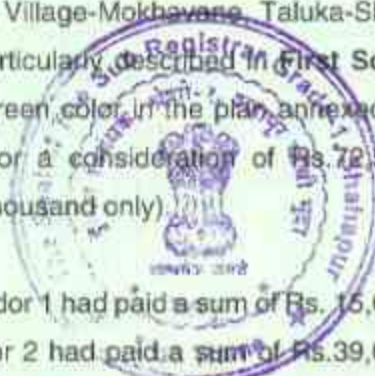
The Vendor 1, Vendor 2 and Vendor 3 shall be hereinafter collectively referred to as the **"Vendors"**.

The Vendor 1, Vendor 2, Vendor 3 and the Purchaser shall hereinafter, wherever the context so requires, be collectively referred to as the **"Parties"** and individually as the **"Party"**.

				
Vendor 1	Vendor 2	2	Vendor 3	Purchaser

WHEREAS:

- (a) By and under Deed of Conveyance dated 31st October 2007 registered with the office of Sub-Registrar of Assurances under Serial No. 3082 of 2007 executed by and between M/s. Sai Shakti Land Developers, as "the Vendors" of the First Part and the Vendor 1, the Vendor 2 and Mr. Sorabji Nadirsha Chowdhry, as "the Purchasers" of the Second Part ("**Land No.1 Deed of Conveyance**"), the Vendors therein sold unto the Purchasers, *inter-alia*, all those pieces and parcels of lands collectively admeasuring 1,05,200 square meters situated at Village-Mokhavane, Taluka-Shahapur ("**the Land No.1**") and as more particularly described in **First Schedule** hereunder written and shaded in green color in the plan annexed hereto and marked as **Annexure "A"**, for a consideration of Rs.72,50,000/- (Rupees Seventy-Two Lakh Fifty Thousand only).
- (b) For the purchase of Land No.1, Vendor 1 had paid a sum of Rs. 15,00,000/- (Rupees Fifteen Lakh Only), Vendor 2 had paid a sum of Rs.39,00,000/- (Rupees Thirty-Nine Lakh only) and Sorabji Nadirsha Chowdhry had paid a sum of Rs.18,50,000/- (Rupees Eighteen Lakh Fifty Thousand only). Accordingly, the Land No.1 jointly vests in the Vendor 1, the Vendor 2 and Sorabji Nadirsha Chowdhry in proportion of the consideration paid by them for purchase of the Land No.1. Therefore, Vendor 1 is entitled to an undivided share in the Land No.1 equivalent to 21,776.40 square meters (20.70%), the Vendor 2 is entitled to an undivided share in the Land No.1 equivalent to 56,597.60 square meters (53.80%) and Sorabji Nadirsha Chowdhry is entitled to an undivided share in the Land No.1 equivalent to 26,826 square meters (25.50%).
- (c) Sorabji Nadirsha Chowdhry expired intestate on 4th February 2014 leaving behind him his wife and son i.e. the Vendor 2 herein, Amavaz Sorabji Chowdhry and the Vendor 3, Percy Sorabji Chowdhry respectively, as per the laws of succession applicable to him at the time of his death. Accordingly, his undivided share in the Land No.1 devolved equally upon them. Thus, the undivided share of Sorabji Nadirsha Chowdhry equivalent to 26,826 square meters (25.50%) vest with the Vendor 2 and the Vendor 3 equally.



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A. S. Chowdhry

Vendor 1	Vendor 2	3	Vendor 3	Purchaser



- (d) Accordingly, the Land No.1 now jointly vests with the Vendors, whereby the Vendor 1 is entitled to an undivided share equivalent to 21,776.40 square meters (20.70%), the Vendor 2 is entitled to an undivided share equivalent to 70,010.60 square meters (66.55%) and the Vendor 3 is entitled to an undivided share equivalent to 13,413 square meters (12.75%) in the Land No.1.

- (e) By and under diverse deeds and documents ("the Land No.2 Deeds"), details whereof are more particularly mentioned in **Annexure "B"**, the Vendor 2 became the owner of and absolutely entitled to all those pieces and parcels of lands collectively admeasuring 1,06,253.00 square meters situated at Village-Mokhavane, Taluka-Shahapur (collectively referred to as "the Land No.2") as more particularly described in the **Second Schedule** hereunder written and shaded in dark pink color in the plan annexed hereto and marked as **Annexure "A"**.

- (f) By and under diverse deeds and documents ("the Land No.3 Deeds"), details whereof are more particularly mentioned in **Annexure "C"**, the Vendor 3 became the owner of and absolutely entitled to all those pieces and parcels of lands collectively admeasuring 1,43,600 square meters situated at Village-Mokhavane, Taluka-Shahapur (collectively referred to as "the Land No.3") as more particularly described in the **Third Schedule** hereunder written and shaded in red color in the plan annexed hereto and marked as **Annexure "A"**.

- (g) The Land No.1, the Land No. 2 and the Land No. 3 collectively admeasures 3,55,053 square meters and are hereinafter referred to as "**said Lands**". The said Lands are delineated with red colour boundary line on the plan annexed hereto and marked as **Annexure "A"**.

- (h) *Vide* order dated 22nd March 2024 passed by the District Collector Thane bearing number *Mahsul/Ka-1/Te-11/Antim Rekhanakan/Mokhvane/Ta. Shahapur/SR-59/23/2024* ("**NA Order**"), the Collector Thane exercising powers under Section 42(c) of the Maharashtra Land Revenue Code, 1966 and Section 18 of the Maharashtra Regional & Town Planning Act, 1966 sanctioned / permitted the layout in respect of the said Lands for residential use under the Town Planning Scheme, subject to the terms and conditions

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Vendor 1	Vendor 2		Vendor 3	Purchaser

as stated therein. A copy of the NA Order is annexed hereto and marked as **Annexure "D"**.



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- (i) In pursuance of the NA Order, demarcation carried out as per the Order dated 22nd September 2023 bearing no. *Bigarsheti Mo.Ra.Kra 37/2023* and the approved layout plan, Deputy Superintendent of Land Records, Shahapur vide its letter dated 2nd April 2024 forwarded to the Tehsildar Shahapur, the *Kami Jasta Patrak* ("**said KJP**") prepared in respect of the said Lands and the said Plots.
- (j) By and under the said KJP, in pursuance of the NA Order, the said Lands were renumbered/ divided into Plot Nos. 1 to 512 of Survey No. 177 Hissa No.1 ("**said Plots**") collectively admeasuring 3,55,053 Square Meters. The said Plots are more particularly described in the **Fourth Schedule** hereunder written and shown on the plans annexed hereto and marked as **Annexure "E1"** and **"E2"**, as sanctioned by the Additional Director of Town Planning, Thane for issuance of the NA Order.
- (k) In pursuance of the aforesaid, vide Mutation Entry No. 2698 dated 20th April 2024, the VII/XII Extracts in respect of the said Lands were closed and new VII/XII Extracts were opened in respect of the said Plots. A copy of the Mutation Entry No. 2698 dated 20th April 2024 is annexed hereto and marked as **Annexure "F"**.
- (l) In furtherance of the aforesaid, fresh VIII-A Extract (*Khate Utaara*) bearing nos. 548, 549 and 550 in respect of the said Plots were prepared. A copy of the VIII-A Extracts bearing nos. 548, 549 and 550 are annexed hereto and marked as **Annexure "G1"**, **"G2"** and **"G3"**.
- (m) In terms of the said NA Order certain plots from and out of the said Plots i.e. (1) Plot Nos. 490 to 492 are sanctioned as 'Amenity Area', (2) Plot Nos. 493 to 496 are sanctioned as 'Park', (3) Plot Nos. 497 to 503 sanctioned as 'Garden', (4) Plot Nos. 504 & 505 sanctioned as 'Playground', (5) portion of Plot No. 511 admeasuring 72,675.82 Square Meters is sanctioned as 'Internal Road', and (6) Plot No. 512 sanctioned as 'Nala', hereinafter collectively referred to as the **"Identified Plots"** and are more particularly described in the **Fifth Schedule** hereunder written, are required to be handed over to the Planning Authority in accordance with the applicable

A S. Chowdhary

Vendor 1	Vendor 2	Vendor 3	Purchaser



law. Accordingly, the name of Planning Authority and Collector, Thane is recorded as holder in the VII/XII Extracts in respect of the Identified Plots.

Thereafter, the Vendors being desirous to sell, transfer and convey their respective ownership in the said Lands (including the said Plots) and the Purchaser has agreed to purchase and acquire the said Lands (including the said Plots) and all the right, title and interest of the Vendors therein from the Vendors with a clear and marketable title free from all or any encumbrances, claims and demands of whatsoever nature for a consideration of Rs. 91,00,00,000/- (Rupees Ninety-One Crores only), ("said Consideration").

- (o) Out of the said Consideration, (i) a sum of Rs. 26,96,18,900/- (Rupees Twenty-Six Crores Ninety-Six Lakhs Eighteen Thousand and Nine Hundred only) is for the Land No. 1, (ii) a sum of Rs. 36,80,36,100/- (Rupees Thirty-Six Crores Eighty Lakhs Thirty-Six Thousand and One Hundred only) is for the Land No. 2, (iii) a sum of Rs. 27,23,45,000/- (Rupees Twenty-Seven Crores Twenty-Three Lakhs Forty-Five Thousand only) is for the Land No. 3.
- (p) The consideration for Land No. 1 is to be paid to the Vendors in the following manner, (i) a sum of Rs. 5,58,10,300 /- (Rupees Five Crores Fifty-Eight Lakhs Ten Thousand and Three Hundred only) to Vendor 1, (ii) a sum of Rs. 17,94,32,000/- (Rupees Seventeen Crores Ninety-Four Lakhs Thirty-Two Thousand only) to Vendor 2, (iii) a sum of Rs. 3,43,76,600 /- (Rupees Three Crores Forty-Three Lakhs Seventy-Six Thousand and Six Hundred only) to Vendor 3. The consideration for Land No. 2 is to be paid to Vendor 2. The consideration for Land No. 3 is to be paid to Vendor 3.
- (q) The Purchaser has investigated the title of the Vendors to the said Lands (including the said Plots) and is satisfied with the same.
- (r) Simultaneous to the execution of this Deed:
- (i) The Vendors have delivered and placed the Purchaser in quiet, vacant, and peaceful possession of the said Lands (including the said Plots).

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Vendor 1	Vendor 2		Vendor 3	Purchaser



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- (ii) The Vendors have delivered the original title deeds with respect to the said Lands (including the said Plots) to the Purchaser.
- (iii) The Vendors have executed a Power of Attorney in favour of the Purchaser for a limited purpose to mutate all the records in the name of the Purchaser.
- (s) Pursuant to the aforesaid, the Parties are entering into this Deed to record the sale of said Lands (including the said Plots) in favour of the Purchaser, in the manner hereinafter appearing.

NOW THESE PRESENTS WITNESSETH THAT:

1. In consideration of the sum of Rs. 1,00,00,000/- (Rupees One Crore Only) paid by the Purchaser to the Vendors on or before the execution of these presents (the payment and receipt whereof the Vendors do and each of them doth hereby admit and acknowledge and of and from the same and every part thereof, doth hereby forever acquit, release and discharge the Purchaser absolutely) and the sum of Rs. 90,00,00,000/- (Rupees Ninety Crore Only) to be paid by the Purchaser to the Vendors in 6 (six) instalments commencing from 1st December 2024 and in the manner as stated in **Annexure "H"** hereto there by aggregating to a sum of Rs. 91,00,00,000/- (Rupees Ninety One Crore Only) [**"said Consideration"**], the Vendors do and each of them doth hereby grant, convey, sell, transfer, assign, release and assure unto and in favour of the Purchaser absolutely and forever, the respective ownership of all the Vendors' in the said Lands as more particularly described in the First Schedule, Second Schedule, and Third Schedule hereunder written and shaded in green, dark pink and red colors respectively on the plan annexed hereto and marked as **Annexure "A"** hereto and the said Plots as more particularly described in the Fourth Schedule and shown in the plans annexed hereto and marked as **Annexure "E1"** and **"E2"** hereto **TOGETHER WITH** all and singular the fences, compound walls, edifices, court yards, areas, compounds, walls, boundary walls, sewers, drains, ditches, fences, trees, plants, shrubs, ways, paths, passages, commons, gullies, wells, waters, water-courses, lights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to the said Lands (including the said Plots) or any part thereof belonging to or arising from or in any wise

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Vendor 1	Vendor 2	7	Vendor 3	Purchaser

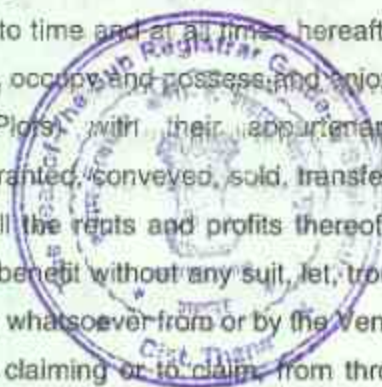


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appertaining to the same now or at or any time hereto before usually held used occupied or enjoyed or reputed or known as part or member thereof and to belong or be appurtenant thereto and also together with all the benefits, and advantages, directly and/or indirectly attached to and/or arising out of the said Lands (including the said Plots) or any part/s thereof **AND ALL THE ESTATE**, right, title, interest, use, inheritance, possession, possibility, property, all rights and benefits and entitlements of prescription and all prescriptive rights in the said Lands (including the said Plots) and all benefit, claim and demand whatsoever both at law or equity or otherwise in to out/and of or upon the said Lands (including the said Plots), hereditaments and premises hereby conveyed and every part thereof **AND ALSO** all deeds, documents, papers and writings relating to or in anywise concerning the said Lands (including the said Plots) or any part/s thereof now in the custody of the Vendors or which may be procured with or without any action or suit to be made by the Purchaser **TO HAVE AND TO HOLD** all and singular the said Lands (including the said Plots), the hereditaments and premises hereby granted, released, conveyed sold, transferred, assured and assigned or intended or expressed so to be with their and every of their rights, members and appurtenances **UNTO AND TO THE USE AND BENEFIT** of the Purchaser, its successors-in-interest and assigns absolutely and forever **SUBJECT HOWEVER** TO the payment by the Purchaser of all rents, rates, taxes and assessments in relation to the said Lands (including the said Plots) including property tax (if any), and non-agricultural assessment charges that shall become chargeable and payable for the period subsequent to the date of execution and registration of this Deed to the State Government or any other local authority in respect thereof **AND** the requirement of handing over the Identified Plots as more particularly detailed in the Fifth Schedule hereunder written to the Planning Authority in accordance with the applicable law **AND THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER** that notwithstanding any act, deed, matter or thing whatsoever by the Vendors or any person or persons lawfully or equitably claiming by, from, through, under or in trust for it made, done, committed omitted or knowingly or willingly suffered to the contrary, the Vendors now have in themselves good right, full power and absolute authority to grant, sell, convey, transfer, assure and assign the said Lands (including the said Plots) hereby granted, sold, conveyed, transferred, assured and assigned or intended so to be in manner aforesaid **AND THAT** the Purchaser has been put in quiet, vacant and peaceful

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possession of the said Lands (including the said Plots) **AND THAT** it shall be lawful for the Purchaser from time to time and at all times hereafter to peaceably and quietly enter upon, use, occupy and possess and enjoy the said Lands (including the said Plots) with their appurtenances, hereditaments and premises hereby granted, conveyed, sold, transferred, assured and assigned, and receive all the rents and profits thereof and every part thereof for its own use and benefit without any suit, let, trouble, eviction, interruption, claim, demand or whatsoever from or by the Vendors or by any person or persons lawfully claiming or to claim, from through under or in trust for it/them or any of them **AND THAT** the Purchaser shall be freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise well and sufficiently saved defended kept harmless and indemnified from and against all former and other acts of the Vendors or any other person or persons lawfully or equitably claiming through the Vendors **AND FURTHER** that the Vendors and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the said Lands (including the said Plots) hereby granted conveyed, sold, transferred, assured and assigned, by from through under or in trust for them, shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute and register or cause to be done and executed and register all such further and other lawful and reasonable acts, deeds, matters, things, conveyances and assurances in law whatsoever for the better further and more perfectly and absolutely granting and assuring the said Lands (including the said Plots) hereby granted conveyed sold, transferred, assured and assigned unto and to the use and benefit of the Purchaser in the manner aforesaid **AND THAT** the Vendors have not at any time heretofore, done, executed, omitted, or knowingly or willingly permitted, suffered or been partly or privy to act, deed, matter or thing whereby or by reasons or means thereof, the Vendors are prevented from conveying, transferring and assuring the said Lands (including the said Plots) in the manner aforesaid or whereby or reasons or means whereof the same or any part thereof are, can, shall, maybe charged, encumbered, impeached or prejudicially affected in estate, title or otherwise howsoever **AND THAT** the Purchaser agrees and covenants to make payment of the balance sums towards the said Consideration on the respective due dates as stated in **Annexure "H"** hereto and till entire consideration is paid the Vendors shall have an unpaid vendors lien on the said Lands (including the said Plots) as per the provisions of the Transfer



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of Property Act, 1982. The Purchaser has under Section 194 IA of the Income Tax Act, 1961 deducted tax at source at the rate of 1% and the same shall be deposited within the prescribed period by the Purchaser with the Income Tax Department in accordance with the Income Tax Act, 1961 and the TDS Certificate/s in Form 26QB shall be provided to the Vendors within a period of 15 (fifteen) days from the obtainment thereof.

REPRESENTATIONS AND WARRANTIES OF THE VENDORS

The Vendors hereby represent, undertake, warrant, and covenant with the Purchaser with respect to their portions of the said Lands (including the said Plots) as follows: -

- (i) The Vendors are the sole and absolute owners of their portions of the said Lands (including the said Plots) and their title thereto is clear, marketable, and free from all encumbrances, doubts, and litigation.
- (ii) The Vendors have the absolute right, title and authority to sell their respective portions of the said Lands (including the said Plots) in the manner as provided herein and the Vendors have not done or in future shall not commit any act or omission or allow any person or party to commit any act or omission whereby the rights of the Purchaser under this Deed may be prejudicially or adversely affected.
- (iii) The Vendors have not entered any deeds, documents, agreements, writings of any nature whatsoever with any person or party in respect of the said Lands (including the said Plots).
- (iv) That neither the Vendors nor any one on their behalf has committed or shall commit or omitted or will omit to do any act, deed, matter or thing whereby their respective portions of the said Lands (including the said Plots) may be prejudicially affected or encumbered in any manner.
- (v) The said Lands (including the said Plots) is not subject to any litigation or proceedings (including any proceedings under the

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Income Tax Act, 1961) in any court or tribunal or arbitration or revenue proceedings or quasi-judicial proceedings nor is there any attachment or injunction on the said Lands (including the said Plots) either before or after judgment or in custody, control or physical possession of the Court Receiver or any other receiver appointed by order of competent court and there is no money decree passed against the Vendors in respect of their portions of the said Lands (including the said Plots) or any part thereof and/or which will affect the transaction contemplated herein.

- (vi) There are no tenancy, license, charge, lease, mortgage, lien or any kind of third party rights over the said Lands (including the said Plots) or any part thereof and no other person or party, has any right, title or interest, claim or demand in to or upon the same either by way of mortgage, gift, trust, inheritance, lease or otherwise and that the same is free from all encumbrances and there is no pending litigation of any kind whatsoever.
- (vii) The Vendors have paid all income tax dues to the income tax authorities and there are no claims or demands pending against the Vendors.
- (viii) There are no pending litigations or proceedings in any court of law or tribunal or arbitration, nor is there any attachment or injunction to their portions of the said Lands (including the said Plots) or any part thereof either before or after judgment.
- (ix) There is no impediment or prohibition or restriction under any applicable laws or under any agreement or writings or any adverse orders passed by any court and/or judicial fora and/or quasi-judicial authorities by which, the Vendors are prohibited from entering this Indenture.
- (x) The Vendors have duly paid and discharged in full all the dues and liabilities in respect of their portions of the said Lands (including the said Plots) including the municipal outgoings, taxes, rates, electricity charges, and other authorities. The Vendors will continue

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Vendor 1	Vendor 2	11	Vendor 3	Purchaser



to pay property tax, electricity charges, water charges and security charges for period upto the date hereof.

(xi) There is no money decree that has been passed against the Vendors and there are no execution proceedings pending or threatened against the Vendors.

(xii) The Vendors are in physical possession, use, occupation and enjoyment of the said Lands (including the said Plots), there is no other trespasser or encroacher or any thoroughfare on the said Plots or any part thereof and there are no boundary disputes in respect of the said Plots with any third parties.

(xiii) No part of the said Lands (including the said Plots) is forest land (either protected forest or reserved forest or private forest).

3. The stamp duty and the registration charges payable on this Deed shall be paid by the Purchaser.

4. The Parties are assessed under the following PAN under the provisions of the Income Tax Act, 1961:

Party	PAN
<u>Vendors</u>	
1) Mr. Boman Rustom Irani	AADPI6172L
2) Mrs. Arnavaz Sorabji Chowdhry	AAFPC0134Q
3) Mr. Percy Sorabji Chowdhry	AAFPC4467Q
<u>Purchaser</u>	
Keystone Realtors Limited	AAACK2499Q

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

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FIRST SCHEDULE

(Land No. 1)



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All those pieces and parcels of lands situated at Village Mokhavane, Taluka Shahapur, District Thane and situated within the limits of the Gram Panchayat Mokhavane, Panchayat Samiti Shahapur and within the limits of Registration District-Thane and Sub-Registration District-Shahapur and more particularly described below:

Survey No. / Hissa No.	Area (Hectare - Are)	Assessment Rs. Ps.
189/3	2-07-00	0.75
189/5	1-09-00	0.50
193/5	0-05-00	0.03
193/1	03-06-00 (30,600 Square Meters)	3060.00
193/2	04-25-00 (42,500 Square Meters)	4250.00

SECOND SCHEDULE

(Description of the Land No. 2)

All those pieces and parcels of lands situated at Village Mokhavane, Taluka Shahapur, District Thane and situated within the limits of the Gram Panchayat Mokhavane, Panchayat Samiti Shahapur and within the limits of Registration District-Thane and Sub-Registration District-Shahapur and more particularly described below:

Survey No. / Hissa No.	Area (Hectare - Are)	Assessment Rs. Ps.
177/2	0-04-00	0.25
178/4	0-05-60	0.12
178/5	0-01-00	0.06
178/6	0-43-50	0.25
178/7	0-05-10	0.25
178/8	0-11-60	1.00
178/9	0-09-90	0.75
178/10	0-20-10	0.50

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Vendor 1	Vendor 2	13	Vendor 3	Purchaser

179/1/B	0-27-60	0.65
180/2	0-01-50	0.03
180/6	0-06-30	0.03
183/2	2-23-00	1.50
184/5	0-25-00	0.12
184/6	0-33-00	0.12
186pt	0-14-83	0.69
189/2/2	0-40-00	0.20
189/4	1-78-00	0.75
193/3	3-04-00	1.50
187/2	0-33-50	0.34
184/1/2	0-71-00	0.43
189/6	0-04-00	0.03



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(Description of the Land No.3)

All those pieces and parcels of lands situated at Village Mokhavane, Taluka Shahapur, District Thane and situated within the limits of the Gram Panchayat Mokhavane, Panchayat Samiti and Taluka Shahapur and within the limits of Registration District-Thane and Sub-Registration District-Shahapur and more particularly described below:

Survey No. / Hissa No.	Area (Hectare - Are)	Assessment Rs. Ps.
177/3	0-04-50	0.09
177/1	0-86-60	5.28
178/1	0-19-70	1.51
184/2	6-28-00	2.51
184/3	0-67-00	0.25
184/4	1-04-00	0.50
184/7/2	0-80-00	0.40
184/8	1-90-00	1.00
184/9	1-52-00	0.75
185	0-59-70	0.91
186pt	0-44-5	2.07

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Vendor 1	Vendor 2	14	Vendor 3	Purchaser

FOURTH SCHEDULE
(Description of the said Plots)



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All those pieces and parcels of lands collectively measuring 3,55,053 square meters bearing Plot Numbers 1 to 512 of Survey Number 177 and Hissa Number 1 of Village Mokhavane, Taluka Shahapur, District Thane and situated within the limits of the Gram Panchayat Mokhavane, Panchayat Samiti Shahapur and within the limits of Registration District Thane and Sub-Registration District Shahapur, details whereof are as under:

Sr. No.	Plot No.	Purpose	Area (in square meters)
1.	177/1/1	Residential Plot	360.00
2.	177/1/2	Residential Plot	360.00
3.	177/1/3	Residential Plot	360.00
4.	177/1/4	Residential Plot	360.00
5.	177/1/5	Residential Plot	360.00
6.	177/1/6	Residential Plot	360.00
7.	177/1/7	Residential Plot	360.00
8.	177/1/8	Residential Plot	360.00
9.	177/1/9	Residential Plot	360.00
10.	177/1/10	Residential Plot	360.00
11.	177/1/11	Residential Plot	360.00
12.	177/1/12	Residential Plot	388.13
13.	177/1/13	Residential Plot	344.25
14.	177/1/14	Residential Plot	3068.48
15.	177/1/15	Residential Plot	2140.81
16.	177/1/16	Residential Plot	345.60
17.	177/1/17	Residential Plot	345.60
18.	177/1/18	Residential Plot	345.60
19.	177/1/19	Residential Plot	345.60
20.	177/1/20	Residential Plot	345.60
21.	177/1/21	Residential Plot	345.60
22.	177/1/22	Residential Plot	345.60
23.	177/1/23	Residential Plot	345.60
24.	177/1/24	Residential Plot	345.60
25.	177/1/25	Residential Plot	345.60

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Vendor 1	Vendor 2	15	Vendor 3	Purchaser



26	177/1/26	Residential Plot	345.60	/
27	177/1/27	Residential Plot	349.53	/
28	177/1/28	Residential Plot	732.73	/
29	177/1/29	Residential Plot	346.16	/
30	177/1/30	Residential Plot	665.07	/
31	177/1/31	Residential Plot	524.65	/
32	177/1/32	Residential Plot	461.55	/
33	177/1/33	Residential Plot	313.55	/
34	177/1/34	Residential Plot	321.88	/
35	177/1/35	Residential Plot	321.88	/
36	177/1/36	Residential Plot	584.12	/
37	177/1/37	Residential Plot	350.85	/
38	177/1/38	Residential Plot	442.79	/
39	177/1/39	Residential Plot	315.45	/
40	177/1/40	Residential Plot	321.88	/
41	177/1/41	Residential Plot	321.88	/
42	177/1/42	Residential Plot	321.88	/
43	177/1/43	Residential Plot	321.88	/
44	177/1/44	Residential Plot	314.14	/
45	177/1/45	Residential Plot	242.27	/
46	177/1/46	Residential Plot	250.00	/
47	177/1/47	Residential Plot	250.00	/
48	177/1/48	Residential Plot	250.00	/
49	177/1/49	Residential Plot	250.00	/
50	177/1/50	Residential Plot	250.00	/
51	177/1/51	Residential Plot	250.00	/
52	177/1/52	Residential Plot	250.00	/
53	177/1/53	Residential Plot	250.00	/
54	177/1/54	Residential Plot	285.76	/
55	177/1/55	Residential Plot	285.76	/
56	177/1/56	Residential Plot	250.00	/
57	177/1/57	Residential Plot	250.00	/
58	177/1/58	Residential Plot	250.00	/
59	177/1/59	Residential Plot	250.00	/
60	177/1/60	Residential Plot	250.00	/
61	177/1/61	Residential Plot	250.00	/

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62.	177/1/62	Residential Plot	250.00	✓
63.	177/1/63	Residential Plot	250.00	✓
64.	177/1/64	Residential Plot	242.27	✓
65.	177/1/65	Residential Plot	242.27	✓
66.	177/1/66	Residential Plot	250.00	✓
67.	177/1/67	Residential Plot	250.00	✓
68.	177/1/68	Residential Plot	250.00	✓
69.	177/1/69	Residential Plot	250.00	✓
70.	177/1/70	Residential Plot	250.00	✓
71.	177/1/71	Residential Plot	250.00	✓
72.	177/1/72	Residential Plot	250.00	✓
73.	177/1/73	Residential Plot	250.00	✓
74.	177/1/74	Residential Plot	285.76	✓
75.	177/1/75	Residential Plot	261.89	✓
76.	177/1/76	Residential Plot	231.25	✓
77.	177/1/77	Residential Plot	231.25	✓
78.	177/1/78	Residential Plot	231.25	✓
79.	177/1/79	Residential Plot	231.25	✓
80.	177/1/80	Residential Plot	231.25	✓
81.	177/1/81	Residential Plot	231.25	✓
82.	177/1/82	Residential Plot	231.25	✓
83.	177/1/83	Residential Plot	231.25	✓
84.	177/1/84	Residential Plot	223.77	✓
85.	177/1/85	Residential Plot	271.26	✓
86.	177/1/86	Residential Plot	237.50	✓
87.	177/1/87	Residential Plot	237.50	✓
88.	177/1/88	Residential Plot	237.50	✓
89.	177/1/89	Residential Plot	237.50	✓
90.	177/1/90	Residential Plot	237.50	✓
91.	177/1/91	Residential Plot	237.50	✓
92.	177/1/92	Residential Plot	237.50	✓
93.	177/1/93	Residential Plot	237.50	✓
94.	177/1/94	Residential Plot	237.50	✓
95.	177/1/95	Residential Plot	269.29	✓
96.	177/1/96	Residential Plot	283.67	✓
97.	177/1/97	Residential Plot	250.00	✓

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98.	3288/1/98	Residential Plot	250.00 /
99.	177/1/99	Residential Plot	250.00 /
100.	177/1/100	Residential Plot	250.00 /
101.	177/1/101	Residential Plot	250.00 /
102.	177/1/102	Residential Plot	250.00 /
103.	177/1/103	Residential Plot	250.00 /
104.	177/1/104	Residential Plot	250.00 /
105.	177/1/105	Residential Plot	250.00 /
106.	177/1/106	Residential Plot	296.54 /
107.	177/1/107	Residential Plot	471.72 /
108.	177/1/108	Residential Plot	550.51 /
109.	177/1/109	Residential Plot	791.36 /
110.	177/1/110	Residential Plot	10769.90 /
111.	177/1/111	Residential Plot	574.12 /
112.	177/1/112	Residential Plot	573.35 /
113.	177/1/113	Residential Plot	572.63 /
114.	177/1/114	Residential Plot	571.71 /
115.	177/1/115	Residential Plot	801.33 /
116.	177/1/116	Residential Plot	640.83 /
117.	177/1/117	Residential Plot	594.96 /
118.	177/1/118	Residential Plot	593.59 /
119.	177/1/119	Residential Plot	592.23 /
120.	177/1/120	Residential Plot	590.87 /
121.	177/1/121	Residential Plot	280.05 /
122.	177/1/122	Residential Plot	318.83 /
123.	177/1/123	Residential Plot	318.83 /
124.	177/1/124	Residential Plot	318.83 /
125.	177/1/125	Residential Plot	318.83 /
126.	177/1/126	Residential Plot	318.83 /
127.	177/1/127	Residential Plot	318.83 /
128.	177/1/128	Residential Plot	365.17 /
129.	177/1/129	Residential Plot	615.09 /
130.	177/1/130	Residential Plot	628.77 /
131.	177/1/131	Residential Plot	629.97 /
132.	177/1/132	Residential Plot	630.68 /
133.	177/1/133	Residential Plot	631.94 /

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134.	177/1/134	Residential Plot	632.87	✓
135.	177/1/135	Residential Plot	633.93	✓
136.	177/1/136	Residential Plot	634.96	✓
137.	177/1/137	Residential Plot	635.99	✓
138.	177/1/138	Residential Plot	637.02	✓
139.	177/1/139	Residential Plot	638.05	✓
140.	177/1/140	Residential Plot	5221.08	✓
141.	177/1/141	Residential Plot	639.55	✓
142.	177/1/142	Residential Plot	527.01	✓
143.	177/1/143	Residential Plot	407.69	✓
144.	177/1/144	Residential Plot	375.43	✓
145.	177/1/145	Residential Plot	652.53	✓
146.	177/1/146	Residential Plot	515.28	✓
147.	177/1/147	Residential Plot	591.35	✓
148.	177/1/148	Residential Plot	682.15	✓
149.	177/1/149	Residential Plot	626.50	✓
150.	177/1/150	Residential Plot	456.16	✓
151.	177/1/151	Residential Plot	234.14	✓
152.	177/1/152	Residential Plot	361.04	✓
153.	177/1/153	Residential Plot	200.00	✓
154.	177/1/154	Residential Plot	200.00	✓
155.	177/1/155	Residential Plot	200.00	✓
156.	177/1/156	Residential Plot	200.00	✓
157.	177/1/157	Residential Plot	200.00	✓
158.	177/1/158	Residential Plot	200.00	✓
159.	177/1/159	Residential Plot	200.00	✓
160.	177/1/160	Residential Plot	200.00	✓
161.	177/1/161	Residential Plot	200.00	✓
162.	177/1/162	Residential Plot	200.00	✓
163.	177/1/163	Residential Plot	200.00	✓
164.	177/1/164	Residential Plot	200.00	✓
165.	177/1/165	Residential Plot	200.00	✓
166.	177/1/166	Residential Plot	200.00	✓
167.	177/1/167	Residential Plot	233.04	✓
168.	177/1/168	Residential Plot	393.01	✓
169.	177/1/169	Residential Plot	373.88	✓

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171.3 171.171

170.	177/1/170	Residential Plot	400.47 /
171.	177/1/171	Residential Plot	361.94 /
172.	177/1/172	Residential Plot	328.94 /
173.	177/1/173	Residential Plot	335.50 /
174.	177/1/174	Residential Plot	315.91 /
175.	177/1/175	Residential Plot	438.18 /
176.	177/1/176	Residential Plot	379.14 /
177.	177/1/177	Residential Plot	393.61 /
178.	177/1/178	Residential Plot	344.70 /
179.	177/1/179	Residential Plot	305.67 /
180.	177/1/180	Residential Plot	262.19 /
181.	177/1/181	Residential Plot	279.40 /
182.	177/1/182	Residential Plot	274.71 /
183.	177/1/183	Residential Plot	288.26 /
184.	177/1/184	Residential Plot	267.55 /
185.	177/1/185	Residential Plot	290.15 /
186.	177/1/186	Residential Plot	305.05 /
187.	177/1/187	Residential Plot	305.51 /
188.	177/1/188	Residential Plot	252.24 /
189.	177/1/189	Residential Plot	236.05 /
190.	177/1/190	Residential Plot	223.04 /
191.	177/1/191	Residential Plot	219.49 /
192.	177/1/192	Residential Plot	210.79 /
193.	177/1/193	Residential Plot	201.64 /
194.	177/1/194	Residential Plot	228.68 /
195.	177/1/195	Residential Plot	221.94 /
196.	177/1/196	Residential Plot	235.94 /
197.	177/1/197	Residential Plot	268.04 /
198.	177/1/198	Residential Plot	257.19 /
199.	177/1/199	Residential Plot	262.77 /
200.	177/1/200	Residential Plot	297.77 /
201.	177/1/201	Residential Plot	221.71 /
202.	177/1/202	Residential Plot	242.62 /
203.	177/1/203	Residential Plot	240.83 /
204.	177/1/204	Residential Plot	233.25 /
205.	177/1/205	Residential Plot	222.70 /

✓	Asc	20	88	88
Vendor 1	Vendor 2	20	Vendor 3	Purchaser



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क. नं. 3288	२०२४	
220		

206.	177/1/206	Residential Plot	227.41 ✓
207.	177/1/207	Residential Plot	221.61 ✓
208.	177/1/208	Residential Plot	228.48 ✓
209.	177/1/209	Residential Plot	222.39 ✓
210.	177/1/210	Residential Plot	376.28 ✓
211.	177/1/211	Residential Plot	214.93 ✓
212.	177/1/212	Residential Plot	337.29 ✓
213.	177/1/213	Residential Plot	406.30 ✓
214.	177/1/214	Residential Plot	438.33 ✓
215.	177/1/215	Residential Plot	438.17 ✓
216.	177/1/216	Residential Plot	405.08 ✓
217.	177/1/217	Residential Plot	341.33 ✓
218.	177/1/218	Residential Plot	286.14 ✓
219.	177/1/219	Residential Plot	251.65 ✓
220.	177/1/220	Residential Plot	235.80 ✓
221.	177/1/221	Residential Plot	237.22 ✓
222.	177/1/222	Residential Plot	253.37 ✓
223.	177/1/223	Residential Plot	274.88 ✓
224.	177/1/224	Residential Plot	301.21 ✓
225.	177/1/225	Residential Plot	261.02 ✓
226.	177/1/226	Residential Plot	233.48 ✓
227.	177/1/227	Residential Plot	232.22 ✓
228.	177/1/228	Residential Plot	233.08 ✓
229.	177/1/229	Residential Plot	417.48 ✓
230.	177/1/230	Residential Plot	528.92 ✓
231.	177/1/231	Residential Plot	238.57 ✓
232.	177/1/232	Residential Plot	236.29 ✓
233.	177/1/233	Residential Plot	236.35 ✓
234.	177/1/234	Residential Plot	247.33 ✓
235.	177/1/235	Residential Plot	285.06 ✓
236.	177/1/236	Residential Plot	333.11 ✓
237.	177/1/237	Residential Plot	358.23 ✓
238.	177/1/238	Residential Plot	362.72 ✓
239.	177/1/239	Residential Plot	354.86 ✓
240.	177/1/240	Residential Plot	334.56 ✓
241.	177/1/241	Residential Plot	301.44 ✓

	 A.S.C.	21		
Vendor 1	Vendor 2	21	Vendor 3	Purchaser



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क्र.सं. 3288	२०२४
242	177/1/242
243	177/1/243

242	177/1/242	Residential Plot	331.88 /
243	177/1/243	Residential Plot	452.46 /
244	177/1/244	Residential Plot	320.25 /
245	177/1/245	Residential Plot	320.25 /
246	177/1/246	Residential Plot	456.16 /
247	177/1/247	Residential Plot	410.16 /
248	177/1/248	Residential Plot	366.78 /
249	177/1/249	Residential Plot	392.71 /
250	177/1/250	Residential Plot	685.88 /
251	177/1/251	Residential Plot	292.96 /
252	177/1/252	Residential Plot	226.54 /
253	177/1/253	Residential Plot	245.74 /
254	177/1/254	Residential Plot	246.23 /
255	177/1/255	Residential Plot	455.59 /
256	177/1/256	Residential Plot	419.36 /
257	177/1/257	Residential Plot	448.71 /
258	177/1/258	Residential Plot	654.22 /
259	177/1/259	Residential Plot	722.36 /
260	177/1/260	Residential Plot	439.80 /
261	177/1/261	Residential Plot	274.86 /
262	177/1/262	Residential Plot	286.51 /
263	177/1/263	Residential Plot	286.96 /
264	177/1/264	Residential Plot	262.86 /
265	177/1/265	Residential Plot	448.95 /
266	177/1/266	Residential Plot	416.87 /
267	177/1/267	Residential Plot	437.88 /
268	177/1/268	Residential Plot	429.74 /
269	177/1/269	Residential Plot	410.95 /
270	177/1/270	Residential Plot	435.77 /
271	177/1/271	Residential Plot	943.57 /
272	177/1/272	Residential Plot	640.83 /
273	177/1/273	Residential Plot	530.41 /
274	177/1/274	Residential Plot	446.96 /
275	177/1/275	Residential Plot	469.03 /
276	177/1/276	Residential Plot	406.69 /
277	177/1/277	Residential Plot	449.35 /

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Vendor 1	Vendor 2	22	Vendor 3	Purchaser



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278.	177/1/278	Residential Plot	490.90 /
279.	177/1/279	Residential Plot	417.68 /
280.	177/1/280	Residential Plot	315.25 /
281.	177/1/281	Residential Plot	393.04 /
282.	177/1/282	Residential Plot	424.19 /
283.	177/1/283	Residential Plot	458.10 /
284.	177/1/284	Residential Plot	420.29 /
285.	177/1/285	Residential Plot	431.73 /
286.	177/1/286	Residential Plot	555.51 /
287.	177/1/287	Residential Plot	474.39 /
288.	177/1/288	Residential Plot	393.96 /
289.	177/1/289	Residential Plot	581.80 /
290.	177/1/290	Residential Plot	395.78 /
291.	177/1/291	Residential Plot	343.16 /
292.	177/1/292	Residential Plot	328.05 /
293.	177/1/293	Residential Plot	326.08 /
294.	177/1/294	Residential Plot	305.04 /
295.	177/1/295	Residential Plot	300.79 /
296.	177/1/296	Residential Plot	250.64 /
297.	177/1/297	Residential Plot	309.00 /
298.	177/1/298	Residential Plot	247.27 /
299.	177/1/299	Residential Plot	207.33 /
300.	177/1/300	Residential Plot	200.04 /
301.	177/1/301	Residential Plot	192.75 /
302.	177/1/302	Residential Plot	185.46 /
303.	177/1/303	Residential Plot	173.96 /
304.	177/1/304	Residential Plot	203.80 /
305.	177/1/305	Residential Plot	216.20 /
306.	177/1/306	Residential Plot	223.42 /
307.	177/1/307	Residential Plot	230.61 /
308.	177/1/308	Residential Plot	237.80 /
309.	177/1/309	Residential Plot	284.87 /
310.	177/1/310	Residential Plot	388.70 /
311.	177/1/311	Residential Plot	382.04 /
312.	177/1/312	Residential Plot	367.15 /
313.	177/1/313	Residential Plot	353.32 /

		23		
Vendor 1	Vendor 2	23	Vendor 3	Purchaser



314.	177/1/314	Residential Plot	332.89 /
315.	177/1/315	Residential Plot	322.90 /
316.	177/1/316	Residential Plot	348.01 /
317.	177/1/317	Residential Plot	364.90 /
318.	177/1/318	Residential Plot	380.73 /
319.	177/1/319	Residential Plot	380.53 /
320.	177/1/320	Residential Plot	272.42 /
321.	177/1/321	Residential Plot	192.54 /
322.	177/1/322	Residential Plot	192.54 /
323.	177/1/323	Residential Plot	192.54 /
324.	177/1/324	Residential Plot	192.54 /
325.	177/1/325	Residential Plot	192.54 /
326.	177/1/326	Residential Plot	192.54 /
327.	177/1/327	Residential Plot	192.54 /
328.	177/1/328	Residential Plot	192.54 /
329.	177/1/329	Residential Plot	192.54 /
330.	177/1/330	Residential Plot	192.54 /
331.	177/1/331	Residential Plot	192.54 /
332.	177/1/332	Residential Plot	182.34 /
333.	177/1/333	Residential Plot	185.33 /
334.	177/1/334	Residential Plot	192.54 /
335.	177/1/335	Residential Plot	192.54 /
336.	177/1/336	Residential Plot	192.54 /
337.	177/1/337	Residential Plot	192.54 /
338.	177/1/338	Residential Plot	192.54 /
339.	177/1/339	Residential Plot	192.54 /
340.	177/1/340	Residential Plot	192.54 /
341.	177/1/341	Residential Plot	192.54 /
342.	177/1/342	Residential Plot	192.54 /
343.	177/1/343	Residential Plot	192.54 /
344.	177/1/344	Residential Plot	340.99 /
345.	177/1/345	Residential Plot	288.00 /
346.	177/1/346	Residential Plot	199.90 /
347.	177/1/347	Residential Plot	200.18 /
348.	177/1/348	Residential Plot	200.46 /
349.	177/1/349	Residential Plot	200.74 /

		24		
Vendor 1	Vendor 2	24	Vendor 3	Purchaser



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350.	177/1/350	Residential Plot	201.02 /
351.	177/1/351	Residential Plot	201.30 /
352.	177/1/352	Residential Plot	201.58 /
353.	177/1/353	Residential Plot	201.86 /
354.	177/1/354	Residential Plot	202.14 /
355.	177/1/355	Residential Plot	195.02 /
356.	177/1/356	Residential Plot	189.95 /
357.	177/1/357	Residential Plot	197.95 /
358.	177/1/358	Residential Plot	198.23 /
359.	177/1/359	Residential Plot	198.51 /
360.	177/1/360	Residential Plot	198.79 /
361.	177/1/361	Residential Plot	199.07 /
362.	177/1/362	Residential Plot	199.65 /
363.	177/1/363	Residential Plot	199.63 /
364.	177/1/364	Residential Plot	199.91 /
365.	177/1/365	Residential Plot	325.20 /
366.	177/1/366	Residential Plot	192.45 /
367.	177/1/367	Residential Plot	200.04 /
368.	177/1/368	Residential Plot	200.04 /
369.	177/1/369	Residential Plot	200.04 /
370.	177/1/370	Residential Plot	200.04 /
371.	177/1/371	Residential Plot	200.04 /
372.	177/1/372	Residential Plot	200.04 /
373.	177/1/373	Residential Plot	200.04 /
374.	177/1/374	Residential Plot	200.04 /
375.	177/1/375	Residential Plot	200.04 /
376.	177/1/376	Residential Plot	200.04 /
377.	177/1/377	Residential Plot	200.04 /
378.	177/1/378	Residential Plot	200.04 /
379.	177/1/379	Residential Plot	356.71 /
380.	177/1/380	Residential Plot	440.91 /
381.	177/1/381	Residential Plot	200.04 /
382.	177/1/382	Residential Plot	200.04 /
383.	177/1/383	Residential Plot	200.04 /
384.	177/1/384	Residential Plot	200.04 /
385.	177/1/385	Residential Plot	200.04 /

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Vendor 1	Vendor 2	25	Vendor 3	Purchaser



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386.	177/1/386	Residential Plot	200.04 /
387.	177/1/387	Residential Plot	200.04 /
388.	177/1/388	Residential Plot	200.04 /
389.	177/1/389	Residential Plot	200.04 /
390.	177/1/390	Residential Plot	200.04 /
391.	177/1/391	Residential Plot	193.08 /
392.	177/1/392	Residential Plot	185.30 /
393.	177/1/393	Residential Plot	192.54 /
394.	177/1/394	Residential Plot	192.54 /
395.	177/1/395	Residential Plot	192.54 /
396.	177/1/396	Residential Plot	192.54 /
397.	177/1/397	Residential Plot	192.54 /
398.	177/1/398	Residential Plot	192.54 /
399.	177/1/399	Residential Plot	192.54 /
400.	177/1/400	Residential Plot	192.54 /
401.	177/1/401	Residential Plot	332.97 /
402.	177/1/402	Residential Plot	424.15 /
403.	177/1/403	Residential Plot	192.54 /
404.	177/1/404	Residential Plot	192.54 /
405.	177/1/405	Residential Plot	192.54 /
406.	177/1/406	Residential Plot	192.54 /
407.	177/1/407	Residential Plot	192.54 /
408.	177/1/408	Residential Plot	192.54 /
409.	177/1/409	Residential Plot	181.58 /
410.	177/1/410	Residential Plot	728.38 /
411.	177/1/411	Residential Plot	184.56 /
412.	177/1/412	Residential Plot	185.00 /
413.	177/1/413	Residential Plot	185.00 /
414.	177/1/414	Residential Plot	185.00 /
415.	177/1/415	Residential Plot	185.00 /
416.	177/1/416	Residential Plot	185.00 /
417.	177/1/417	Residential Plot	185.00 /
418.	177/1/418	Residential Plot	185.00 /
419.	177/1/419	Residential Plot	465.25 /
420.	177/1/420	Residential Plot	302.48 /
421.	177/1/421	Residential Plot	411.90 /

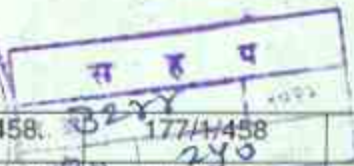
✓	ASC	26		
Vendor 1	Vendor 2	26	Vendor 3	Purchaser



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द. नं. 3288	1082	
230	240	

422.	177/1/422	Residential Plot	324.74	/
423.	177/1/423	Residential Plot	208.28	/
424.	177/1/424	Residential Plot	198.33	/
425.	177/1/425	Residential Plot	205.76	/
426.	177/1/426	Residential Plot	217.23	/
427.	177/1/427	Residential Plot	215.70	/
428.	177/1/428	Residential Plot	211.04	/
429.	177/1/429	Residential Plot	340.67	/
430.	177/1/430	Residential Plot	271.24	/
431.	177/1/431	Residential Plot	290.85	/
432.	177/1/432	Residential Plot	310.46	/
433.	177/1/433	Residential Plot	330.07	/
434.	177/1/434	Residential Plot	542.49	/
435.	177/1/435	Residential Plot	710.06	/
436.	177/1/436	Residential Plot	366.41	/
437.	177/1/437	Residential Plot	285.39	/
438.	177/1/438	Residential Plot	463.91	/
439.	177/1/439	Residential Plot	443.87	/
440.	177/1/440	Residential Plot	584.30	/
441.	177/1/441	Residential Plot	270.29	/
442.	177/1/442	Residential Plot	284.18	/
443.	177/1/443	Residential Plot	296.65	/
444.	177/1/444	Residential Plot	308.88	/
445.	177/1/445	Residential Plot	630.37	/
446.	177/1/446	Residential Plot	285.48	/
447.	177/1/447	Residential Plot	251.06	/
448.	177/1/448	Residential Plot	252.68	/
449.	177/1/449	Residential Plot	250.19	/
450.	177/1/450	Residential Plot	244.61	/
451.	177/1/451	Residential Plot	239.02	/
452.	177/1/452	Residential Plot	233.44	/
453.	177/1/453	Residential Plot	220.19	/
454.	177/1/454	Residential Plot	310.84	/
455.	177/1/455	Residential Plot	374.23	/
456.	177/1/456	Residential Plot	421.35	/
457.	177/1/457	Residential Plot	404.50	/

		27		
Vendor 1	Vendor 2		Vendor 3	Purchaser



458.	177/1/458	Residential Plot	356.05 /
459.	177/1/459	Residential Plot	337.55 /
460.	177/1/460	Residential Plot	429.75 /
461.	177/1/461	Residential Plot	405.19 /
462.	177/1/462	Residential Plot	360.05 /
463.	177/1/463	Residential Plot	383.11 /
464.	177/1/464	Residential Plot	346.84 /
465.	177/1/465	Residential Plot	229.07 /
466.	177/1/466	Residential Plot	244.80 /
467.	177/1/467	Residential Plot	313.96 /
468.	177/1/468	Residential Plot	276.31 /
469.	177/1/469	Residential Plot	285.47 /
470.	177/1/470	Residential Plot	294.63 /
471.	177/1/471	Residential Plot	303.78 /
472.	177/1/472	Residential Plot	259.14 /
473.	177/1/473	Residential Plot	284.34 /
474.	177/1/474	Residential Plot	340.42 /
475.	177/1/475	Residential Plot	385.23 /
476.	177/1/476	Residential Plot	270.64 /
477.	177/1/477	Residential Plot	265.20 /
478.	177/1/478	Residential Plot	265.20 /
479.	177/1/479	Residential Plot	265.20 /
480.	177/1/480	Residential Plot	265.20 /
481.	177/1/481	Residential Plot	265.20 /
482.	177/1/482	Residential Plot	260.81 /
483.	177/1/483	Residential Plot	238.22 /
484.	177/1/484	Residential Plot	365.57 /
485.	177/1/485	Residential Plot	344.90 /
486.	177/1/486	Residential Plot	346.31 /
487.	177/1/487	Residential Plot	347.72 /
488.	177/1/488	Residential Plot	349.13 /
489.	177/1/489	Residential Plot	550.38 /
490.	177/1/490	Amenity Area 1	44037.79 /
491.	177/1/491	Amenity Area 2	3068.48 /
492.	177/1/492	Amenity Area 3	6921.10 /
493.	177/1/493	Park (Bagicha)	7386.92 /

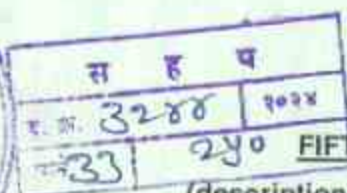
		28		
Vendor 1	Vendor 2	28	Vendor 3	Purchaser



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क. नं. ३२४४	२४०

494.	177/1/494	Park (Bagicha)	1904.46 /
495.	177/1/495	Park (Bagicha)	2786.93 /
496.	177/1/496	Park (Bagicha)	5000.52 /
497.	177/1/497	Garden (Udyaan)	488.33 /
498.	177/1/498	Garden (Udyaan)	875.79 /
499.	177/1/499	Garden (Udyaan)	1795.60 /
500.	177/1/500	Garden (Udyaan)	2231.44 /
501.	177/1/501	Garden (Udyaan)	1333.82 /
502.	177/1/502	Garden (Udyaan)	2631.11 /
503.	177/1/503	Garden (Udyaan)	1041.99 /
504.	177/1/504	Playground (Kridangan)	7018.25 /
505.	177/1/505	Playground (Kridangan)	2506.45 /
506.	177/1/506	STP 1	739.33 /
507.	177/1/507	STP 2	419.52 /
508.	177/1/508	GWP 1	399.67 /
509.	177/1/509	GWP 2	425.87 /
510.	177/1/510	Landscape 1	1599.43 /
511.	177/1/511	Internal Road	72,675.82 /
		Existing Road	6964.59 /
512.	177/1/512	Nala	6148.97 /
		TOTAL	3,55,053.00

Vendor 1	Vendor 2	Vendor 3	Purchaser



(description of the Identified Plots)

Sr. No.	Plot No.	Purpose	Area (in square meters)
1.	177/1/490	Amenity Area 1	44037.79
2.	177/1/491	Amenity Area 2	3068.48
3.	177/1/492	Amenity Area 3	6921.10
4.	177/1/493	Park (Bagicha)	7386.92
5.	177/1/494	Park (Bagicha)	1904.46
6.	177/1/495	Park (Bagicha)	2786.93
7.	177/1/496	Park (Bagicha)	5000.52
8.	177/1/497	Garden (Udyaan)	488.33
9.	177/1/498	Garden (Udyaan)	875.79
10.	177/1/499	Garden (Udyaan)	1795.60
11.	177/1/500	Garden (Udyaan)	2231.44
12.	177/1/501	Garden (Udyaan)	1333.82
13.	177/1/502	Garden (Udyaan)	2631.11
15.	177/1/503	Garden (Udyaan)	1041.99
16.	177/1/504	Playground (Kridangan)	7018.25
17.	177/1/505	Playground (Kridangan)	2506.45
18.	177/1/511	Internal Road	72677.92 out of 79,640.41
19.	177/1/512	Nala	6148.97

		30		
Vendor 1	Vendor 2		Vendor 3	Purchaser



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SIGNED AND DELIVERED

by the withinnamed "Vendor 1"

BOMAN RUSTOM IRANI

in the presence of

1. S. Kumar
- 2.

Handwritten signature



SIGNED AND DELIVERED

by the withinnamed "Vendor 2"

ARNAVAZ SORABJI CHOWDHRY

in the presence of

1. S. Kumar
- 2.

Handwritten signature



SIGNED AND DELIVERED

by the withinnamed "Vendor 3"

PERCY SORABJI CHOWDHRY

in the presence of

1. S. Kumar
- 2.

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SIGNED, SEALED AND DELIVERED

by the withinnamed "Purchaser"

KEystone REALTORS LIMITED

through the hands of its authorized

signatory Mr. Chandresh D. Mehta duly

authorized in the meeting of the board of

directors held on 15th May 2024

in the presence of ...

- 1.
2. Satyendra Ranganatha Kumar
Newmumba 'Arali'

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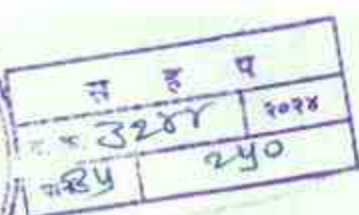
प्लॉट नं. मुल्हास चॅथल
शहापुर थोने

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		31		
Vendor 1	Vendor 2	31	Vendor 3	Purchaser



RECEIPT

RECEIVED of and from the within named Purchaser, **Keystone Realtors Limited** a sum of Rs.6,13,000/- (Rupees Six Lakh Thirteen Thousand only) from which 1% TDS of Rs. 6,133/- (Rupees Six Thousand One Hundred and Thirty-Three only) has been deducted resulting in a sum of Rs. 6,06,867/- (Rupees Six Lakh Six Thousand Eight Hundred and Sixty-Seven only), being part consideration payable by the Purchaser to the Vendor No. 1 under this Indenture.

I SAY RECEIVED:


Boman Rustom Irani

RECEIVED of and from the within named Purchaser, **Keystone Realtors Limited** a sum of Rs. 49,65,000/- (Rupees Forty Nine Lakhs Sixty Five Thousand only) from which 1% TDS of Rs. 49,650/- (Rupees Forty Nine Thousand Six Hundred and Fifty Only/-) has been deducted resulting in a sum of Rs. 49,15,350/- (Rupees Forty Nine Lakhs Fifteen Thousand Three Hundred and Fifty only), being part consideration payable by the Purchaser to the Vendor No. 2 under this Indenture.

I SAY RECEIVED:


ARNAVAZ SORABJI CHOWDHRY

RECEIVED of and from the within named Purchaser, **Keystone Realtors Limited** a sum of Rs. 44,22,000/- (Rupees Forty-four Lakh Twenty Two Thousand only) from which 1% TDS of Rs. 44,220/- (Rupees Forty-Four Thousand Two Hundred and Twenty only) has been deducted resulting in a

		32		
Vendor 1	Vendor 2	32	Vendor 3	Purchaser

sum of Rs. 43,77,780/- (Rupees Forty-Three Lakhs Seventy Seven Thousand Seven Hundred and Eighty Only), being part consideration payable by the Purchaser to the Vendor No. 3 under this Indenture.

I SAY RECEIVED:



PERCY SORABJI CHOWDHRY

- 1.
- 2.



				
Vendor 1	Vendor 2	33	Vendor 3	Purchaser

ANNEXURE 'A'



स ह प	
ह. क्र. 3288	१०१४
पत्रांक	२५०

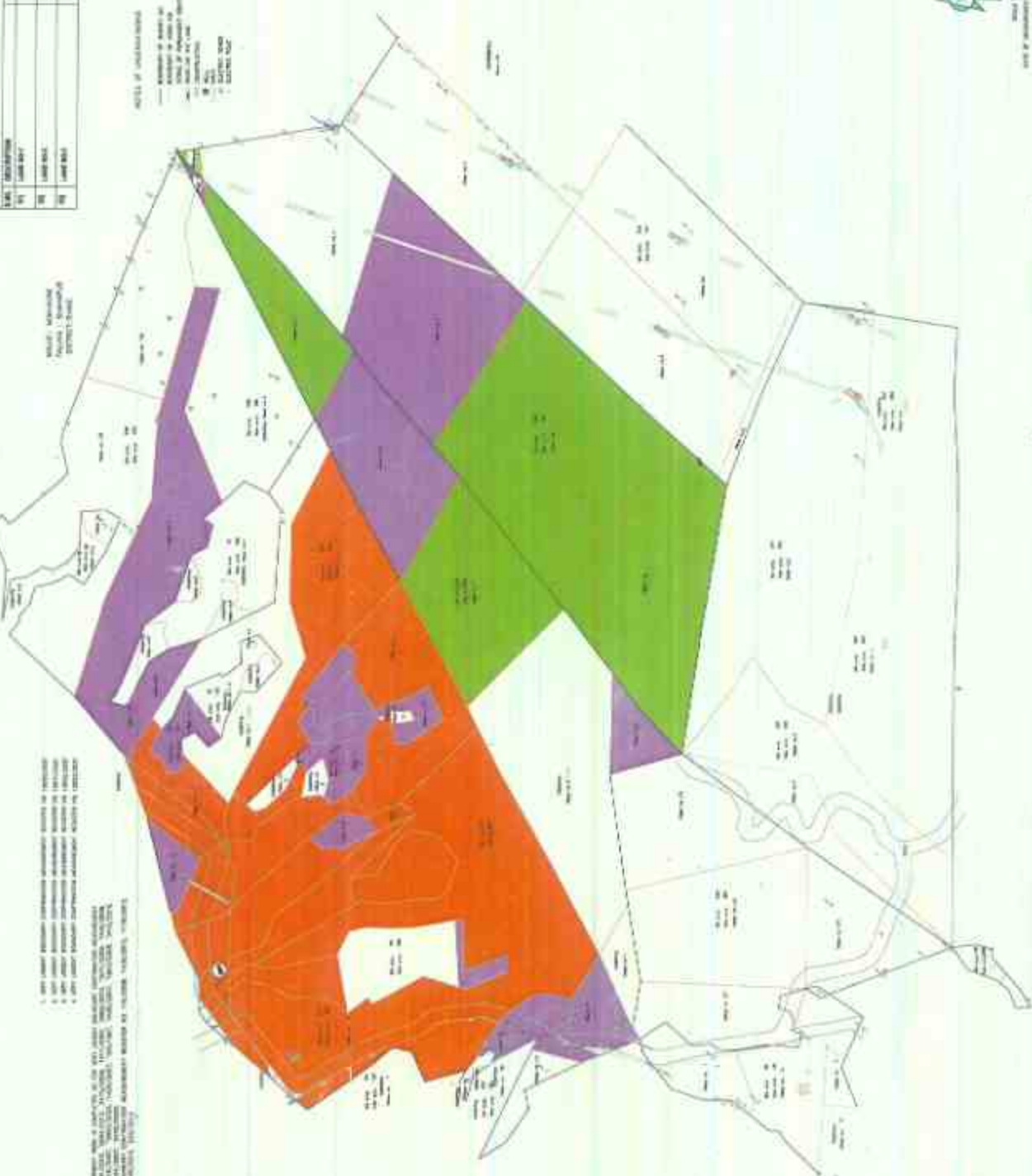
Legend
1. District Boundary
2. Taluk Boundary
3. Village Boundary
4. Water Body
5. Road
6. Railway Line
7. Canal
8. Forest Area
9. Cultivable Area
10. Barren Land

Notes: 1. The map is prepared on the basis of the Survey of India maps and other available data. 2. The map is not to be used for any purpose other than the one for which it is prepared. 3. The map is not to be used for any purpose other than the one for which it is prepared.



Scale: 1:50,000
Date of preparation: 10/10/2014
Prepared by: [Signature]
Checked by: [Signature]

Approved by: [Signature]
District Registrar, Thane



1

A. S. Chowdhury

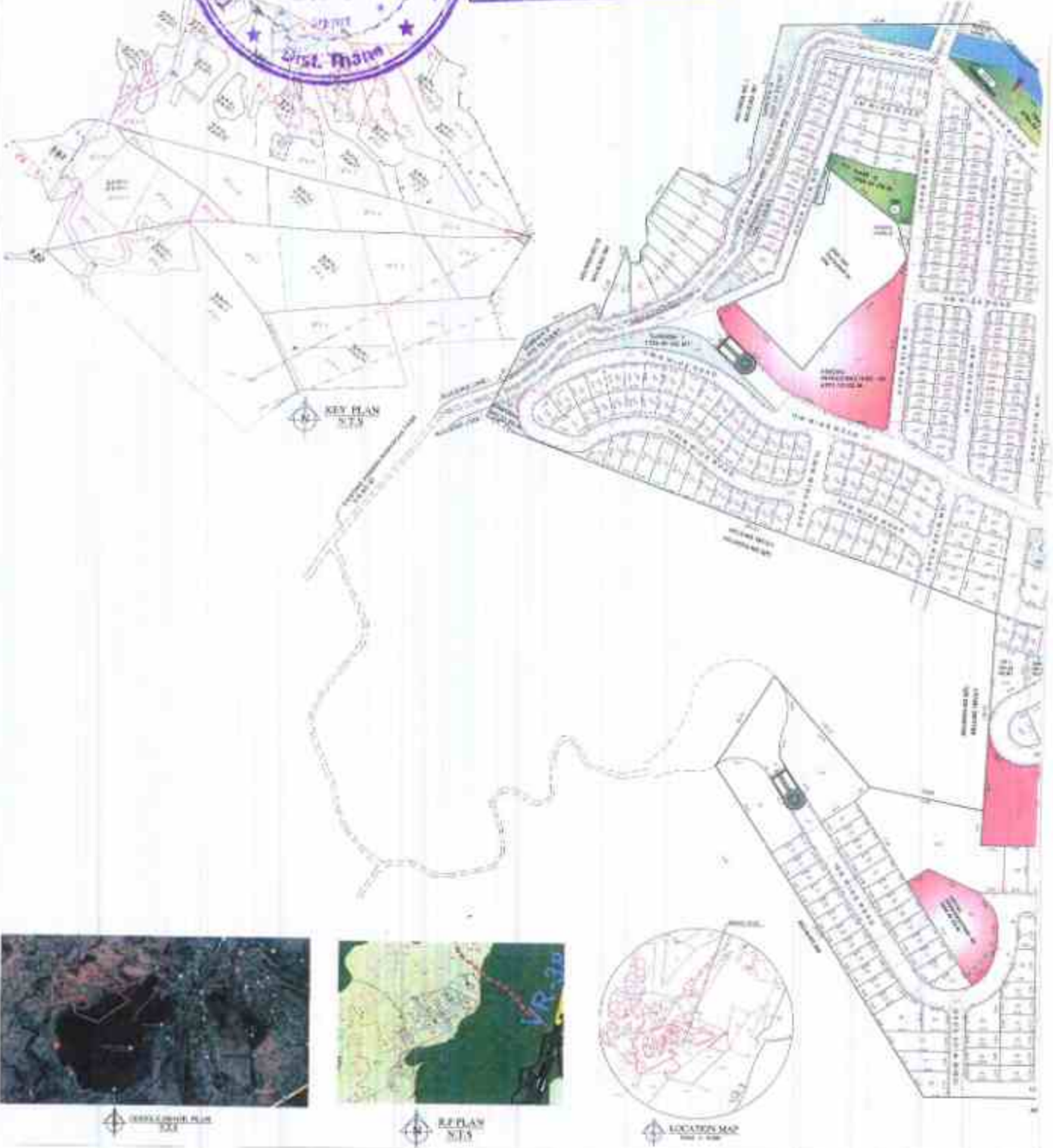
B

14

ANNEXURE 'E2'



स ह प	
ह. नं. 3288	२०२४
माल	280



Amel



स ह प	
द. नं. 3278	२०२४
पत्रे ५१	२५०

SERVICE PLAN AS PER PROVISION NO. 13 & 13A OF DCPM 2008

1	PLAN NO.	13
2	PLAN NO.	13A
3	PLAN NO.	13B
4	PLAN NO.	13C
5	PLAN NO.	13D
6	PLAN NO.	13E
7	PLAN NO.	13F
8	PLAN NO.	13G
9	PLAN NO.	13H
10	PLAN NO.	13I
11	PLAN NO.	13J
12	PLAN NO.	13K
13	PLAN NO.	13L
14	PLAN NO.	13M
15	PLAN NO.	13N
16	PLAN NO.	13O
17	PLAN NO.	13P
18	PLAN NO.	13Q
19	PLAN NO.	13R
20	PLAN NO.	13S
21	PLAN NO.	13T
22	PLAN NO.	13U
23	PLAN NO.	13V
24	PLAN NO.	13W
25	PLAN NO.	13X
26	PLAN NO.	13Y
27	PLAN NO.	13Z
28	PLAN NO.	13AA
29	PLAN NO.	13AB
30	PLAN NO.	13AC
31	PLAN NO.	13AD
32	PLAN NO.	13AE
33	PLAN NO.	13AF
34	PLAN NO.	13AG
35	PLAN NO.	13AH
36	PLAN NO.	13AI
37	PLAN NO.	13AJ
38	PLAN NO.	13AK
39	PLAN NO.	13AL
40	PLAN NO.	13AM
41	PLAN NO.	13AN
42	PLAN NO.	13AO
43	PLAN NO.	13AP
44	PLAN NO.	13AQ
45	PLAN NO.	13AR
46	PLAN NO.	13AS
47	PLAN NO.	13AT
48	PLAN NO.	13AU
49	PLAN NO.	13AV
50	PLAN NO.	13AW
51	PLAN NO.	13AX
52	PLAN NO.	13AY
53	PLAN NO.	13AZ
54	PLAN NO.	13BA
55	PLAN NO.	13BB
56	PLAN NO.	13BC
57	PLAN NO.	13BD
58	PLAN NO.	13BE
59	PLAN NO.	13BF
60	PLAN NO.	13BG
61	PLAN NO.	13BH
62	PLAN NO.	13BI
63	PLAN NO.	13BJ
64	PLAN NO.	13BK
65	PLAN NO.	13BL
66	PLAN NO.	13BM
67	PLAN NO.	13BN
68	PLAN NO.	13BO
69	PLAN NO.	13BP
70	PLAN NO.	13BQ
71	PLAN NO.	13BR
72	PLAN NO.	13BS
73	PLAN NO.	13BT
74	PLAN NO.	13BU
75	PLAN NO.	13BV
76	PLAN NO.	13BW
77	PLAN NO.	13BX
78	PLAN NO.	13BY
79	PLAN NO.	13BZ
80	PLAN NO.	13CA
81	PLAN NO.	13CB
82	PLAN NO.	13CC
83	PLAN NO.	13CD
84	PLAN NO.	13CE
85	PLAN NO.	13CF
86	PLAN NO.	13CG
87	PLAN NO.	13CH
88	PLAN NO.	13CI
89	PLAN NO.	13CJ
90	PLAN NO.	13CK
91	PLAN NO.	13CL
92	PLAN NO.	13CM
93	PLAN NO.	13CN
94	PLAN NO.	13CO
95	PLAN NO.	13CP
96	PLAN NO.	13CQ
97	PLAN NO.	13CR
98	PLAN NO.	13CS
99	PLAN NO.	13CT
100	PLAN NO.	13CU
101	PLAN NO.	13CV
102	PLAN NO.	13CW
103	PLAN NO.	13CX
104	PLAN NO.	13CY
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106	PLAN NO.	13DA
107	PLAN NO.	13DB
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115	PLAN NO.	13DJ
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117	PLAN NO.	13DL
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119	PLAN NO.	13DN
120	PLAN NO.	13DO
121	PLAN NO.	13DP
122	PLAN NO.	13DQ
123	PLAN NO.	13DR
124	PLAN NO.	13DS
125	PLAN NO.	13DT
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127	PLAN NO.	13DV
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129	PLAN NO.	13DX
130	PLAN NO.	13DY
131	PLAN NO.	13DZ
132	PLAN NO.	13EA
133	PLAN NO.	13EB
134	PLAN NO.	13EC
135	PLAN NO.	13ED
136	PLAN NO.	13EE
137	PLAN NO.	13EF
138	PLAN NO.	13EG
139	PLAN NO.	13EH
140	PLAN NO.	13EI
141	PLAN NO.	13EJ
142	PLAN NO.	13EK
143	PLAN NO.	13EL
144	PLAN NO.	13EM
145	PLAN NO.	13EN
146	PLAN NO.	13EO
147	PLAN NO.	13EP
148	PLAN NO.	13EQ
149	PLAN NO.	13ER
150	PLAN NO.	13ES
151	PLAN NO.	13ET
152	PLAN NO.	13EU
153	PLAN NO.	13EV
154	PLAN NO.	13EW
155	PLAN NO.	13EX
156	PLAN NO.	13EY
157	PLAN NO.	13EZ
158	PLAN NO.	13FA
159	PLAN NO.	13FB
160	PLAN NO.	13FC
161	PLAN NO.	13FD
162	PLAN NO.	13FE
163	PLAN NO.	13FF
164	PLAN NO.	13FG
165	PLAN NO.	13FH
166	PLAN NO.	13FI
167	PLAN NO.	13FJ
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172	PLAN NO.	13FO
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185	PLAN NO.	13GB
186	PLAN NO.	13GC
187	PLAN NO.	13GD
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189	PLAN NO.	13GF
190	PLAN NO.	13GG
191	PLAN NO.	13GH
192	PLAN NO.	13GI
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194	PLAN NO.	13GK
195	PLAN NO.	13GL
196	PLAN NO.	13GM
197	PLAN NO.	13GN
198	PLAN NO.	13GO
199	PLAN NO.	13GP
200	PLAN NO.	13GQ
201	PLAN NO.	13GR
202	PLAN NO.	13GS
203	PLAN NO.	13GT
204	PLAN NO.	13GU
205	PLAN NO.	13GV
206	PLAN NO.	13GW
207	PLAN NO.	13GX
208	PLAN NO.	13GY
209	PLAN NO.	13GZ
210	PLAN NO.	13HA
211	PLAN NO.	13HB
212	PLAN NO.	13HC
213	PLAN NO.	13HD
214	PLAN NO.	13HE
215	PLAN NO.	13HF
216	PLAN NO.	13HG
217	PLAN NO.	13HH
218	PLAN NO.	13HI
219	PLAN NO.	13HJ
220	PLAN NO.	13HK
221	PLAN NO.	13HL
222	PLAN NO.	13HM
223	PLAN NO.	13HN
224	PLAN NO.	13HO
225	PLAN NO.	13HP
226	PLAN NO.	13HQ
227	PLAN NO.	13HR
228	PLAN NO.	13HS
229	PLAN NO.	13HT
230	PLAN NO.	13HU
231	PLAN NO.	13HV
232	PLAN NO.	13HW
233	PLAN NO.	13HX
234	PLAN NO.	13HY
235	PLAN NO.	13HZ
236	PLAN NO.	13IA
237	PLAN NO.	13IB
238	PLAN NO.	13IC
239	PLAN NO.	13ID
240	PLAN NO.	13IE
241	PLAN NO.	13IF
242	PLAN NO.	13IG
243	PLAN NO.	13IH
244	PLAN NO.	13II
245	PLAN NO.	13IJ
246	PLAN NO.	13IK
247	PLAN NO.	13IL
248	PLAN NO.	13IM
249	PLAN NO.	13IN
250	PLAN NO.	13IO
251	PLAN NO.	13IP
252	PLAN NO.	13IQ
253	PLAN NO.	13IR
254	PLAN NO.	13IS
255	PLAN NO.	13IT
256	PLAN NO.	13IU
257	PLAN NO.	13IV
258	PLAN NO.	13IW
259	PLAN NO.	13IX
260	PLAN NO.	13IY
261	PLAN NO.	13IZ
262	PLAN NO.	13JA
263	PLAN NO.	13JB
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265	PLAN NO.	13JD
266	PLAN NO.	13JE
267	PLAN NO.	13JF
268	PLAN NO.	13JG
269	PLAN NO.	13JH
270	PLAN NO.	13JI
271	PLAN NO.	13JJ
272	PLAN NO.	13JK
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274	PLAN NO.	13JM
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276	PLAN NO.	13JO
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301	PLAN NO.	13KO
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312	PLAN NO.	13KZ
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314	PLAN NO.	13LB
315	PLAN NO.	13LC
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317	PLAN NO.	13LE
318	PLAN NO.	13LF
319	PLAN NO.	13LG
320	PLAN NO.	13LH
321	PLAN NO.	13LI
322	PLAN NO.	13LJ
323	PLAN NO.	13LK
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327	PLAN NO.	13LO
328	PLAN NO.	13LP
329	PLAN NO.	13LQ
330	PLAN NO.	13LR
331	PLAN NO.	13LS
332	PLAN NO.	13LT
333	PLAN NO.	13LU
334	PLAN NO.	13LV
335	PLAN NO.	13LW
336	PLAN NO.	13LX
337	PLAN NO.	13LY
338	PLAN NO.	13LZ
339	PLAN NO.	13MA
340	PLAN NO.	13MB
341	PLAN NO.	13MC
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343	PLAN NO.	13ME
344	PLAN NO.	13MF
345	PLAN NO.	13MG
346	PLAN NO.	13MH
347	PLAN NO.	13MI
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349	PLAN NO.	13MK
350	PLAN NO.	13ML
351	PLAN NO.	13MN
352	PLAN NO.	13MO
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356	PLAN NO.	13MS
357	PLAN NO.	13MT
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363	PLAN NO.	13MZ
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366	PLAN NO.	13NC
367	PLAN NO.	13ND
368	PLAN NO.	13NE
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404	PLAN NO.	13OO
405	PLAN NO.	13OP
406	PLAN NO.	13OQ
407	PLAN NO.	13OR
408	PLAN NO.	13OS
409	PLAN NO.	13OT
410	PLAN NO.	13OU
411	PLAN NO.	13OV
412	PLAN NO.	13OW
413	PLAN NO.	13OX
414	PLAN NO.	13OY
415	PLAN NO.	13OZ
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426	PLAN NO.	13PK
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435	PLAN NO.	13PT
436	PLAN NO.	13PU
437	PLAN NO.	13PV
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441	PLAN NO.	13PZ
442	PLAN NO.	13QA
443	PLAN NO.	13QB
444	PLAN NO.	13QC
445	PLAN NO.	13QD
446	PLAN NO.	13QE
447	PLAN NO.	13QF
448	PLAN NO.	13QG
449	PLAN NO.	13QH
450	PLAN NO.	13QI
451	PLAN NO.	13QJ
452	PLAN NO.	13QK

408/3244

गुणवार, 04 जुलै 2024 7:04 म.नं.

दस्त गोपबारा भाग-1

सहप

272

250

दस्त क्रमांक: 3244/2024

दस्त क्रमांक: सहप /3244/2024

बाजार मूल्य: रु. 43,81,87,600/-

मोबदला: रु. 91,00,00,000/-

भरलेले मुद्रांक शुल्क: रु. 4,55,00,000/-

हु. नि. सह. हु. नि. महप यांचे कार्यालयात

पावती: 4114

पावती दिनांक: 04/07/2024

अ. क्र. 3244-वर दि. 04-07-2024

मादरकरणागचे नाव: किस्टोन रियलटर्स लिमिटेड व्हा तर्फे अधिकृत
स्वाश्रीकर्ता चंद्रेश विनेश मेहता यांचे तर्फे सादरकर्ते कु. सु. म्हणुन संदिप
तुकाराम गावडे

रोजी 7:01 म.नं. वा. हजर केला.

मोदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 5000.00

पुष्टाची संख्या: 250

एकूण: 35000.00

दस्त हजर केल्याची मही:

Sub Registrar Shahapur

Sub Registrar Shahapur

दस्ताचा प्रकार: खरेदीदस्त

मुद्रांक शुल्क: (मीन) कोणत्याही ग्रामपंचायतीच्या हद्दीतील क्षेत्रात किंवा उप-खंड (डोन) मध्ये नमूद न करण्यात आलेल्या अशा कोणत्याही क्षेत्रात.

मिळ्या क्र. 1 04 / 07 / 2024 07 : 01 : 30 PM ची वेळ: (सादरीकरण)

मिळ्या क्र. 2 04 / 07 / 2024 07 : 03 : 21 PM ची वेळ: (फी)

प्रतिज्ञा पत्र

"सदर दस्तऐवज मी मोदणी कोड 1188 अंतर्गत अंमलबजावणीतून जाऊन मोदणीस द्यायला देण्या आहे. "दस्ताची संपूर्ण मजकूर, निष्पादन लावली, लाविलेला, व संपूर्ण मोदणीस कोडदपतीची सत्यता सुपासली आहे. "दस्ताची सत्यता, वैधता आदीबाबत कोणत्याही प्रकारे निष्पादन व कोडदपतीबाबत हे संपूर्णपणे जबाबदार दस्तऐवज दस्तऐवजबाबत कोडदपतीने कोडदपती, कुळमुखासारक्या, कोडदपती इत्यादी बनावट कोडदपती कोडदपती याची संपूर्ण जबाबदारी निष्पादकाची राहिले."

लिपून देणारे:

लिपून देणारे:



04/07/2024 7:07:41 PM

डॉक्यूमेंट क्रमांक: 3244/2024

दस्तावेज संख्या: 3244/2024

इस्तेनाया प्रकार : व्यवहारियत

अनु. क्र.	पं.कारगर्भे नाव त पत्ता	पं.कारगर्भा प्रवेश	छा.पात्रित	छा. प्रमाणित
1	नाम:बीमन स्वप्नम ईराणी, अर्जुनरा सोरावजी चौधरी, पत्नी सोरावजी चौधरी. क्या रफे इन्टरनेशनल प्रमेकापाटी कु.मु. रोडिस्टोन नवहॉलर बरधरीबाला पत्ता:फोटो नं. :- बाळा नं.:- इमारतीचे नाव:-, जमीन नं.:-, रोड नं.:- रा.पटेल संगली, सोनवड व्होणु जि.ठाणे, महाराष्ट्र, THANE. पॅन नंबर:AAFP00134Q	विहृत देगार वय :- 72 स्वातंत्र्य:- <i>Baliwall</i>		
2	नाम:किन्धोर रिमनराजी निविदेव. क्या रफे अशिक्षुन स्वातंत्र्यकर्ता चंदेरा दिनेश मेहता पांचे रफे सादरकर्ता कु.मु.महानु राविव तुकाराम सावडे पत्ता:फोटो नं. :-, बाळा नं. :-, इमारतीचे नाव:-, जमीन नं.:-, रोड नं.:- जॉनींग 702 वरदराज एम स्त्री रोड अंजनाम, वेन्टेल पल्लोस हायव, लॅथरी (ए) मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:AAACK2498Q	विहृत पेगाव वय :- स्वातंत्र्य:- <i>Shree</i>		

उपरील दस्तऐवज सधन देणार तक्रारकर्त्यात खरेदीदार या दस्तऐवज कलम दिल्याने करून करतात
मिठाई नं.3 ची वेळ:04 / 07 / 2024 07 : 04 : 42 PM

★注意★

इमं ज्ञानं निष्ठादवाका कदलीजवाक देणानां सर्वं पद्मकारांनीं ओळख समीचीन-अभ्यारित - अक्षर प्रणालीद्वारे प्रकाशमान आली आहे. त्याचबरोबर शास्त्रसाहिती पुढीलप्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	गौतम लोक बटोनी होल्डर राजिंदर बहाणीय बाटलीवाला	04/07/2024 07:05:26 PM	राजिंदर बहाणीय बटलीवाला M 1173513232256098304
2	बधिकूल हुसाधरकर्णी चंदन दिनेश मेहता बचि लक भादरकर्णी कुमुदहनुन मंदिप तुकाराम गारडे	04/07/2024 07:05:46 PM	मंदिप तुकाराम गारडे M 1180761710699040768

शिका क्र.4 यी वेळ: 04 / 07 / 2024 07 : 05 : 46 PM

શિક્ષા સ.5 ની વેબ:04 / 07 / 2024 07 : 06 : 53 PM મોડર્ની પુસ્તક 1 માટે

Sub Registrar Mahapur

Payment Details

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Daface Number	Daface Date
1	KEYSTONE REALTORS LIMITED	eChallan	03006172024070201240	MH004618392202425E	45500000.00	SD	0002565659202425	04/07/2024
2		DHC		0724042011216	1000	RF	0724042011216D	04/07/2024
3		DHC		0724042411029	2000	RF	0724042411029D	04/07/2024
4		DHC		0724047811113	2000	RF	0724047811113D	04/07/2024
5	KEYSTONE REALTORS LIMITED	eChallan		MH004618392202425E	30000	RF	0002565659202425	04/07/2024

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

3244 / 2024

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