509/4298 पावती Original/Duplicate Friday, March 24, 2023 नोंदणी क्रं. :39म 2:32 PM Regn.:39M पावती कं.: 4566 दिनांक: 24/03/2023 गावाचे नाव: सॉल्टपॅन दस्तऐवजाचा अनुक्रमांक: बबई5-4298-2023 दम्तऐवजाचा प्रकार: करारनामा मादर करणाऱ्याचे नाव: मानस प्रफुल्ल लाड तर्फे कु मु प्रणाली प्रफुल्ल लाड नोंदणी फी ব. 30000.00 दस्त हाताळणी फी স. 3300.00 पृष्ठांची संख्या: 165 एकुण: হ, 33300,00 आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 2:46 PM ह्या वेळेस मिळेल. सह दुय्यम निवंधक, मुंबई-5 सह. दुय्यम निर्वाबद्ध वाजार मुल्य: रु.7677126.25 /-भुंबई शहर क. ५ मोबदला रु.17387303/-भरलेले मुद्रांक शुल्क : रु. 1043500/-1) देयकाचा प्रकार: DHC रक्कम: रु.100/-डीडी/धनादेश/पे ऑर्डर क्रमांक: 2403202311249 दिनांक: 24/03/2023 वँकेचे नाव व पत्ता: 2) देयकाचा प्रकार: DHC रक्कम: रु.1200/-डीडी/धनादेश/पे ऑर्डर क्रमांक: 2403202310017 दिनांक: 24/03/2023 वँकेचे नाव व पत्ता: 3) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH017235559202223E दिनांक: 24/03/2023

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2403202309879 दिनांक: 24/03/2023

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

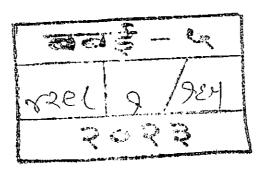
वँकेचे नाव व पत्ता:

1/1

मह्याक्षत प्राः (शहरी क्षत्र - बाधीव) 24 March 2023.01:59:12 PM Valuation ID 202303246238 मृल्यांकनाचे वर्ष 2022 म्बई'मेन्। जिल्हा मृल्य विभाग 15-सॉल्ट पॅन डिव्होजन भूभाग : ह्यामधून 15/-C5 A वगळून स्टेंस्ट पॅज विभागतील सर्व भूभाग. उप मूल्य विभाग सि.र्टा.एस. मंबर#4 सर्व्हें नंबर /न. भ क्रमांक : वार्षिक मृल्य दर सक्त्यामुभार मृल्यदर स. खुती जमीन निवासी सदनिका **ओदयागीक** मोजमापनाचे एकक ्काने कार्यातय चौरस मीटर 98060 47210 1191-0 157100 बांधीय क्षेत्राची आहिती 7-1.64चौरस मिळकतीचा प्रकार-बांधीव निवासी सदानेका मिटकर्त वा वापर-बांधकाम क्षेत्रं(Built Up)-मीटर ा आर सी मिटरहर्त चे Rs.30250/-बाधकामाचा दर -อ าด วลซ์ ढांधकामाचे वर्गी हरण-वय-**उद**ववाहन 3 हि मजला -Ist floor 36 4th Soor स्विधा-रस्ता सन्म्ख -Sale Type -First Sale Safe/Resule of built up Property constructed after circular dt.02/91/20 / 8 mages sommissandelsen greek index parties de generalistische der de gesen kraue intermisse in de gesen kraue in = 100% apply to rate-1ts.103570/-मजला निहाय घट/वाढ धसा-यानुसार भिळकतीचा प्रति चौ मीटर मूल्यदर 💎 =ः(वाभिक्र भूरुःशव - बुल्या जिमनीचा दर) " घसा-यानुसार उपकंषारी)+ खुल्या जिमनीचा दर) $= i \left((105576472) i \right) * (100/100 i) +47210 i$ Fis.103570/-≈वरित प्रमाणे मुक्य पत "मि<mark>ळकती</mark>चे क्षेत्र A) मुख्य मिळकर्ताचे मुरुव ≈ 103570 * 70.64 ≈ Rs 7316184.3/-13,94चीरत औटर E) बंदिएत वाहन नळाचे धोर # 13 94 * (105570 · 15/100) * बंदिस्त वाहल :कावे मूल्य ≔ Rs.360° 41,45/.. = .10.4.16Applicable Ru es च गुरुय मिळकर्त चे मूल्च +तळघरावे मृहयः हेर्डामाईन भजला क्षेत्र सहय + लगतच्या शच्चीचे मूल्य + वरील गच्चीचे मूल्य + अहिस्त वाहन सराधे मूर्य । बुल्य जिन्हिहिस बहन तळाडे जुल्य + इमारती ओव्हिखा खुल्या जागेचे गूल्य + बंदिस्त बारकनी + मॅकेन्किस वहरातर एकत्रित अंतिम मूल्य $= A + B + C + D + E + F + G + \Xi = i + J$ =F s.7677126.25/-

Home Print







CHALLAN MTR Form Number-6

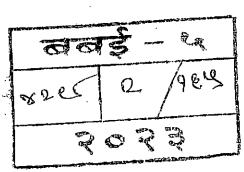


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GRN MH017235559202223E BARCODE									
Department Inspector General Of Registration			Payer Details						
Stamp Duty		TAX ID / TAI	l (If Any)						
Type of Payment Registration Fee			pplicable)						
Office Name BOM4_JT SUB REGISTRAR MUMBAI 4		Fuil Name		Pranali Prafulla Lad					
Location MUMBAI		_							
Year 2022-2023 One Time		Flat/Block No. Flat No 307, Wing A, Runwal Timeless		SS					
Account Head Details Amount In Rs.		Premises/Building							
0030045501 Stamp Duty	1043500.00	Road/Street Pratiksha Nagar Depot Rd, Koliwada, Sion							
0030063301 Registration Fee	30000.00	Area/Locality		Mumbai					
		Town/City/District							
		PIN			4 (0	0	0 2	2
		Remarks (If	Any)			-		·	
	PAN2=AAA0	CR0395J~S	SecondPartyName=I	Runwal		Deve	elopers	Pvi	
		Ltd~CA=17387303							
·									
		Amount In Ten Lakh Seventy Three Thousand Five Hundred Rupee				ee			
Total	10,73,500.00	Words	s Only					·	
Payment Details IDBI BANK	FOR USE IN RECEIVING BANK								
, Cheque-DD Details		Bank CIN	Ref. No.	69103332023032	315416	27	9912	1714	
Cheque/DD No.		Bank Date	RBI Date	23/03/2023-12:26	5:42	No	t Ver	ified with	RB!
Name of Bank		Bank-Brancl	1	IDBI BANK					
Name of Branch		Scroll No. , 1	Date	ate Not Verified with Scroll					

Department ID : Mobile No. : 0000000000 NOTE:-This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. सदर चलन केवळ दुय्यम निवंशक कार्यालयात नोदंणी करावयाच्या दस्तासाठी लागु आहे . नोदंणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही .



Page 1/1



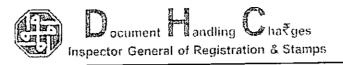
Print Date 23-03-2023 12:26:53



CHALLAN MTR Form Number-6



GRN MH017235559202223E BARCODE				Date 23/03/2023-12:25:33 Form ID 25.2					
Department Inspector General Of Registration		Payer Details							
l l		TAX ID / TAN (If Any)					!		
Type of Payment Registration Fee		PAN No.(If Applicable)							
Office Name BOM4_JT SUB REGISTRAR MI	UMBAI 4	Full Name	ull Name Pranali Prafulla Lad						
Location MUMBAI									
		Flat/Block No. Flat No 307, Wing A, Runwal Timeless							
Account Head Details	Amount In Rs.	Premises/Bu	uilding						
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0030063301 Registration Fee	30000.00	Area/Localit	у	Mumbai					
		Town/City/D	istrict						
		PIN			4	0 0	0	2	2
		Remarks (If Any)							
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OFFICE OF THE PROPERTY OF THE	CETACO A								
\$ 4070 F00 00									
<u>~ 1073500.00</u>	Amount In	nount In Ten Lakh Seventy Three Thousand Five Hundred Rupee							
Total FA (E) 10,73,500.00 Words			ords s Only						
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Cheque-DD Details		Bank CIN	Ref. No.	691033320230	323154	16 2799	121714	+	
Cheque/DD No.		Bank Date	RBI Date	23/03/2023-12	:26:42	Not '	 /erified	with R	— ≀BI
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Name of Branch			No. , Date Not Verified with Scroll						
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Sr. No. Remarks	Dejecement No.		nont Date	Useri	d	Defa	ement		int 00.00
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2 (iS)-509-4298	0068559238202223	24/03/202	23-14:31:3		L			0,73,5	



Receipt of Document Handling Charges

PRN 2403202309879 Receipt Date 24/03/2023

Received from Dhc, Mobile number 9000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 4298 dated 24/03/2023 at the Sub Registrar office Joint S.R. Mumbai 5 of the District

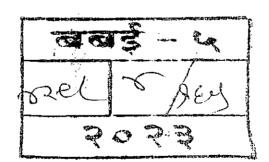
Mumbai District.

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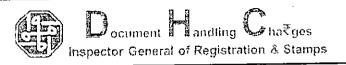
Payment Details

Bank Name	SBIN	Payment Date	24/03/2023
Bank CİN	10004152023032409095	REF No.	308316095264
Deface No	2403202309879D	Deface Date	24/03/2023

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







Receipt of Document Handling Charges

PRN

2403202310017

Receipt Date

24/03/2023

Received from Dhc, Mobile number 900000000, an amount of Rs.1200/-, towards Document Handling Charges for the Document to be registered on Document No. 4298 dated 24/03/2023 at the Sub Registrar office Joint S.R. Mumbai 5 of the District Mumbai District.

Payment Details

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Bank Name	SBIN	Payment Date	24/03/2023
Bank CIN	10004152023032409226	REF No.	308391303542
Deface No	2403202310017D	Deface Date	24/03/2023

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Inspector General of Registration & Star

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Receipt of Document Handling Charges

PRN

2403202311249

Receipt Date

24/03/2023

Received from Dhc, Mobile number 9000000000, an amount of Rs.100/-, towards Document Handling Charges for the Document to be registered on Document No. 4298 dated 24/03/2023 at the Sub Registrar office Joint S.R. Mumbai 5 of the District Mumbai District.

Payment Details

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24/03/2023

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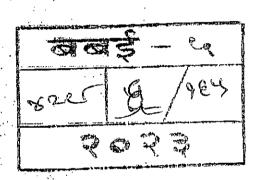
Bank Name SBIN Payment Date Bank CIN 10004152023032410382 REF No. 308308

Deface No 2403202311249D **Deface Date**

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







AGREEMENT FOR SALE

ARTICLES OF AGREEMENT ("the said Agreement") made at Mumbai on this 24th day of MARCH in the Christian Year 2023.

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BETWEEN

RUNWAL DEVELOPERS PRIVATE LIMITED (PAN NO. AAACR0395J)

a company incorporated under the Companies Act, 1956 and having its registered office at 5th Floor, Runwal & Omkar Esquare, Opp. Sion-Chunabhatti Signal, Sion (East), Mumbai - 400 022 represented by its Authorized Signatory Mrg Dufata Rao, authorized vide Board Resolution dated Joffeld hereinafter referred to as the "PROMOTER" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors in title and assigns) of the ONE PART;

AND

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Promoter

Page 1 of 120

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The Promoter and the Allottee shall hereinafter collectively be referred to as the 'Parties' and individually as the 'Party'.

WHEREAS

- A. As per the Property Register Cards, land bearing C.S. Nos. 4 (part), 5 (part), 6 (part) & 7 (part) of Salt Pan Division, Sion, situated at Pratiksha Nagar, Shastri Nagar, "C" Division in F/North Ward, Mumbai City ("Land") belongs to the Government of Maharashtra and the Government of Maharashtra is the owner of and/or otherwise well and sufficiently entitled to the Land. A copy of the Property Register cards of the Land is annexed and marked hereto as Annexure "A".
- B. The Land was fully encroached by slum dwellers and the same is a 'Censused Slum' as defined under the provisions of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971 ("Slum Act") and therefore the aforesaid Land is eligible for implementation of the Slum Rehabilitation Scheme ("Slum Rehab Scheme") as formulated under Section 3B of the Slum Act and in accordance with the DCR 1991.

The slum dweller occupants of the tenements so existing on a portion of the Land (the Property, as defined hereinafter) came together with an intention of implementing the Slum Rehab Scheme and formed 3 (three) proposed SRA Societies namely (a) Shree Sai Darshan Co-operative Housing Society Limited (Proposed) ("Sai Darshan Society"); (b) Siddhivinayak Co-operative Housing Society Limited (Proposed)

operative Housing Society (Proposed) ("Ekta Society") under the sprovisions of the Maharashtra Co-operative Societies Act, 1960 comprising in aggregate 285 (Two Hundred and Eighty Five) number of supplemental supplementary supplementary of the supplementary of

("Siddhivinayak Society"); and (c) Ekta Chawl Committee SRA Co-

are hereinafter collectively referred to as the "Societies".

On April 6, 2008, the members of Sai Darshan Society and Siddhivinayak Society in their respective Special General Body Meeting inter alia

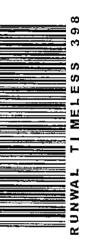
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Page 2 of 120

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resolved to appoint EHSPL (the Developer hereinafter defined) to

- E. By and under 2 (two) Development Agreements both dated April 8, 2008 together with the Irrevocable Power of Attorneys of even date, Sai Darshan Society and Siddhivinayak Society granted development rights in respect of the portion of the Property occupied by them in favour of Easy Home Solutions Private Limited ("EHSPL").
- F. Thereafter, pursuant to an application made under the Slum Rehab Scheme and after perusing all the relevant documents and verifying the eligibility of the slum dwellers, the Slum Rehabilitation Authority ("SRA") vide its Letter of Intent No. SRA/ENG/2148/FN/MHL/LOI dated March 3, 2011 read with revised Letter of Intent No. SRA/ENG/2148/FN/MHL/LOI dated July 12, 2012 approved the Slum Rehab Scheme to be undertaken by EHSPL on the portions of the Property occupied by Sai Darshan Society and Siddhivinayak Society admeasuring in aggregate 9,379.14 square meters (Nine Thousand Three Hundred and Seventy Nine point One Four) under the aegis of Regulation 33(10) of the DCR 1991 read with the Slum Act on the terms and conditions as contained therein.
- On December 7, 2017, the members of Ekta Society in its Special General G. Body Meeting inter alia resolved to appoint, authorise and entrust Neminath Heights Private Limited ("NHPL") as a dovelope to tindertake the redevelopment of the portion of the Propert, Line of on") occupied by the members of Ekta Society.
- Accordingly, by and under a Development Agreement dated December 18, Н. 2017 together with the Irrevocable Powel of Attorney of even date; Ekta Society authorized, appointed and entrusted NHPL to implement the Slum Rehab Scheme on a portion of the Property occupied by its members.
- Thereafter, by and under a Share Purchase Agreement dated Ī. 2017, EHSPL and Mr. Rajan acquired 100% shareholding of it's shareholders viz. namely, Mr. Jitendra Dewoolkar and Kerkar on the terms and conditions more particular برا Kerkar on the terms and
- NHPL became a subsidiary of EHSPL and EHSPL J. consolidated and amalgamated SRA Scheme for all the Societies BA

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L. The Revised Letter of Intent No. SRA/ENG/2148/FN/STGL/LOI dated February 28, 2019 and Revised Letter of Intent No. SRA/ENG/2148/FN/STGL/LOI dated August 28, 2020 are hereinafter collectively referred to as the "LOI". The copies of the LOI are annexed hereto as Annexure "B".

The Slum Rehabilitation Authority (SRA) has sanctioned/ approved the building plans and has issued the Intimation of Approval ("IOA") vide No. SRAZENG/2861 FN/MHL/AP dated 17thMay 2016 and Revised IOA dated 16th October 2020 and have also issued a Commencement Certificate ("CC") vide No. SRA/ENG/2861/ FN/MHL/AP dated 25th April 2017; copies whereof are hereto annexed and marked Annexure "C" and "D" respectively.

Pursuant to the submission of the proposal, Annexure II was issued in prescribed format for implementation of Slum Rehab Scheme.

On EHSPL has entered in to tripartite agreement with the members of the Societies in connection to providing of permanent alternate AUMOA accommodation and also compensation in-lieu of temporary alternate

Page 4 of 120

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accommodation.

- Under the LOI, certain built-up area has been sanctioned for the Property P. which inter alia comprises of the right of the EHSPL (a) to construct and develop rehabilitation component ("Rehab Component") and (b) to construct and develop free sale component ("Free Sale Component").
- As per the plans and designs contemplated by EHSPL, EHSPL intends to Q. develop the Rehab Component by constructing 2 (two) buildings ("Rehab Building") on a portion of the Property ("Rehab Plot"). The units/flats in the Rehab Building shall be used for rehabilitating the eligible members of the Societies and project affected persons (as per the LOI).
- EHSPL proposes to develop the Free Sale Component by constructing 1 R. (one) or more buildings ("Sale Building") on the portion of the Property ("Free Sale Plot"). The units/flats in the Sale Building/s shall be available for sale in the open market. The Copy of Proposed Layout Plan and Sale Building Proposed Plan is annexed hereto and marked as Annexure "E".
- Pursuant to the necessary approvals, so obtained, EHSPL has commenced S. construction of the Rehab Building on the Rehab Plot.
- The development of the said Project/Building as defined hereinbelow T. proposed by EHSPL, has been registered as a freal estate project earlier known as "FREEWAY37" (now known as "Runwal Timeless" as defined below, with the Real Estate Regulatory Authority") the provisions of Section 5 of the Real Estate (Regulation Development) Act, 2016, ("RERA") read with the provisions Maharashtra Real Estate (Regulation and Development) (Registration real estate projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017 ("RERA Rules") and the Regulations. The Authority has duly issued Certificate of Registration No. P51900005685 dated 11/08/2017 for the Project, and a copy of the revised RERA Certificate is annexed and marked as Annual Control of the Control o hereto.
- As per the mutually agreed between the EHSPL and the Propreter he U. EHSPL applied to RERA Authority for its proposal to trainsield No. P51900005685 in favour of Runwal Developers Private Limited, the Promoter herein. By its Order dated 6th January 2021, RERA Authorities

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approved the proposal of the EHSPL. As per the said Order the Project has been transferred in favour of the Promoter on RERA Website as per the provisions of RERA Act, rules and regulation made thereunder.

V. By and under a Joint Development Agreement dated 16th March 2021 (hereinafter referred to as "the said JDA") entered into between the EHSPL, as the Developer therein of the first part, Runwal Developers Pvt. Ltd., as the Joint Developer of the Second Part (the Promoter herein) and NHPL, as the Confirming Part of the third Part and registered with the Sub-Registrar of Assurances at Mumbai-1 under Serial No. BBE1-2401/2021 dated 16th March 2021, EHSPL with confirmation of NHPL has granted the irrevocable development rights in respect of the Free Sale Component in favour of the Promoter, for the purposes of constructing and developing the Project by consuming the Free Sale FSI, fungible FSI, premium FSI and any additional / future FSI that may be permitted to be utilised from time to time together with the irrevocable right to carry out the development and construction related activities incidental thereto for a consideration and on the terms and conditions therein contained.

W. EHSPL granted joint development rights in respect of the Free Sale Component to the Promoter for the consideration and on the terms and conditions contained therein inter alia including the following:

The Promoter shall at its own cost commence construct and compete the Construction/development the said Project on the Free Sale Plot.

The Promoter prepare the plans and designs of the said Project and/or amend/revise the same and get it approved/revised through EHSPL.

The Promoter shall take all decisions in respect of the Project including its planning, implementation and execution of all times till the completion of the Project.

EHSPL has obtained the No Objection from 2/3rd of existing allottees for the purpose of appointment of the Promoter as the Joint Developer for construction of the Project, amendment in layout and extension of the timelines for construction of the Project.

EHSPL and the Promoter have an area share arrangement as per the terms of the Joint Development Agreement according to which total

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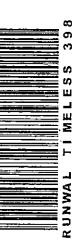
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flats of the Project have been earmarked for the Promoter and EHSPL separately.

- vi. EHSPL has entered into permanent alternate accommodation agreements with the slum dwellers/occupants of the Rehab Plot and has rehabilitated and/or made provisions for the rehabilitation of the slum dwellers/occupants on the Rehab Plot at its own costs;
- vii. The Promoter alone shall be entitled to enter into Agreement(s) for sale and such other documents and writings in their name including execution and registration of the same with its prospective purchasers in respect of Joint Developer's Premises as defined in the said JDA.
- X. By and under an Irrevocable Power of Attorney dated 16th March 2021 in favour of Promoter (acting through its Director/Authorized Signatory Mr. Sanjay Daga) and registered with the Sub-Registrar of Assurances, Mumbai -1 under Serial No.BBE1-2402-2021 on 16th March 2021, EHSPL inter alia granted several powers and authorities to Promoter in pursuance of the JDA for the development and construction of the Free Sale Component on the Property.
- Y. As on date the said Property has been mortgaged to the Bank/Financial Institution as mentioned in the Second Schedule hereinbelow. The Purchaser consents that Promoter reserves right to create mortgages/encumbrances as required from time to time, save and except the right of the Purchaser to the said Flat/Premises. The data of such mortgages shall be disclosed in accordance with the provisions of law.
- Z. Save and except as provided herein, the title of the said Property is clear, marketable and free from all encumbrances and tertificate of Title dated 19th March 2021 has been issued by DSK Legal, Advocates & Solicitors. A copy of the said Certificate of Title dated 19th March 2021 is annexed and marked as Annexure "G" hereto.

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AA. Further, the Allottee consents and acknowledges that as per the plant sanctioned /approved by the SRA by and under the IO and the CC, the Promoter is constructing/developing Sale Building comprising a multistoried building with 3 (three) wings now known as "RUNMAL TIMELESS" more particularly described in Third School heremarter written along with the Common Areas and Facilities, amenities,

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- BB. The Promoter may develop the common areas and amenities on the Free Sale Plot which may be utilised by the Allottee along with the other allottees of the said Project, more particularly listed in the Forth Schedule hereunder written ("Project Common Areas and Amenities").
- CC. The Promoter has appointed renowned Architect and Structural Engineer for the preparation of the structural designs and drawings of the said Building, other amenities and facilities including car parking spaces, who will supervise and advise till the completion of construction and the Promoter accepts professional supervision of the architect and the structural engineer till the completion of the said Building.
- The Allottee has, prior to the date hereof, examined a copy of the RERA DD. Certificate and has caused the RERA Certificate to be examined in detail by his/her/its Advocates and/or other consultants. The Allottee has agreed and consented to the development of the said Property, in the manner mentioned in the RERA Certificate. The Allottee has, prior to the date hereof, demanded from the Promoter and the Promoter has given full, free and complete inspection to the Allottee of all the documents of title relating to the said Property, the said plans, layout, designs and pecifications prepared by the Promoter's Architect, Engineers and approved by the concerned authorities and such other documents as are specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 ("MOFA") and RERA (herein collectively referred to as the "said Acts") and the Rules made there under. The Allottee has/ have entered into the said Agreement knowing fully well and understanding the contents and the implications thereof and has/ have satisfied himself/ herself/ themselves as regards the title of the Promoter to the said Property. The Allottee hereby accepts the title of the Promoter in respect of the said Property.

romoter has entered and is entering and/ or will enter into separate ments with several prospective buyers/ persons/ Allottee and parties

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in respect of the sale of flats, units, offices, shops, retail spaces and other usage/ premises in the said Building to be constructed by the Promoter.

- The Allottee has/ have applied to the Promoter for allotment to the FF. Allottee and Promoter has agreed to allot to the Allottee on ownership basis a flat/premises the details of which are more particularly described Second Schedule hereunder written and shown by red colour outline on the plan annexed hereto as Annexure "H" (hereinafter referred to as the "said Premises"), together with the covered (i.e., stilt / basement/ podium/ mechanically operated/stack) car parking space OR together with the right to use the open car parking space which forms a part of the common areas of the said Building.
- The Promoter alone shall have the sole and exclusive right to sell, lease, GG. transfer etc. the flats and premises in the said Building to be constructed by the Promoter and to enter into agreement/s with the Allottee and to receive the sale consideration in respect thereof. The Allottee further agree/s that the Promoter shall in its own discretion appoint an agency to maintain, manage and control all the other common areas and amenities and facilities in the said Project/Building and for such other purposes as may be agreed upon between the Promoter and the said agency.
- After satisfying himself/ herself/ themselves with regards to the title of the HH. said Property and all orders, permissions and plans and the representations made herein by the Promoter, the Allottee/s hereby agree/s to purchase from the Promoter and the Promoter hereby agree/s to sell and transfer to the Allottee/s on ownership basis the said Premises along with the right to use in common the open areas attached to the said Premis proportionate common areas, amenities and facilities in The said Billing

on the terms and conditions hereinafter appearing.

The total consideration of the said Premises includes sale H, the said Flat which is calculated on the basis of the carpet and and other charges and deposits as detailed in the Sixth Schedule hereunder written (hereinafter referred to as the "total consideration") thereof are detailed in Sixth Schedule hereunder Allottee has/ have agreed to pay to the Promoternbalan consideration and other charges and deposits in the ma appearing.

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- JJ. The Promoter is required to execute a written agreement for sale of said Premises with the Allottee under the said Acts being in fact these presents and also register the said Agreement under the Registration Act.
- KK. The Parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations detailed herein.
- LL. The list of Annexures attached to this Agreement are stated hereinbelow:-

Annexure "A"	Copies of Property Card
Annexure "B"	Copies of Letter of Intent dated 28/02/2019 & 28/08/2020
Annexure "C"	Copy of Intimation of Approval dated 17/5/2016 &
	Revised IOA dated 16/10/2020
Annexure "D"	Copy of Commencement Certificate
Annexure "E"	Copies of Proposed Layout Plan & Sale Building Proposed Plan
Annexure "F"	Copy of Project Registration Certificate issued by RERA
Annexure "G"	Copy of Title Report
Annexure "H"	Typical Plan of the said Premises

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

The above Recitals shall form an integral part of the operative portion of finis Agreement, as if the same have been set out herein verbatim. The headings given in the operative section of this Agreement are only for a proposed and are not intended in derogation of RERA.

The Promoter shall construct the Project comprising 1 (one) residential building comprising 3 (three) wings in all each consisting of such floors as described in the Third Schedule hereunder written, in accordance with the

plans, designs and specifications as referred hereinabove, and as approved the SRA/MCGM from time to time.

The Project Common Areas and Amenities in the Project that may be used to the Allottee are listed in the Fourth Schedule hereunder written. The internal fitting and fixtures in the said Premises that shall be

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provided by the Promoter are listed in the Fifth Schedule hereunder written.

PROVIDED THAT the Promoter may have to obtain prior consent in writing of the Allottee in respect of any variations or modifications which may adversely affect the said Premises of the Allottee, except, any alteration or addition required by any Government authorities, or, due to change in law, or, any change as contemplated in any of the disclosures already made herein.

4. Purchase of the Premises and Sale Consideration:

- Promoter and the Promoter hereby agrees to sell to the Allottee, the said Premises more particularly described in the Second Schedule hereunder written for the Sale Consideration (as more particularly mentioned in the Second Schedule hereunder written). The said Premises are marked in Red colour hatched lines on the floor plan annexed and marked as Annexure "H" hereto.
- (ii) The Promoter shall allot to the Allottee parking space/s being constructed on the basement/podium/stilt as an amenity attached to the said Premises and more particularly mentioned in the Second Schedule hereunder written and hereinafter referred to as the "Parking Space", the cost of which is included in the Sale Consideration. The exact location and dimension of the Parking

Space will be finalized by the Promoter only upon complete the Project in all respects.

payment of the Sale Consideration of the said Premises as unore particularly mentioned in the Sixth Schedule hereunder written and hereby agree/s to pay to the Promoter the balance amount of the Consideration as and by way of instalments in the mathematical particularly mentioned in the Sixth Schedule hereunder written

(iv) The Allottee agrees to pay the Sale Consideration in Sixth Schedule hereto, along with applicable lakes

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15 (Fifteen) days from the date of written demand made by the Promoter, subject to deduction of applicable TDS as per the Income Tax Act, 1961. The TDS shall be deducted at the time of making payment of instalment and remitted by Allottee in the government account in accordance with the provisions of the Income Tax Act, 1961. The Allottee further agrees and undertakes to submit to the Promoter, the original TDS Certificate within 7 (seven) days from the date of payment of TDS. The Allottee is aware and agrees that it is only upon the Allottee submitting the TDS Certificate to the Promoter, that the amount of TDS shall be credited to his account, On the failure of the Allottee in submitting the TDS Certificate, the Promoter shall be entitled not to give credit to the Allottee in respect of the amount of TDS. Further, the Allottee is aware that payment of TDS in the government account is solely the responsibility of the Allottee and in the event of the Allottee not paying the TDS in accordance with the provisions of Income Tax Act, 1961, the Allottee alone shall be liable for the consequences as per the Income Tax Act, 1961, and the Promoter shall not be responsible for nonpayment or delayed payment thereof.

It is clarified that the Sale Consideration shall be payable by the Allottee in the Bank Account more particularly mentioned in the Sixth Schedule hereunder written ("the said Account"). It is clarified that in accordance with RERA and the RERA Rules, 70% of the Sale Consideration shall be transferred in the Bank Account were particularly mentioned in the Sixth Schedule hereunder written

"he RERA Account").

The Sale Consideration excludes taxes (consisting of tax paid or payable by way of GST and all levies, duties and cesses or any other indirect taxes which may be levied, in connection with the construction of and carrying out the Project and/or with respect to the said Premises and/or this Agreement). It is clarified that all such taxes, levies, duties, cesses (whether applicable/payable now

Partich may become applicable/payable in future) including GST other indirect and direct taxes, duties and impositions applicable and/or levied by the Central Government and/or the Sovernment and/or any local, public or statutory

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authorities/bodies on any amount payable under this Agreement and/or on the transaction contemplated herein and/or in relation to the said Premises, shall be borne and paid by the Allottee alone and the Promoter shall not be liable to bear or pay the same or any part thereof. All these payments will be made by the Allottee as and when called upon by the Promoter and/or as required by the concerned Government or authority, as the case may be. The Allottee agrees and accepts that the Sale Consideration value is arrived at mutually as per prevailing market rates and conditions, after considering the benefit of any additional input tax credit accruing to the Promoter under the GST law. Post absorption of the incremental tax impact under GST by the Promoter, (to the extent absorbed by it), the Allottee/s hereby unconditionally and irrevocably agrees and accepts that the Promoter has no further obligation to pass any additional benefit under the anti-profiteering provisions under Section 171 of CGST Act, 2017.

(vii) The Sale Consideration is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies / Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification / order / rule / regulation / demand, published/issued in that behalf to that effect along with the demand letter being issued to the Allottee, which shall only be appreador to the subsequent payments.

(viii) It is agreed between the parties that in the event the Allottee has/have availed of the benefit of any subvention scheme or any other scheme as may have been made available to the Allottee the terms and conditions of such scheme including the above the scheme and any letters. NOCs, Indemnty Bonds, Deeds Agreements/Tripartite Agreements, MOUs, etc. as that been executed between the Promoter and the control of the scheme and any later than the control of the scheme and the sch

Banks/Financial Institutions shall apply and

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comply with the same. The Promoter shall also be authorized to take such steps under the schemes and documents executed in that regard, as deemed fit by the Promoter.

(ix) The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the said building is complete and the Occupation Certificate is granted by the MCGM or such other competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of 3% (three per cent) as mentioned in Second Schedule hereunder written. The total Sale Consideration payable on the basis of the carpet area of the Premises, shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area, and if such reduction would be more than the defined limit of 3% (three per cent), then the Promoter shall refund the excess money paid by Allottee for the reduction in area above and beyond 3%, within 45 (forty-five) days with interest at the rate specified in the RERA Rules, from the date when possession of the said Premises shall be offered by the Promoter, till the date of refund. If there is any increase in the carpet area, over and above the defined limit of 3% (three per cent), then the Promoter shall demand additional amount for the area above and beyond the 3% from the Allottee towards Sale Consideration, which shall be payable by the Allottee prior to taking possession of the Premises. It is clarified that the payments to be made by the Promoter/Allottee, as the case may be, under this Clause, shall be made at the same rate per square metre as agreed herein. The Allottee will not have any right to claim possession of the said Premises till the Allottee makes payment of all dues towards the consideration of the said Premises as well as other

The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her/its name as the Promoter may

charges and amounts as demanded by the Promoter.

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- (xi) On a written demand being made by the Promoter upon the Allottee with respect to a payment amount (whether Sale Consideration or any other amount payable in terms of this Agreement), the Allottee shall pay such amount to the Promoter, within 15 (fifteen) days of the Promoter's said written demand, without any delay, demur or default. If the Allottee fails to make payment of any amounts in terms of this Agreement within the time as specified herein, then, the Promoter shall be entitled to recover, and the Allottee shall be liable pay the same to the Promoter with interest at the Interest Rate (defined hereinafter), on all delayed payments, for the period of delay viz. computed from their respective due dates, till the date such amounts are fully and finally paid together with the interest thereon at the Interest Rate.
- (xii) If the Allottee enters into any loan/financing arrangement with any bank/financial institution, such bank/financial institution shall be required to disburse/pay all such amounts due and payable to the Promoter under this Agreement, in the same manner detailed in Sixth Schedule herein below (which will not absolve Allottee of its responsibilities under this Agreement).
- (xiii) The Promoter shall be entitled to securitize the Sale Consideration and other amounts payable by the Allottee under this Agreement (or any part thereof), in the manner permissible under RERA, in favour of any persons including banks/financial institutions and shall also be entitled to transfer and assign to any persons the right to directly receive the Sale Consideration and other amounts payable by the Allottee under this Agreement or any part thereof. Upon receipt of such intimation from the Promoter, the Allottee make payment of the Sale Consideration and other amounts payable in accordance with this Agreement, in the manner as intimated.
- The Promoter hereby agrees to observe, perform and comply with at the terms, conditions, stipulations and restrictions if any, which may have been imposed by the SRA/MCGM or any other local authority at the time of sanctioning the plans of the Project of the Allotte, obtain from handing over possession of the said Premiser of the Allotte, obtain from

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the SRA/MCGM, the Occupation Certificate in respect of the said Premises.

- 6. Time is of the essence of this Agreement for the Promoter as well as the Allottee. The Promoter shall abide by the respective time schedules for completing the said Premises and offering possession of the Premises to the Allottee after receiving the Occupation Certificate in respect thereof. Similarly, the Allottee shall make timely payments of all instalments of the Sale Consideration and other dues payable by him/her/it and meeting, complying with and fulfilling all its other obligations under this Agreement.
- 7. The Promoter has notified and the Allottee is aware that the Project Common Areas and Amenities to be provided in the Project are being developed in a phase-wise manner and are to be shared by all the respective allottees and occupants therein and that the same will be completed on or before completion of the Project subject to Force Majeure events. It is further clarified that all the amenities and facilities comprised therein may not be ready at the time of the Promoter offering possession of the said Premises to the Allottee and may not be available for use and enjoyment immediately.

TDR and development potential with respect to the said Project on the Kree Sale Plot:

The Allottee hereby agrees, accepts and confirms that the Promoter proposes to develop the Project (including by utilization of the full development potential) in the manner more provided herein and all the plans and specifications pertaining thereto and the Allottee has agreed to purchase the said Premises based on the unfettered and vested rights of the Promoter in this regard. It is clarified that the Promoter will be entitled to utilise the FSI emanating from the said Property (including TDR, incremental FSI or any other benefit whether on payment of any premium or otherwise, by whatever name called) in any manner and on any portion of the Property as it deems fit and proper and the Allottee shall not demand sub-division of the Property in any manner whatsoever.

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- The Promoter will endeavour to offer possession of the said (i) Premises to the Allottee on or before 30-09-3026 which is subject to a grace period of 12 months. Provided however, that the Promoter shall be entitled to extension of time for giving delivery of the Premises if the completion of the Project is delayed on account of any or all of the following factors: -
 - Any force majeure events; (a)
 - (b) Any notice, order, rule, notification of the Government and/or other public or competent authority/court;
 - (c) Any stay order/injunction order issued by any Court of Law, Competent Authority, MCGM, statutory authority;
 - (d) Any epidemic or pandemic and/or any order issued by any competent authority pursuant to any epidemic or pandemic;
 - (e) Any other circumstances that may be deemed reasonable by the Competent Authority, MCGM and/or statutory authority.
 - (f) the Promoter has complied with all its obligations and terms and conditions but there is delay or refusal to issue-any of approvals, including occupation certificate/s, as required in respect of the Project to be issued Governmental Authority.
- (ii) In the event of occurrence of any of the above, then the possess date as mentioned clause 8 (i) above shall stand extended for the period that the force majeure event continues and/or has continued in and an additional period of 30 days for remobilization in which case the possession date shall automatically stand substituted by the revised Possession Dale as communicated Promoter. ک ه مرک
- (iii) The Project completion date declared by the Promote in the RERAL Registration Certificate is 30/09/2026 of any such date as may

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extended by RERA and for any/all claims/legal purposes, the RERA Project Completion Date above shall be considered.

- (iv) If the Promoter fails to offer possession of the said Premises to the Allottee on the Project Completion date as declared under RERA, then the Allottee shall be entitled to either of the following options:-
- (a) call upon the Promoter by giving a written notice by Courier / E-mail / Registered Post A.D. at the address provided by the Promoter ("Interest Notice"), to pay interest at the prevailing rate of State Bank of India Highest Marginal Cost of Lending Rate plus 2% thereon, for every month of delay from the expiry of the Extended Date ("the Interest Rate"), on the Sale Consideration paid by the Allottee. The interest shall be paid by the Promoter to the Allottee till the date of offering to hand over of the possession of the said Premises by the Promoter to the Allottee;

OR

(b) the Allottee shall be entitled to terminate this Agreement by giving a written notice to the Promoter by Courier / E-mail / Registered Post A.D. at the address provided by the Promoter ("Allottee Termination Notice"). On the receipt of the Allottee Termination Notice by the Promoter, this Agreement shall stand terminated and cancelled. Within a period of 30 days from the date of receipt of such Termination Notice by the Promoter, to formally cancel this Agreement for Sale, the Allottee shall escente and register a Deed of Cancellation as may be specified by the Promoter and upon registering the same, the Promoter shall refund to the Allottee by a post dated cheque dated 30 (thirty) days from the date of execution of the Deed of Cancellation, the amounts already received by the Promoter under this Agreement with interest thereon at the prevailing rate of State Bank of India Highest Marginal Cost of Lending Rate plus 2% thereon ("Interest Rate"), to be computed from the date the Promoter received such amount/part thereof till the date such amounts with interest are duly repaid. On such repayment of the amounts by the

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moter (as stated in this clause), the Allottee shall have no claim

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of any nature whatsoever against the Promoter and/or the said Premises and/or car park in any manner whatsoever and the Promoter shall be entitled to deal with and/or dispose of the said Premises and/or the car park in the manner it deems fit and proper. In such event, the Allottee will be entitled to refund only of the amounts paid by him/her to the Promoter excluding the interest due and payable by the Allottee for the delayed payment taxes and the stamp duty, registration charges, registration expenses, brokerage and other loss and cost incurred by the Promoter.

- (v) In case the Allottee elects its remedy under sub-clause (iv) (a) above then in such a case the Allottee shall subsequently not be entitled to the remedy under sub-clause (iv) (b) above and shall be deemed to be continuing in the Project with the date of Project Completion Date as may be revised, without claiming any further compensation or damages in that regard from the Promoter.
- (vi) Subject to the right of the Promoter to terminate this Agreement, if the Allottee fails to make any payment on the stipulated date/s and time/s as required under this Agreement, then, the Allottee shall pay to the Promoter interest at the Interest Rate, on all and any such delayed payments computed from the date such amount was due and payable, till the date such amounts are full and paid together with the interest thereon.

(vii) Without prejudice to the right of the Promoter to charge interest at the Interest Rate, as mentioned in Clause 8 (iv) (a) above, and any other rights and remedies available to the Promoter, either (a) on the Allottee committing default in payment on a due date of any amount due and payable by the Allottee to the Promoter under this Agreement (including his/her/its proportionate share of taxes in the by concerned local authority and other outgoing and the Sale Consideration, the Promoter shall be entitled at its own and discretion, to terminate this Agreement, without any reference or recourse to the Allottee. Provided that, the Promoter shall give a notice of 15 (fifteen) days in writing to the Allottee Mallottee World and Promoter Inall give a notice of 15 (fifteen) days in writing to the Allottee Mallottee World and Promoter Inall give a notice of 15 (fifteen) days in writing to the Allottee Mallottee World and Promoter Inallottee Mallottee World and Promoter Inallottee Mallottee Mal

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provided by the Allottee, of its intention to terminate this Agreement with detail/s of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of the Default Notice, including making full and final payment of any outstanding dues together with interest thereon computed at the Interest Rate, then at the end of the period specified in the Default Notice, the Promoter shall be entitled to terminate this Agreement by issuance of a written notice to the Allottee ("Promoter Termination Notice"), by Courier / E-mail / Registered Post A.D. at the address provided by the Allottee. On the receipt of the Promoter Termination Notice by the Allottee, this Agreement shall stand terminated and cancelled. It is agreed that on such termination and cancellation, the Allottee shall execute and register a Deed of Cancellation in respect of the said Premises in the manner as stated in this sub-clause, and the Promoter shall be entitled to forfeit 10% of the Sale Consideration which shall be over and above all other outgoings and expenses incurred by the Promoter including interest on any overdue payments, brokerage/referral fees, taxes paid/payable and administrative charges as determined by the Promoter ("Forfeiture Amount") as and by way of agreed genuine pre-estimate of liquidated damages. Within a period of 30 (thirty) days of execution and registration of the Deed of Cancellation in respect of the said Premises and further upon resale of the said Premises to another allottee, whichever is later, the Promoter shall, after deduction of the Forfeiture Amount, refund the balance amount of the Sale Consideration to the Allottee. In the event the Allottee has availed of financial assistance from any Bank or Rinancial Institute for the purchase of the said Premises, then the From over shall deposit the refund amount directly with such

RUNWAL TIMELESS 39

Bank/Financial Institution and the Allottee shall seek refund of dues, if any, from such Bank/Financial Institution. Upon the termination of this Agreement, the Allottee shall have no claim of any nature whatsoever against the Promoter and/or the said Premises and/or car park and the Promoter shall be entitled to deal with and/or dispose of the and Premises and/or car park/s in the manner it deems fit and proper it is agreed that in the event the Allottee fails to execute and

Deed of Cancellation in respect of the said Premises as

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mentioned above, then without 'prejudice to its rights under the law the Promoter shall be entitled to retain the refund amount and the Allottee shall not be entitled to claim any right, title or interest over the said Premises or to claim any interest on the amount to be refunded, if any.

(viii) It is further agreed between the Promoter and the Allottee that in case of termination/cancellation of this Agreement, due to any reasons whatsoever, if the Promoter suffers any loss, costs etc. on account of non-adjustment of taxes paid earlier on the sale of the said Premises in terms of the prevailing law, then the said loss, costs etc. shall be adjusted from any amount refundable/payable to the Allottee by the Promoter and accordingly the balance amount, if any, only shall be refunded/paid to the Allottee. In the event the amounts to be recovered is in excess of the amount to be refunded, the Promoter is entitled to recover the same.

10. Procedure for taking possession:

Upon obtainment of the Occupancy Certificate including part occupation certificate/s from the SRA/MCGM or such other competent authority and upon payment by the Allottee of the entire Sale Consideration and all other amounts due and payable in terms of this Agreement, the Promoter shall offer possession of the said Premises to the Allottee in writing ("Possession Notice"). The Promoter on its behalf shall offer the possession to the Allottee in writing within 7 days of receiving the Occupancy Certificate/part occupancy certificate as the case may be of the Project, provided the

Allottee has made payment of the entire Sale Consider other amounts due and payable in terms of this Agreement

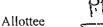
152es (ii) The Allottee shall take possession of the said Premises within I days of the Possession Notice after making payment of the entire Sale Consideration and other charges and deposits payable of the Agreement. If the Allottee fails to take possession of the Flat,

then the Allottee shall bear and separate/independent pre-estimated and fixed

the rate of Rs.10/- per square feet Carpet

Flat, per month (Holding Charges).





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(iv) Within 15 (fifteen) days of receipt of the Possession Notice, the Allottee shall be liable to bear and pay his/her/its proportionate share i.e. in proportion to the carpet area of the said Premises, of outgoings in respect of the Project and the Free Sale Plot including inter-alia, local taxes, betterment charges, other indirect taxes of every nature, or such other levies by the MCGM or other concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the Project and/or the said Free Sale Plot. Until the Society is formed and the handing over the administration and management of the affairs to the Society, the Allottee shall pay to the Promoter such proportionate share of outgoings as may be determined by the Promoter at its sole discretion. The Allottee further agrees that till the Allottee's share is so determined by the romoter at its sole discretion, the Allottee shall pay to the Promoter provisional monthly contribution per month towards the outgoings as per Seventh Schedule subject to actual cost at the time of handover possession. The amounts so paid by the Allottee to the Promoter shall not carry any interest and shall remain with the Promoter until handing over the administration and management of the affairs to the Society. On such handing over, the aforesaid deposits less any deductions as provided for in this Agreement, shall be paid over by

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the Promoter to the Society.

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If within a period of 5 (five) years from the date of handing over the said Premises to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the said Premises or the said Building or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at its own cost and in case it is not possible to rectify such defects, then the Allottee may be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the RERA. It is clarified that the Promoter shall not be liable for any such defects if the same have been caused by reason of the willful default and/or negligence of the Allottee and/or any other allottees in the Project or by wear and tear in regular course. The Allottee is notified and is aware that all natural materials that are to be installed in the said Premises and/or in the Project and/or that form part of the amenities, including, tiles, timber etc., are susceptible to tonality differences and their nonconformity, natural discoloration, or variations at the time of installation will be unavoidable and shall not entitled the Allottee to call upon and/or claim from the Promoter to make same/any compensation for the same. The Allows informed and agrees that the warranties with respect to equipment, appliances and electronic items (white goods) pro by the Promoter in the said Premises or in the said Preject, case may be, shall be as per the standard warranties provided b their respective manufacturers only and in the event of any detail in such equipment, appliances and electronic items and or their working, the Allottee shall deal with the concerned dealer/equipment installer/manufacturer directly and the Promoter shall not be liable for the same. It is further agreed that the appliances items installed and forming part of the said Premises Project as the case may be, shall be maintained, serviced (and repaired only by the manufacturers, suppliers, dealers or third party maintenance providers and if such equipment, appliances and electronic items are maintained repaired, and/or tampered with, in any manner by any person other than the manufacturers, suppliers, dealers or authorized third party maintenance providers, then the warranties in respect thereof shall be rendered void. It is agreed and acknowledged that beyond the

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manufacturer warranties, annual maintenance contracts shall be obtained by the Allottee/s, Society and/or the Federation as the case may be at its/their own costs and expenses.

11. The Allottee shall use the said Premises or any part thereof or permit the same to be used only for residential purpose. The Allottee shall use the car parking space only for purpose of parking vehicle.

12. CAR PARKING

(i) The Allottee is/ are aware that as a part of the Building/Project the Promoter is constructing basement and ground floor which consists of several/covered/ stilt/basement/podium/ mechanically operated/ stack car parking spaces to be used by the Allottees of the residential flats in the Building/ Project.

(ii) The Allottee is/ are aware that the open car parking spaces (if allotted) are part of the said Building common amenity which shall be owned by the Society /Federation and the Allottee's right to use such open car parking spaces shall be subject to the rules and regulations, as and when framed in respect of the said Building/Project.

The Allottee is/ are aware that the Promoter shall be allocating other car parking space/s like covered/stilt/podium etc. to several allottees of the residential flats in the Project and the Allottee undertakes not to raise any objection in that regard and the rights of Allottee to raise Stick objection shall be deemed to have been waived. The a/ny Allottee hereby accords his/her/their irrevocable and unconditional consent to the Promoter to sell/allocate the other car parking spaces the allowers of the respective residential flats in the Project. The Allottee hereby confirms warrants and undertakes to use the car parking spaces so allocated to him/ her/ them for the purpose of parking of car only and not otherwise. The Allottee hereby further warrants and confirms that the Allottee shall not dispute such allotment and/or cause the Society/Federation to alter or change the allocation of car parking spaces in the manner allocated by the Promoter to the various allottees (including the Allottee herein) of

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the residential flats in the Project Building/ Project. The allocation is for smooth functioning and to avoid disputes between Allottees.

13. Formation of the Society/Societies:

- (i) The Promoter may in its discretion form separate societies for each wing or building forming part of the Project to be constructed on the Free Sale Plot.
- (ii) In accordance with the provisions of RERA and RERA Rules the Promoter shall initiate the process for applying to the competent authorities to form a co-operative housing society or an association to comprise solely of the Allottee and other allottees of units/premises in that wing/building in the Project, under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder.
- (iii) The Allottee shall, along with other allottees of premises/units in the wing/building, join in forming and registering a cooperative housing society or an association under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules thereunder, and in accordance with the provisions of RERA and RERA Rules, in respect of the Juild which the allottees of the respective wing/building alone shall be joined as members (
- For this purpose, the Allottee shall, from time to time, sign and (iv) execute the application for registration and/or membership and all other papers, forms, writings and documents necessary the formation and registration of the Society and for member thereof, including the bye-laws of the Society and shall duly fill in, sign and return to the Promoter within 7 (sever) days of the same being made available to the Allhttee, so as the Promoter to register the Society. No objection shall be salen by the Allottee if any changes or modifications are made in the draft/final bye-laws of the Society, as may be required by the Registrar of Co-operative Societies or any other Competent Authority.

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- (v) The name of the Society shall be solely decided by the Promoter.
- (vi) The Society shall admit all purchasers of flats and premises in the wing/building as members, irrespective of such purchasers purchasing their respective units from the Promoter subsequent to the formation and registration of the Society, upon the Promoter calling upon the Society to admit such purchasers as its members, without charging any fee, transfer fee, premium or any other amount of any nature whatsoever, from such purchasers.

The Promoter shall be entitled, but not obliged to, join as a member of the Society in respect of unsold premises in the wing/building, if any. Post execution of the Society Conveyance (as defined hereinafter) / lease, the Promoter shall continue to be entitled to such unsold premises and to undertake the marketing etc. in respect of such unsold premises. It is expressly agreed that the Promoter shall not be liable or required to bear and/or pay any amount in respect of the unsold flats by way of Intribution, deposits, transfer fees / charges and/or nondupancy charges, donation, premium any amount, mpensation whatsoever to the Society/Federation including the sale / allotment or transfer of the unsold areas in the said wing/building/ the Project or elsewhere, save and except the municipal taxes at actuals (levied on the unsold premises) and a sume of Rs. | 000/- (Rupees One Thousand only) per month

towards outgoing in respect of each unsold premises towards the outgoings. The Society shall not be entitled to make any claims in

espect-of-any unpaid maintenance charges and/or interest thereon

(viii) Upon receipt of the part/full occupation certificate as the case may be with respect to the wing/building of the said Project and after the Project is handed over to the Society, the Society shall be responsible for the operation and management and/or supervision of the wing/building and its common areas, amenities and facilities, and the Allottee shall extend necessary

for such unsold flats.

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co-operation and shall do the necessary acts, deeds, matters and things as may be required in this regard. Post the receipt of the occupation certificate of the wing/building of the said Project, the Allottee shall be liable to bear and pay his/her/its share of outgoings as may be determined by the Society.

The cost, charges, expenses, levies, fees, taxes, duties, (ix)including stamp duty and registration charges, with respect to the formation of the Society including in respect of (a) any documents, instruments, papers and writings, professional fees charged by the Advocates & Solicitors engaged by the Promoter for preparing, drafting and approving all such documents, shall be borne and paid by the respective Society and their respective members/intended members including the Allottee, as the case may be, and the Promoter shall not be liable towards the same.

Conveyance to the Society: 14.

(i)

Within 3 months from the date of issuance g Certificate or the full Completion Certificate said wing/building and subject to the recally of consideration and other amounts due and was able by allottees of all the units/premises in the sale was allottees whichever is later or latest, the Promoter may at its discretion transfer to the respective society/the society all the right, title and interest of the Promoter in the structure of said Building and ges as the case may AND/OR, EHSPL shall on being called the Promoter apply to the competent Authority transfer/lease of undivided share in the Free Sale flot to the respective Society/the Society as the case may be maggerdance with the applicable law from time to time the comprising the habitable floors and common areas and amenities on these habitable floors together with FSI/development potential consumed in construction thereof, by executing a registered indenture of conveyance/lease ("Society Conveyance"). The Society shall be required to join in execution and registration of the Society Conveyance. The costs, expenses,

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charges, levies and taxes on the Society Conveyance and the transaction contemplated thereby including stamp duty and registration charges shall be borne and paid by the Society alone. Post the receipt of the full occupation certificate, the Society shall be responsible for payment of property taxes and the operation and management and/or supervision of the said wing/building including any common areas facilities and amenities and the Promoter shall not be responsible for the same.

The Allottee for himself and as prospective member of the (ii) Society acknowledges that the FSI and development potential of the Project arises from the Land and or Free Sale Plot and the Allottee shall neither raise any claim or demand in respect thereof nor seek sub-division of the Land in any manner whatsoever.

It is clarified that the Project Common Areas and Amenities will be conveyed/handed over to the Federation.

Formation of the Federation: 15.

Within a period of 3 months of obtainment of the full Occupation Certificate or full completion certificate of the last wing/building in the Project, the Promoter may at its discretion and in accordance with the law initiate the process for applying to the competent authorities to form a federation of societies forming part of the Project, under the provisions of the Maharashtra Cooperative Societies Act, 1960 and the Rules made thereunder, read the provisions of RERA and the RERA Rules ("Federation").

The cost, charges, expenses, levies, fees, taxes, duties, including stamp duty and registration charges, with respect to the formation of the Federation, including in respect of (a) any documents, instruments, papers and writings, and (b) professional fees arged by the Advocates & Solicitors engaged by the Promoter premaring, drafting and approving all such documents, shall be nately borne and paid by the Society and/or the

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Federation, as the case may be and its members/intended members, and the Promoter shall not be liable toward the same.

(iii) Till the formation of the Federation, the Promoter shall undertake the maintenance and management of Project Common Areas and Amenities more particularly specified in the Fourth Schedule hereunder written (excluding those handed over to the Society under their respective Society Conveyance). Post the formation of the Federation, the Federation shall be responsible for the operation and management and/or supervision of the Free Sale Plot, including any common areas facilities and amenities thereon and the Promoter shall not be responsible for the same and the Allottee will have to make necessary contributions and payments as decided by the Federation from time to time.

16. Transfer of the Free Sale Plot to the Federation:

(i) Within a period of 3 (three) months of registration of the Federation, and subject to the receipt of the entire sale consideration and other amounts due and payable by all the allottees of all the units/premises in the Project, whichever is later or latest, EHSPL shall on being called upon to do so by the Promoter shall apply the Competent Authority transfer/lease/assignment by executing and registering the deed of transfer or deed of assignment of the undivided right, title and interest in the Free Sale Plot and in all areas, spaces, common areas, facilities and amenities in the Free Sale Plot that are not already conveyed/assigned to the respective Society in favour of the Federation ("Federation Transfer"). I balance portion of the Free Sale Plot after handing stipulated percentage if any, to the MCGM or any other statuto

local or public bodies or authorities and/or after developing amenities, only will be transferred

/lease/assigned to the Federation.

(ii) The Allottee and/or the Society and/or the Federation shall r any objection or dispute if the area of the P variance with or may be less than the area contemplated

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referred to herein, including by virtue of any reservations and/or the reservations being handed over and transferred to government authorities or acquired by them during the course of development of the Project or for any other reason of the like nature.

- (iii) The Federation and all its member societies shall be required to join in execution and registration of the Federation Transfer. The costs, expenses, charges, levies and taxes on the Federation Transfer and the transaction contemplated thereby including stamp duty and registration charges shall be borne and paid by the Federation alone.
- The Allottee shall, before delivery of possession of the said Premises in 17. accordance with the Clause 8 above, pay to the Promoter such additional amounts towards charges and deposits, as specified in the Seventh Schedule hereunder written.
- The said amounts are not refundable and the Allottee will not be entitled 18. to ask for accounts or statement of accounts from the Promoter in respect of the above amounts deposited by the Allottee with the Promoter. The Promoter shall maintain a separate account in respect of sums received from the Allottee as advance or deposit including share money, or and shall utilize the amounts only for the purposes for which they have been received. It is clarified that the said other amounts, any other amount other than the Sale Consideration shall be payable by the Allottee into a separate Bank Account which will be intimated by the Promoter to the Allottee. It is/clarified that in the event the Allottee fails to pay the aforesaid sums as and when called upon, then without prejudice to the rights and remedies available to the Promoter, the Promoter shall be entitled to charge interest at the Interest Rate on the outstanding sums and not be obligated to offer/ handover possession of the said Premises to the Allottee.

The Promoter has informed the Allottee that there may be common roads, street lights, common recreation space, passages, electrical and telephone cables, water lines, gas pipelines, drainage lines, lines, sewerage treatment plant and other common amenities priences in the layout of the Free Sale Plot which shall be abjed and paid for in the manner set out hereinabove.

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- (i) The Allottee shall be entitled to avail loan from a bank/financial institution and to mortgage the said Premises by way of security for repayment of the said loan to such bank/financial institution, with the prior written consent of the Promoter. The Promoter shall be entitled to refuse permission to the Allottee for availing any such loan and for creation of any such mortgage/charge, in the event the Allottee has/have defaulted in making payment of the Sale Consideration and/or other amounts payable by the Allottee under this Agreement.
- (ii) All the costs, expenses, fees, charges and taxes in connection with procuring and availing of the said loan, mortgage of the said Premises, servicing and repayment of the said loan, and any default with respect to the said loan and/or the mortgage of the said Premises, shall be solely and exclusively borne and incurred by the Allottee. The Promoter shall not incur any liability or obligation (monetary or otherwise) with respect to such loan or mortgage.
- (iii) The agreements and contracts pertaining to such loan and mortgage shall not impose any liability or obligation upon the Promoter in any manner, and shall be subject to and shall ratify the right and entitlement of the Promoter to receive the balance Sale Consideration and balance other a mounts payable by the Allottee under this Agreement.
- (iv) In the event of any enforcement of security/mortgage by any bank/financial institution, the same shall be subject to the rights of the Promoter to recover the entire Sale Consideration along with the other charges and taxes with respect to the said Englisher.

21. Representations and Warrantics of the Promoter:

The Promoter hereby represents and warrants to the All subject to what is stated in this Agreement and all its

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Annexes, subject to what is stated in the Title Certificate, and subject to the RERA Certificate: -

- (i) The Promoter has clear title and has the requisite rights to carry out development upon the Free Sale Plot and also has actual, physical and legal possession of the Free Sale Plot for the implementation of the Project, subject to the terms and conditions of the Joint Development Agreement mentioned above, the litigations and the mortgages referred to in the Title Certificate and as updated by the Promoter from time to time on the website of the Authority as required by RERA and the RERA Rules.
- (ii) The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the Project;
- (iii) There are no encumbrances upon the Project except those disclosed in this Agreement and the Title Certificate and as updated by the Promoter from time to time on the website of the Authority as required by RERA and the RERA Rules;
- (iv) There are no litigations pending before any Court of law with respect to the Project except those as updated by the Promoter from time to time on the website of the Authority as required by RERA and the RERA Rules;

All approvals, licenses and permits issued by the competent authorities with respect to the Project, are valid and subsisting and have been obtained by following due process of law. Further, all approvals, iccnses and permits to be issued by the competent authorities with respect to the Project, shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project and common areas;

Promoter has the right to enter into this Agreement and ot committed or omitted to perform any act or thing, whereby

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the right, title and interest of the Allottee created herein, may be prejudicially affected;

- (vii) The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the said Property and the said Premises, which will, in any manner, adversely affect the rights of Allottee under this Agreement;
- (viii) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Premises to the Allottee in the manner contemplated in this Agreement;
- (ix) At the time of execution of the Society Conveyance, the Promoter shall handover to the Society, lawful, vacant, peaceful, physical possession of the structure of the building, together with common areas so long as they shall be forming part of the said Building;
- (x) The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes, LUC tax and other monies, levies, impositions, premiums, penalties and other outgoings, whatsoever, payable with respect to the Project to the competent Authorities only till the date of Possession Notice plus a period of 15 days as more particularly described in Clause 10 hereinabove after which Allottee only shall be liable to bear and pay proportionately sugarity.
- (xi) No notice from the Government or any other Ideal hody or authority or any legislative enactment, government ordinance order, notification (including any horize for acquisition or requisition of the Land) has been received or served approach Promoter in respect of the Land and/or the Project December disclosed to the Allottee.
- 22. The Promoter may appoint a third party / agency operating and maintaining the Project and the Free Sales of or any

etc. alongwith other allottees;

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thereof including any common areas facilities and amenities on such terms and conditions as it may deem fit.

The Promoter shall be entitled to designate any spaces/areas on the Free 23. Sale Plot or any part thereof (including on the terrace and basement levels of the Project) for third party service providers, for facilitating provision and maintenance of utility services (including power, water, drainage and radio and electronic communication). Such designation may be undertaken by the Promoter on lease, leave and license basis or such other method as the Promoter may deem proper in accordance with applicable law. Further, the infrastructure (including cables, pipes, wires, meters, antennae, base sub-stations, towers) in respect of the utility services may be laid/provided in the manner the Promoter may require, and may be utilized in common including by purchaser/s of units/premises in the Project/ on the Free Sale Plot, as the case may be. The Promoter and its workmen/agents/ contractors/employee and any third party contractors shall be entitled to access and service such infrastructure and utilities over the Free Sale Plot.

The tromoter shall be entitled to control advertising, marketing, signage, lighting and all other forms of signage whatsoever within the Free Sale Billian all times. Such advertising and signage may comprise of roadings, print media, electric signs, and may be constructed in a permanent or temporary manner and may be maintained, serviced, repaired and replaced and the Promoter and its nominees shall have access to such heardings, print media and electric signage for this

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The Promoter shall be entitled to transfer and/or assign the benefit of additional F.S.I./ T.D.R. or any other rights of the Free Sale Plot to any Third party and/or to allow any third parties to use and/or consume T.D.R. or any other benefits or advantages of any other properties, on the Free Sale Plot, who shall be entitled to all the rights mentioned above, including to do construction mentioned above. The Allottee/s agree(s), accept(s) and confirm(s) that the fundamental entitlement of the Promoter to utilise, exploit and consume the full development potential of Free Sale Plot (both inherent and further/future) as provided herein, would require the Promoter to amend, modify, vary, alter, change,

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substitute and rescind the plans in respect of the Project or any part thereof (including layout plans, building plans, floor plans) and undertake such modified/altered/new construction and development in accordance therewith.

- 26. For all or any of the purposes mentioned under this Agreement, the Promoter shall be entitled to keep and/or store any construction materials, on any portion of the Free Sale Plot, and/or to have additional electricity supply and/or additional water supply and for the purpose of construction, to do all such further acts, deeds, matters and things as may be necessary. In such an event or otherwise, the Allottee/s shall not take any objection or otherwise, on the ground of any nuisance, noise and/ or shall not claim any easement rights and/ or any other rights in the nature of easement or prospective or other rights of any nature whatsoever. The Allottee/s directly and/ or indirectly, shall not do any act, deed, matter or thing, whereby the Promoter may be prevented from putting any such additional and/ or new construction and/ or shall not raise objection and/ or obstruction, hindrance or otherwise.
- 27. The Allottee, with intention to bring all persons into why Premises and/or its rights, entitlements and obligated Agreement, may come, hereby covenants with the Project
 - good and tenantable repair and condition from the late that of possession of the said Premises is taken and shall not do or surfer to be done anything in or to the Project which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the said building in which the said Premises is situated and the said Premises itself or any part thereof without the causalt of the local authorities and Promoter.
 - hazardous, combustible or dangerous nature or and sometime as to damage the construction or structure of the Project in which the said Premises is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely

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(iii) To carry out at his own cost all internal repairs to the said Premises and maintain the said Premises in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the Project in which the said Premises is situated or the said Premises which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

ot to demolish or cause to be demolished the said Premises or part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the said Premises or any part thereof, nor any alteration in the elevation and outside colour scheme of the Project in which the said Premises is situated and shall keep the portion, sewers, drains and pipes in the said Prentises and the appurtenances thereto in good tenantable epair and condition, and in particular, so as to support shelter and protect-the other parts of the Project in which the said Premises is guated and shall not alter, chisel or in any other manner cause damage to or remove columns, beams, internal walls, slabs or RCC, Pardi or other structural members in the said Premises without the prior written permission of the Promoter and/or the Society;

Not to enclose the balcony area or flowerbed inside the said Premises without the prior express written permission of the Promoter.

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- (vi) The Allottee is aware that the balcony of the said Premises has a glass railing from the outside. The Allottee will not damage the glass of the balcony and ensure safety measures in case of any damage to the same without causing any risk to the residents and damage to any part of the Building and promptly get it repaired and reinstated at his/her/their own cost.
- (vii) Not to carry out any illegal activity from the said Premises, which is against the interest of the Organization/ other Allottees in the Building.
- (viii) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the Free Sale Plot and/or the Project in which the said Premises is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance;
- (ix) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Premises in the country of any portion of the Free Sale Plot and/or the Project said Premises is situated.
- (x) To pay to the Promoter within 15 (fifteen) day Promoter, his share of security deposit demanded by the concer local authority or Government or giving water, electrical other service connection to the Project in which the said Premises is situated.
- (xi) To bear and pay in a timely manner and forthwith, all amounts dues, taxes, instalments of Sale Consideration, as required to paid under this Agreement.
- (xii) Not to change the user of the said Premises without the prior written permission of the Promoter and Society;
- (xiii) Not to use or access the open and green spaces falling outside the said Property and Project;

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(xv) Not to change the external colour scheme or the pattern of the colour of the Project Building;

i) Not to change exterior elevation or the outlay of the Building;

(xvii)Not to carry out civil work, including, but not limited to, any work in the kitchen and bathroom/toilets wherein any work of tiling, flooring etc. which damages the waterproofing, plumbing or sanitary lines laid at site. In case the Allottee carries out any changes, modifications or alterations by himself or his agencies then the warranty of the said items becomes null and void and the lefect liability of the Promoter shall lapse and the Allottee is solely label to rectify and repair the same for all the affected area within his flat and/or the floors below accordingly at his own costs, expenses and consequences.

(xviii) The Allottee shall not seek any sub-division of the Property;

(xix) During the execution of interior works, the Allottee shall be responsible for acts of any contractor/ workmen/ agents/ representatives and if such persons behave in any manner which is unacceptable to the Promoter then such contractor/ workmen/

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agents/ representatives will be removed forthwith and will not be allowed to re-enter the said Premises again;

- The Allottee shall ensure that the execution of interior works in the (xx)said Premises is carried on only between 8 a.m. to 2 p.m. and 4 p.m. to 7 p.m. on all days of the week except Sundays;
- The refuge area to be provided in the Project shall form a part of the (ixx) common area and facilities in the Project and no individual allottee shall claim any right to occupy the same in any manner whatsoever and shall not raise any dispute against the Promoter for the same.
- (xxii) The Allottee shall observe and perform all the rules and regulations which the Society and Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenant the Project and for the observance and performance Building Rules, Regulations and Bye-laws for the time being the concerned local authority and of Government at bodies. The Allottee shall also observe and per stipulations and conditions laid down by the Society coleration regarding the occupancy and use of the said Premises in the Project and shall pay and contribute regularly and p taxes, expenses or other out-goings in accordance wi 8200 784 this Agreement.
- (xxiii) The Allottee shall permit the Propoter and party and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said Premises and the Project or any part thereof to view and examine the state and condition thereof. Furthermore, for the purpose of making, laying down, maintaining, repairing, rebuilding, cleaning, lighting and keeping in order and good condition all services, drains, pipes, cables, water covers, gutters, wires, walls, structure or other conveniences belonging to or serving or used for the Project, the Promoter and their surveyors and agents with or without workmen and others,. shall be permitted at reasonable times to enter into the said Premises or any part thereof and undertake the necessary works.

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(xxv) All terms, conditions, covenants, stipulations and provisions contained in any agreement/s, undertakings, declarations, indemnity bond/ bonds, deeds and writing/s given/executed and/or may be executed by the Promoter in favour of SRA/MCGM and the concerned bodies/authorities in respect of the Property and/or Free Sale Plot and its development, shall be binding upon the Allottee/s and Society including the Federation as may be formed of the purchaser/s of flat/ premises.

The Affettee has seen the representations made by the Promoter on the Website of the Regulatory Authority as required by RERA fead with RERA Rules and shall keep himself updated with all the matters relating to the Project and/or Free Sale Plot, as the case may be, which the Promoter will upload from time to time.

Allottee/s shall not interfere in any manner in any work of development or construction and the Promoter alone shall have full control, absolute authority and say over the un-allotted areas, roads, open spaces, gardens, infrastructure facilities, recreation facilities and/ or any other common facilities or the amenities to be provided in the Project and the Allottee/s shall have no right or unterest in the enjoyment and control of the Promoter in this legard. The Promoter shall, in the interest of the Allottee, and the Project, be entitled to take decisions regarding management and allocation of funds/monies, and the type, mode, quality of services to be provided, in respect of the Project, and the management and administration thereof.

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(xxviii)The Allottee/s shall not take any objection, on the ground of nuisance, annoyance, and/or claiming any rights, of easement, and/ or any rights in nature of an easement and/ or obstruction of light, air, ventilation, open space and/ or open area, and/ or on any other grounds, of any nature whatsoever and/ or shall not directly or indirectly do anything and/or shall not ask for an injunction. and/or prohibitory order and/or calling the Municipal or any other authorities to issue stop work notice, and/or withdraw and/or suspend or cancel any orders passed and/or approved Plans so as to prevent the Promoter, or any of their nominees or transferees, from developing and/ or to carry out construction, on the Free Sale Plot.

(xxix) The Allottees are aware and confirm that the Project Common Areas and Amenities shall be usable by the allottees of the Project in accordance with the prevailing rules and regulations.

(xxx) It is further agreed that the Promoter shall not be required to give inspection of the said Premises to the Promoter calls upon the Allottee to tome forward to take possession subject to payment of enlire consideration amount and all other charges & taxes.

executed in (xxxi) Till the Federation Transfer is Federation, the Allottee shall permit the Promoter and its surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the Free Sale Plot, the building/wings/units thereon, or any part thereof, to examine the state and condition thereof.

(xxxii) Not to affix any fixtures or grills on the exterior projection (xxxii) any part thereof for the purposes of drying clother any purpose and not to have any laundry drying outside the Premises. For fixing grills on the inside of the standard design for the same shall be obtained by the And from the Promoter and the Allottee undertakes not to fix any grill having a design other than the standard design approved by the Promoter. If the Allottee has affixed fixtures or grills on the

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(xxxiii) Promoter shall have all rights for end use of treated sewage water of the available quantity at specified quality for any deemed necessary application or use purposes in the said Project. Surplus secondary treated water meeting quality level as per relevant prevalent norms of concerned statutory authority (ies) shall be utilised at the Promoter's discretion which may be utilized in the said Project for gardening and other purposes and/or in the adjacent residential and other projects and/or discharged into water /drainage bodies. Promoter shall have the right to refuse, determine and decide drawl of treated sewage in any case and under all circumstances and the Allottee undertake not to raise any dispute for the same.

(xxxiv) The Allottee shall not create any hardship, nuisance or annoyance to any other allottees in the Project.

The Allottee has expressly agreed to take prior written consent from the Promoter or the Society, as the case may be, before carrying out any changes/alteration/modification in the said Premises or part thereof. If the Allottee has carried out such changes/alteration/modification without the written consent of the Promoter or the Society then the Promoter will not be liable for consequences or compensation on account of such any changes/alterations/modifications.

The Allottee agrees and covenants that the name of the Project (xxxvi) shall at all times be "Runwal Timeless" and shall not be changed without the prior written permission of the Promoter.

> Allottee agrees and covenants that the Project Common Areas menities and any other areas as may be designated by the harmoter including common open areas, common landscapes and Filleways etc. shall be an integral part of the layout of the development Project and the Free Sale Plot and neither the

Allottee

Promoter

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Allottee nor any person or entity on the Allottee's behalf shall, at any time claim any exclusive rights with respect to the same.

(xxxviii) The Allottee agrees and covenants that the entry and exit points and access to the Project and the Free Sale Plot shall be common to all allottees, users and occupants in the Project including all buildings, towers and structures thereon. The Allottee agrees and covenants to not demand any separate independent access and/or entry/exit point exclusively for himself/herself/themselves and/or any other allottees, users and/or occupants in the Project and/or any part thereof.

(xxxix) The wet and dry garbage generated in and from the said Premises shall be separated by the Allottee and the wet garbage generated in and from the Project shall be treated separately by the Society and/or jointly by all the allottees/purchasers/ occupants of the respective premises in the Project, in accordance with the rules and regulations as may be specified by MCGM from time to time.

(lx) In the event if the Allottee is/are non-resident Indian citizen or a Person of Indian Origin or an Overseas Citizen of India, or a foreign national/citizen then it shall be the Allottee's sole obligation and liability to comply with the provisions of all applicable laws, including Foreign Exchange Management Act, 1999 and Reserve India rules and regulations, applicable/necessary requirements of the Government or any other authority, from time to time, including those pertaining to remittance of payment for acquisition of immovable properties India. Refunds (if any) to be made to such Attack breaty reason whatsoever, shall be made only in Indian Rupees:

82e((xli) The Allottee shall not demand or claim any partition d the Allottee's ultimate interest in the Project and or the Project Common Areas and Amenities and/or Free thereof. The Allottee expressly agrees, undergo that his interest therein will be impartible, and through the Society formed by the Promoted in res

Project, of which he shall be admitted a prospective

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(xlii) The Allottee confirms and acknowledges that the plans, layout plans, approvals etc. of the Project are not the subject matter of this Agreement and there shall be no right, entitlement, or interest of the Allottee in respect thereof, and are also not the subject matter of this Agreement. So far as the Allottee's right and scope of this Agreement is concerned, the same is limited to an agreement for allotment and sale of the said Premises strictly upon and subject to the terms, conditions and provisions herein. The Allottee's shall also not have any claim, save and except, in respect of the said Premises hereby agreed to be allotted and sold.

(xliii) The Allottee hereby agrees and undertakes to indemnify and keep indemnified and saved harmless at all times, the Promoter against all loss or damage, and/or against any suits, actions, proceedings or notices that the Promoter or any of its directors, executives of employees may sustain and suffer, and all costs, charges and expenses, that they may incur by reason of the Allottee's failure, breach, default, non-observance, non-performance, or non-compliance of any of the terms, conditions and provisions of this Agreement, and/or any accident or injury caused to or suffered by the Allottee, or his family members, guests, servants, agents, representative/s.

(xliv) The Allottee shall not hold the Promoter liable or responsible for ain harm, injury, loss or damage caused to the Allottee by, or through any failure, malfunction, explosion or suspension of electricity, telephone, gas, water, drainage, or sewerage, supply or connections to the Project whether or not the same is caused by

any Force Majeure Events, or otherwise however.

Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Premises or the Project or the said Property and/or any buildings/wings as may be constructed thereon, or any part thereof. The Allottee shall have no claim save and except in respect of the said Premises hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces, recreation spaces and all other areas and spaces and Property will remain the preferry of the Homoter as hereinbefore mentioned until the Society Contained and the predefined areas and spaces and Property will remain the preferry of the Homoter as hereinbefore mentioned until the Society Contained and the predefined areas and spaces and Property will remain the predefined and the predefined areas and spaces and Property will remain the predefined and the predefined areas and spaces and Property will remain the predefined and the predefined areas and spaces and Property will remain the predefined and the predefined areas and spaces and Property will remain the predefined and the predefined areas and spaces and Property will remain the predefined areas and spaces and Property will remain the predefined areas and spaces.

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Promoter Page 44 of 120

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After the Promoter executes this Agreement, it shall not mortgage or create a charge on the said Premises and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such said Premises. The Promoter shall however have a right to raise finances on the Project/Free Sale Plot and other areas excluding the said Premises. The details of such mortgages shall be disclosed in accordance with the provisions of RERA.

30. Nominee:

(i)

The Allottee hereby nominates
("said Nominee") as his/her/their
nominee in respect of the said Premises. On the death of the
Allottee, the Nominee shall assume all the obligations of the
Allottee under this Agreement and in respect of the said Premises,
and shall be liable and responsible to perform the same, so far as
permissible in law. The Allottee shall at any time hereafter be
entitled to substitute the name of the Nominee. The Promoter shall
only recognize the Nominee or the nominee substituted by the
Allottee (if such substitution has been intimated to the Promoter in
writing) and deal with him/her/them in all matters pertaining to the
said Premises, till the time the necessary order of the Court of law
has been obtained by any legal heirs and/or representatives of the
Allottee.

(ii) The heirs and legal representatives of the Allottee shall be bound by any or all the acts, deeds, dealings commissions etc. of and/or by the Nominee

31. **Entire Agreement:**

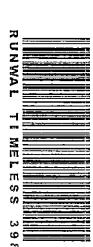
This Agreement, along with its schedules and annexes, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understanding in the agreements, booking form, letter of acceptance, allowing

Promoter

Page 45 of 120

Allottee

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arrangements whether written or oral, if any, between the Parties in regard to the said apartment/plot/building, as the case may be.

32. Right to Amend:

This Agreement may only be amended through written consent of the Parties.

33. Provisions of this Agreement applicable to Allottee/subsequent allottees:

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent allottees of the said Premises, in case of a transfer, as the said obligations go along with the said Premises, for all intents and purposes.

34. Severability:

If any provision of this Agreement shall be determined to be void or unenforceable under the RERA Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of this Agreement, shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to the RERA or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

Method Realculation of proportionate share:

Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in the Project, as the case that the same shall be in proportion to the carpet area of the said Premises to the total carpet area of all the other premises/units/areas/spaces in the Project as the case may be.

lenther Assurances:

arties agree that they shall execute, acknowledge and deliver to the beyouth instruments and take such other actions, in addition to the

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Promoter

Page 46 of 120

Allottee

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instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

37. Waiver:

No forbearance, indulgence or relaxation or inaction by either Party at any time to require performance of any of the provisions of these presents shall in any way affect, diminish or prejudice the rights of such Party to require performance of that provision and any waiver or acquiescence by such Party of any breach of any of the provisions of these presents by the other Party shall not be construed as a waiver or acquiescence of any continuing or succeeding breach of such provisions or a waiver of any right under or arising out of these presents, or acquiescence to or recognition of rights and/or position other than as expressly stipulated in these presents.

38. Place of Execution:

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's office, or at some other place, which may be mutually agreed between the Promoter and the Allottee. After the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar.

The Allottee and/or Promoter shall present this free right an the pi 39. office of registration within the time limit preser bearby Act, 1908 and the Parties will attend such office and adily thereof.

All notices to be served on the Allottee and the Promoter as manipated 40. by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Courier or Registered Post A.D. or notified Email ID/Under Certificate of Posting at their respective



Page 47 of 120

FOR ALLOTTEE

Details are more particularly described in the Second Schedule hereunder written.

FOR PROMOTER:

RUNWAL DEVELOPERS PRIVATE LIMITED

Through it Director/Authorized Signatory

Notified Email ID timelesscustomercare@runwal.com

It shall be the duty of the Allottee and the Promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Allottee, as the case may be.

41. Joint Allottees:

That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

42. Stamp-Duty and Registration Charges:

The stamp duty payable on this Agreement, for sale and/or transfer of the said Premises and the said Car Parking Space/s shall be borne by the Promoter.

And registration charges and all out of pocket costs, charges and expenses payable on this Agreement and all other documents for sale and/or transfer of the said Premises and the said Car Parking Space/s shall be borne by the Allottee alone.

Resolution:

If any disputes, differences or claims arise between the parties hereto in connection with or touching this Agreement or the validity, interpretation, implementation or alleged breach of this Agreement

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Promoter Page 48 of 120

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CONWAL TIMELESS 398

anything done or omitted to be done pursuant to this Agreement, the Parties shall attempt in the first instance to resolve the same by negotiation. If the disputes, differences or claims are not resolved by negotiation within 90 (ninety) days after commencement of discussions or such longer period as the parties may agree to in writing, then either party may refer the disputes, differences or claims, to the Authority as per the provisions of the RERA and the Rules and Regulations, thereunder.

44. Governing Law:

This Agreement and the rights, entitlements and obligations of the Parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India and the Courts of Law in Mumbai will have exclusive jurisdiction with respect to all matters pertaining to this Agreement.

In case the Allottee/s has accepted to book the apartment and the same of the 45. payment scheme, the Allottee/s hereby accepts the dayment the Allottee/s hereby agrees and accepts that nature shall be provided to the Allottee/s.

46. Permanent Account Numbers:

Details of the Permanent Account Numbers of the Promoter as set out in title clause and Allottee are set out in Second Schecule hereunder written.

47. Construction of this Agreement:

- (i) Any reference to any statute or statutory pro-
 - (a) all subordinate legislation made from time to time under that provision (whether or not amended, modified, re-enacted or consolidated); and
 - (b) any amendment, modification, re-enactment, substitution or consolidation thereof (whether before, on or after the date of

Page 49 of 120

Allottee

Promoter

this Agreement) to the extent such amendment, modification, re-enactment, substitution or consolidation applies or is capable of applying to any transactions entered into under this Agreement as applicable, and (to the extent liability thereunder may exist or can arise) shall include any past statutory provision (as from time to time amended, modified, re-enacted, substituted or consolidated) which the provision referred to has directly or indirectly replaced;

- (ii) Any reference to the singular shall include the plural and vice-versa;
- (iii) Any references to the masculine, the feminine and/or the neuter shall include each other;
- (iv) The Schedules and Annexes form part of this Agreement and shall have the same force and effect as if expressly set out in the body of this Agreement, and any reference to this Agreement shall include any schedules to it;
- (v) References to this Agreement or any other document shall be construed as references to this Agreement or that other document as amended, varied, novated, supplemented or replaced from time to time;

Each of the representations and warranties provided in this Agreement is independent of other representations and warranties in this Agreement and unless the contrary is expressly stated, no clause in this Agreement limits the extent or application of another clause.

vii) References to a person (or to a word importing a person) shall be construed so as to include:

(a) An individual, firm, partnership, trust, joint venture, company, corporation, body corporate, unincorporated body, association, or state or any agency of a government or state, or any local or municipal authority or other governmental body (whether or not in each case having separate legal Personality/ separate legal entity); and

(b) That person's successors in title and assigns or transferees permitted in accordance with the terms of this Agreement.

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Page 50 of 120

Allottee

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UNWAL TIMELESS 398

IN WITNESS WHEREOF the parties hereto have executed these presents and the duplicate hereof, the day and year first hereinabove mentioned.

FIRST SCHEDULE REFERRED TO HEREINABOVE

(Description of the Property)

All that piece and parcel of land admeasuring 11,730.11 square meters along with non-slum plot admeasuring 390 aggregating to 12,120.11square metres, bearing C.S Nos. 4 (Part), 5 (Part), 6 (Part) and 7 (Part) of the Salt Pan Division, Sion situated at Pratiksha Nagar, Shastri Nagar, "C" Division, F/N Ward, Mumbai and bounded as follows:-

On or towards East

by Pratiksha Nagar Depot Road;

On or towards West

by Shastri Nagar B Division;

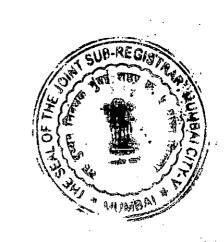
On or towards North

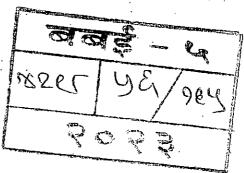
by MHADA Buildings; and

On or towards South

by Monorail,







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SECOND SCHEDULE REFERRED TO HEREINABOVE

(Description of the Flat/Purchuser/s)

Sr.		· · · · · · · · · · · · · · · · · · ·	1
No	Particulars	Details	
1.	Name of Allottee	Mr. MANAS PRAFULLA LAD Mrs. PRANALI PRAFULLA LAD	
2.	Address of Allottee	AT POST SASWANE TAL. ALIBAG DIST , RAIGAD, MAHARASHTRA, INDIA, 402201 /	.
3.	Description of the said Flat/ Premises	2.00BHK	
4.	Project/ Building	RUNWAL TIMELESS /	
5.	Wing	. T-A .	
6.	Floor	3	
7.	Flat No.	307	
8.	Carpet Area (sq.ft. and sq. mtr.) as per clause no.4 (ix) and an additional area of enclosed and/or open balcony and/or service area and/or open terrace area appurtenant to the net usable area of the flat meant for exclusive use of the Purchaser/s;	Area of open deck/balcony 4.27 sq .mtr. equivalent to 46 sq.ft. and/or Service/utility areasq.mtr. equivalent to	-
9	No. of Car Parks included in the Agreement	One (
10.	Sale Consideration for said Flat/ Premises @ Carpet	Rs.17387303/- ³⁽⁾	
11.	Other Changes and Deposits as per Seventh Schedule	Rs. 809404/	
∉ 12. ቋ	PANNO of Motteels	AFEPL9985Q , ACXPL3594K	
13.	Details of Mortgage/Charge as referred in the Agreement for Sale	As on date the Promoter has availed the construction finance from the Tata Capital Housing Finance Limited.	
14.	Consent U/s 14 of the RERA Act 2016 (or any similar brovision under prevailing law)	To construct additional floors/ flats or reduce floors/ flats of the said Building, irrespective of whether such addition/reduction of floors is required as per prevailing rules & regulations, however, without affecting the area of the said Flat/Premises in any manner.	
15	Approvals/Permissions	The civil aviation height of the said Building is approved as per NOC bearing reference no. SNCR/WEST/B/041819/388640/54/320-23dated 14/06/2022. Approval for further height permission, is awaited.	
16.	Allottee Notified Email ID	manaslad24@gmail.com	
17.	Notified Email ID	timelesscustomercare@runwal.com	

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Allottee

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RUNWAL TIMELESS 398

THIRD SCHEDULE REFERRED TO HEREINABOVE

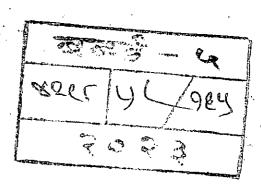
(Description of the Sale Building)

One Building with 3 Wings comprising of

- 1. 4 Basements
- 2. Ground floor Plus 36 upper habitable floors







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FOURTH SCHEDULE REFERRED TO HEREINABOVE

(Project Common Areas and Amenities)

External Amenities:

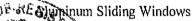
- Banquet Hall
- Gymnasium
- Games room (Multipurpose Room)
- Lounge area
- Children play area
- Rainwater harvesting
- Multilevel parking
- Swimming pool with pool deck Elevators
- Elegantly designed entrance lobby
- Elevators

FIFTH SCHEDULE REFERRED TO HEREINABOVE

(Flat Amenities)

Internal Amenities:

- Vitrified flooring in all rooms
- Anti skid Tiles of reputed make (Toilet flooring & Glazed tiles for Dado)
- Designer Sanitary Ware & CP Fittings (Toilet)
- Granite platform & Stainless -steel Sink (Kitchen)



Phone with Intercom Facility



Promoter

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SIXTH SCHEDULE REFERRED TO HEREINABOVE

(Payment Schedule)

Project: RUNWAL TIMELESS

Flat No. 307 on FLOOR 3 Floor in "T-A" Wing of <u>"RUNWAL TIMELESS"</u>

Rs.17387303/- (Rupees One Crore Seventy Three Lac Eighty Seven Thousand Three Hundred Three Only)

Payment Terms:

RUNWAL

MELESS

Sr. No.	Particulars	Amount
1	EMR	Rs.480000
2	WITHIN 30 DAYS FROM THE DOB	Rs.1258730
3	WITHIN 90 DAYS FROM DOB	Rs.1738730
4	ON INITIATION OF POSSESSION	Rs.13909843
	Total	Rs.17387303

the GST and any other taxes as applicable



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SEVENTH SCHEDULE REFERRED TO HEREINABOVE

(Other Charges and Deposits)

	Particulars	Amount in Rs.
1	Refundable Fitout Deposit	, 25000
2	CLUB HOUSE USAGE	. 25000
3	CLUB MEMBERSHIP	500000
4	SOCIETY MAINTENANCE CHARGES	124253
5	PROPORTINATE SHARE OF TAXES and OTHER CHARGES	, 100000
6	SOCIETY FORMATION and REGISTRATION CHARGES	10151
7	Non-Refundable charge for Debris Management	25000
	Total	.809404

* Towards Water, Electricity, Drainage and Sewage Charges.

* Society formation and registration charges also includes legal charges which consist expenses incurred for application and entrance and Share money charges.

** Proportionate share of taxes and other charges includes proportionate property taxes for land under construction, water taxes, electric and meter transfer.

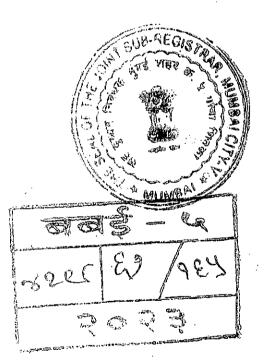
** Actual Maintenance charges of the Club for every month shall be extra.

** Maintenance charges are estimated @ Rs.15 psf on carpet area for 12 months and actual charges will be communicated at time of possession.

** Plus GST and any other taxes as applicable.

* Plus GST and any other taxes as applicable.

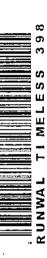
* The above charges are estimated & actual charges will be communicated at the time of possession.



Allottee

Promoter

Page 56 of 120



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by the withinnamed PROMOTER RUNWAL DEVELOPERS PVT. LTD. by the hands of its Director/Authorized Signatory Mr. Shoble Malkay in the presence of 1.	y)	
SIGNED AND DELIVERED by the withinnamed ALLOTTEE Mr. MANAS PRAFULLA LAD Mrs. PRANALT PRAFULLA LAD) P.P.L.ad)	
in the presence of 1. 2. 1. 2. 1. 1. 2. 1. 1. 2. 1. 1	P.P.Lud	
RECEIVED of and from the Allottee abovenamed the sum of Rs. 172217/ /- (Rupees Seventeen lake) Two Thousand OneHundred Sevely only) as advance payment or deposit paid by the Allottee to the Promoter)))))) OHUTSUE-RE OHUTS	SIS AN AUTHORAL CO.
6226 EZ/964 3033	We say receive MUMB DEVELOPERS PVT. Authorized Signatory	LTD.

P.P. Lee



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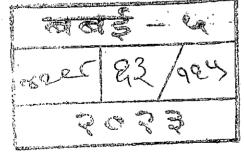
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SURVEY RESISTER FOR THE TOWN AND ISLAND OF PORDAY. Frendres under Section 282 of the Makerashtra Land Personn Act, 1966)

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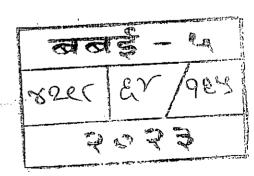
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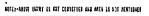
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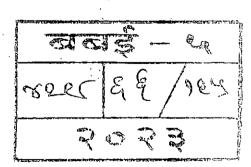
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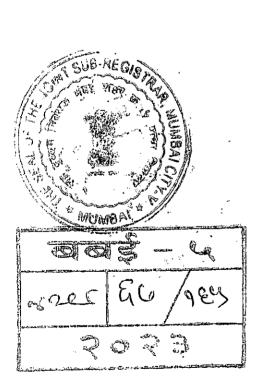




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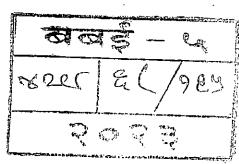
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City Survey Office No. 1/2, Mumbai.

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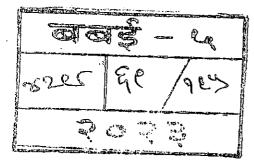
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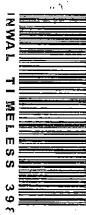
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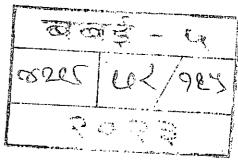
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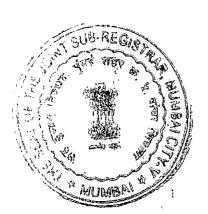
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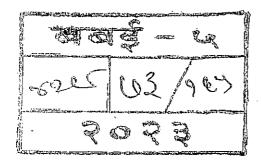
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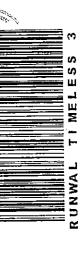
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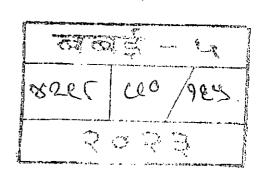
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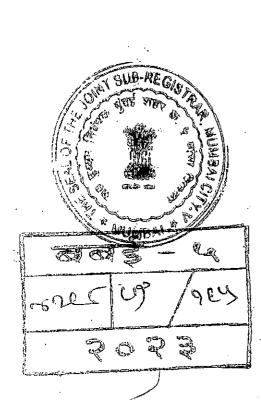
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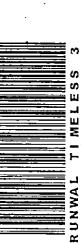
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SLUM REHABILITATION AUTHORITY No.: SRA/ENG/2148/FN/STOL/LOI Dato 2 8 FEB 2019

Architect

Shri, Jatin Bhuta of M/s. Jatin Bhuta & associates A/3, Pranay C.H.S., 2nd Floor, Building No.44, Gandhi Nagar, Bandra East, Mumbai-400051

Developer

M/s. Easy Home Solutions Pet, Ltd., 322, The Summit Business Bay, 3rd floor, near WEH Metro Station, Andheri Kurla Road, Andheri (E), Mumbai 400092.

Society

7

Shree Siddhivinayak SRA Co-op Housing Society Ltd., Shree Sai Darshan SRA Co-op Housing Society Ltd. and Ekta Chawi Committee SRA Co-Op Housing Society (Prop.)

Subject

Revised LOI for Proposed amalgamation of approved S. R. Scheme-Ton plot bearing. C.S. Nos. 4 (pt); 5(pt), 6(pt), and 7(pt) of Salt pan Division, Sion situated at Pratiksha Nagar, Shastri Nagar, "C' Division in F/North Ward, Sion (E), Mumbai City, for Siddhivinayak SRA Co-op, Housing Society Ltd. and Shree Sai Darshian SRA Co-op, Housing Society Ltd. with Proposed S.R. Scheme-2 on adjoining plot bearing C.S. Nos. 5(pt) and 6(pt), of Salt pan Division, Sion situated at Pratiksha Nagar, Shastri Nagar, "C' Division in F/North Ward, Slon (E), Mumbai City For Ekta Chawl Committee SRA Co-Op Housing. Society (Prop.) under Regulation 33(10) of DCPR 2034

Reference

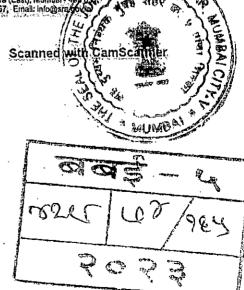
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Sir.

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant, this office is pleased to issue in principle approval to the scheme in the form of this Letter of Intent (LOI) is considered and principally approved subject to the following conditions.

I. This Letter of Intent is issued on the basis of plot area certified by the Architect and the Annexuro - It issued by Competent Authority and other relevant documents.

Administrative Building, Prof. Anant Kanekar Marg. Bandra (East), Mu Tel.: 2858 5800, 2859 0405 / 1879, Fex.: 022-2659 0457, Email: Int



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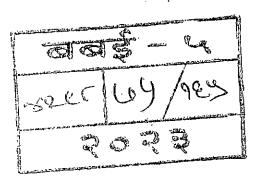


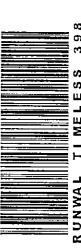
SRA/ ENG/2148/FN/STOL/LOI

- 2. This LOI is valid for the period of 3 (three) months from the date of issue. However, if IOA/CC are obtained for any one bldg, of the project then this LOI will remain valid till validity of IOA/CC.
- 3. The built up area for sale and rehabilitation shall be as per the following scheme parameters. In the event of change in area of plot, nos of eligible huts etc. the parameters shall be got revised from time to time.

The salient features of the scheme are as under;

	<u>*</u>	Scheme Paramete	E4	
Sr. No	Description.	(Slum, Plot)	Non Slum Plot in Sq.	Total
1	Aren of the Plot	11729,97	390.00	12119,97
2	Deductions: i) Road set back area ii) POS Plot	33.81 249.48	ทัก	33.81 249.48
3	Net Plot Area (1-	11446.68	390,00	11836.68
Ā	Addition for PSI 100% Road set back area	33:81	Nil	33,81
5	Total area of Plot	11480.49	390.00	11870.49
6	Rchab BUA	23452,90		23452.90
	a) Passage area	14605,21	Nil	14605.21
ize. Na	b) Balwadi	110.71	Nil	7110.71
F. S.	c) Wel. Centre	110.71	Nil	110.71
7.	d) Society office	150,57	n Nile	150.57
	e) ComutHall	200.00	NIL	200.00
	f Library	110.71	Nil	110.71
	Total	15287.91		15287.91
8	Rehab Component	38740.81	Nil	38740:81
ģ	Sale Component(8 X	46488.97	Nil	46488:97
10	Max. FSI permissible on Non-slum plot	=	(1:33) 518,70	518.70
是	Additional FSI on payment of premium for Non-Sium-plot	27-R	(0.84) 327.60 *	327,60

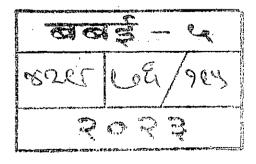




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2	Admissible TDR for Non Slum plot on payment of premium	The College Control of the College Control of the College Coll	(0,83) 323.70 *	323.70
3	Total BUA Sanctioned for project(6+9)	23452.90.+ 46488.97.= 69941.87	1170,00 [1,33-518,7 0.84-327,6 0.83-323,7]	711111.87
4.	Sale in-situ permissible	46488.97	1170.00	47658.97
5	Sale/in-situ	31470,18	1170.00	32640.18
6	Permissible 35% Compensatory fungible FSI for Sale	11014:56	409.50	11424.06
LE.	Total Sale BUA including fungible	42487.95	1579.50	44064.24
18	Spill over TDR	15018.79	Nil	15018.79
19	Area of reservation j) D.P. Road Set back ii) POS Plot	33.81× 249.48	Ñil	33.81 249.48
20	Nos: of		Û	
	a Resi.	267	Nil	267
	b. Comm.	. 16	Nil	716:
-	c: R/C	. 02	Nil	02
	d. Provent PAP	85	Nil	85 370
21	Total	370	Ni1	*370
22	Proposed Amenity i) Bal	ò. ôa	Nil _	03
	ii) Wel. Cent.	03 08	Nil	03
	iii) Soct. Off.	80	TOTAL NILL	08
	iv) Commu Hali	0,1	Nil	.01
	v) Library	03	Nil	03
	Total	18	Nil	18
23	Extra PAP	382	Nil	/382
24	Total FSI consumed in situ	23452.90+31470.18/ 11729.97=4.682	3.00	

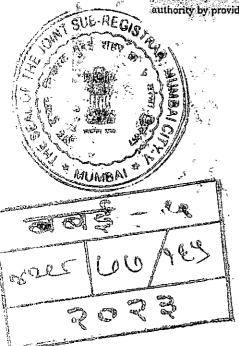


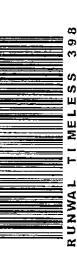


^{*} IOA to be issue only after concurrence of Dy. Collector (Dharavi) State

SRA/ ENG/2148/FN/STGL/LOI

- 4. This LOI is issued on the basis of documents submitted by the applicant. If any of the document submitted by Architect/Developer /Society or Owner are proved fraudulent/misappropriated before the Competent Court/HPC and if directed by Competent Court/HPC to cancel the LOI, then the LOI is liable to be cancelled and concerned person/Society/Developer/Architect are liable for action under version provision of IPC 1860 and Indian Evidence Act 1872.
- 5. Details of land ownership: State Government of Maharashtra
- Details of access: Reference is requested to the D.P. Remarks along with the plan submitted by Architect; plot is deriving access from the existing road having average width of 18:50 mir; The slum plot is also affected by proposed 27:45 mir; D.P. Road
- Details of D.P. remarks: The plot under reference is affected by 27.45 mir. D.P. Road.
- 8. If the land is owned by Govt, or public body, the Developer/Society shall pay premium at the rate of 25% as per Annual Schedule Rates (ASR)
- 9. The Developer shall pay Rs. 40,000/. per tenement towards Maintenance Deposit and shall also pay infrastructural Development charges at the rate of 2% of ASR for the BUA over and above the zonal (basic) FSI excluding fungible compensatory area for the rehab and free sale components.
- The Developer shall submit the individual agreements with minimum 51% of slum dwellers.
- M. That the developer shall submit the NOC from Airport Authority of India for height of 144,00 mtr. for sale building.
- 12. The Developer shall hand over PAP tenements if any within three months after grant of OCC. The said PAP tenements as mentioned in salient features condition no.3 above be handed over to the Slum Rehabilitation Authority/MCGM or any designated Govt. Authority for Project Affected Persons, each of carpet area 27.88 sq mtr. free of cost.
 - The PAP tenements shall be marked as a PAP tenement on front doors prominently. After completion of the building, PAP tenements shall be protected by the developer at his cost till heading over to the concerned authority by providing security guards etc.





- The Amenity Tenements of Balwadi as mentioned in salient features. condition no.3 above shall be handed over to the women and child welfare department, government of Maharashtra as per circular No. 129.
 - The conditions if any mentioned in certified Annexure-II Issued by the 15. Competent Authority shall be complied and compliances thereof shall be submitted to this office in time.
 - The Developer shall rehabilitate all the additional humant dwellers if declared eligible in future by the competent Authority, after amending plans wherever necessary or as may be directed.
 - The Developer shall submit various NOCs including that from MOEF as applicable from the concerned authorities in the office of Slum Rehabilitation Authority from time to time during the execution of the
 - 18. When the project land is on public land and the IOA is not obtained with in validation period of LOI then the developer is liable to pay compound interest at the rate 12% per Annum on balance amount of land premium payable as per Annual Schedule Rates at IOA stage.
 - If it is noticed regarding less land premium is charged then the difference in premium paid and calculated as per the revised land rate shall be paid by the developer as per policy.
 - 20. The Developer shall complete the rehab component of project within the stipulated time period from the date of issue of CC to 1st rehab building as mentioned below to

Plot area up to 4000 sq.mt.

→ 36 months.,

Plot area between 4001 to 7500 sq.mt. - 60 months.

Plot area more than 7500 sq.mt.

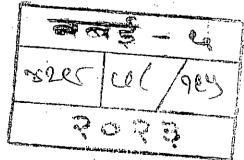
 \rightarrow 72 months.

In case of failure to complete the project within stipulated time period the extension shall be obtained from the CEO/SRA with valid reasons,

21. The Developer/Chief Promoter shall register society of all eligible slum dwellers to be re-housed under Slum Rehabilitation Scheme before issue of CC. After finalizing the allotment of Project Affected Persons [PAP] by the Competent Authority they shall be accommodated as members of registered society.

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SRA/ ENG/2148/FN/STOL/LOI

- 22. The Developer, Architect shall submit the duly notarized Indemnity Bond on Rs.200/- non-judicial stamp paper Indemnifying the Slum Rehabilitation Authority and its officers against any kind of dispute, accident on site, risks or any damages or claim arising out of any sort of Itigation with the slum dwellers // property owners or any others before IOA in a prescribed format
- 23. The Developer shall not block existing access/easement right leading to adjoining structures/users and shall make provision of adequate access to the adjoining land locked plot, if any, free of cost and the same shall be shown on layout plan to be submitted for approval on terms and conditions as may be decided by Slum Rehabilitation Authority.
- 24. A) The Society/Developer/Architect shall display the copy of approved LOI and list of Annexure-II on the notice board of Society and/or in the area at conspicuous place. The photo of such notices pasted shall be submitted to concern Ex. Engineer (SRA) with in a period of two weeks from the date of this LOI.
 - B) That Developer/society shall give wide publicity by way of advertisement in a prescribed format for the approval of S. R. scheme at least in one local Marathi newspaper in Marathi script & English newspaper in English script and copy of such news papers shall be submitted to concern Ex. Engineer within two months from the date of LOI.
- The IOA/Building plans will be approved in accordance with the Development Control and promotion Regulations 2034 and prevailing rules, policies and conditions at the time of approval.
- 26. If the land under this scheme is belonging to Govt/MHADA/ MCGM, the Public Authority is requested to grant NOC for the Slum Rehabilitation Scheme as per clause 2.8 of regulation 33[10] of DCPR 2034 within a period of 60 days after the intimation of such approval to the Project is communicated. In the event of its refusal to grant NOC, reasons thereof shall be stated and in the event of its not being given within the period, it shall be deemed to have been given.
- 27. That you shall pay as per circular No. 130, 1% Labour Cess on the total proposed construction area.





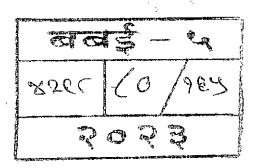
28. High Rise Rehab Building:

- a. That you shall appoint Project Management Consultant with prior approval of Dy.Ch.Eng. (S.R.A.)/E.E. (S.R.A.) for implementation / Supervision/Completion of S.R. Scheme.
- b. The Project Management Consultant appointed for the scheme shall submit quarterly progress report to Slum Rehabilitation Authority after Issue of LOI.
- C. That the developer shall execute tri-partite Registered agreement between Developer, Society & Lift Supplying Co. or maintenance firm for comprehensive maintenance of the electro mechanical systems such as water pumps, lifts, etc. for a period of ten years from the date of issue of Occupation Certificate to the Rehabilitation / Composite building. Entire cost shall be borne by the developer and copy of the registered agreement shall be submitted to S.R.A for record before applying for Occupation Certificate including part O.C.
- d. The third party quality auditor shall be appointed for the scheme with prior approval of Dy. Ch. Eng. (S.R.A.) / B.E. (S.R.A.) for quality audit of the building work at various stages of the S.R. Scheme.
- c. That the developer shall install firelighting system as per requirements of C.F.O. and to the satisfaction of this department. The developer shall execute tri-partite registered agreement between Developer and Society and Fire Fighting equipment supplying Co. and/or maintenance firms for comprehensive maintenance for a period of ten years from the date of issue of occupation certificate to the building. Entire cost shall be borne by the developer and copy of the Registered Agreement shall be submitted to S.R.A for record before applying for Occupation Certificate including part O.G.
- That the structural design of buildings having height more than 24m shall be got peer reviewed from another registered attuctural engineer/educational institute.

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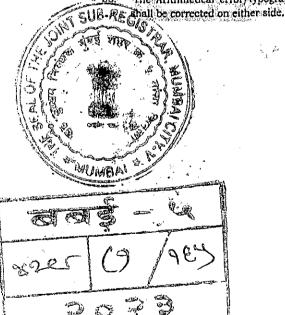


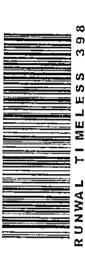
RUNWAL TI MELESS 399

SRA/ ENG/2148/FN/STGL/LOI

- 29. That you shall submit the NOC's as applicable from CFO and EE[T&C] of MCGM in the office of Slum Rehabilitation Authority before requesting of approval of plans or at a stage at which it is insisted upon by the concerned Executive Engineer (SRA)
- That you shall obtain the permission for construction of the temporary transitiaccommodation from Slom Rehabilitation Authority along with the phased development programme and the list of the eligible slum dwellers shifted in the transit camp or shifted on rental basis duly signed by Developer & Committee members shall be submitted, with date of their displacement from their existing hurs shall be submitted before requesting C.C. for Rehab bldg.
- 31. That you shall submit Regd. u/t. from the developer stating therein that the setback will be kept in the S.R. scheme boundary as proposed and they shall develop the road at their own cost as per specifications before asking OC of Sale bidg.
- 32. That the separate P.R. Cards in words duly certified by Superintendent of Land Records for D.P. road / set back / D.P. reservation/net plot shall be obtained in the name of society and submitted before obtaining C.C. to last 25% of Built-up Area in the scheme:
- 33. That you shall submit the Name reservation certificate of proposed slum society before granting CC to the first Rehab bldg, or IOA of the first sale building in the S.R. scheme whichever is earlier.
- That you shall submit layout and get the same approved before obtaining CC of the second Rehab bldg, or the sale IOA of the first Sale building in the layout whichever is carlier.
- 35. That you shall submit the NOC from concerned Electric Supply Company regarding the specific area, location and sizes of Sub-Stations before requesting further CC to Rehab Building wing C.
- That you shall execute standard format of individual agreement with slum dwellers to be submitted to SRA as per Circular No. SRA/LA/DESKi/T.L2/450 dated 26/04/2016.
- 77. That you shall fix CCTV cameras on site in the building under construction with feed to SRA server as per the direction & specification of SRA.

38. The Arithmetical error/typographical error if any revealed at any time



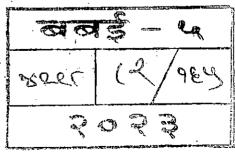


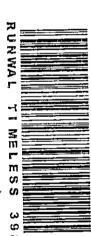
SRA) ENG/2148/FN/STGL/LOI

- 39. That proper safety measures like barricading, safety net cle, shall be taken on site during construction work as maybe necessary depending upon the type of work and the developer along with their concerned technical team shall be solely responsible for salety.
- As per the Circular No.137, you shall pay charges of identity card of eligible slum dwellers/lottery.
- As per the Circular No. 138, you shall pay the Structural Audit Fees as
- That you shall pay the non-refundable Legal charges as per office order u/no. SRA/LA/Offices Order/126/2016, dated 22/02/2016 before 42. issuance of further approvals.
- That you shall construct tenements in shear wall technology as per 43. Circular No.154.
- That you shall comply with the condition of MAHA-RERA.
- That you shall submit revised CFO NOC for Rehab Building wing A,B,C,D,E and Sale Building .
- That the remarks from Dy. Ch. Eng. (MRE) of MCGM for mechanical ventilation shall be submitted
- That you shall submit NOC from CFO, remarks from Dy-Ch. Eng. (M&E) of MCGM and E.E. & T.C. for light and ventilation for sale building.
- That you shall submit NOC from concern electric supply company for 48. location and size of electric meter room.
- That you shall submit registered under taking for not to misuse the society office or for not creating any third party interest.
- That you shall submit registered under taking for not to misuse the stilt portion.
- That you shall submit registered under taking for not to misuse the .51. fitness Centre and the same shall be handed over to the society of occupants of sale flat purchaser
- That you shall submit NOC from GFO for fire Chute and from Ch. Eng. (M&E) of MCOM for mechanical ventilation shaft.
- That you shall submit NOC from High Rise Committee before asking CC above 120,00 mtr. height for sale building.

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SRA/ ENG/2148/FN/STGL/LOI

- 54. That you shall submit revised Environmental clearance from MOEF.
- That you shall submit registered under taking not to misuse the elevation features and incorporate a condition in the sale agreement with proposed flat purchasers.
- 56. That you shall submit the NOC from Collector (Mumbal City) as the land is state Government for non-slum land before approval of plans of sale building of non-slum land area.
- 57. That this LOI supersedes earlier LOI granted by this office dated 03/03/2011 and 02/07/2012

If applicant Architect/Developer/Society is agreeable to all these conditions, then they may submit proposal for approval of plans separately for each building, in conformity with the D.C.P. Regulations of 2034 in the office of the undersigned within 90 days from receipt of this LOL.

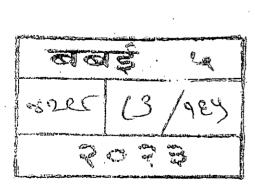
Yours faithfully

Chief Executive Officer
Slum Rehabilitation Author

(Hon ble CEO (SRA) has approved the LOI)



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RUNWAL TI MELESS 398



SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/2148/FN/STGL/LOL Date: '2 8 AUG 2020

Architect

Shri. Jatin Bhuta of M/s. Jatin Bhuta & associates A/3, Pranav C.H.S., 2nd Floor, Building No.44, Gandhi Nagar, Bandra East, Mumbai, 400051

Developer

M/s. Easy Home Solutions Pvt. Ltd. 322, The Summit Business Bay, 3rd Boor, near WEH Metro Station, Andheri Kurla Road, Andheri (E), Mumbai - 400092

Society

Shree Siddhivinayak SRA Co-op Housing Society
Ltd., Shree Sat Darshan SRA Co-op Housing Society
Ltd. and Ekth Chawi Committee SRA Co-Op Housing
Society (Prop.)

Subject

Revised LOI for Proposed S. R. Scheme on plot bearing C.S. Nos. 4 (pt), 5(pt), 6(pt), and 7(pt) of Salt pan Division, Sion situated at Prattissha Nagar, Shastri Nagar, "C" Division in F/North Ward, Sion (E), Mumbai - 400022. Under Regulation 33(10) of DCPR 2034

Reference

BRA/ ENG/ 2148/FN/STGL /LOI.

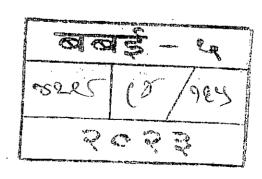
Sir,

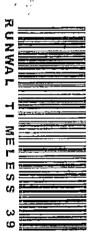
With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant, this office is pleased to issue in principle approval to the scheme in the form of this revised Letter of Intent (LOI) subject to the following conditions.

- 1. This Letter of Intent is issued on the basis of plot area certified by the Architect and the Annexure It issued by Competent Authority and other relevant documents.
- This LOI is valid for the period of 3 [three] months from the date of issue: However, if IOA/CC is obtained for any one bidg, of the project then this LOI will remain valid till validity of IOA/CC.
- 3. The built up area for sale and rehabilitation shall be as per the following scheme parameters. In the event of change in area of plot, nos of eligible huts etc. the parameters shall be got revised from time.

Administrative Building, Prof. Anant Kenokor Marg., Bandra (Ea Tel.: 2659,5806, 2659 0405 / 1879, Fax : 022-2859 0457.

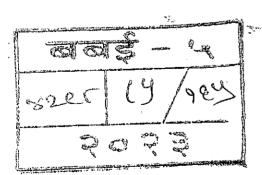






	(4)	no sunchci	edrnics 01	the scheme	MIC AS UNGC	*		
Scheme Parameter approved us per earlier LOI Dated 28/02/2019					Scheme Parameter as per proposed revised LOI			
Sr No	Description	Slum Plot	Non Slum Plot in Sq. Mtr.	Earlier approved Area in Sq. Mts.	Sium Plot	Non Slum Plot in Sq. Mtr.	Total Area in Sq. Mts.	
j	Area of the Plot	11729.9. 7	390.00	12119.97	11730.01	390.00 *	12120.01	
2	Deductions: i) Road set back area ii) POS Plot	33.81	NII.	33181 249148	33.81 249.49	Ńii	33,81 249,49	
3	Net Plot Area (1-2)	11446.6 8	390.00	11836.68	11446.71	390,00°	11836.71	
4	Addition for FSI 100% Road set back area	33:81	ŊIJ,	33.81	33.81		33,81	
5	Total area of Plot	11480.4 9	390.00	11870.49	11480.52	390.00	11870.52	
6	Rehab BUA	23552.9		23552.90	24356:18	*	24356.13	
	a) Passage arca	14605.2	1001	14605.21	15358,88	Nil	15358.88	
	b) Balwadi	110.71	Nil	110.71	97.57	Nil	97:57	
	el. Wel. Centre	110.71	Nil	110.71	97.57	Nil	97.57	
	d) Society office	150.57	Nil	150,57	193.88	Nil	193.88	
7	e) Community Hall	200.00	Nil	200.00	200.00	Nil	200.00	
:	f) Amenity-1	110.71	Nil	110.71	98.96	Nil	98,96	
	g) Amenity-2	Nil	Nil	Nil	98.96	Nil	98,96	
	Total	15287.9 1		15287.91	16145.82		16145.82	
8	Rehab Component (6+7)	38740.8 1	Nil	38740.81	40501.95	Nit	40501.95	
9	Sale Component(8 x 1,2)	46488:9 7	NII	46488.97	48502.34	Nil	48602.34	
50	Max. FSI pGynissible on		(1.33) 518.70	518.70	r und part	(1.33) 518.70	518.70 *	

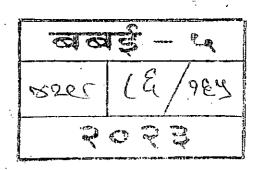




RONWAL TIMELESS 39

Promoter

		QDA -	C18NO 79 14	8/FN/STOL	/i.òi		
	Additional FSI	- orn	(0.84)			(0.84)	
	on payment of	1.	327,60*	327.60		327.60	327.60
11	premium for	1	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	1		16.	*
1	Non Slum plot	1.					
	Admissible TDR		(0.83)	323.70		(0.83)	323.70
	for Non Slum		323.70*			323,70	*
12	plot on payment	l'	, , , , , , , , , , , , , , , , , , ,			· ide	
}	of premium					1770 0	74128,47
			1170.00	71111.87	72958.47	1170.0	74 1,20;# C
		0+		1		0	
	Total BUA	46488.9				TX .	
13	Sanctioned for	7 =					
	project(6+9)	69941.8					
		7					
	Sale in-situ	46488.9	1170.00	47658.97	48602.34	1170.0	49772.34
14	permissible	7	1,2,0,00	1,2 4,4,4		0*	
14	beimpanie					1	
	Sale in-situ	31470:1	1170.00	32640.18	41552.92	1170.0	42722:92
15	proposed	8	TOWNERS OF	KE JAN TO T		0.*	
	1	11014:5	409,50	11424.06	14543:52	34°, 1	14953.02
	Fermissible 35%	6	409/00	1272 1100	210.0.	409.5	
16	Compensatory	:S:			Ī	HO219	
	fungible FSI for Sale				ľ		
	Proposed 35%	11014:5	409.50	11424.06	14543.52	*	14872.12
16	Compensatory	Ġ.	TURNE GARAGE	a a Area marke		328.60	ł
a:	fungible FSI for	, , ,					<u> </u> -
α.	Sale					<u> </u>	
	Total Sale BUA	42487.9	1579.50	44064:24	56096,44		57595.04
	including	· 5 .			į.	1498.6	
17	fungible	. •		:	1	0	ļ
	proposed.	managarah dari dari dari dari dari dari dari dari			7049.42	Nil	7049.42
18		15018.79	(Nil	15018,79	1,049.42	1411	10.50
	(9-15)		ļ		6766.96	Nil	6766.96
18	Spill over TDR	Nil	·Nil	Nil	0100150	13.44	0.30
a	already released	4 2 2 2 2 2 2 2		15018.79	282,46	Nil	282.46
18	Balance TDR	15018.79		10010.19	2021 10		1
b							
19							
	reservation i D.P. Road Set	33,81	Nil	33.81	33.81	Nil	33.81
	back	05.01	1	1			1
	ii) POS Plot	249.49	1	249.49	249.49		249,49
20	The second secon	1	Ť				1
24	tenements						267
	a. Resi.	267	Nil	267	267	Nil	16
	b. Comm.	1.6	Nil	16	16	Nil	02
	e. R/C	02	Nil	02	02	Mil	85
	d. Provenl. PAP	i 85		85	85	Nil Hil	370
	Total	370	Nil	370	370	SUB-A	oin.

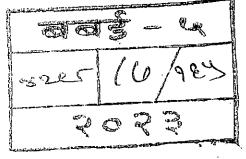


		SRA	/.ENG/21	48/FN/STX	GL/LOI	1	
22	Proposed Amenity i) Balwadi	03	Nil	03	:03	Nil	03
	ii) Welfare. Centre.	(03,	Nil .	03.	.03	Nil	03
	iii) Society Off.	.08	Nil	08	-08	Nil	.08
	iv) Community Hall	01	Nil	01	01	(Nil	0.1
	v) Amenity-1	:03		03	03	Nil	.03:
	vi) Amenity-2	Nil	Nil	Nü	-03	Nil	03.
	Total	18		18	21	Nil	21
23	Extra PAP	382	Nil	382	382	Nil	382
24	Total FSI constimed lin- situ	23552,90 +31470,1 8/11729 97=4.682	3:00		24356.13 +1552.92 -/11480.5 2 = 5.740	1170.0 0/390, 00=3.0 0	*******

*IOA to be issued only after concurrence of Dy. Collector (Dharavi) / State Government. Accordingly L.S has restricted the approval of sale bldg, plans excluding the permissible BUA + Fungible area of Non-slum plot i.e 1498,60 sq. murs

- This LOI is issued on the basis of documents submitted by the applicant. If any of the document submitted by Architect/Developer /Society or Owner are proved fraudulent/misappropriated before the Competent Court/HPC and if directed by Competent Court/HPC to cancel the LOI, then the LOI is liable to be cancelled and concerned person/Society/Developer/Architect are liable for action underversion provision of IPC 1860 and Indian Evidence Act, 1872.
- 5. Détalla of land divinerabilité. Sinte Government of Maharashtra flie déveloper shall execute lease déed with land owner i.e. Sinte Government of Maharashtra
- 6. Details of access: Reference is requested to the D.P. Remarks along with the plan submitted by Architect, plot is deriving access from the existing road having average width of 18,50 mir. The slum plot is also affected by proposed 27,45 mir. D.P. Road.
- Details of D.B. remarks: The plot under reference is affected by 27.45 mtr. D.P. Road.
- If the land is owned by Covt, or public body, the Developer/Society shall pay premium at the rate of 25% as per Annual Schedule Rates (ASR)

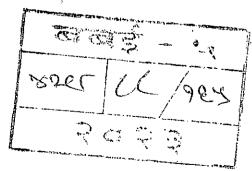




- SRA/ ENG/2148/FN/STGL/LOI

 The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges at the rate of 2% of ASR for the BUA over and above the zonal (basic) FSI excluding fungible compensatory area, for the reliab and free sale components.
- 10. The Developer shall submit the individual agreements with minimum 51% of slum dwellers.
- That the developer shall submit the NOC from Airport Authority of India for height of 108.80 mtr. for sale building.
- 12. The Developer shall hand over PAP tenements if any within three months after grant of OCO. The said PAP tenements as mentioned in salient features condition no.3, above be handed over to the Slum Rehabilitation Authority/MCGM or any designated Covt. Authority for Project Affected Persons, each of carpet area 27.88 square free of cost.
- 137 The PAP tenements shall be marked as a PAP tenement on front doors prominently. After completion of the building, PAP tenements shall be protected by the developer at his cost till handing over to the concerned authority by providing security guards etc.
- 14. The Amenity Tenements of Balwadi as mentioned in salient features condition no.3 above shall be handed over to the women and child welfare department, government of Maharashura as per circular No. 129.
 - 15. The conditions if any mentioned in certified Annexure II issued by the Competent Authority shall be complied and compliances thereof shall be submitted to this office in time.
 - 16. The Developer shall rehabilitate all the additional hutment dwellers if declared eligible in future by the competent Authority, after amending plans wherever necessary or as may be directed.
 - 17. The Developer shall submit various NOCs including that from MOEF as applicable from the concerned authorities in the office of Slum Rehabilitation Authority from time to time during the execution of the S.R. Scheme.
 - 18. When the project land is on public land and the IOA is not obtained with in validation period of LOI then the developer is liable to pay compound interest at the rate 12% per Annum on balance amount of land premium payable as per Annual Schedule Rates at IOA stage.





- 19. If it is noticed regarding less land premium is charged then the difference in preinfum paid and calculated as per the revised land rate shall be paid by the developer as per policy.
- 20. The Developer shall complete the rehab component of project within the stipulated time period from the date of issue of CC to 1st rehab building as mentioned below:

Plot area up to 4000 sq.mt.

- 36 months.

Plot area between 4001 to 7500 sq;mt. → 50 months.

Plot area more than 7500 sq.mt.

- 72 months.

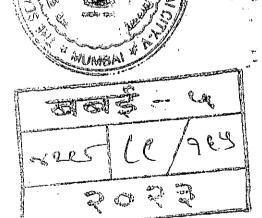
In case of failure to complete the project within stipulated time period the extension shall be obtained from the CEO/SRA with valid reasons.

- 21. The Developer/Chief Promoter shall register society of all eligible slum dwellers to be re-housed under Stum Rehabilitation Scheme before issue of CC. After finalizing the allotment of Project Affected Persons PAP by the Competent Authority they shall be accommodated as members of registered society.
- 22. The Developer, Architect shall submit the duly notarized Indemnity Bond on Rs.200/- non-judicial stamp paper indemnifying the Slum Rehabilitation Authority and its officers against any kind of dispute, accident on site, risks or any damages or claim arising out of any sort of litigation with the slum dwellers / property owners or any others before IOA in a prescribed format.
- 23. The Developer shall not block existing access/easement right leading to adjoining structures/users and shall make provision of adequate access to the adjoining land locked plot, if any, free of cost and the same shall be shown on layout plan to be submitted for approval on terms and conditions as may be decided by Slum Rehabilitation Authority.
- 24. A) The Society/Developer/Architect shall display the copy of approved LOI and list of Annexure-II on the notice board of Society and/or in the area at conspicuous place. The photo of such notices pasted shall be submitted to concern Ex. Engineer (SRA) with in a period of two weeks from the date of this LOI.

B) That Developer/society shall give wide publicity by way of advertisement in a prescribed format for the approval of S. R. scheme at least in one local Marathi enewspaper in Marathi script & English newspaper in English acript and copy of such news papers shall be



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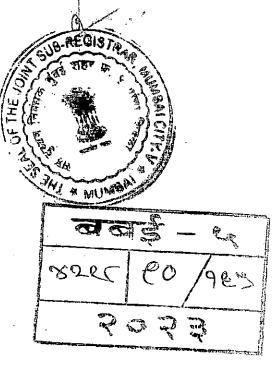


SRA/ENO/2148/FN/STGL/LOI
submitted to concern Ex. Engineer within two months from the date of

- The IOA/Building plans will be approved in accordance with the Development Control and promotion Regulations 2034 and prevailing rules, policies and conditions at the time of approval.
- 26. If the land under this scheme is belonging to Govt./MHADA/ MCGM, the Public Authority is requested to grant NOC for the Slum Rehabilitation Scheme as per clause 2.8 of regulation 33(10) of DCPR 2034 within a period of 50 days after the intimation of such approval to the Project is communicated. In the event of its refusal to grant NOC, reasons thereof shall be stated and in the event of its not being given within the period, it shall be deemed to have been given.
- That you shall pay as per circular No. 130, 1% Labour Cess on the total proposed construction area.
- 28. High Rise Rehab Building: .
 - a. That you shall appoint Project Management Consultant with prior approval of Dy.Ch.Eng. (S.R.A.)/E.E. (S.R.A.) for implementation./Supervision/Completion of S.R. Scheme.
 - b. The Project Management Consultant appointed for the scheme shall submit quarterly progress report to Slum Rehabilitation.
 Authority after issue of EOI.
 - That the developer shall execute tri-partite Registered agreement between Developer, Society & Lift Supplying Co. or maintenance firm for comprehensive maintenance of the electro mechanical systems such as water pumps, lifts, etc. for a period of ten years from the date of issue of Occupation Certificate to the Rehabilitation / Composite building Entire cost shall be borne by the developer and copy of the registered agreement shall be submitted to S.R.A for record before applying for Occupation Certificate inctuding part O.C.
 - d: The third party quality auditor shall be appointed for the scheme with prior approval of Dy. Ch. Eng. (S.R.A.) / E.E. (S.R.A.) for quality audit of the building work at various stages of the S.R. Scheme.



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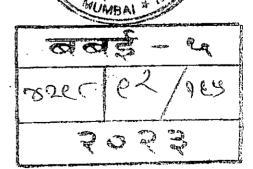
- e. That the developer shall install firefighting system as per requirements of C.F.O. and to the satisfaction of this department. The developer shall execute tri-partite registered agreement between Developer and Society and Fire Fighting equipment supplying Co. and/or maintenance firms for comprehensive maintenance for a period of ten years from the date of issue of occupation certificate to the building. Entire cost shall be borne by the developer and copy of the Registered Agreement shall be submitted to S.R.A for record before applying for Occupation Certificate including part O.C.
- That the structural design of buildings having height more than 24m shall be got peer reviewed from another registered structural engineer/educational institute.
- 29. That you shall submit the NOC's as applicable from CFO and EE(T&C) of MCGM in the office of Slum Rehabilitation Authority before requesting of approval of plans or at a stage at which it is insisted upon by the concerned Executive Engineer (SRA)
- 30. That you shall obtain the permission for construction of the temporary transit accommodation from Slum Rehabilitation Authority along with the phased development programme and the list of the eligible slum dwellers shifted in the transit camp or shifted on rental basis duly signed by Developer & Committee members shall be submitted, with date of their displacement from their existing huts shall be submitted before requesting C.C. for Rehab bldg.
- 31. That you shall submit Regd, u/t. from the developer stating therein that the setback will be kept in the S.R. scheme boundary as proposed and they shall develop the road at their own cost as per specifications before asking OC of Sale bldg.
- 32. That the separate P.R. Cards in words duly certified by Superintendent of Land Records for D.P. road / set back / D.P. reservation/net plot shall be obtained in the name of society and submitted before obtaining C/C, to last 25% of Built-up Area in the scheme.
- 33. That you shall submit the Name reservation certificate of proposed slum society before granting CC to the first Rehab bldg; or IOA of the first sale building in the S.R. scheme whichever is earlier.
- 34. That you shall submit layout and get the same approved before obtaining CC of the second Rehab bldg; or the sale IOA of the first Sale building in the layout whichever is earlier.





- SRA/ENG/2148/FN/STGL/LOI
 35. That you shall submit the NOC from concerned Electric Supply Company regarding the specific area, location and sizes of Sub-Stations before requesting further CC to Rehab Building wing C.
- 36. That you shall execute standard format of individual agreement with slum dwellers to be submitted to SRA as per Circular No. SRA/LA/DESK-1/T.L.2/450 dated 26/04/2016.
- 37. That you shall fix CCTV cameras on site in the building under construction with feed to SRA server as per the direction & specification of SRA.
- The Arithmetical error/typographical error if any revealed at any time shall be corrected on either side.
- 39. That proper safety measures like barricading, safety net etc. shall be taken on site during construction work as maybe necessary depending upon the type of work and the developer along with their concerned technical team shall be solely responsible for safety.
- 40. As per the Circular No.137, you shall pay charges of identity card of eligible slum dwellers/lottery.
- 41. As per the Circular Novi38, you shall pay the Structural Audit Fees as per the SRA policy.
- 42. That you shall pay the non-refundable Legal charges as per office order u/no. SRA/LA/Office Order/126/2016 dated 22/02/2016 before issuance of further approvals.
- 43. That you shall construct tenements in shear wall technology as per Circular No.154.
- 44. That you shall comply with the condition of MAHA-RERA.
- 45. That you shall submit revised CFO NOC for Rehab Building-1, Rehab Building - 2 and Sale Building,
- 46. That the remarks from [M&E] for light and ventilation shall be submitted
- 47. That you shall submit NOC from CRO, remarks from Dy. Ch. Eng. (M&E) of MCGM and E.E. & T.C. for light and ventilation for sale building.

48. That you shall submit NQC from concern electric supply company for location and size of electric meter room



- 49. That you shall submit registered under taking for not to misuse the society office or for not creating any third party interest.
- 50. That you shall submit registered under taking for not to misuse the stilt portion.
- 51. That you shall submit registered under taking for not to misuse the fitness Centre and the same shall be handed over to the society of occupants of sale flat purchaser
- That you shall submit NOC from CFO for fire Chute and from (M&E) for mechanical ventilation shafts
- 53. That you shall submit revised Environmental clearance from MOEF.
- That you shall submit registered under taking not to misuse the elevation features and incorporate a condition in the sale agreement with proposed flat purchasers.
- That you shall submit the NOC from Collector (Mumbai City) as the land is state Government for non-slum land before approval of plans of sale building of non-slum land area.
- As per the Circular No. 108, developer has to maintain the Rehab building for a period of 3 years from the date of granting Occupation to the Rehab building. The security deposit/ Bank guarantee deposited with SRA will be released thereafter.
- 57. As per the Circular No. 130, you shall pay labour welfare cess charges of 1% of total cost of construction as mentioned in stamp duty ready reckoner rate. Revised Rehab BUA area in S.R. Scheme.
- That the work shall be carried out between 10 am to 6,00 pm only in accordance with Rule 5A (3) of noise Pollution [Regulation & Control) Rule 2000 & the provision of Notification issued Ministry of Environment & forest Dept.

That you shall submit indemnity bond stating therein that if any probable mishappens in future due to provision of mechanical parking spaces/failure of mechanical arrangement of parking spaces, in that case whole Responsibility lies with developer only & he will not party to SRA & it's officers to the same. Specimen copy of agreement for ecord to SRA will be insisted before approval of further C.C or O.C.C building under reference.

That Developer shall submit Structural Stability Certificate from Registered Structural Engineer having minimum experience of 5 years for Rehab Building at the end of Defect Liability period of application

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SRA/ ENG/2148/FN/STGL/LOI for release of bank guarantee submitted against faithful compliance of Defect liability period.

- That the compliance of all conditions mentioned in Circular issued by GoM relevant to amendment in Section 15A of Slum Act 1971.
- 62. The IOA/Building plans will be approved in accordance with the Development Control and Promotion Regulations 2034 and prevailing rules, policies and conditions at the time of approval.
- 63. That you shall submit NOC/Remarks from office of Ch. Eng.(SWM)/DMC(SWM) for providing segregation centers/OWC's and transportation & deposition of C & D waste generated from site to designated land fill sites as per C & D waste management plan rule 2016.
- 64. That this LOI supersodes earlier LOI granted by this office dated 03/03/2011 and 02/07/2012
- 65. All the conditions of LOI dated 28/02/2019 shall be complied with.
- 66. That you shall submit the NOC from CFO (MCGM) for additional 2 intr. passage for light & ventilation before plinth C.C. of Rehab Building No. 2.

If applicant Architect/Developer/Society is agreeable to all these conditions, then they may submit proposal for approval of plans separately for each building, in conformity with the D.C.P. Regulations of 2034 in the office of the undersigned within 90 days from receipt of this LOI.

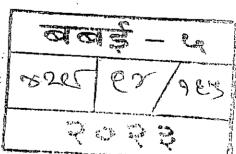
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and account to the account of Deviced LOD

Chief Executive Officer
Slum Rehabilitation Authority

Yours faithfully





Promoter



SLUM REHABILITATION AUTHORITY

Administrative Building, Pr. Arianal Kanesac Marg. Bandra (East), Mumba): 400 051,

Intimation of Approval under Sub regulation 2.3 of Appendix—19 of D.C.R. No. 33 [10] Dt. 16.10.97 for Britanniumbal.

No. SRA/ENG) 2801/EN/AHL/AF

SALE BLD3.

M/s. Easy flome Solutions By. Ltd.

1st floor, Office No. 104.

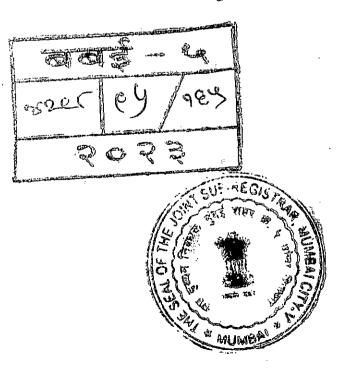
Heritage Apachago, Behind

Hirmal Indichatate, Near VVF Ltd.

Sten (h), Mumbal 100 022.

With reference to your Notice Joine Ng. 1088 dated 18/04/2012 and delivous part 18/04/2012 and the plans! Sections Specifications and Description and turner particulars and details or your building at C.S.Nos. (ot.).5(ot.).6(ht.) & 7(pt.) of Salt Han Division, Sion, situated at Pratiksha Magaz, Shastri Magaz, C' Division in F/North Mard, Mumbal City.

- A. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE COMMENCEMENT OF THE WORK UPTO PLINTH LEVEL.
- Ail). That the Commencement Cardificate List 41/69 (1) of the MP & TB Act, Shall be obtained before starting the proposed work;
- A2) That the compound shall be constructed after cetting the plot demarcated from the concorned satisfactory, on all sides of the plot cent of the toad side stein without obstructing the flow of rain water from the adjoining holding to prove possession of holding bolders starting the work as per D.C. Regulation (vs. 35) (27)
- A.3). That the effectural Engineer shall be appointed, and the Supervision memors per Appendix XI D.C. Requestion 5(3) (x) shall be submitted by him.
- A.4) That the Structural design and calculations for the proposed work accounting for system analysis as per relevant. S. code along with plan shall be submitted periors (C.C.



UNWAL TIMELESS 398

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Subject to your so modifying your Intention, as to comply the afcress meet by requirements. You will be at liberty to proceed with the said building on terms of any time before the 20 that hat so as to cor the said Act as amended as aloresaid or any rule, regulations of by

Your attention is drawn to the special halfuctions and hotes accompanying the

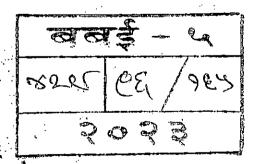
SPECIAL INSTRUCTIONS

- IN CASE OF ERIVATE PLOTE THIS INTIMATION OF APPROVAL SIVES NO RIGHT TO BUILD UPON LAND WHICH IS NOT YOUR PROPERTY.
- (2) Under Section (BT& 152 of M/H & T.P. Act 1966, as amended the Chief Executive Officer, Sium Repositifution Authority has employered the Chief Engineer (S.R.A.)/ Executive Engineer (S.R.A.) to exercise, parform and discharge the powers, duties and functions conferred and imposed lipid and visited in the C.E.O. (S.B.A.) by section of the said Act.

 (3) Proposed date of commencement of work stiduld be communicated to this office.
- One more copy of the block plan should be submitted to the Collector, Mumbal //
- Necessary permission for Non-agricultural use of the land shall be obtained from the Collector, Mumbal / Mumbal Suburbar District before the work lastered. The Non-agricultural assessment shall be paid at the rate that may be fixed by the Collector, under the Land Revenue Gode and Rules thereunder.

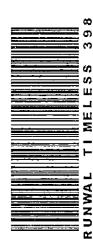
Attention is drawn to the notes Accompanying this intimation of Approvat.

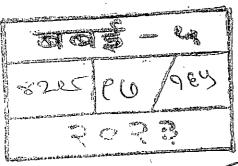




SRA/ENC/2861/FN/MHU/AF

- 5] Plan the minimum philin bright shall be 30.00 cm above the surrounding ground level or in areas authent to harding the linear of the phath shall be at least 00.00 cm above the ground level.
- (6) That the low lying plot shall be filled up to a reduced level of at least 92 THD: or 15cm, above adjoining road level whichever is higher with murum, earth, healthen etc. and shall be leveled, rolled, consolidated and sloped lowards road.
- That the draining involut shall be submitted & got approved from concerned Asat. Engineer (SRA) and the draining work shall be executed in accordance with the approved draining layout.
- 8) That the existing structure proposed to he demolished shall be demolished with necessary phase program by executing agreement with digible shall divide:
- That the Registered site supervisor through Architects/Structural Engineer shall be appointed before applying for C.C. & quarterly report from the site supervisor shall be abundated through the Architect/Structural Engineer certifying the quality of the construction world carried/out at various stages of the work.
- That no construction work shall, be allowed to start on the sha unless labour insurance is taken out for the concined labours and the same shall be revalified time to time, and compliance of same shall be intimated to this office.
- 11) That the registered under tuking from the developer and society shall be autimited for the followings:
 - Noumisusibilipari/pocket terrace.
 - in Not misusing still
 - iii Nor misusing refuge area
 - ivi Taxdemolish the excess area if constructed beyond permissible.
 - of familing over set back land of compensation along with the







Promoter

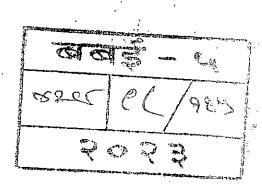
RUNWAL TIMELESS 39

SRA/ENG/2861/FN/MHL/AV

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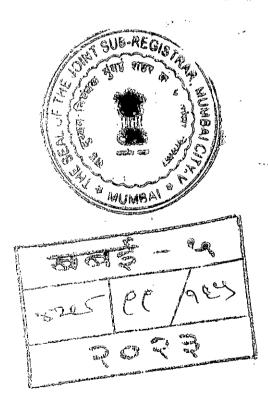
- 12) The structural designs and the quality of material and workmanship shall be strictly as per condition laid down in regulation 45 of DOR 1991 amended up to date.
- That you shall subjust remarks from Asst. Commissioner of F/Noith word for all ships covering of well in the SiR. Scheme.
- 14) That you shall submit structural simbility certificate from registered surfactural children certifying that the extended portion of basement belond building line shall be designed for AA class leading for alking yellection load.
- 15) That you shall autimit the parking layout from Lau (Tac) of MCGM
- 16) that you Shall form Co-Op bonsing Society of flat purchaser and shall get the same registered before executing legac of sale building in the of a court of the purchasers.
- 17) That you shall submit registered undertaking for Pitiese Centre:
- 18] That you shall make the payment in respect of Labour Welfare Cese as, applicable vide circular No. SRA/EC/F/200/2616, dated 50/11/2013.
- BI THAT THE FOLLOWING CONDITIONS ARE COMPLIED WITH BEFORE FURTHER C.C. OF SUPER STRUCTURE
- That a plan showing the dimensions of the plinth and the available open apaces certified by the Architect will be subjitted and the since shall be got checked and cartified by the concerned substantier (SERA).
- 2) That the stability confliction for work carried out up to plinth level/sull level shall be submitted from the License Structural Engineer.
- That the stighty of construction work of building shall be strictly monitored by concernal Architect. Site supervisor. Structural Engineer, Third Party Quality Auditor and Project Management consultant. The periodical report as accords to quality of work carried our shallbe submitted by Architect with test result.





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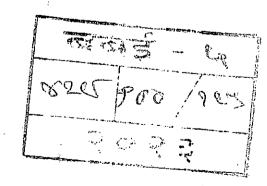
- C) THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE GRANTING O.C. TO ANY PART OF THE PROPOSED BUILDING:
- 41 All the conditions of benefic Inlent shall be complied with before assume for accupation continent of sale / composite building.
- 2) The Building Completion Continent in prescribed Forforma carrifolist contenting of the prescribed Forforma
- 31 That the some of drabbe shall be held internally with GL pipes.
- That the specifications for largur access / D.P. Road / Setback land shall be obtained from E.S. (Read construction) & E.E. (SWD) & or access / sections from E.S. (Read construction) & E.E. (SWD) & or access / sections from E.S. And the access and setback land shall be developing accordingly aboliding providing streetly and S.W.D. The completion criticine shall be obtained from E.E. [R.C.). (SWD) before submitting faulding completion certificate.
- 5] That the dissiling small be provided as per requirement of this office.
- 6] That marriage common shall be provided before startingatic work.
- Ther the surface diminage arrangement shall be provided in consultation with 18.6. (SWD) or us per the periods and a completion certificate shall be obtained and submitted before requisiting for occupation certificate I-B.C.C.
- (a) That the requirements from the M.T.N.L./Rehance Prefgy/ conscious electric supply co., shall be compiled and complied with below asking accupation permission.
- 9). That shall submit P.R. Cord in thomame of MHAUA.
- 10] This the Architect simil submit the debrin temoval certificate before artificating for occupation permission.
- til That 10-0 wide pared pathwer up to side one shall be provided.
- 12) That the surrounding open spaces, parking spaces and perfect whell be kept specially the built upon and shall be leveled and developed below requesting to grant pechilikion to occupy the building or submitted the BiC C. whichever is earlier.

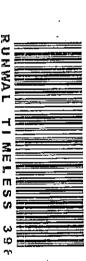




- (3) First threatains plans? board showing Plot No. Name of the Building ore, small be displayed at a preminent place.
- 14) That the N.O.C. from lospector of Lifts, R.W.D. Maharashtra, shall be abunded and submitted to this office.
- That this draftings completion Certificate from E.E. (S.P.J IP & D) for provision of septic tank / soak pit shall be submitted.
- 16) That stability Certificate from Structural Engineer in prescribed Performs "D" along with the final plan mounted convex should be submitted.
- 177 That the single P.R. cards for the amalgamated plot stiall, be submitted.
- 18] Thirdayan Rise shall be developed as par O.C. Regulation, 1991.
- 191 That the N.O.G. from the A.A. & C. F/North ward shall be obtained and the requisitions, it any shall be compiled with before O.G.C.
- 20] Thu completion certificate from C.F.O. shall be submitted.
- 21) That your shall stibill. P.R. Card and C.T.S. plan thereby clearly enumeriting the religit plot and sale plot and built up area as per the approved layout.
- 221 That the completion verificate from Edb. (T&C) of MCGM for parking shall be talbuilted.
- 23) That the completion certificate from E.E. (M&E) of MCCM for Ventilation/Stack Parking/Mechanical Pairking system shall tic submitted.
- 24) That the completion certificate from Tree Authority of MCGM shall, be arbuilted.
- 25) That you shall substitute receipt for handing over of halldshie /Non; building today alians balora requesting full OCC of sale building.
- DI THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE B.C.C.
- That certificate under Section 270A of ILM C. Act shall be obtained from U.F. a department regarding adequacy of water stepply.







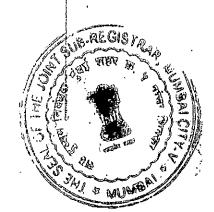
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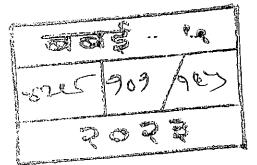
NOTES:

- That C.C. for sold building shall be controlled in a phasewise manner as decided by CEO (SRA) in proportion with the actual work of rehabilitation component as per Circular No. 98 & 104.
- 2) That no occupation permission of any of the sale wing/sale building /sale area slight be considered until occupation Certificate for equivalent Rehabilitation area is granted.
- That CEO (SRA) reserves right to add ar amend or delete some of the above or all the mentioned conditions if required, during execution of slam Redevelopment Schöme.
- if further approval beyond regular EST is not obtained then excess perking area, will be counted in FSI & O.C. shall be restricted accordingly.

Executive Engineer (City)
Slum:Rehabilitation Authority.

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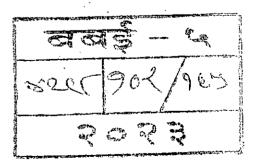


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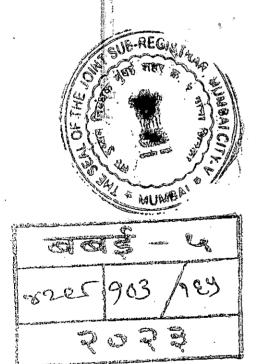
- (1) The work should not be started unless objections are complied with
- (2). A cented set of latest approved plans shall be displayed on site at the time of commencement of the work and during the progress of the constraint of the work and during the
- (3) Temporary pormission or payment of doposit should be obtained for any shed to house and store for constructional purposes. Regidence of workman shall not be allowed on alte. The temporary structures for storing constructional materials shall be denoticed before submission of building completion conficute and a conficute signed by Architect submitted along with this building completion certificate:
- (4) Temporary samilary accommodation on full flushing system with necessary drainage arrangement should be provided on site for workers, before starting the work.
- (5) Water connection for constructional epiposes will not be given small the hierarchy on struction of construction of smallers the Ward Officer of M.G.G.M. with the required deposition the construction of carriage entrance, over the road side uralin.
- (6) The owners shall inlimate the Hydraulic Engineer of M.C.G.M., or his representative in wards of M.C.G.M., attledgt 15 days prior to the date of which this proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presumed that Municipal tab water has been consumed on the construction works and hits prefered against them secondingly.
- (7) The hearding or screen wall for supporting the depots of building materials shall be constructed before; starting any work over though no materials may be expected to be stabled in from of the property. The scattoldings, bricks, metal, sand, preps, debris after should not be deposted ever too paths or public smoot by the owner/architect/fluctrontractors, are, without obtaining mor parmiss on from the Ward Officer of the area.
- (8) The work should not be stated unless the compliance of abovessid conditions is approved by this department.
- (9) No work should be started unless the structural design is submitted from LSE.
- (10) The work above plinth should not be started before the same is shown to this utilice Sub-Engineer (SRA) concerned and acknowldgement obtained from thin reparting correctness of the open spaces dimension.
- (11). The application for sever street connections: if necessary should be made simultaneously with commencement of the work as the Municipal Corporation of Greater Municipal will require time to consider blematic site to avoid the excession of the road and footpath:
- (13) No building/Drainage Comptetion Certificate will be accepted and water connection granted (except for the construction purposes) unless road its constructed to the collatation of the concerned Ex. Engineer of M.C.G.M. and as per the terms and conditions for senction to the layout.
- (14) Recreation ground or amenity open space should be developed before submission of building. Completion Certificate:
- (35) The access road to the full width shall be constituted in water bound macadam before commencing work and should be complete to the satisfaction of concerned, Ex-Engineer of M.C.G.M. including asynalting, flighting and drainage before submission of the building Completion Cartilidate.
- (16) Flow of water through adjoining holding or culvert, if any should be maintained photistructed:
- (17) The surrounding open spaces around the building about he cansoligated in concrete having broken glass pieces at the rate of 0.125 cubic motives par 10 Sq. Litrs below payament.





- nd wall or tending chickly be constructed clear of the road widening line with foundation below level of the bottom of road side dield without obstateting flow of rain water from adjoining holding before starting the Work to prove the owner's holding.
- (10) No work should be started unless the existing structures of proposed to be demolished are demolished.
- (20) If it is proposed to demolish the existing structures by negotiations with the tenants, under the circumstances, the work as per approved plants should not be taken up in hand unless the Givet Engineer (SAA) is satisfied with the following:
 - Specific plans in respect of swelling or rehousing the existing tenants on your plot stating their (0)
 - Specifically signed agreement between you and the existing tenants that they are willing to avail for the attendance accomposition in the proposed structure.
 - Plans appared the phase propramine of economication had to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development. Control Philes regarding open spaces, light and ventilation of extering attracture.
- (21) in case of additional floorage work should be started during monsoen which will give fise to water leakage and consequent nuisance to the lenants staying on the floor below.
- (22) The bottom of the over hand elongs work above the trushed level of the terrace shall not be made than I matter
- (23) The work should not by stanted above lits; floor level unless the No Objection Cartificate from the Civic Aviation Authorities, where necessary, is cutched.
- (24), this to be understood trunt to a foundations must be excavaled down to hard son.
- (25) The positions of the making and other apportenances in the building should be stranged as not to necessitate the taying of drains inside the building.
- (25): No now well, lank-print, cictern of founting shall be due or constructed without the previous permission in writing from the Chief Executive Officer of Sturn Rehabitation Authority.
- (27) All gully traps and open channel shall be provided with right litting mosquito proof covers as per relevant LiB specifications.
- (28) No broken bolilo should be fixed over boundary walls. The prohibition refers only to broken boilles & not to the use of plains glass for coping exer compand was.
- If the proposed addition is intented to be carried out on old tolindations and structures, you wiji để số at your own risk.

is, (S.R.A.).



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SEUNI REHABILITATION AUTRORICY Noi SRAJENG/2861/KN/STGL/AP Date: 16 OCT 2020

M/s. Jatir Bhuta & Associates, A/3, Primuv C.H.S., 2nd Plooi, Blig, No.44, Gandhi Nagar, Bandra (E), Mumbai - 400.051

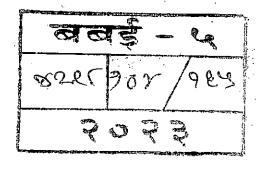
Approval of Amended plans of Sale Building in S.R. Scheine on plot bearing C S. Nos. 4 [Pt), 5[Pt), 6[Pt], and 7[Pt) of Salt pan Division. Sion situated at Fratikisha Nagar, Shaisin Nagar, C. Division in P/North Ward, Sion [E], Mumbal City for Shree Sidahivinayak SRA Co-op Housing Society Ltd., Shree Sid Darshan SRA Co-op Housing Society Ltd. and Ekra Chawl Committee SRA Co-op Housing Society [Prop.]

Reference: Your application dated 10/07/2020

ou. With tell rence to your above inferred application, the omended plans of Side Building submitted by you are hereby approved subject to the following conditions:

- (. That all the conditions of IOA dated 17/05/2016 shall be complied with:
- 2. That all the conditions of LOI duted 28/02/2019 & revised LOI deted 28/08/2020 u/no. SRA/ENG/2149/FN/STGL/LOI shell be complied with.
- That you shall submit the revised structural, drawings, design and calculations.
 Iron registered structural engineer before requesting for CC:
- 4. Phatyon shall submit the revised NOG from GRO before requesting for F.C.C.
- That you shall make the payment for open space deficiency premium before requesting for O.C.C.
- to That you shall make the payment for labour cess before requesting for C.C.
- That you shall submit the completion certificate for Solid Waste Management System/Bio degradable wastes treatment Plants issued by Environment Consultant helms requesting for OCC.
- 8. That you shall provide Rain Witter Harvesting orrangement







- That you shall appoint Project Management Consultant & Third party Quality Auditor,
- 10. "Inat the structural design & calculation shall be got pecureviewed from mother structural engineer or reputed Educational Institution viz. V.ITI/SPCE or IIT."
- 11. That you shall submit NOC from BEST for location & size of Electric Sub-Station before requesting for FCC.
- 12. That you shall submit NOC/Remarks from M&E Consultant/E.E. (M&E) of MCGM for Light & Ventilation in Bosement:
- 13: That you shall submit parking layout approved from Parking Consultant/L E [Fo.C] of MCCM before requesting for FCC.
- 14. That you shall submit revised Civil Aviation NOC for height above 68.90m AMSL. before requesting for FCC above 68.30m AMSL height.
- 15. That you shall handover the Pimess Centre to society discoupants of the salebuilding on its formation
- That you shall submit revised NOC from Environment Impact Assessment: [RIA[FMO]] before 6.C.C.
- 17. That you shall make the payment of premium for Punglish FSI before fastic of plans of Europide BUA.
- 18. That you shall submit NOC for Non-Slum Plot Adm. 200,00 Sq.Mtr. from 59. Alloctor (Dharavi)/State Government before issue of plans of Non-Slum Flor BUA
- 19. That Developer shall aubmit Structural Stability Certificate from Registered Structural Engineer having minimum experience of 5 years for Robats Building are the end of Defect Liability period of application for release of bank guarantee submitted against futhful compliance of Defect limitity period.
- 20. That you shall make the necessary payments at appropriate stage. One set of amended plans are hereby approved.

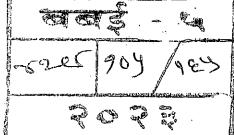
Yours faithfully,

Sd/-Executive Engineer Slum Rehabilitation Authority

M/s. Easy Home Solutions Byt. Ltt. 2. Asst. Commissioner F/N ward 3. A.A. & C./F/N ward

cutive Engineer Slim Rehabilitation Authority

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ANNEXURE "D"

CONSIDERCEMENT CERTIFICATE

THOR THE

W/s Tory home/Solutions Prightd. 322; The Stanke Business Bay, Anther: (2); thereal = 400 000;

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Avia returned to your medication tio. Apply

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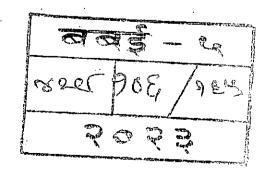
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This C.C. is re-endorsed upto Plinth level as per amended approved plans did, 16/10/2020.

Executive Engineer

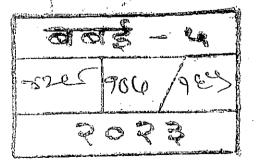
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ANNEXURE "E"

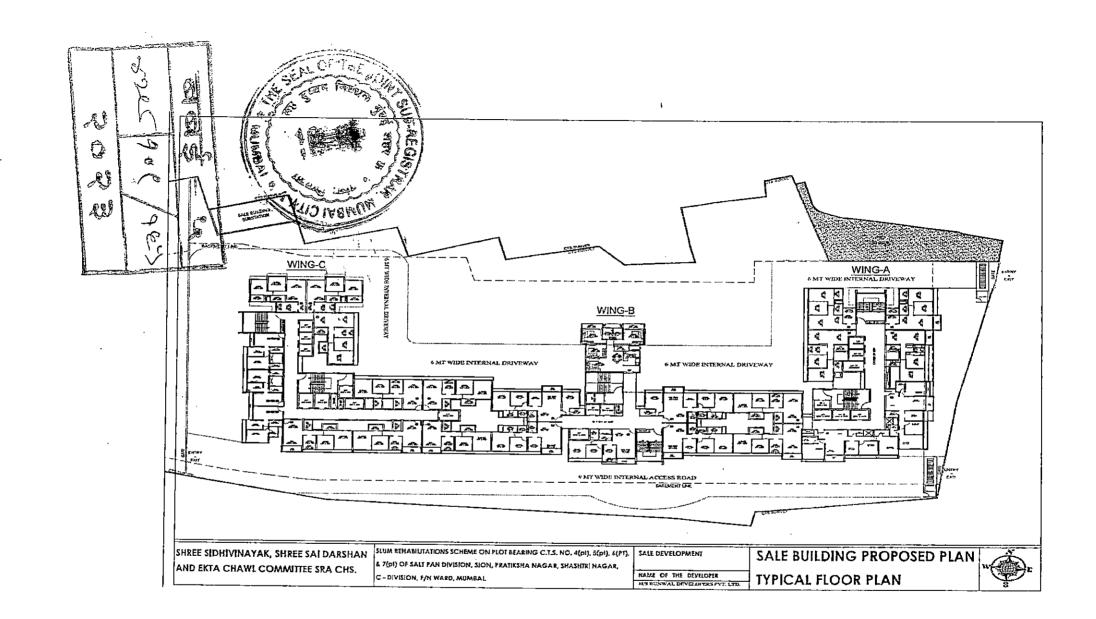
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RUNWAL TIMELESS 39'

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RUNWAL TIMELESS 398



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'
[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number: P51900005685

Project: RUNWAL TIMELESS, Piol Beering / CTS / Survey / Final Piol No.:4PT, 5PT, 6PT, AND 7PTel FNorth-400022, Ward FNorth, Mumbai City, 400022;

- Runwal Developers Private Limited having its registered office / principal place of business at Tehsil: Ward FNorth, District: Mumbal City, Pin: 400022.
- 2. This registration is granted subject to the following conditions, namely:-
 - . The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the
 allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate
 (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates
 of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be
 maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose
 as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from 11/08/2017 and ending with 30/09/2026 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the
 promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there
 under.

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to:

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Dated: 09/09/2021 Place: Mumbal Signature valid
Digitally Signod by
Dr. Vagant Fremoniaco Pytologin
(Secretary, Mark TUE RA)
Date:09-05-2021 more set

Signature and seal of the Hybridge Officer,
Maharashtra Real Estate Regulatory Authority

82ec 396/985

ANNEXURE "G"



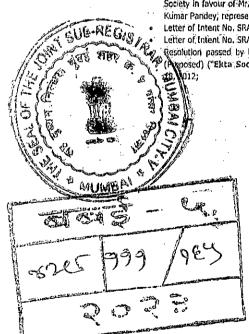
1 191 22 6658 6000

Τø Maha RERA Housefin Bhavan Plot No. C - 21 Bandra Kurla Complex Bandra (East), Mumbal 400 051

LEGAL TITLE REPORT

- Title clearance report with respect to portion of property admeasuring 12,120.11 square meters square meters bearing C.S. Nos. 4 (part), 5 (part), 6 (part) and 7 (part) of Salt Pan Division, Slon, situated at Pratiksha Nagar, 5hastri Nagar, "C" Division in F/North Ward, Mumbal City ("Property"). F/North Ward, Mumbal City ("Property").
 - We have investigated the fittle of the Property based on the request of Runwal Developers Private Limited ("RDPL"), and for the same, perused copy of the following documents:
 - Resolution passed by Shree Sal Darshan Co-operative Housing Society Limited ("Sal Darshan Society") at its Special General Body Meeting held on April 6, 2006.
 - Development Agreement dated April 8, 2008 executed by Sal Darshan Society in (avour of the Easy Home Solutions Private Limited ("Company"))
 - Confirmation cum Rectification cum Supplementary Deed dated October 23, 2014 executed between Sal Darshan Society and the Company;
 - Irrevocable Power of Attorney dated April 8, 2008 granted by Sai Darshan Society
 - In favour of Mr. Rajendra M. Rajan, Mr. Rayl Prekash Agarwal and Mr. Anil Kumar Pandey, representatives of the Company;
 Resolution passed by Siddhivinayak Co-operative Housing Society Limited ("Siddhivinayak Society") at its Special General Body Meeting held on April 6, 2008;
 - Development Agreement dated April 8, 2008 granted by Siddhivinayak Society in favour of the Company; Confirmation cum Rectification cum Supplementary Deed dated October 23, 2014
 - executed between Siddhivinayak Society and the Company;
 - Irrevocable Power of Attorney dated April 8; 2008 granted by Siddhivinayak Society in favour of Mr. Rajendra M. Rajan, Mr. Ravi Prakash Agarwat and Mr. Anil
 - Kumar Pandey; representatives of the Company; Letter of Intent No. SRA/ENG/214B/FN/MHL/LOI dated March 3, 2011; Letter of Intent No. SRA/ENG/2148/FN/MHL/LOI: dated July:12, 2012;
 - Resolution passed by Ekta Chawl Committee SRA Co-operative Housing Society (Poposed) ("Ekta Society") at its Special General Body Meeting held on March



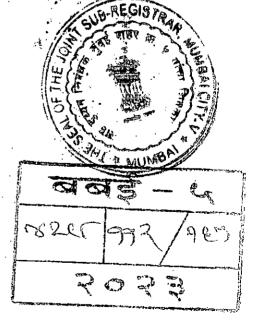




- Agreement for Development dated March 16, 2012 executed by Ekta Society Inflavour of Neminath Heights Private Limited ("NHPL");
- Irrevocable Power of Attorney dated March 18, 2012 executed by Ekta Society in lavour of NHPL;
- Deed of Confirmation dated December 18, 2017 executed between Ekta Society and NHPL;
- Resolution passed by Ekta Society at its Special General Body Meeting held on December 7, 2017;
- Development Agreement dated December 18, 2017 executed by Ekta Society in favour of NHPL;
- Irrevocable Power of Attorney dated December 18, 2017 executed by Ekta Society in Tayour of NHPL;
- Share Purchase Agreement dated November 29, 2017 ("SPA") executed between NHPL and the Company;
- Letter of Intent bearing No. SRA/ENG/2148/FN/STGL/LOI dated February 28, 2019 ("Amalgamated LOI");
- Letter of Intent bearing No. SRA/ENG/2148/FN/STGL/LOI dated August 28, 2020 ("Revised Amalgamated LOI");
- Debenture Trust Deed dated April 21, 2016 executed between the Company and GDA Trusteeship Limited and October 10, 2017 executed between the Company and Catalyst Trusteeship Limited;
- Deed of Mortgage dated December 26, 2016 and October 11, 2017 executed
 between the Company and ECL Finance Umited;
- Deed of Assignment dated March 27, 2020 executed between ECL Finance Limited and Edelweiss Asset Reconstruction Company Limited (*EARC*);
- Joint Development Agreement dated March 16, 2021 registered with the Sub-Registrar of Assurances at Bombay under Serial No. 2401 of 2021 executed ("Joint Development Agreement") between Company and RDPL;
- Power of Attorney dated March 16, 2021 registered with the Sub-Registrer of Assurances at Bombay Under Serial No. 2402 of 2021 executed by Company and RDPL; and
- Search Report dated December 12, 2020 Issued by Santosh Shinde, Title Investigator for the last 30 years.
- Upon perusal of the above-mentioned documents and all other documents pertaining to the title of the Property, we are of the opinion that subject to (I) the encumbrances of EARC; (II) payment of premium to the Collector with respect to the hon-slum portion; and (III) the outcome of the litigation as set out in Annexure "A" hereto; the Company has the right to develop the slum rehabilitation project on the Property and by virtue of the Joint Development Agreement, RDPL has the right to develop the free sale component in accordance with the terms of the Amalgamated LOI, the Revised Amalgamated LOI and the relevant provisions of the Development Control and Promotion Regulations, 2034 and the Maharashtra Slum Areas (Improvement).

Clearance and Redevelopment) Act, 1971.







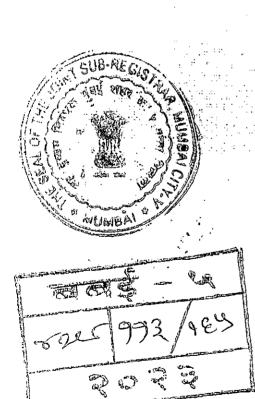
- Since our scope of work-does not include considering aspects within the domain of an architect or a surveyor, we have not carried out any physical inspection of the Property nor have commented on the zoning and development aspects etc., thereof.
- Since verifying pending litigations in respect of properties becomes difficult due to various reasons including (i) litigations can be filed/instituted in various fora depending upon the relief chamed; and/or (ii) records of litigations maintained by courts and other authorities (judicial or otherwise) are not updated not maintained descriptively and not easily available/accessible; and/or (iii) there are no registers maintained in respect of matters referred to arbitration, we have not conducted any searches before any court of law or before any other authority (judicial or otherwise) to verify whether the property is subject matter of any litigation and have relied on the representations of the Company and the same is detailed in our Legal Title Report annexed hereto.
- 5. The report reflecting the flow of title in respect of the Property is enclosed herewith as Annexure "A" hereto.

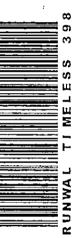
Dated this 19" day of March, 2021.



Encl.: Annexure "A"







Annexure "A" Flow of title in respect of the Property

Re: Title clearance report with respect to portion of property admeasuring 12,120,11 square meters square meters bearing C.S. Nos. 4 (part), 5 (part), 6 (part) and 7 (part) of Salt Pan Division, Sion, situated at Pratiksha Nagar, Shastri Nagar, "C" Division in F/North Ward, Mumbal City ("Property").

As per your instructions, we have investigated the title of Easy Home Solutions Private Limited ("Company") and Runwal Developers Private Limited ("RDPL") to the slum rehabilitation scheme proposed to be carried out on the Property and based on the documents and information provided to us, we have to state as follows:

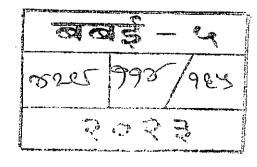
For the purposes of this Legal Title Report:

- A. We have caused searches to be conducted in respect of the Property and have relied upon the search report dated December 12, 2020 issued by Mr. Santosh B. Shinde, Title Investigator ("Land Search Report"). Upon perusal of the Land Search Report, we note that, since the search has been carried out in respect of the entire C.S. Nos. 4, 5, 6 and 7, various documents have been reflected, which may not have bearing in respect of the Property.
- B. We have issued a public notice inviting objections? claims in respect of the properties published in (i) the Times of India (English Edition), and the Maharashtra-Times (Marathi Edition) both dated July 25, 2019; and (ii) the Times of India (English Edition) and the Maharashtra-Times (Marathi Edition) both dated August 8, 2020 and have received 3 (three) claims / objections pursuant to the same, which have been dealt in detail in our Legal Title Report.
- C. We have caused searches to be conducted in the office of the Registrar of Companies, Maharashtra to ascertain whether the Company has created any encumbrance and have relied upon the report dated December 5, 2020 Issued by Keiki Save, Company Secretary ("ROC Report"). The search report has revealed various encumbrances, which have been dealt in detail in our Legal Title Report Delay.

FLOW OF TITLE

- As per the property, register cards, the Property belongs to the Government of Maharashtra.
- We understand that the Property is occupied by various slum dwellers and the same is a censused slum.
- The occupants of the Property came together and formed 3 (three) SRA societies namely Shree Sal Dershan Co-operative Housing Society Limited registered under registration no.







MUM/SRA/HSG/(TC)/11921/2011 dated May 13, 2011 ("Sal Darshan Society"); Siddhivinayak Co-operative Housing Society Limited registered under registration no. MUM/SRA/HSG/(TG)/11920/2011 dated May 13, 2011 ("Sliddhivinayak Society"); and Ekta Chawl Committee SRA Co-operative Housing Society (Proposed) ("Ekta Society") under the provisions of the Maharashira Co-operative Societies Act, 1960, Sal Darshan Society, Siddhivinayak Society and Ekta Society shall hereinafter collectively be referred to as the "Societies".

Development rights of Sal Darshan Society

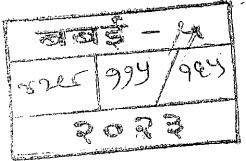
- On April 6, 2008; the members of Sal Parshan Society. In it's Special General Body Meeting Inter also passed a resolution to appoint the Company as a developer to undertake the redevelopment of the portion of the Property occupied by them, on such terms and conditions contained therein.
- By and under a Development Agreement dated April 8, 2008 ("First Development Agreement") read with a Confirmation cum Rectification cum Supplementary Deed dated October 23, 2014; Sal Darshan Society granted development rights in respect of portion of the Property admeasuring 3,653.1 square meters bearing C.S. Nos. 6 (part) and 7 (part) of Salt Pan Division, Sion ("Sal Darshan Society Land") in favour of the Company, on the terms and conditions as contained therein.
- Pursuant to the First Development Agreement, Sal Darshan Society executed an Irrevocable Power of Attorney dated April 8, 2008 in favour of Mr. Rajendra M. Rajan, Mr. Rayl Prakash Agarwal, and Mr. Anil Kumar Pandey, representatives of the Company to undertake all the necessary acts, deeds, matters and things Inter alla pertaining to the development of the Sal Darshan Society Land in the manner as stated therein.

Development rights of Siddhivinavak Society

- On April 6, 2008, the members of Siddhivinayak Society in it's Special General Body Meeting Inter alia passed a resolution to appoint the Company as a developer to undertake the redevelopment of the portion of the Property occupied by them on such terms and conditions contained therein:
- By and under a Development Agreement dated April 8, 2008 ("Second Development Agreement") read with Confirmation cum Rectification cum Supplementary Deed dated October 23, 2014, Siddhivinayak Society granted development rights in respect of portion of the Property admeasuring 5,726 square meters bearing C.S. Nos. 6 (part) and 7 (part) of Salt Pan Division, Sion ("Siddhivinayak Society Lang") in favour of the Company, for the consideration and on the terms and conditions as contained therein;
- Pursuant to the Second Development Agreement, Siddhivinayak Society has executed an Irrevocable Power of Attorney dated April 8, 2008 in favour of Mr. Rajendra M. Rajan, Mr. Rayl Prakash Agarwal and Mr. Anil Kumar Pandey, representatives of the Company to undertake all the necessary acts, deeds, matters and things inter alla pertaining to the development of the Siddhivinayak Society Land in the manner as stated therein.







Development rights of Ekta Society

- On December 7, 2017, the members of Ekta Society in its Special General Body Meeting inter alia passed a resolution to appoint NHPL as developer to undertake the redevelopment of the Ekta Society Land occupied by them on such terms and conditions contained therein.
- By and under a Development Agreement dated December 18, 2017 ("Third Development Agreement"), Ekta Society granted development rights in respect of the Ekta Society Land in favour of NHPL, for the consideration and on the terms and conditions as contained therein.
- Pursuant to the Third Development Agreement, Ekta Society has executed an Irrevocable
 Power of Attorney dated December 18, 2017 in favour of NHPL through its directors to
 undertake all the necessary acts, deeds, matters and things inter alla pertaining to the
 development of the Ekta Society Land in the manner as stated therein.

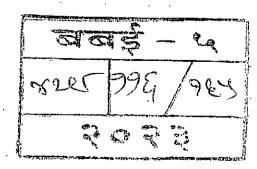
Transaction for acquisition of shareholding of NHPL

• By and under a Share Purchase Agreement dated November 29, 2017, the Company and Mr. Rajendra Rajan acquired 100% shareholding of NHPL from Mr. Jitendra Dewoolkar and Mr. Vikas Kerkar, being the shareholders of NHPL on the terms and conditions more particularly contained therein. As per the terms of the aforesaid Share Purchase Agreement, the Company and Mr. Rajendra Rajan were required to pay an amount of Rs.94,26,000/- (Rupees Minety Four Lakh Twenty Six Thousand only) and provide constructed area in aggregate admeasuring 1,500 (one thousand five hundred) square feet (carpet area) being flats having an area admeasuring between 269 (two hundred and sixty nine) square feet to 700. (seven hundred) square feet along with 1 (one) covered car parking space per flat in the sale building to be constructed on a portion of the Property occupied by the members of Ekta Society to Mr. Jitendra Dewoolkar or his nominee/s.

Amalgamated development of the Property

Since the absolute shareholding of NHPL was held by the Company, the Company, submitted a scheme for developing the Property as a consolidate than a molecular term.





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- Pursuant to the application made in that regard and after perusing all the relevant documents and checking the eligibility of the slum dwellers the 5RA vide its Letter of Intent No. SRA/ENG/2148/FN/STGL/LOI dated February 28, 2019 ("Amalgamated LOI") approved the Slum Rehabilitation Scheme to be undertaken by the Company on the Property "Project") occupied by the Societies admeasuring in aggregate 11,7293 square meters along with non-slum plot admeasuring 390 square meters under the aegis of Regulation 33(10) of the Development Control and Promotion Regulations for Greater Mumbal, 2034 read with the Slum Act on the terms and conditions as contained therein.
- The Amalgamated LOI was revised vide Letter of Intent No. SRA/ENG/2148/FN/STGL/LOI dated August 28, 2020 ("Revised Amalgamated LOI") issued by the SRA on the terms and conditions as contained therein.
- By and under a Joint Development Agreement dated March 16, 2021 registered with the Sub-Registrar of Assurances at Bombay under Senal No. 2401 of 2021 ("Joint Development Agreement") the Company transferred, granted and assigned its rights in respect of the Free Sale Component forming part of the Project in favour of RDPL subject to the terms and conditions mentioned therein.
- Pursuant to the aforesald Joint Development Agreement, the Company has executed an Irrevocable Power of Attorney of even date registered with the Sub-Registrar of Assurances at Bombay under Serial No. 2402 of 2021 in favour of RDPL through its directors to undertake all the necessary acts, deeds, matters and things inter alia pertaining to the development of the Free Sale Component forming part of the Project in the manner as is stated therein.

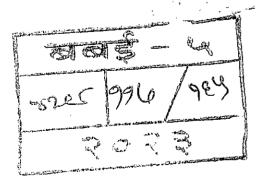
ENCUMBRANCES / SEARCH REPORT

- The ROC Report and the Land Search Report have revealed the following encumbrances created by the Company:
 - a, Debenture Trust Deed dated April 21, 2016 registered with the Sub-Registrar of a, Depenture Trust Deed dated April 21, 2016 registered with the Sub- Registrar of Assurances at Bombay under Serial No. 2085 of 2016 executed between the Company and GDA Trusteeship Limited ("Debenture Trust Deed 1"); and b. Debenture Trust Deed dated October 10, 2017 registered with the Sub-Registrar of Assurances under Serial No. 7036 of 2017 ("Debenture Trust Deed 2") executed between the Company and Catalyst Trusteeship Limited ("Catalyst").
 - a, Deed of Mortgage dated December 26, 2016 registered with the Sub-Registrar of Assurances at Bombay under Serial No. 7418 of 2016 ("Deed of Mortgage"); and b. Indenture of Mortgage dated October 11, 2017 registered with the Sub-Registrar of Assurances at Bombay under Serial No. 7123 of 2017 ("Indenture of Mortgage") both executed between the Company and Edelweiss, The Company has informed that Depenture Trust Deed 1 and Deed of Mortgage have been repaid.



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- (iii) Pursuant to a Deed of Assignment dated March 27, 2020, the securities created under the Debenture Trust Deed 2 and the Indenture of Mortgage have been assigned by Edelwelss and Catalyst in Javour of Edelwelss Asset Reconstruction Company Limited ("EARC"):
- (Iv) By its letter dated February 4, 2021, EARC has granted it's no objection to the Company transferring its rights in the Project in Javour of ROPL subject to the terms and conditions mentioned therein.

OBJECTIONS

Pursuant to our public notice, we have received the following objections:

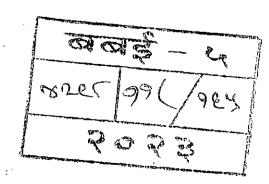
1. Gannon Dunkerley & Company Limited

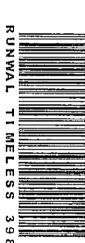
- Objection dated August 1, 2019 from Gannon Dunkeriev & Company Limited
 ("GDC"). It appears that GDC had provided certain financial facility to the
 Company for developing the Property and in order to secure the repayment of the
 facility vide an Option Agreement dated April 1, 2012, the Company had provided
 GDC an option to acquire units/flats to be developed on the Property.
- Since the Company could not repay the financial facility, a settlement was arrived at between the Company and GDC and the same was recorded in the Settlement Agreement dated April 14, 2016, wherein the Company had agreed to pay GDC an amount of Rs.00,00,000/- (Rupees Sixty Crore only). Out of the agreed amount, the Company has paid an amount of Rs.20,00,00,000/- (Rupees Twenty Crore only) and the balance amount of Rs.40,00,00,000/- (Rupees Forty Crore only) is still outstanding ("Balance GDC Amount 1").
- GDC has submitted that in addition to the Balance GDC Amount 1, the Company is
 also liable to pay an amount of Rs. 8,48,00,000/- (Rupees Eight Crore Forty-Eight
 Lakh only) ("Balance GDC Amount 2") being interest on the balance amount
 calculated at the rate of 18% per annum upto February 28, 2019 and additional
 interest calculated at the rate of 18% per annum from March 1, 2019 until the
 date of payment thereof. Balance GDC Amount 1 and Balance GDC Amount 2 are
 hereinafter collectively referred to as "Balance GDC Amounts".
- In order to secure the repayment of the Balance GDC Amounts, the Company has
 executed Allotment Letters in respect of 38 (thirty-eight) residential flats
 admeasuring in aggregate 21,704 square feet (carpet area) along with 38 (thirty-eight) car parking spaces ("GDC Units") in the Project to be constructed on the
 Property in favour of GDC.

2. Galaxy Multi Dealers LLP

Objection dated August S, 2019 from Galaxy Multi Dealers I.LP ("Galaxy").









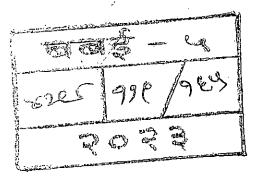
- Galaxy thereby stated that, by an Agreement for Sale of TDR dated May 2, 2019, the Company had agreed to sell TDR FSI of 5782.96 square meters in favour of Galaxy for a consideration and on the terms and conditions contained therein.
- Edelweiss and Catalyst Vide its letter dated April 30, 2019 granted their no objection to the Company to sell TOR FSI in favour of Galaxy.
- The Company has Informed that vide a Deed of Cancellation dated December 5, 2019 executed between the Company and Galaxy the aforesald Agreement for Sale was terminated on the terms and conditions contained therein.
- Pursuant to our public notice dated August 8, 2020, we have received an objection dated August 20, 2020 from Galaxy.
- Galaxy has there by stated that, by and under a Deed of Mortgage dated December 18, 2019 registered with the Sub-Registrar of Assurances at Bombay under Serial No. 1408B of 2019, the Company had mortgaged TDR-4364.40 square meters in favour of Galaxy to secure the due repayment of monles mentioned therein.
- By and under a Release Deed dated November 11, 2020 registered with the Sub-Registrar of Assurances at Bombay under Serial No. 7855 of 2020, Galaxy has released and re-conveyed its interest created under the aforesald Deed of Mortgage dated December 18, 2019 in favour of the Company.

3. Mr. Ash Chotrani

- Objection dated August 2, 2019 from S. Ashwinikumar & Co., Advocates on behalf of their client Mr. Ash Chotrani Whereunder they have stated that Mr. Ash Chotrani has certain rights in the Property.
- We replied to the aforesaid objection by our letter dated August 20, 2019 requesting them to substantiate their claim by providing us with adequate documents.
- Pursuant to rour, email, we were provided with a Deed of Assignment dated February 15, 1971 registered with the Sub-Registrar of Assurances at Bombay under Serial No. 550 of 1971 whereunder Pascol Nicolus Tixelra had assigned his leasehold rights / sanad to property bearing C.S.No. 7 forming part of the Property herein in favour of Murildhan Chotrani for a consideration and on the terms and conditions contained therein.
- It may however be pertinent to note that the Amalgamated LOI has been issued in favour of the Company and the Company has rights to develop the Property by virtue of the same.









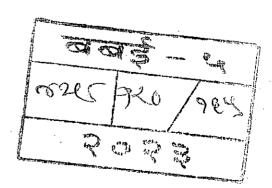
LITIGATION

 Application No. 337 of 2019 filed before the Apex Grievance Redressal Committee, SRA

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- Mr. Anant Yaday, in his capacity as Chairman / Secretary of Sal Darshan Society filed the captioned Application against the Company and others inter alla praying that the Amalgamated LOI be cancelled inter alia on the grounds that rents were not paid to the slum dwellers and that there was a delay in completing the rehab buildings as is more particularly mentioned in the Application.
- As of date, the captioned Application is pending:
- 2. Writ Petition (Lodging) No. 3858 of 2021 filed before the Hon'ble High Court at Bombay
 - The Company had filed three representations before the SRA under Sections 33 and 38 of the Sium Act thereby seeking an order to evict Ganesh Gopal Chavhan and 11 others (being slum dwellers and members of Ekta Society) from the portion of the Ekta Society Land occupied by them.
 - By 3 (three) orders all dated February 2, 2021, the SRA inter alia directed the slum divellers to vacate their hutments and handover possession of the property to the Company.
 - Aggressed by the aforesaid orders, Ganesh Gopal Chavhan and 11 others filed the captioned Writ Petition thereby Inter alia praying that the aforesaid orders dated Pebruary 2, 2021 be quashed.
 - · As of date, the captioned Writ Petition is pending.
- Complaint No. CC006000000195716 filed before the Maharashtra Real Estate Regulatory Authority
 Mr. Sreeram Melarkode and another ("Aggrieved Allottees") being allottees of
 - Mr. Sreeram Melarkode and another ("Aggrieved Allottees") being allottees of Flat No. 1603 admeasuring 553 square feet (carpet area) on the sixteenth floor of 'A' Wing of the building being constructed in the Project filed the captioned Complaint against the Company for inter-alia violating Section 19 of RERA on account of delay in completing construction of the Project and seeking refund of amounts paid by the Aggrieved Allottees to the Company along with Interest and compensation.
 - As of date, the captioned Complaint is pending

Our Legal Title Report is based on the provisions of applicable law, prevailing at the present: time and the facts of the matter, as we understand them to be. Our understand groupe the upon and limited to the information provided to us. Any variance of facts or of lovellay corresponding change in our Legal Title Report.



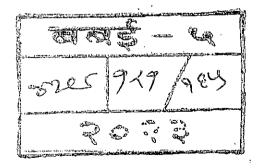
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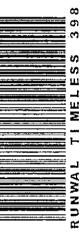


Dated this 19th day of March: 2021.



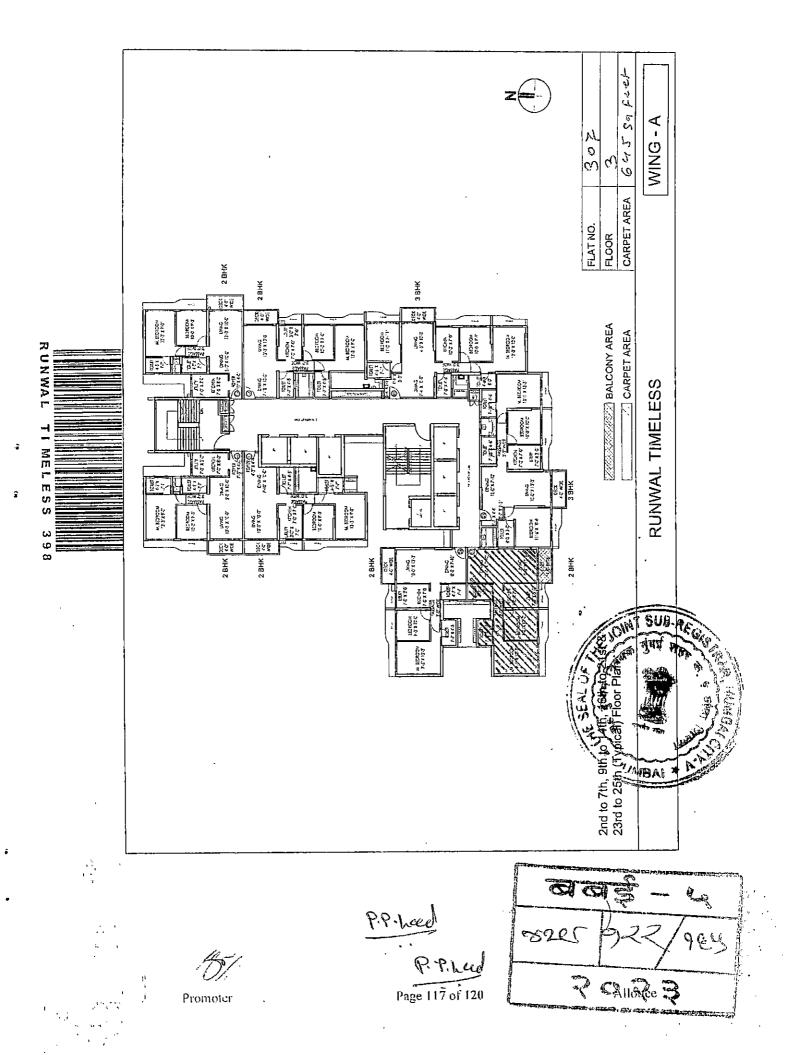


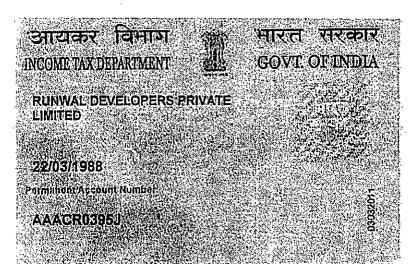




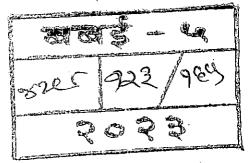
Annexure "H"

Typical Plan of the said Premises









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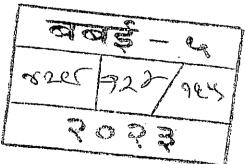
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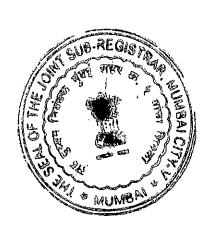
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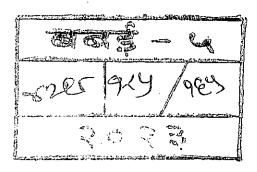
Allottee











भारति संस्कृतिकारिकारिकार्यक्र सिंहा विकास विका

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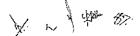
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SPECIAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE RUNWAL DEVELOPERS PRIVATE LIMITED., company incorporated under the provisions of the Companies Act., 1956 through its Directors Ms. Sujata Rao and Mr. Ravi Sharma, having its office at R-Mall, bearing C.T.S. No. 639/1 to 7, Municipal ward T. Near Mulund Checknaka, LBS Marg, Mulund-West, Mumbal – 400 080 and registered office at Runwal & Ornkar Esquare, 5th Floor, Opp. Sion Chunabhatil Signal, Off Eastern Express Highway, Sion (East), Mumbal-400 022. SENDS GREETINGS:



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WHEREAS:

(i) Runwai Developers Private Limited, a company

Is developed and the Commanus Act. 1995 ("Company") is developed and the lact. — It is also
(Fi) Vide Resolutions dated 25/02/2022, on Pts. Signta Racand Mr. Pavi Sharma have been authorized to sign, eviduous, register and do the various arts and things as

smusted to complete the transaction in all respect.

ba signiaa, executea, lodged und registered before the

Office of Sub-Registrar of Assurances of Mumbal and/or

There and/or before the appropriate Tub-Registrar of

Assurances of the area where the raid Lands are

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necessary for execution and repistration of sald Deeds/Documents with respect to the sald Lands and with prospective purchasers of flats/premises /units/shops/offices in the projects being constructed on the sald Lands as mentioned hereinabove.

(iv) Whereas due to the job preoccupation and in order to meet timely commitments of agreement execution to prospective purchasers or with any other parties are desirous of appointing (1) Yogesh (2) Ms. Shobha Maikar (3) Ms. Sween Ms. Rochelle Chatterjee (5) Mr. Deepal Chah, (6) Mr. Mohan Raghavan (7) Ms. Pushpa Laina V. and (8) Ms. Monica Gupte as our attorneys perform on behalf of the Company to sign the Deeds/Documents as mentioned hereinabove and to lodge, admit and register the said Deeds/Documents and also to complete all other formalities as may be required from time to time in respect of the said Deeds/Documents with respect to the said Lands described in the Schedule I, II, III, IV, V, VI, VIII, IX & X hereunder.

NOW KNOW YOU ALL AND THESE PRESENTS WITNESSES

 We, Ms. Sujata Rao and Mr. Ravi Sharma, the Directors of the Company hereby jointly and severally appoint, nominate and constitute (1) Yogesh Bagrecha (2) Ms. Shobha Malkar (3) Ms. Sweena Nair (4) Ms. Rochelle Chatterjee (5) Mr. Deepak Shah, (6) Mr. Mohan Raghavan (7) Ms. Pushpa Latha V. and (8) Ms. Monica Gupte, being authorised signatories of the Company, having office at R-Mall, bearing C.T.S No. 639/1 to 7, Municipal ward T; Near Mulund Check naka, LBS Marg, Mulund-West, Mumbal – 400 080 and registered office at Runwal & Omkar Esquare, 5th Floor, Opp. Sion Chunabhatti Signal, Off Eastern Express

SCHEDULE -I OF THE PROPERTY

AS ABOVE REFERRED TO

All that piece or parcel of land or ground situated lying and being on the Numbai Agra Road in Mulund in Greater Mumbai Cistrict and Sub-District Bandra Mumbai Suburnan District being part of Survey Nos. 304, and 305 (part) bearing (old) City Survey Nos. 384 part, 884/1 to 884/7, 884/9 (part) and 885 (part) and 884/9, 884/10 (part) and 885 (part)

os 4844 348 and 884C containing bijadmensur 5424 Hrs equivalent to 80 07 sq. yards.

All that piece and paccel of layout Sub-Plot 'R' forming part of C.T.S. NE. 122, admitsuring about 1949.77 sa.mtrs, forming portion of the plot of land being lying and Situated at Village Walkfaryan, Near Vakola Bridge, Santacruz (6), Numbul — 400 054 within the Registration Sub-District of Andheri and District Numbal Suburban.

SCHEDULE TE SETHER ROPERS

All that pieces or parcele of the bearing service of the bearing ser

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20 Honway, Sion (East) Mumbal 400 022 to be our true and lawful attorneys to act and perform on behalf of us and the Company to sign, execute, lodge, declare, register, admit and acknowledge with the respective office of Sub- Registrarys of Assurances the said Dends/Documents from time to time in respect of flats/units/shops/offices which are being developed / constructed by the Company on the said Lands described in the Schedule I, II, III, IV, V, VI, VII, VIII, IX & X hereunder written or amendies/facilities to be provided on the said Lands.

2. Our Attorneys are entitled to substitute this power in favour of aforeraid (1) Mr. Sudhir Palay, (2) Mr. Ramesh P. Lunkad (3) Mr. Dinesh Mhatre (4) Mr. Tripathi K (5) Mr. Manish Sawlani (6) Ms. Krisha Parpiani and (7) Aakash Jajodia the employees of the Company, jointly and / or severally for the company of the control of the company and registering any of the control of the

post powerful Attorney is a mere arrangement of convenience and without pny consideration. We shall always be at liberty thereaffect and/or revoke this instrument at any time without months of or intimation to Attorneys. The Attorneys hereby grant their irrevocable and unconditional consent for a unitatoral revocation / cancellation of this instrument.

 Tals power of attorney is valid for the period up to 31st May 2024.

AND we do hereby agree and accept to ratify all lawful acts, deeds, and things done by the said attorneys in pursuance of the powers herein contained.

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SCHEDULE - IV OF THE PROPERTY AS ABOVE REFERRED TO

All that pleces or parcels of land or ground situate lying and being in the Village Mohili, Registration Sub-district of Bandra bearing Survey No. 19; Hissa No. 2(Pt), Survey No.52, Hissa No. 21(Pt), Survey No. 61, Hissa No. 3(Pt) and bearing CTS No. 684, 665-A, 687/1, 687/2, 687/3, 687/4, 687/5 and 637/6(p) in all admeasuring about 4539.5 Sq. meters. Lying and being at Andheri Kuda Road, Mumbal 400072 in the Registration District and Sub-District of Mumbal City and Mumbal Suburban.

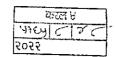
SCHEDULE - V OF THE PROPERTY AS ABOVE REFERRED TO

All bor pince and parcel of land or ground situate lying and raing-fighe, Londor Parel Division, at Haines Road, in the City and Ragistration sub-District of Bombay Collector's New Nos. 12200 and 1235 Laughton's Survey Nos1/3139, 2/3139 and 222139 and cadastral Survey No.2/136 of the Lower Parel Division in all admeasuring about 7394.06 sq.meters in the Registration District and Sub-District of Mumbal City and Numbal Suburban.

SCHEDULE - VI OF THE PROPERTY AS ABOVE REFERRED TO

All that piece or parcel of land containing by admeasurements an area of 8627.99 square meters bearing C. S. No. 662 of Parel-Sewree Division and registered in the Books of the Collector of Land Revenue under New No.14264, New Survey No. 3/2468 at Parel, situated G.D. Ambekar Road, within the, Registration District and Sub-District of Mumbal City and Mumbal Suburban.

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5CHEDULE - VII OF THE PROPERTY AS ABOVE REFERRED TO

All that piece and parcel of land bearing Cadastral Survey Nos. 233 of Malabar Hill and Cumballa Hill Division, the land admeasuring about 2387 sq. meters i.e. about 2855 sq. yards (as per documents of title including the portion admeasuring 404.44 sq. yards acquired by the Municipal Corporation Greater Mumbai for street improvement) and half admeasuring about 2450.56 sq. yards equivalent to 2948.97 sq. meters as per extract of the Survey Register for the Town and Island City of Bombay and registered in the books of the Collector of Land Revenue under Old No.30 New No. Old Survey No. 26 New Survey No. 7198 and assessed by Municipal Corporation of Greater Mumbai under D Ward No. 3283, Street No. 91 situate lying and being at Nepean Sea Road, Mumbai.

SCHEDULE - VIII OF THE PROPERTY AS ABOVE REFERRED TO

All that piece and parcel of free hold land situated at 146, Lai Bahadur Shastri Marg, Ghatkopar (W), Mumbal 400 086, in the Ghatkopar area, within the limits of the Municipal Corporation of Greater Mumbai, Village Ghatkopar, Taluka Kurla of the Mumbai Suburban District, Registration District containing by admeasuring 22986.80 square meters or thereabouts with potential built up area of 4,89,275 sq.ft. bearing S.No.146-B, City Survey No.166,166/1 to 23, and

. . On or towards the North:

Partly by a Nullah and beyond that by the property of Messrs. Godrej & Boyce and partly by land bearing Survey Nos.145

and 143.

Com St. A. J. I B

करल ४ 4964/90/2C २०२२

March.

TO DEPENDENT OF STREET OF STREET STREET

II. All that pieces and parcel of land admeasuring approximate 1070.05 square meters (687.53 square meters as per lease deed and 382.52 square meters additional land) bearing Survey No.106-A and CTS No. 195 (part) of village & Taluka Andheri, Mumbai Suburban District, situate at D. N. Nagar, Mumbai 400 053.

On and towards the North : By 12.20 square meters wide road

On and towards the South : By Building No.04

On and towards the West : By 12.20 square meters v : By Building No.01 On and towards the East

IN WITNESS WHEREOF I/We have set and subscrib

to this Power of Attorney this $\underline{\mathbf{M}^h}$ day of

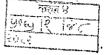
SIGNED SEALED AND DELIVERED By the within named executed by

Runwal Developers Private Limited through the hands of its Director.

Ms. Suiata Rao in the presence of

(Raily)

SIGNED SEALED AND DELIVERED By the within named executed by Runwal Developers Private Limited through the hands of its Director Mr. Ravi Shatma in the presence of



On or towards the East:

Part of the property bearing CTS

No. 166, 166 1 to 23

On or towards the South:

Goldar Road and Bombay Textile

Besaarch Centre

On or lowards the West: Gharkopar Industrial Estate

SCHEDULE IX OF THE PROPERTY AS ABOVE REFERRED TO

All that piece and parcel of land admoasuring 11,730.11 - square moters along with non-slum plot admeasuring 390 aggregating to 12,120.11square metres, bearing, C.S. Noz., 4 (Part), 5 (Part), 6 (Part) and 7 (Part) of the Sait Pan Division, Sion sicuated at Pratiksha Magar, Shastri Nagar, "C" Division, F/N Ward, Number and bounded as follows:-

COMPRESSION East COM OF LOWER AS West OF MY TOWNING TOWN

: by Pratitions Magar Depot Road; by Shastri-Nagar B Division;

by MHADA Buildings; and

On or towards South : by Monoraii.

SCHEDULE X OF THE PROPERTY AS ABOVE REFERRED TO

I. Alligatipleces and parcel of and edineasuring approximately 689.53; square meters bearing Survey No:106-A and CTS No. 195 (part) of villade & Taluka Andheri, Mumbai Suburban District, cituate at D. N. Nagar, Mumbal 400 053.

On and lowerds the North By Building No.02 Sv Building No.06 On and towards the South On and towards the West By 40 feet road By Building No.03 On and rowards the East

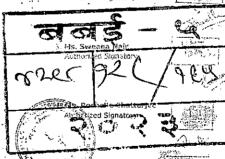


1. Mr. Yagesh Barecha Authorized Signatory









"5" Mrs D epak Shah



MUMBAL

Astnerized Stanetory

THE THE THE PARTY COMMENTS

Ms. Monica Gupte (Signature of Alterneys





4999PH RUNWAL DEVELOPERS PVT. LTD.

Rat Qualificati

CERTIFIED TRUE COPY OF THE CERCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LAWRED

करता ४

AUTHORITY IO NS. SUBLITA BAD AND MR. RAVESHARMA FOR THE PROJECT "RUNWAL ANTHURIEST" AND "B SOUARS"

"RESOLVED TEXT AT Sojata Ray and Mr. Basi Sinerao - Difference of the Compute, but and her bereight severally activated for and on betterful of the Compute to 1991, research, serify; condition, but per lefter, and incredible and review the Agreements for Side, decide described and Soil Bend, here and Review agreement of the Agreements of Side, decide described may be received, fixed time to the form of the series of the side of the Si

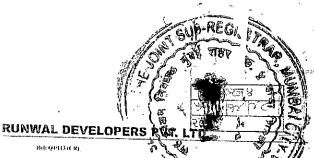
All that piece or power of fund or ground situated bying and being on the Attornal Ages Road on Editland in Greater Mountain Director and Sub-Parister Danders Mountain Subgream Director being grant of Survey New, 3-44, and 3-50 gast placesters (AGE) Capt Species News, 344 pages, 344 ft. pages 1944 Species (AGE), 344 ft. pages 1944 Species News, 344 ft. pages 1944 Species (AGE),
CONSTRUCTOR DICTURER THAT the shave predicted Directors of the Company of the Section of the Sec

RESOLATED AL RETHER TRACE M: Voge & Supreba, Ms. Rechelle Camerica, Mr. R.S. A Molass, Ms. Shoba, Sengar, Ma. Perlaya, Lutha V. Ma. Swepra New Ms. Medice Goots and Mr. Deepul. Sign - and over for the Control of the C

REMILVED FLETHER TUAT: a certified rise copy of the foregoing resolution that signed by any take liftering of the Company, for and it hereby furnished to concepted authorities as and when required.

الماللية. Mahrsh lyer Director BIN: 01/1278?

Rogal Olifice: Rumant 6 Credat Espane, Sin Fru., Opt. Sion Chundhauf Signal, Sion (E), Marrola - 400 02. Tot (-52 - 52 - 6113 3000 - Fax - +91 - 52 - 2459 3749 - E. coppone/@inmisi.com - www.tukedi.com Clast J 70100 MH 1988 PTC ON083.



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"RESOLVED TRATA'S, Sugals kers and Mr. Ray i Starma. Describes on the Company, he are our been revietally authorised for and on helitals of the Company in sign, overailly confirm, indee, who established and resport the Agreements for Sale, during decompants and Nife Dood, trate and limit remains and another more described in surprise of Fairly for the confirmants subject to either the fractions for the company of the property of the form of the surprise of Fairly fairly provides which are being devotroped construction by the company to the property and or any contriby I willst." That is distingly benefits indentity are with respect to the property contributed by the confirmation of the property of the property of the contributed of the property of the prop

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Kish, Prophysical Mr. Abush Hindhagan buriranahichis of the Company,

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Manusic Iyer Steausic Iyer Director IIIN: 01237787

Regd, Office : Runwal & Cinkur Escasia, 8h Fir. Ope. Son Chambidatic Signal, Sich (E), Nambar - 400 07 [et] - 91 - 22 - 6113 3000 - Fax - 91 - 72 - 2400 3745 - 61. copporting/furnal.com - conv. or 070100 Mrt 1928 PTC (Appel).

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Ref: Q4/112 (CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEDRICARY 2021 APPROVED BY THE BOARD OF DIRECTORS OF RENWAL DEVELOPERS PRIVATE LIMITED

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AUTHORITY TO MR. YOCISH BAGRECHA, MS. RUCHELLE, CHATTERJEE, MS. R.S.A. MOHAN, MS. SHORHA MALKAR, MS. PUSHPA LATHA Y. MS. SWELYA NAIR. MS. MONICY, GUTTE, AND MR. PEEPAK, SHAM PUR, THE PROJECT "RUNWAL ANTHURUSH" AND "R SQUARK"

ANTIRRIAN AND PRODUCTS

"RESOLVED THAT Mr. Vogosh Bagrecha, Als. Rochelle Chatterjee, Mr. R.S.A Mohan, M. Shahia Malkar, Mr. Poshpa Lathe V, Mr. Sovens Kair, Mr. Mohita Guipe and Mr. Deepak Shih - Authorised Officials of the Company, he ard as he hardy-severally authorized for and on behalf of the Company to sign, execute, verify, confirm lodge, admit, acknowledge and register the Agreements in Stake, deed, documents and Sto Deed, leave and discusse agreement need, and an artist from the Stake deed, documents and Sto Deed, leave and discusse agreement one, and an artist from the stake and the being developed i constructed by the company on the properties and properties of the stake of

RESOLVED FURTHER THAT Mr. Vogesh Bagnecha, Ma. Rochelle Chatterjee, Mr. R.S.A. Molani, Ma. Shabha Malkar, Mr. Rushen I atine V. Mr. Savocut Nair, Mr. Manfara Gorne and Mr. Decreak Shah - Authorised Officials of the Compute, be and one hereby devently authorised to the best-state it in power only for fittinged purpose of loading, administration and regularization of the skild documents whit the concerned utility of the Sub-Regulary of Javantoses and other commence arthorises, dad giages and secured by them to favour of Mr. Saulint Pales, Mr. Barnesh P. Lantad, Mr. Dinoch Missins, Mr. Tejenth K, Mr. Manfah Saviani, Mr. Krisha Purpinsi and Mr. Akasti Jajodia - Amherised Officials of the Compuny.

RESOLVEN FORTHER THAT a certified true copy of the foregoing resolution duly signed by my one Director of the Company, be and is berely furnished to concerned authorities as and when required."

for Rugwal Developers Private Limited

HALA SE Maliesh Iyer Director DIN: 01337787

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RUNWAL DEVELOPERS PVT. LTD.

CERTIFIED PRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNNAL DEVELOPERS PRIVATE LIMITED

AUTHORITY TO MR. VOGESH BAGRECHA, MS. ROCHELLE CHATTERLIEF, MR. R.S.A. MOHAN, MS. SRORHA MALKAR, MS. PUSHPA LATHA V. MS. SWERNA NAIR, MS. MONICA GEPTE AND MR. DEEPAK SHAH, FOR THE PROJECT "RUNWAL STRIPHONY.

MESOLVED THAT Mr. Yoge is Bagreela, Ms. Rochelle Chanerjee, Mr. R.S.A. Molan, Ms. Shelbha Mallar, Ms. Probpat Jatha V. Ms. Swena Nair. Ms. Honica Gupte and Jul. Deeped. Shah. Authorized Officiels of the Company, be and are hereby envenily nathorized for and on behatf of the Company to organ events. We wife, confirm though earth; acknowledge and register the Agreement, for Sale, deeds, documents and Sale Deed, leave and Honere agreement etc. undor any deed documents of subsequent therete, which may be necessary from time to time in respect of flusty wings premises which seeks the subsequent constructed by the congrapy on the property and/or any surveitor flusty wing deed documents by the congrapy on the property and/or any surveitor flusty to the congrapy of the congrapy o

All that piece and purcel of layout Sub-plat 'D' forming part of CTS No.692, 1939;77 saparus, forming portion of the plot of land being lying and situate at Villag Vakuia Fredge, Saustene (P). Hundrar 400 024 within the Registration Sub-Dist District Hundral Sub-District Munichai Sub-D

REMANED FURTHER THAT Mr. Vagesh Bageeria, Ms. Rochelle Charterjee, M. Ms. Skuldo Malkar, Ms. Pashpa Latha V. Ms. Sweena Nair, Ms. Monies Gupe and Michigan S. Faulassie of Officials of the Couperty, the and are hereby severally authorized to selection and for finited purposes of hading, adminising and registration of the said deatometry with the constraint of the Sulf-Registran of Assurances and other conversed authorities, duly signed and exceed by them in favour of Mr. Sudith Palso, Mr. Romesh P. Lunkal, Mr. Dinach Martar, Mr. Tippally Vir. Manish Sawtani, Ms. Srisha Parpiani and Mr. Akash Jajodia - Authorised Officials of Company.

RESOLVED FURCTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby familitied to concerned authorities as and when required."

for Russial Developers Private Limited

Killy &. Mahesh iyer Director DIN: 01327787

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ogd. Office : Runwal A. Omker Escuare : 5th Fr. Opp. Son Chrinaterald Signet. Sen (Cl. Mumbai - 400 022 Tel.: +94 - 22 - 6113 3000 + Fax +31 - 22 - 2419 3743 + E. corporate@runwal.com + www.sunwal.com Cin. U 70100 MH 1988 PTC 04651

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CERTIFIED TRUE COPY OF THE CHICCLAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

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ACTRORITY TO MS. STUATA BAG AND MR. RAYLSHARMA FOR THE PROJECT "RUNWAL ELEGANTE"

"RESOLVED HAT Sojan Ruo and Mr. Rari Sharma - Discusse of the Company, be and are hereing severally antiserized for and on behalf of the Company to sign, average, withy, confirm, looker, other, are used to be designed the Agreements for Side, deeds, decourses are fast Dreed, larve and factors approxime the additional confirm and factors and specific and an additional confirm the several specific and an additional premises which me better than the several specific and a premise which me better than the several specific and the property should be added to the company on the property than the several specific and the sever

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RESOLVED FURTHER THAY the above mentioned Directors of the Congrup, by and are briefly audionised to administe the power in fewore 5th, Versein Begreeth, Ms. Roch-the Chanteries, the RAA Molen, MS. Sobobs Malian, Ms. Paulor Ladar, V. M. Sweeth, Sim Mills Filiation Gorge and Mr. Bechart Sich + Authorised Officials of the Computy to step excepts, verify, confirm, lodge, dark calcinosticals and register the Agreement for Sule, disade, documents, Sale Deed and two any deed documents subsequent thereto a document of the Computing Compu

ABSOLVED FURTHER THAT ML Yorsh Baggerin, Mr. Rachelie Cluraryse, Mr. R.S.A. Mohan, Ma. Stechnic Adalan, Ma. Pashy: Luthi V. Ma. Stechna Mail. Mordan Gupta and Mr. Dayyst Shah. Authorized Officials of the Uniquety, be and are hereby accounted outstands for precisions be power to Entered purpose of longing, arthriting and ingritation of the and documents with the encentral office of the Stan-Registrate of Assumers used after concerned archivines, they ingred and occurred by due in the world of Mr. Staffit Palay, Mr. Remoth P. Lanked, Mr. Direct Mohane, Mr. Tripafil R. Mr. Marten Sawked, Ms. String Parplint and Mr. Alzah, Jajodia - Authorized Unifords of the Company.

RESOLVED FURTHER THAT a certified true topy of the foregoing resolution duly signed by any one Director of the Company, be und is increby furnished to contactned authorities ac and when required."

Mahesh Lycr Director DIN: 01332767

Regd. Office: Runward & Omkar Kamara. Shifer. Orn Sion Chundhatti Signal Scott (E.) Muraba - 401-22. Tal. +01-22-9113 0000 - Fex. +91-22 - 2409 3746 - 61 construct@natural con - environment Con U.70100 MM 1586 PTC 046031

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CERTIFIED TRUE COPY OF OUR CIRCULAR RESOLUTION DATED 25 FEBRUARY 2072 APPROVED BY THE BOARD OF DIRECTORS OF RIAWAL DEVELOPERS PRIVATE LIMITED

AUTHORITY TO MS, SIGATA RAO AND MS, RAYI SHARMA FOR THE PROJECT PRESSALULING."

RESULVED FURTHER THAT a certified true copy of the foregoing resolution daily agreed by are Director of the Company, be and o hereby farmatical traconcerned authorities as and when required."

for Runnal Darkhpers Private Limited

Director DEN: 01/37787

Regd, Office : Reswall & Onkar Escuria. 18h Flu. Ope: Son Cismabhett Sgnal, Sun (El, Munton: 4/19.022 Tol. 1911 - 27 - 8113-2000 - Fac : 401 - 22 - 24/9-3743 - E. response@controlloom - www.curus/Escuri Cith 1/17 Office : Cith 1/17 Office III 1988 FTC CHAROL

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CERTIFIED TIME COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

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"RESOLVED THAT Mr. Yogash Bagraria, Mr. Rochellet horagon, Mr. R.S. A Vistam, Mr. Shebha Mollan, Mr. Dudret Leish V. Mr. Sweem, Nor. Mr. Mollett Limit, and Mr. Derpit Shah. Anthorized Officials of the Company of the Compa

RESOLVED FURTHER THAT a cartified sture case of the foregoing resolution daily signed by any one December of the Company, by and in bereby feat/field to reactine fault-makes also and when

. Sir Rumval Developers Private Limited

Mathests tyer Director DIN: 0132-037

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CERTIFIED TRUE COPY OF THE CREALAR RESOLUTION DATED 25 FEBRUARY 1922 APPROVED BY THE BOARD OF DIRECTORS OF IR SWAL DEVELOPERS CERTIFIED TRUE TO THE 2022 APPROVED BY THE PRIVATE LIMITED

ALTHORITY TO MR LOGESTI BAGRECHA, MS, ROCHELLI CHAPTERIEF, MR, RSA, MOHAN, MS, SHORHA MALKAR, MS, PENIDA LATHA V, MS, SWEENA NAR, MS, MONICA GUTTE AND MR, DULPAN SHAH FOR THE PROJECT "RUNWAL LUMA"

**RESOLVED THAT Mr. Yopesh, Dapredos, Ms. Rochelle Chatterjier, Mr. R.S. v. Mehan, Mr. Sloebas Mellar, Ms. Prodpol Latin V. Mr. Sowenn Stat. Mr. Monrea Grape, and Mr. Deepal, Shah e Anthrolities Ollienth of the common, be and are breely not early authorized for and an behalf of the Company for days of even verify, continue hopes, admit, and proclosely interface it repairs the Company for days of even continuents for yales ands of extraction and Sole Even! Lover and focuses represente etc. and or not please device abbotypers, there on which was be processed from time to that in respect of finise material procedure which has be because and from time to that in tespect of finise material procedure which has be because in the property of the material procedure. The melling of the definition of the

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Mohm, Ma, Shothar Kalkar, Mc, Fadhar Kaith, V, Ma, Sweena W,
Deepak, Shah - Amburude Officials or the Company, he mut are
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n FURTHERS of Company, by and is been by Developer Envary Imped Habi Mahesh Director DIN: 013

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CERTIFIED TRUE COPY OF THE CIRCULAR BESOLUTION DATED 25 FEBRUARY 2012 APPROVED BY THE BOARD OF DIBICTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

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AUTHORITY TO MS SULLYA RAD AND MR. RAYS SHARMA FOR THE PROJECT THE RESERVE.

All that places or pureds of find or ground rituate lying and being in the Lawer Park, Directors food, for the City and Pergitterion Sub-Esteric of Bombay, Collectors near near (220) on Language Coursey, Nov. 15130, 25133, and 1-25139 and Cadastral survey no. 1513 of its distribution in all admirations, about 350465 Square.

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HIS ON TO FIRSTHER HAT those mentioned Directors of the Company, by an office for fewer and bringing and principles of the same papers of longuing, admining and for first affect on a SPA deceases with the concerned either of the Sub-Register of Associations and to if John and Company and Association of Associations and to if John Directors and the John Directors of the Space of the Company
Cliss for a more magnetic and the above mentioned Directors of the Company of the

RESOLVED FURTHER THAT W. Yeach Biggerha, Mr. Norhelds Chartefper, Mr. R.S.A. Mohite, Mr. RESOLVED FURTHER THAT W. Yeach Biggerha, Mr. Norhelds Chartefper, Mr. R.S.A. Mohite, Mr. Saith, Mildler, Mr. Paryer, Laine V. Nie. Northern Mild. Mr. Mohite Gripte and Mr. Despit. Shah, An Inteles Officials of the Company, I to and my bredy to zending methods of patients deep power for intelligency of Avouations and other consumed authorities, July shared and executed office of the sigh-Replace of Avouations and other consumed authorities, July shared and executed by their in factor of Mr. Saitly Faire, Mr. Karreili F. Lenkal, Mr. Direch Matrix, Mr. Tripaln K. Mr. Martin Savidar, Mr. Sharelli R. Mr. Martin Savidar, Mr. Startler and Mr. Acade Injection of Officials of the Company.

RESOLATED FUNTHER THAT a craftled true copy of the locogoing resolution duly squeed by any one Director of the Company, by and is breely formulaed to concerned authorities as and ideal required."

tor Bunual Developms Private Limited

Mahrah Perf Director DIN: 017 37787

Regid, Office ; Rumas & Ondar Enquate, 5th Pt. Opp. Join Chanaspata Gayret, Sizo (S). Maintes: +55.022. Tel., +91 - 22 - 6313-3003 - Fax - 491 - 22 - 2409-3745 - E. expensio@emoid.tean : www.fumids.com CNI U 70160 Mtl 1958 PTG 74:632.



CERTIFIED TRUE COPY OF THE CIRCLEAR RESIDE, 110A DATED 25 FEBRUARY 1022 APPROVED BY THE BOARD OF DIRECTORS OF ROSWAL DEVELOPERS PRIVATE LIMITED

AUTHORRY TO MS SURVEY RAO AND MR. RAYL SHARMA FOR THE PRODUCT "NIRVANA"

"RESOLVED THAT MS. Nijuaz Ras and Alis Itari Steams. Directors of the Continuo, severally authorized for and as teledit of the Company to sign, counter virily, confusions of the director of regions the Agricuments for Steams described integrated and segments and state of the agreement of the state of the agreement of the state of the agreement of the state of the sta

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for Hunwal Berchapes Private lahesh lyer lita bu 1227 JIN: 01337757

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RUNWAL DEVELOPERS PVT. LTD.

CERTIFIED TRUE COPY OF THE CINCULAR RESOLUTION DÂTED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

AUTHORITY TO AIR YOGESH BAGRECHA, MS. ROCHELLE CHATTERIEE, MR. R.S. AIOHAN, MS. SHOBHA MALKAR, MS. PUSHPA LATHA V. MS. SWEENA NAR, MS. MONICA GUPTE, AND MR. DELFAK, MIAH, FOR THE PROJECT, "THE RESERVE"

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concorned authorities as and when respired."

for Runwal Developers Private Limited

Mahinh lyer Manussa Director DIN: 01337787

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RUNWAL DEVELOPERS PVT. 1276.

Ref. Q4/D44 (CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION BATED 15 FEBRUARY 1011 APPROVED BY THE BOARD OF BIRECTORS OF RUNWAL DEVELOPERS PROLYTE LIBITED

AUTHORITY TO MR. VOGESH BAGRECHA, MS. ROCHELLE CHATTERIEE, RSAMOHAN, MS. SHODHA MALKAR, MS. PUSHPA LATDA V. MS. SWEENA X DS. MONICA GUPTE AND MR. DEEVAN SEAH FOR THE PROJECT "NIRVANA

PRESOLVED THAT Mr. Voyesh Bagrecha Ms. Rochelle Chatteriev, Mr. R.S.A. Voltan, Ms. Shoble Mellar, Ms. Prohja Latin V. Ms. Sweena Pair, Ms. Moulies Guyte and Mr. Daspak Shah Auda rised Officials of the Umpany, be and are larely sweenily authorized turning of the Object of the Company to sign, execute, serify, confirm lodge, admit, acknowledge of the Company of sign, execute, serify, confirm lodge, admit, acknowledge of the State of the Company of the Co

All that piece or parcel of land continuing by admeasurements an area of Section bearing C. S. No. 662 of Fired Secrete Division and registered in the Books of Control Land Revenue under New No.14261, New Survey No. 37265 at Parcl, church Control Secrete No. 4, within the Registration District and Sulf-District of Mambal City and Mumbal Secrete.

RESOLVEO PURTHER THAT Mr. Vogeth Bagrecha, Ma. Rockelle Chaneder, Mr. R.S.A. Mohan, Ms. Shehmadar, Mn. Punkpa Latha V, Ms. Swerne Nig, Mr. Mohine Gopte and Mr. Dergolt, Shah - Anthorised Officials of the Company, be and are larney severally authorised to which the propose off for lighted purpose of feelings, affording and registration of the said decrements with the concerned office of the Sub-Registers of Assumence and other sentential authorities, dayly argued and secured by them in favour of Mr. Sashir Palov, Mr. Registh P. Luckar, Mr. Dinsolt Millott, Mr. Tripatif V, Mr. Markis Sawleni, Ms. Krista Purpioni and Mr. Akach Najosla - Ambarised Officials of the Company.

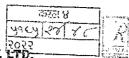
RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby familished to concerned authorities as and when

Halaly to

Mahesh tyer Director DIN: 01337787

egd. Office : Rimwal A Orrikar Esquare, Sin Fir. Dipt. Sion Chunoshtudii Signal, Sion (E), Mar Tal. : 491 - 22 - 6113 3000 + Pax - 491 - 22 - 2499 3749 + 6 : corporazin@nuval.com - www. CIN - U 70100 MH 1989 PTC 06651

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RUNWAL DEVELOPERS PVT. LTD

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RESWAL DEVELOPERS PRIVATE LIMITED

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RESOLATO FORTHER THAT the above mentions II cross of the Company to ability as when the destinate the private forther of the August Reproduct Als, Rodastic Changare, the R.S. Solate Alst Alsthar, Als Palaga Luta V. M. Swoom Nat. M. Morrar Garge, and M. Dong Aller and M. Dong Aller and Alsthar als the Comments to term secure cover, confirm dange, and in although Apprentices to Sale, deeds, repositoris, Nat Deed under any deed Assument's robscoper decrease matterings.

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RESOLVED FURTHER THAT accritical vacyory, of the burgaing resolution duly signed by any one flaction than Company, for under branch furthers in conceincid pulsarities of and when required."

a Runy at Davelopers Private Limited

William Mahesh tyer Director DIN: 01337707

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RUNWAL DEVELOPERS PVT. LTB

CERTIFIED TRUE COTY OF THE CIRCULAR (ILSOLUTION DATED IS FEBRUARY 2002 AFTROYED BY THE GOARD OF DERECTORS OF HENNAL DEVELOPERS FRINALL LIMITED

AUTHORITY TO MS. SCIATA RAO AND MR. RAVI SHARMA SOR THE PROJECT "OPCOME RESIDENCY."

REMOLVED FIRTHER THAT the above monomod Directors of the Company, by and are being accessed authorized to obtain the process of the Company, by and are being accessed on the conformation of the sub-fit of the process of the conformation of the processed on the conformation of the processed of the processed on the conformation of the processed on the processed of the processed o

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RESOLVED FURTHERS THAT AT Vegens Bergeith, Mr. Rechible Charterion, Mr. R.S.A. Mohan, Mr. Samun Miller, Mr. Furbjo Lasta W. John Sweem Noje, Mr. Nodenia Gante and Mr. Dengal Schole Authorities of the Company, No rad we havely sesseably authorited to substance the general Schole Authorities beigging, notificial and registerious of the said document with the consequent within the consequent Conference of Scholes, particularly and registerious of the said document with the consequent within the consequent within the Scholes, plant of Scholes, and Scholes, plant of Sc

RESQUEED FIGURIER THAT a untilineause may wishe lenguing persistent dely signed in any one University Company. To send in benefit furnished to consumed authorities us and other required."

Regd, Office: Runnick a Cintar Europe, Sp. Cr., Opt. Sich Chanathat Signal Secret: Number - 10: 457 Tot +91 22 - 6113 3500 + 622 - 131 22 - 2409 3749 + 6 - concentrate for which continued continue

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W. C. C. S RUNWAL DEVELOPERS PVT. LTD.

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION HATED IS FEBRUARY BUZ APPROVED BY THE BOARD OF BRECTORS OF REMAIN, DEVELOPERS PRIVATE LABILED

ALTHORITY TO MR. A OGISHI MAGBECHA, SM. ROBBELLE CHATTURIEE, MR. RS.A. MODIAN, MS. SHOBRA, MALKAR, MS. PISHPA, LATHA M. MS. SWITAN, MR. MS. MUNICA GEFTE AND MR. DEEPAK SUAH FOR THE PROJECT "THE RESIDENCE."

"HESOLVER HIAT M. Vogera Bitrocha, Ma. Rockelle University, Mr. R. A. Mohin, M. Stobla, Melkon, M., Bacher, John V. Mis Swenn Mer, M. Horne, Lungher Mr. Depuls Sinh. Authorited Officials of the Compute, the act are bettly recently seen friend for aid on bettly of the Compute, the act are bettly recently seen friend for aid on bettly of the Computer Sign accrease, seetly, commission, the constraint and Sid, Deed, Lence and Hagure appreciation, and replied the Agreements of the Goodwall and Sid, Deed, Lence and Hagure appreciation, and the property of the Sidney and Sidn

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RESOLVED FURTHER THAY IN, Vocal Bayretta, M., Mechalis Charerte, Mr. R.S.a Meine, Mr. Abdully Middler, Mr. Renga Lafla V. Mr. Nectors Note, Mr. M.-man Gorga and Mr. Decrois Stote - Assistant Offstyle of the Company, for and ne inverse security is distincted to the control of
RESPIA GO FORTHER THAT a contribed true copy of the toter time resolution didy signed by us on Discrete of the Computer, be and so bereby furnished to concerned actionities at and when required.

for Runn al Developers Percate Emited

Director DIN: 01337787

Rend Office : Mission 4 Cooker Ecoson, Em Fr. Cop. Son Churachala denne Nor 151 Mennes i ajarong Tali 1995 - 22 - 6110 0600 i filar 1991 - 22 - 2600 0742 i El consumeration idirem in non-sonad com Chilippin of the property of the 2000


ALTHORITY TO MIC PUGESH BAGRICHA MS, POCHFALLY CRATTERITY, MR. R.S.A.
MDHAN, MS. SHOGHA MALKAR, MS. PESHPA LATHA A, MS. SHOTNA AMIL MS. MONICA GLIFF AND MR. HETPAR SHAIL FOR THE PROJECT (DROTHE RESIDENCY).

RESOLAT D THAT Mr. Vegocii Bapredia, AR. Nes brille Charastica, Mr. R.S. Abdem, Mr. Shoth Mirian, Mr. Dridge Ladie, V. Mr. Nescota Paul, Mr. Shoth a Gight and Mr. Drepel, Shahe Ardhem Mr. Shoth a Gight and Mr. Drepel, Shahe Ardhem Mr. Shoth a Charastica of the Company, be and an heavily severally antihinated for and or bright of the Company, be and an heavily severally antihinated for and repeat on a Agreement, for Sala, decident, extracts existly, confilm length, and the language and the Ardhem of the mr. of the mr. of the Mr. Shahe and Heaville and the several of the state of the mr. o

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RESOLVED FURTHER THAT Mr. Vegech Begrecht. Mr. Rechelle Clotteger. Mr. R.S.A. Melon. 180 St. Mr. (18 Ch.) 180 Common Mr. Mr. Merten Common Mr. Dergal. Steft. Annamy of History of the Common Section 180 Mr. Dergal. Steft.

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RUNWAL DEVELOPERS PVT. LTD.

CRITIFIED TRUE COPY OF THE CIRCLES RESOLVED DATED 28 FEBRUARY 2023
WERDLY'D BY THE BOARD OF DIRECTORS OF RESNAL DEVELOPERS PROVATE LIMITED.

AUTHORITY TO ME NUMBER OF AND ME RAYL SHARMA FOR THE PROJECT TRUNKAL DMELESS.

RESOLVED TRYTAN, Sojata Rossand Mr. Radi Shermas. Discerce of the General, be sent as darwin seconds understood for and on helial of the Assemble to days, emerge valle, continue being senting. Annealester active posses the approximents handles described organisms and Sole (text. It have read corner grammen or, and or any deed documents subsequent increase which may be one from more taking increase training and a product with a new being developed continued by the consequence of more active and amount made [1138] in Martini Restaution Industry one, mixture position from the other decision.

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RUSOLNED FURTHER THAT the above manifored infectors of they corpusly to that so briefly served, and to briefly served, the proceedings the power in Livers of Mr. Yoper's Reportable Mr. Rochell's Chartery, Mr. ROSA (Mohnell and Lander) and the Company of the Com

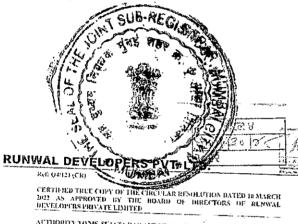
RESOLACED ARRITHER Jr., Vogosh Dogreeirs, Mr., Rochelle Claurijer, Mr., R.S.A. Mohn, M., Shohn Makar, Mr., Pachiga Lisha, V., Mr., Sover, (Mr.), Mr. Vooker, Gepre and Kr., Deepek Shoh, A entherlased Offschaff, or the Computer, the and are harred a coverably conhected his monitoring the proof for Britisch parties of coloring, additioning and offschaff advanciers withink concerned actives the randorquism of Assartiness and concerned authorities, edge signed and essential by them in lower of Mr., Sulhir Palas, Pr. Rainson P., Larked Mr., Diegel-Risten, 19, Trigaton C., Mr. Marich, Stochaff, Mr., Korbe Prijemi and Mr., Wardi Rijedia-auter concerned authorities.

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r Ronwai Developers Felsass Limited

Stabeth 1967 Director DIS: 01537787

Rogd, Office : Ruswal & Chika: Esquare, 5th Fix, Opp. Stan Chunabhati Signal, Sixii (E), Mumbai - 400 022 Tei. +91 - 22 - 9113 0000 - Fax: +91 - 22 - 2405 3749 - E - corporate@ne-walcom - www.ruswal.com CR4 : U 70100 MH 1988 PTC 036631



AUTHORITY TO MS, SULATA RAO AND MR. RAVI SHARMA FOR THE PROJECT SULATED AT D. N. NAGAR

"HESOLVED THAT Ms. Sujan Rae and Ms. Revi Sharme. Procedure of the Company, be and are herein severally authorised for and on behalf of the Company to sign, execute, verify, vonition, lodge, admit, acknowledge and register, the Agreements for XIII, stoned, document and Saic Deed, Leave and Resonse agreement etc. andare any deed decuments subsequent thereto, which may be necessary from time to them to respect of fates under permitted which are being developed constructed by the company on the property sector may amentally facility. The fatthering developed constructed by the company on the properties, as mentioned below:

L All that pieces and parcel of land admeasuring approximately \$29.5 square meters benefit Survey No.106-A and CTS No. 193 (part) of village & Tainka Andlerit Muschal Survivior District, situate at D. M. Nagor, Mumbal 400 053

On and towards the North On and towards the South On and towards the West On and towards the East

By Building No.02 By Building No.06 By 40 feet road By Building No.03

H. All that pieces and percel of land admensioning approximately 1070.63 gibbte, whether to \$7.53 square meters as per feare cleed and \$82.53 square meters additional land approximately 1070.63 gibbte, whether the square of the square meters wide road to \$1.20 gibbte,
LIN BOOL OR STREET THAT the shows melitance Directors of the Company, by and are the Market Market of the Subsequence of Indiging admining and Secretary and positive of Company, and the concerned office of the Subsequence of Australia Oracy and participates and strend on a received by them in favour of Assaulter Paul, Mr. Krysta Paul paul and Mr. Assaulter Paul. Assaulter Paul.

RESOLVED FOR DIER THAT the above to tigothy severily analysised to substitute the Mochelle Collection, S.A. Melan, M. S. Nair, Ms. Monien Copperand Mr. Deepale Stat intioned Directors of the Company, be and are power in favour Mr. Yogish Bagicelia, Ms. ohia Malkar, Ms. Pasipa Latha V. Ms. Sweeni Authorised Officials of the Company to sign, design and register the Agreements for Sale. d. d. d. Santier

Regd. Office: Founds & Onder Engages. 55: \$1... One: Stort Changestein Sejant, Stort (6), Manchet. - 400 1222.

Tel: 195 - 22 - 6113 3000 - Casy - 61 - 22 - 200 3749 - 6 - experime@number.com.com.

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RUNWAL DEVELOPERS PVT. LTD.

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

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AUTHORITA TO MR. VOGESH BAGRICHA, MS. ROCHELLE CHATTERIEE, MR. RS.A. MODAN, MS. SHUBULA MALKAR, MS. PUNIPA LATRA V. MS. SWEENA NAIR, MS. MOMCA GUPTE AND MR. DEEPAK SHAH FOR THE PROJECT "RENWAL

PRESOLVED THAT Mr. Yogosh Bagrecht, Mr. Rochelte Chanerjee, Mr. R.S.A Molam, Mr. Shebhr Milkhar, Mr. Portpak Lisha Y, Mr. Sweems Mair, Mr. Monico Guyte and Mr. Devyak Shah. Authorised Officials of the Company, he and are hereby severally authorized for and on behalf of the Company, he and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, continu bage, admit, advantedge and register the A greenment for Sale, deeds, documents and Sale Deed. Leave and literate appearance see, and/or any deed "documents' subsequent attention, which may be necessary from time to time in respect of flats, unitely greeness which are being developed reconstructed by the company on the property informing animality. Seeking 'Title' militantial declarations' informatic extensions a mentioned below:

All that free and ported of band admissioning [1,730,11 square meters alway with right additionation of the properties of [1,120,11 square meters bearing CS No. 4, 10ar 2015] and 7 (Part) of the Soit Pan Division. Since situated at Pratitable Nagar, Singhi Nagar, Carlotte Markette (1,00) and 1 (Part) of the Soit Pan Division. Since situated at Pratitable Nagar, Singhi Nagar, Si

Gn or towards Uses by Pritikshi Nagar Depot Rosa;
On or towards West by Shasiri Nagar B Division:
On or towards Nouri by MHADA Buildines; and
by Morerail.

RESOLVED FURTHER THAT Jeft, Vogesh Bagrecha, Ms. Rochelle Chanerine, Mr. Ms. Sindsia Muñart, Mr. Pudpa Casha V. Ms. Sweens Nail, Ms. Monita Guyes and Mr. Derez. Ms. Sindsia Muñart, Mr. Pudpa Casha V. Ms. Sweens Nail, Ms. Monita Guyes and Mr. Derez. Ms. only for literals of the Company, be and are hereby secretally aethorized to substitute the proof for literal depresses of legisler, administing and registration of the said decements with the control office of the Sab-Registrar of Assurance and other conserued authorities, duly signed and escentishen in fasters of Mr. Saulhi Paña, Mr. Ramett, P. Lunisal, Mr. Direch Minter, Mr. Tiputh, Mr. Manish Savlanii, Ms. Kitida Parpiani and Mr. Akash Jajodia - Authorised Officials of

RESOLVED FURTHER THAT a certified true copy of the forceoling resolution duly signed by any one Director of the Company, be and is hereby finished to concerned authorities as and when

for Runwal Developers Pelvate Limited

Mahesh Ives Director BIN: 01337787

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Regd. Office : Ruswal & Olskar Esquare, Sm Fix. Opp. Sion Chenashertt Signal, Sion (E1), Munitari - 400 522. Tel.: -91 - 22 - 6113 Jidg0 - Fax - 491 - 22 - 2409 3744 - E1 corporate/grafus/sal.com - www.tunwal.com. CD9: U 70100 MH 1988 PTC 046813

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RUNWAL DEVELOPERS PVT. LTD.

detals, documents, Sale Deed and/or any deed/ de-mentioned

RESOLVED FURTHER THAT Mr. Yogeah Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A. Mohan, Ms. Shohha Malkar, Ms. Pushpa Latha V, Ms. Sweens Nair, Ms. Monica Gupte and Mr. Deepak Shah – Authorised Officials of the Company, be and ane herefy severally authorised to substitute the power for limited purpose of lodging, edmitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in Javour of Ms. Sudihi Palan, Mr. Ramesh P. Lunkad, Mr. Diresh Maure, Mr. Tripathi K, Mr. Manish Sawlani, Ms. Krisha Parpiani and Mr. Aakash Jajidda - Authorised Officials of the Company.

RESOLVED FORTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required."

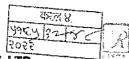
for Runwal Developers Private Limited

العلالية Mahesh Iver Director DIN: 01337787

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RUNWAL DEVELOPERS PVT. LTD.

Ref: Q4/122 (CR)

CERTIFIED TRUE COPY OF DIE CIRCULAR RESOLATION DATED IN MARCH 2022 AS APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

ACTHORITY TO MR. YOGESH EMERCHA, MS. ROCHELLE CHATTERJEF, MR. R.S.A. MORIAN, MS. SHOBILA MALKAR, MS. PUSHEA LATHA V. MS. SVYENA NAHE, MS. MONICA GUPTE AND MR. DETPAK SHAH, FOR THE PROJECT STRUCTED AT D. N. NAGAR

"RESOLVED THAT Mr. Vogesth Bagreton, Ms. Roshelle Chatterine, Mr. R.S.A Mohan, Ms. Shabila Maffar, Ms. Pushpe Latha V. Mr. Sweems Nair, Ms. Mohaca Gupte and Mr. Deepak Shabi A Authorised Officials of the Company, be and are freely severally authorized for analose behalf of the Company to sign, execute, verify, continue lodge, admit, acknowledge and register the Agreements for Sale, decks documents and Sale Deel, bear and freene agreement entander any deed documents subsequent therein, which may be necessary from time to time in respect of flata' units' premises which are being developed constructed by the company on the projectly author any amenity flatality." 1DR: allidayla' declaration/ indemnity ent, with respect thereto as mentioned helow:

thereto as meantained network.

L. All that pieces and parcel of lard admeasuring approximately \$89.53 squant Survey No. 1995 (part) of village & Talaka Andheri, Mun District, situate at D. N. Nagar, Mumbai 400 053.

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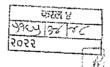
D. All that please and parcel of land admeasuring approximately 1070,05 s (687.43 square meters as per lease deed and 382.55 square meters addition Survey No. 109-A and CTS No. 105 forum of village & Taluka Andhari, M-Diotrict, situate at D. N. Nagar, Mumboi 400 053

On and towards the North :
On and towards the South :
On and towards the West :
On and towards the East :

By 12.20 square meters wide road by Building No.04 By 12.20 square meters wide road By Building No.04

RESOLVED FURTHER THAT Mr. Vogesh Bagreens, Mr. Rechelle Clatterier, Mr. R.S.A. Mohan, Mr. Stobha Malkar, Mr. Pushpa Latha V. Ms. Stocena Nair, Mr. Mushaca Guple and Mr. Deepak Shah - Authorized Officials of the Company, be and are furefy severally authorized to substitute the power only for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrat of Assurances and other concerned authorities, duly signed and executed by them in Several of Mr. Sudhir Palve, Mr. Ramesh F. Lunkad, Mr. Dinesu Mhatre, Mr. Tipathi K. Mr. Manish Sawlani, Mr. Krigha Farpiant and Mr. Aakagh Jajodia - Authorised Officials of the Company.

Regd. Office: Foreign & Omkar Esquare: 5th Fir., Own. Sun Characterist Sprail, Stor (Et. Maringa: -44) 022 Tel.: -91 - 22 - 6113 3000 - Fax - 491 - 22 - 2409 3749 - E. condented@newar.com + www.numest.com CRF : U 70108 MM 1086 PTC 046031



RUNWAL DEVELOPERS PVT. LTD.

Ref: Q4/122 (CR)

CERTIFIED ARIAS COPY OF THE CIRCULAR RESOLUTION DATED AS MARCH 2022 AS APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED.

SUIGORITY TO MR. WOUTSU RAGRECUA, MS. ROUTHALE, CHATTERISE, MR. REA MOHAN, MS. MIGHIA MALKAR, ON PENIER LAUNA WAS SAMERA NAIO, MS. MORTA GAPTE, AND MR. DESPAK MIGH FOR THE PROJECT STUGFED AUD. N. NAGAR

40.801.VEBTHAT Mr. Vopede Usprecht. Mr. Rocheller Leiterrech. Shobbs Mallian, Mr. Puripre Laithe, V. Mr. Steener, Nale A. Monke, O. Shobbs Mallian, Mr. Puripre Laithe, V. Mr. Steener, Nale A. Derbook as credity Shah, Androneoud Officials of the Company, for and or to beredy as credity behalf at the Company to sign, concents, verify, continue tolgic, admin, and the Agreement for Nale, region design, and Sade Peed, leive and I nacket my decid documents and support florerec, which may be successed.

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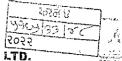
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By 12.20 square meters wide road by Hailding No.44 By 12.20 square maters wide road By Building No.01

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RESOLVED FURTHER THAT THAT Mr. Yngerh Begrecha, Ms. Rechelle Claute McKean, Ms. Stechnik Malken, Ms. Stechnik Malken, Ms. Stechnik Malken, Ms. Stechnik Malken, Ms. Dersids, Stads a Anthorized Cirkladis of the Camenny, he are one for authorized to injuritate the poster rolls for harded patrone of helping, registration of the conformed anthorized to give the same consequence of the conformed and other consequence and members, days signed and executed by the Mr. Stads Palse, Mr. Ramesh P. Lemand, Mr. Divers Malters, Ma. Tripaths Stralani, Ms. Kuttal Papina and Mr. Nakahi, Jajodh - Awthorsed Officials of

egd. Office : Runnis 5 Onition Runnins, Str. 6-9. City: Sent Cristaphilas Signal, Statt (F), Sumbar - 405-020 Tel., v91 - 22 - 6113 2000 - Fav. +91 - 22 - 2203 3749 - E. Cripta-liefy steed onto historial state of the City of Victor 614 State of the Internation.



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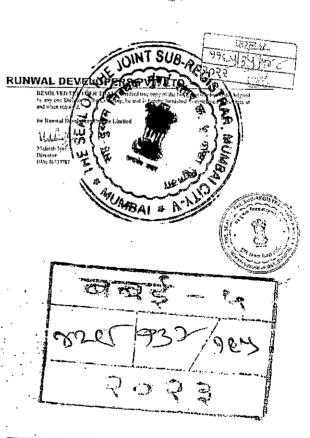
RESOLVED FURTHER CHAT's certified tree copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required."

for Runwal Developers Private Limited

histolica Manesh lyer Director DIN: 01322787



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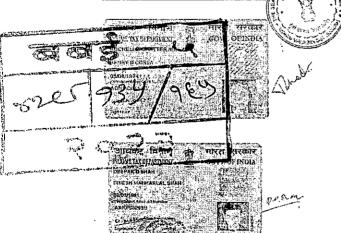
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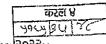
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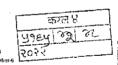






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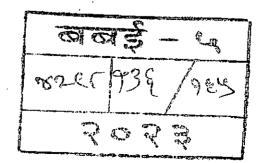


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Receipt Date 12/03/2022

Received from Fernival Developers PN Ltd, Mobile number 0100029679, an anticint of Rs.5604, towards Document Handling Charges for the Document to be registered on Document No. 5165 dated 17/03/2022 at the Sun Registrar office Joint S. R. Kurla 4 of the District Mombal Sub-orban District.

DEFACED ₹.960

VEFACEIL Payment Details

Payment Date 11/03/2022 10004152022031107889 HEF No. 207013736029 11/03/2022 11032022094610

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यस्त क्रमाकः, करस्य १५१८५/२०३३

बाजार भुल्यः रु. १६७-

भरलेटे मुद्रांक शुल्क: इ.500%

द्व. नि. सह. द्व. नि. करलः। गांधे कार्धांबुखुव पावती:5524 पावती दिनांक: १६/०३/2022 अ. वर Stos यर दि ११-९७-२०२२ : सादरकरणारावं नावः रूणवाल डेयरलपर्स प्रा.ति. च्या संचालक सुजाता रावः.

राजी इजन म.म. या राजर वेस्सा, ---

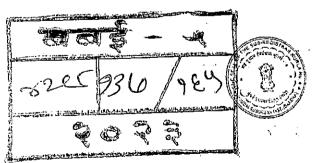
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पृहाची संख्या. १४

₹. 950.00

सह दुनिवंधक कर्दा - व

दस्तामा प्रकारः कृतम् ध्रवारपः मुद्रोण युक्तः ः १० (अ) ते तम खेरीचकु इतर कोणत्माही प्रकारपाति ः चित्रका होए. । 117 वस २ २०२२ वर : अप : 15 PM ची वेळ: (सादरीकरण) ব্যিকল ক', 2 11 / 63 / 2022 05 : 50 : 18 PM ची देळ: (फी)



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AREA STORY

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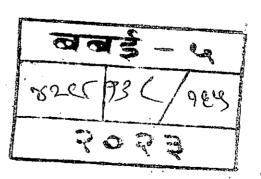
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विश्वति है. मन्त्रकार सहर हुद्दस्य विश्व कुछी न सुद्धी कामका निर्णा





DELIVERED TE १) देववाया प्रकार, 1940: रक्कांभ, ल १८४४' वृद्धितमानेकाचे ऑडर इन्बन्ध: ११९५२ए-३५९४२९ दिनांक: ११८०४-२०३३ बेकेचे गांव व पक्ष

व पता. इ.प्रकृष्टिः gChallan रिकामः छ.१००:-१९७म् वर्वेडेर अम्मीकः १४१०१४४०६४५१२७२१३२१ विकास्त. ११७०,२०२२

DELLY ERED

करत ४ 99EC -2 142 5055



SPECIAL POWER OF ATTORNEY ONLY FOR REGISTRATION

POA I

TO ALL TO WHOM THESE PRESENTS SHALL COME, We RUNWAL DEVELOPERS PRIVATE LIMITED., company incorporated under the provisions of the Companies Act., 1956 having its office at R-Mail, bearing C.T.S No. 639/1 to 7, Municipal ward T, Near Mulund Checknaka, LBS Marg, Mulund-West, Mumbai $\sim 400\,$ 080 and having its registered office at Runwal & Omkar Esquare, 5th Floor, Opp. Sion Chunabhattl Signal, Off Eastern Express Highway, Sion (East), Mumbai- 400 022 through its Director Ms. Sujata Rao and Mr. Ravi Sharma and the authorized signatories (1) Yogesh Bagrecha (2) Ms. Shobha Malkar (3) Ms. Sweena Nair (4) Ms. Rochelle Chatterjee (5) Mr. Decpak Shah (6) Mr. Mohan Raghavan (7) Ms. Pushpa Latha V. and

(8) Ms. Monica Gupte SENDS GREETINGS:

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isses/unit/office in the project and the veyance deeds/Sale Deeds/Dood of Assignments eta any other useds and documents of toon documents, TOP agreements ereinafter referred to as the said eds/Documents") with respect to the said Lands or projects to be developed on the said Lands or amenities/facilities to be provided on the said Lands.

(14)	Yide Resolutions dated 25/02/2022 and Power of
	Attorney dated registere
	under Sr. No we (I
	Yogosh Bagrecha (2) Ms. Shobha Malkar (3
	Ms. Sweens Nair (4) Ms. Rochelle Chatterjoe (5
	Mr. Deepak Shah (6) Mr. Mohan Raghavan (7
	Ms. Pushpa Latha V. and (8) Ms. Monica Gupl
	have been empowered, nominated and appointed, a
21	the attorneys to act and do the vurious acts at

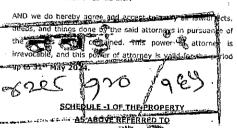
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things under the said power in the said Land and said flat/units/shops/offices/premises to be developed and/or constructed on the said Lands, as stated therein. Under the said power, we are entitled to substitute the power in favour of (1) Mr. Sudhir Palav, (2) Mr. Ramesh P. Lunkad (3) Mr. Dinesh Mhatre (4) Mr. Tripathi K (5) Mr. Manish Sawlani (6) Ms. Krisha Parpiani and (7) Aakash Jajodia jointly and/or severally for the limited purpose of lodging, admitting and registering the senting Deeds/Documents duly signed and executed as a

- (iv) Due to job pre-occupation in business and of due & personal commitments, we, the Director the Company Ms. Sujata Rao and Mr. Ravi Shamil and the Attorneys (1) Yogesh Bagrecha (2) Ms. Shobha Malkar (3) Ms. Sweena Nair (4) Ms. Rochelle Chatterjee (5) Mr. Deepak Shah (6) Mr. Mohan Raghavan (7) Ms. Pushpa Latha V. and (8) Ms. Monica Gupte are not in position to personally visit the respective offices of Sub-Registrar/s for registering and/or complying the required formalities of the said Deeds/Documents and completing the transaction.
- (v) Therefore, we the Directors of the Company Ms. Sujata Rao and Mr. Ravi Sharma and the Attorneys (1) Yogesh Bagrecha (2) Ms. Shobha Malkar (3) Ms. Sweena Nair (4) Ms. Rochelle Chatterjee (5) Mr. Deepak Shah (6) Mr. Mohan Raghavan (7) Ms. Pushpa Latha V. and (8) Ms. Monica Gupte do hereby appoint, nominate and constitute jointly and/or severally (1) Mr. Sudhir Palav, (2) Mr. Ramesh P. Lunkad (3) Mr. Dinesh Mhatre (4) Mr. Tripathi K (5) Mr. Manish Sawlani (6) Ms. Krisha Parpiani and (7) Aakash

developed/constructed on the sa to the lands more particularly described II, III, IV, V, VI, VII, VIII, IX & X as stated hereunder.

- 1. To lodge and register and admit and acknowledge with the respective office of Sub- Registrar/s of Assurances the above said Deeds/Documents which may be necessary to execute from time to time in respect of flats/units/shops/offices/premises and the said landsaid as mentioned hereinabove, which has been stands in the said landsaid as mentioned hereinabove, which has been stands in the said landsaid. executed by us in the respect of flats/units/shops/offices/premises, which being the said developed/constructed on the said Lands a Lands more particularly described in the Sch III, IV, V, VI, VII, VIII, IX & X herein under mention
- 2. And also to do the general things and acts, which may be required from time to time in completing the transactions in all manner.



All that place of parcer of land or ground situated lying and being on the Mumbat Agra Road in Multired in Greater Mu District and Sub-District Bandra Mumbai Suburban District being part of Survey Nos. 304, and 305 (part) bearing (old) City Survey Nos. 884 part, 884/1 to 884/7, 884/8(part), 884/9, 884/10 (part) and 885 (part) and now (new) C.T.S.

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Indian Inhabitants, presently having their office at R-Mall, bearing C.T.S No. 639/1 to 7, Municipal ward T, Near Mulund Checknaka, LBS Marg, Mulund-West, Mumbai - 400 080 and registered office at Runwal & Omkar Esquare, Sta Floor, Opp. Sion Chunabhatti Signal, Sion (E), Mumbal - 400 022 to be our true and law full attorney to act and perform on our behalf to lodge, admit and register the said · Deeds/Documents with respect flat/unit/shop/office/premises and/or the lands on which the sald flats/units shoo/office/premises are developed and/or are being constructed and or amenities/facilities with respect thereto as mentioned hereinabove duly signed and executed by us and also to complete all other formalities, as may be required time to time in respect of the said as Documents. Our Attorney holders have full en to do and execute the following acts, deads and thiring and that they have agreed to do.

tra the employees of the Company, all adults:

NOW KNOW YOU ALL AND THESE PRESENTS WATNESSES that I/We, the Director/s of the Company Ms. Sujata Rao and Mr. Ravi Sharma, and the Attorneys (1) Yogesh Bagrecha (2) Ms. Shobha Malkar (3) Ms. Sweena Nair (4) Ms. Rochelle Chatterjee (5) Mr. Deepak Shah (6) Mr. Mohan Raghavan (7) Ms. Pushpa Latha V. and (8) Ms. Monica Gupte the authorized signatories of Runwal Developers Pvt. Ltd., do hereby jointly and severally appeint, nominate and constitute (1) Mr. Sudhir Palav, (2) Mr. Ramesh P. Lunkad (3) Mr. Dinesh Mhatre (4) Mr. Tripathi K (5) Mr. Manish Sawlani and (6) Ms. Krisha Parpiani (7) Aakash Jajodia to be our true and lawful attorneys to do all acts, deeds, matter and of

THE RESIDENCE OF THE PROPERTY OF THE PARTY O

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1705: 884A; 894B and \$84C containing by admeasurements 25,425 sq. mtrs equivalent to 30,407 sq. yards.

SCHEDULE -IT OF THE PROPERTY AS ABOVE REFERRED TO

All that piece and parcel of layout Sub-Piet 'D' forming part of C.T.S. No.692, admeasuring about 1949.77 sq.mtrs, forming portion of the plot of land being lying and situated at Village Kolekalyan, Near Vakola Bridge, Santacruz (E), Mumbal - 409 054 within the Registration Sub-District of Andheri and District Membat Suburban

SCHEDULE -III OF THE PROPERTY AS ABOVE REFERRED TO

New Color No.620 of Village Oshiwara, admeasuring ្នី25៩4ិប្តិ74 square meters or thereacouts as per the city survey record and property card in Greater Municol within the Registration District and Subalstrict of Mumbal City and Mumbal Suburban

SCHEDULE - IV OF THE PROPERTY AS ABOVE REFERRED TO

All that pieces or parcels of land or ground situate lying and being in the Village Mohill, Registration Sub-district of Bandra bearing Survey No. 19; Hissa No. 2(Pt), Survey No.52, Hissa No. 21(Pt), Survey No. 61, Hissa No. 3(Pt) and bearing CTS No. 684, 685-A, 687/1, 667/2, 687/3, 687/4, 687/5 and 687/6(p) in all admeasuring about 4539.5 Sq. meters, Lying and being at Andheri Kuria Road, Mumbai 400072 in the Registration District and Sub-District of Mumbal City and Mumpai Suburban.



SCHEDULE - V OF THE PROPERTY

AS ABOVE REFERRED TO

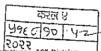
All that piece and parcel of land or ground situate lying and being in the, Lower Parel Division, at Haines Road, in the City and Registration Sub-District of Bombay Collector's New Nos. 12200 and 12182, Laughton's Survey Nos1/3139, 2/3139 and 1-2/3139 and Cadastral Survey No.2/136 of the Lower*Parel Division in all admeasuring about 7394.06 sq.meters in the Registration District and Sub-District of Mumbal City and 1986 Mumbal Suburban.

SCHEDULE - VI OF THE PROPERTY AS ABOVE REFERRED TO

All that piece or parcel of land containing by admeasure an area of 8627.99 square meters bearing C. S. No. 662 of Parel-Sewree Division and registered in the Books of the-Collector of Land Revenue under New No.14264, New Survey No. 3/2468 at Parel, situated G.D. Ambekar Road, within the Registration District and Sub-District of Mumbal City and Mumbal Suburban.

SCHEDULE - VII OF THE PROPERTY AS ABOVE REFERRED TO

All that piece and parcel of land bearing Cadastral Survey Nos. 233 of Malabar Hill and Cumballa Hill Division, the land admeasuring about 2387 sq. meters i.e. about 2855 sq. yards (as per documents of title including the portion admeasuring 404.44 sq. yards acquired by the Municipal Corporation of Greater Mumbai for street improvement) and balance admeasuring about 2450.56 sq. yards equivalent to 2048.97 sq. meters as per extract of the Survey Register for the Town and Island City of Bombay and registered in the books of the Collector of Land Revenue under Old No.30 New No. 16355 Old Survey No. 26 New Survey No. 7198 and assessed by the



Sion situated at Pratiksha Nagar, Shasti F/N Ward, Mumbal and bounded as follows:-

On or : by Pratiksha Nagar Depot Road; towards East

On or towards West

by Shastri Nagar B Division;

by MHADA Buildings; and

On or towards North

. . .

On or towards South

SCHEDULE X OF THE PROPERTY AS ABOVE REFERRED TO

All that pieces and parcel of land admeasuring approximately 889.53 square meters bearing Survey No.106-A and CTS No. 195 (part) of village & Taluka Andheri, Mumbal Suburban District, situate at D. N. Nagar, Mumbal 400 053.

On and towards the North On and towards the South On and towards the West By Building No.02 By Building No.06 By 40 feet road

II. All that pieces and parcel of land admeasuring approximately 1070.05 square meters (687.53 square meters as per lease deed and 382.52 square meters additional land) bearing Survey No.106-A and CTS No. 195 (part) of village & Taluka Andheri, Mumbai Suburban District, situate at D. N. Nagar, Mumbai 400.053.

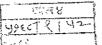
On and towards the North :

By 12.20 square meters

wide road On and towards the South On and towards the West

wide road On and towards the East

By Building No.01



ation of Greater Municiple under D Ward No. 3283, Screet No. 91 situate lying and being at Nepean Sea Road, Humbal.

SCHEDULE - VIII OF THE PROPERTY AS ABOVE REFERRED TO

ALL THAT PIECE AND PARCEL OF FREE HOLD LAND situated at 1-16, Lal Bahadur Shashi Marg, Ghalkopar (W), Membel 400 086, in the Ghatkopar area, within the limits of the Municipal Corporation of Greater Mumber, Village Ghatkopar, Taluka Kurla of the Numbai Suburban District, Registration District containing by admeasuring 22986.80 square meters or thereabouts with potential built up area of 4,89,275 sq.ft. bearing S.No.146-B, City Euryey No.166,165/1



Portly by a Nullah and beyond that by the property of Messis, Godrel & Dovce and partly by p land bearing Survey Nos. 145 and j.43.

towards the Bast:

Part of the property bearing CTS

No. 166,166 1 to 23.

Golibar Road and Bombay Textile On or rowards the South:

Research Centre

On or towards the West:

Ghethopar Industrial Estate

SCHEDULE IX OF THE PROPERTY AS ABOVE REFERRED TO

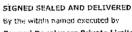
All that piece and parcel of land admeasuring 11,730.11 square meters along with non-slum plot admeasuring 390 oggregating to 12,120,11square metres, bearing C.5 Nos. 4 (Part), S (Part), 6 (Part) and 7 (Part) of the Salt Pan Division,

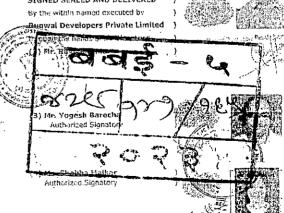


IN WHEREOF We have set and subscribed our hands to this Power of Attorney this 11th day of MOTOL. REOF

SIGNED SEALED AND DELIVERED By the within named executed by Runwal Developers Private Limited

through the hands of its Directors (1) Ms. Sejata Rao





(5) Ms. Sweena Nair uthorized Signatory

Addiosite Title



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करत ५ 496 92 5055

(6) Ms. Rochelle Chatterjee Authorized Signatory

(7) Mr. Deepak Shah Authorized Signatory



(8) Mr. Mohan Raghavan

Authorized Signatory

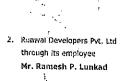
(9) Ms. Pushpa Latha V.



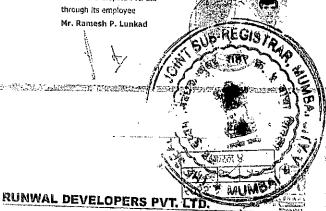
We accept and confirm

1. 2.

> 1. Runwal Developers Pvt. Ltd through its employee Mr. Sudhir Palav







kek QUITI (Cfo

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUAR APPRIATED BY THE BOARD OF DIRECTORS OF RUSWAL DEVELOPERS-

AUTHORITY TOMS SELATARAO AND MR RAVINTARMA FOR THE PROJECT "RUNNAL AND HEROLOGY SOLARI"

"RESOLVED THAT M. Sejan Rao and Mr. Kuv. Sharma - Directors of the Company, be und are having reservably analyzated for and on heladif of the Company to Mpt. secret. verify, craftim, adept, whith, adknowledge and register the Agreement for Sale, devial, decountable and Sale Dead, two and distance of presentance and analyzate declarations which must be messaged from the respect of final minist provides which are being evoloped consument by the company on the jettpensy arises to the Company analysis (by a maning) facility, 1198' affectors, declaration indensity out with respect to the protecty are mentioned before.

manatorist reaso. All that pieces or parted of land or pround chinared long and being on the Manitor Greater Manitor District and Solo-Ostroet Bouchs Manitor. Schulbon District being and 195 (part)bearing rold) Clay Survey Nov. 331 pp. 5847, 5844 (part) 835 (part) and part partyl CLES, Nov. 3844, 3847) and 5840 Creditining by winter optivalent to 30,000 by Ambi and 7,438,70 sq. not a requivalent to \$506 sq. yands.

RESOLVED FORTHER THAT the above membrated Directors of the Com-severally activation to substitute the power for limited purpose of halding, admini-red documents with the concerned office of the Sun-Registro of Assurance antibioties, only signed and recommend them in favour of Mr. Sudin Palay, Mr. Directs Abarre, Mr. Friparti K. Mr. Marich Saedani, Mr. Strata Pappini at Authorised Officials of the Company.

RESOLVED FURTHER THAT the above mentioned Direct sectionly, authorised to adoption the payore in Sweet Mr. Vogest I.S.A. Malleri, Mr. Sheeba Malleri, Mr. Pechyl Lefth V. Mr. S. Deepah, Satheriand Officeries of the Company to sage, additionable for an application of the Agreements for Sale, device, of declarations of the Agreement of the Agreements for Sale, device, of declarations of the Agreement of the Agreements of the Sale, device, of

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Rumvat Developers Pvt. Ltd through its employee Mr. Dinesh Mhatre



4. Runwal Developers Pvt, Ltd. through its employee Mr. Tripatni K



5. - Runwai Developers Pvt. Ltd through its employee

Gish Manish Sawlani val Developers Pvt. Ltd thiough its employee Ms. Krisha Parpiani



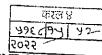
7. Runwai Developers Pvt. Ltd. through its employee Mr. Aakash Jajodia

(Signature of Attorneys)











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RUNWAL DEVELOPERS PVT. LTD.

Ref: Q4/112 (CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

AUTHORITY TO MR. YOGESH BAGRECHA, MS. ROCHELLE CHATTERIFE, MR. B.S. A MOHAN, MS. SHORHA MALKAR, MS. PUSHPA LATILA V. MS. SWEFNA NAIR, MS. MONICA, GUPTE AND, MR. DEEPAK, SHARL FOR THE PROJECT "RUNWAL ANTHERIUM" AND "R SOLARE"

*RESOLVED THAT Mr. Yogesh Barrecha, Ms. Rochelle Chetterjee, Mr. R.S.A. Mohan, Ms. Nooha Malker, Ms. Pushpa Latha V. Mr. Sweem Nair, Ms. Monea Gupte and Mr. Deepek Nair-Authorised Officials of the Company, be and are kereby severally authorized for and government of the Company to sign, e-recute, verify, confirm lodge, admit, acknowledge up to the Company to sign, e-recute, verify, confirm lodge, admit, acknowledge up to the Company of t

RESOLVED YURTHER THAT Mr. Yoyesh Bagneha, Mr. Rochelle Chaineige, Mr. R.S.A. Möhan, Mr. Shobha Maßer, Mr. Pushpa Latha V. Mr. Sweena Nair, Mr. Monica Gupte and Mr. Deepal. Shan - Amberized Officials of the Company, be and are breely serverally authorized to abortise the power only for limited purpose of lodging, administration and reproduce of the said discurrents with the concerned office of the faith. Beginner of Assertances and chair concerned authorized, duly signed and executed by them in thoose of Mr. Sartances and chair coherence and chair and the concerned of the faith. Reprint of Assertances and Mr. Charlesh P. Lankad, Mr. Direch Milatte, Mr. Tirjadhi K., Mr. Marish Sawhani, Ma. Kristia Porpund and Mr. Akashi Najodia - Authorized Officials of the Company.

RESOLVED FURTHER THAT a certified true cupy of the foregoing resolution duly signed by any one Director of the Company, be and is bareby furnished to concerned authorities as and when

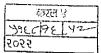
for Runwal Developers Private Limited

Mal A. B. Director DIN: 01337787

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RUNWAL DEVELOPERS PVT. LTD.

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED IS FEBRUARY 2022 APPROVED BY THE SOARD OF DIRECTORS OF RENWAL DEVELOPERS PRIVATE.

AUTHORITY TO MS. SUJATA RAO ANDMR, RAVI SUARMA FOR THE PROJECT "RI NWAL

"RESOLVED THAT Ms. Sujata Rao and Mr. Bavi Shanna - Directors of the Company, he and are hereign severally authorized for and on behalf of the Company to sign, execute, verify, confirm, longe, administration of a register the Agreements for Sole, devels, decoments and Sale Deed. Insee and license greenent ext. and even share decomental autocontent traction, which may be necessary from time to time in reveals of flotal mater premises which are being developed constructed by the company on the property and even and even an entity of acting the sole of the property as mentioned below."

mentioned below:

All that piece and parcel of layout Sub-plot D' farining part of CTS No.692, administration of squares, forming pertian of the plot of land bring joing and situate at Wildes Koledowick, the Company of the Market Sub-plot D' farining part of CTS No.692, administration of the plot of land bring joing and situate at Wildes Koledowick, the Company of the Market Sub-plot of the Sub-plot of the Sub-plot of the Sub-plot of the Company of the Company of the Sub-plot of the Sub-pl

RESOLVED FURTHER THAT the above mendaned Directors of the Company, by and are hereby soverally authorized to substitute the power in Facuur Mr. Vogeris Dagreetha, Mr. Roubette Chausejee, Mr. R.S., Mohan, Ma. Bhishan Maffer, Mr. Phalpa Lada V. Mr. Souten Nair, Mr. Medica Guyra and Mr. R.S., a Antherica Officials of the Company or stan, execute, varily, confirm, lodge, admit admovedage and register the Agreements for Sale, deeds, documents, Sale Deed andre any deed' documents's obsequent therein as obore mentioned.

RESOLVED FURTHER THAT Mr. Vogeth Bourelia, Ms. Rochelle Chauerjee, Mr. R.S.A Mohar, Ms. Shebita Michen, Ms. Pataga Leiia V. Ms. Swenta Nair, Ms. Musica Gripte and Ms. Detroit, Sheb - Actionical Officials of the Company, by and we hereby securally authorised to substitute the pancer for limited purpose of Chighing, admining and registration of the state doctarion with the concerned offices of the Sub-Resistant of Assurances and other concerned subscribes, only vigored and executed by them in Lissua of Assurances and the Company of the Martine, Ms. Thiphalis, M. M. Maroth Sawfmit, Ms. Richa Borpiani and Mr. Akarb Jajoulie - Authorited Officials of the Company.

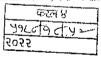
RESOLVED FURTHER THAT a certified trac copy of the foregoing resolution duly signed by any Disocret of the Company, be and wherefor familities to concerned unfamilies as and when required."

ler Runwal Developers Private Limited

Wahala Je Director DIN: 01337787

Regd, Office : Formul & Omkor Escusies, Sti-Fix. Opp. Ston Chimathanti Signal, Sen (El. Mainter - 400 022 Set. : - 91 - 22 - 6113 3000 - Fax - 491 - 22 - 2403 3742 - 6 - concevail@nimath.com - www.nimath.com CIP - U 73100 Attl 1563 PTG O48031

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RUNWAL DEVELOPERS PVT. LTD.

Ret: Oklat (Ch)

CERTIFIED TRUE, COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2013 APTROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE EMITED

AUTHORITY DO MY SUJATA RAO ANDMIR RAVISHAEMA FOR THE PROJECT -RUNWAL, ELEGANTE"

RESOLVED FIRSTHER THAT the above manifolds Directors of the of systemily untherited to substitute the power for limited purpose of holging, as asial decoration, with the temperated office of the 5th Augustus of Asia authorities, duly signal and executed by them to town of the Sault Falor, limited billane by. Toyahi K. Mr. Manath Sawkaii Mr. Krisha Papis Authorised offices of the Company.

BESCHAYED FURTHER THAT the above mentioned Observer of the Company, he seed are hereby sweared, authoritied to relations the power in favour Mr. Yogenh Bigrechs, Mr. Rechalle Contrarge, Mr. R.S. & Menna, Mr. Staben, Nolley, Mr. Parkell, Labor, Y. H. Sween, Noll. Mr. Montes Gape and Mr. Bernes, Slade - Authorited Officials of the Company to 15th, section, volly, contrar, before, plants, and the contrary of the c

RESULAND FURTHER THAT Mr. Vegenb Bagrecht, Ms. Rothelit Chatterjee, Mr. R.S.A Mehn Shebha Malkar, Ms. Paden Lafta V. Ms. Sweem Nair, Mr. Montas Guyer and Mr. Derpat Asthevised Oxidelit of far Company, be and an hereby structily authorised to sobstitute the one based purpose of flagging Architecturing and engineering of the said demonstrative thickness converses of the Sch-Skephart of Assurances and other concerned authorities, duly that and accound by them in of Mr. Sakhir Paly, Mr. Ramoth P. Ludosh, Mr. Dinesh Monra, Mr. Talpath K. Mr. Manian Swein Kritha Parpinu and Mr. Altada Jajedia - Authoritied Oliferius of the Company.

RESOLVED FURTHER THAT'S conflict time copy of the transpling resolution duly signed by single Director of the Company, he and is briefly furnished to concerned authorities at and when required."

Mahesh Iver Din: 01337787

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Regd. Office: Runned & Onitiat Emplare. Sith FTr., Cop. Stan Charatherite Signal. Soc. (E). Mander: -300 OZ. 7et -91 - 22 - 6113-3000 - Fia: -91 - 22 - 2409 3749 - 6 : corporate(fyrmolecter - www.runwat.com. 07b - 10 7610 Mr. 1668 PT. 61653) The state of the s

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5053 RUNWAL DEVELOPERS PVI. LTD

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PHIVATE LISUTED.

AUTHORITY TO MR. YOGESH BAGRECHA, MS. ROCHELLE CHATTERDE, MR. RS.A. MOHAN, MS. SUGERA, MALKAR, MS. NASHE, KATHA, V. MS. SWERNA, NAIR. SIX MONGA, GUPTE, AND MR. DEEPAK SHAH FOR THE PROJECT "RENWAL STATILLARY."

HENOLVED THAT Mr. Vegeth Baerecha, Mr. Rochelle Chateries, Mr. S. S. Abelan, Mr. Shobin Mallor, Mr. Probjet Lutha V. Mr. Sweens Nair, Mr. Monles Gipte and Mr. Free dr. Slan Archery, Or and are leastly exvenily unit writed for and on behalf of the Company, be and are leastly expensive and regard for and on behalf of the state of the company of the problem of the company of the property and or any accessive facilities and for the problem of the company of the property and or any accessive facilities and for the company of the property and or any accessive facilities and for the problem of the company of the property and or any accessive facilities indonsity on, with respect thereta as monitored before

All that pipes and parcel of Layout Sub-plot 'D' forming part of CTS No.699-(1919). 73 plants. Remain position of the plot of fand being I ling and situate at Vis-Vaciol burge, Sentacons (E.), Mumbril 190-054 while the Registration Son Di-Disnic Minushal Schorten.

RESOLVER FURTHER THAT Mr. Vogeth Bagreda, Mr. Buenelle Characjee, Mr. R.S.A. Mohim, Mr. Shobba Maller, Me. Pinhra Lafla V. Mr. Swearn Nija, Mr. Mohim Guper end Mr. Bespik Shah-esaberised Officials of the Charpeny, be that are bardely strendly schaduled to statement by power only for finished propose of bedging, schading and reportation of the said documents with the contented office of the barde fequipment of activations and the conversed and schollens of the signal and contented by them Is barder of Mr. Suddit Palas, Mr. Runch F. Lunkad, Mr. Dianels Milatra, Mr. Tripathi K. Mr. Manish, Savitant, Mr. Krishs Pargiant and Mr. Akash bijadla - Aufherised Officials of the Company.

RESOLVED FURTHER THAT a certified true copy of the far-going resolution, laty signed by any one Director of the Company, he and is barely familiable in concurred authorities as and when regalated."

for Runwaf Developers Private Limited

Helde Makesh lyer Director ON: 013 17787

ggd, Office : Rhessaf & Cowar Estative. Sib Fix. One. Sion Ghumabhaid Separl. Scott 18), Mareba - AGC Tel., 191 - 22 - 6333 3693 - Fra - 191 - 22 - 2449 3490 - E. comporting/min - All cent in town running cost CRN U 7G100 AH 1886 PTC (1862) . .



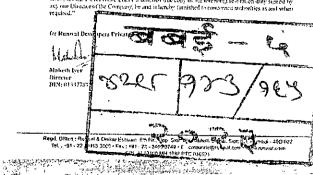
CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RINWAL DEVELOPERS FRIVATE LIMITED

ACCHORITY TO ME, LOGISH RAGRECHA, MS, ROCHELL CHATTERIER, ME, R.S.A. ROHAN, MS, SHORIA, MALKAR, OR, TUSDEA LATIA, V. MS, SMEENA NARR, MS, MONICA GUFTE AND MR, DEPAR SHAIL FOR THE PROJECT "RENYM. ELECANTES."

PRESCRIVED THAT MEA upol Bagocha Me Borhele Chareiro, Mr. R.N.A Stobin, Mr. Shobh Makar, Mr. Pushpa Latha V. M. Sweem Shir, John, Monito Gene and Mr. Beegol Shirk - Archerised Gifand, of the Company, be and reclaredly severally achievined for an emissional of the Company to and reclaredly severally achievined for an emissional of the Company to the Stophastic Company and Sol. Bread, become an entering a company of the Solidar and Solidar hand before a generated service and solidar properties and Solid Bread, become any century of the company of the property and of the architecture of the company of the property and property of the company of the property and of the property and of the property and of the property and the property and the company of the company of the company of the property and the property and the company of the

RESOLVED FURTHER THAT In. Yegesh Especies. M. R. Derick Character Mr. R. Bidt. Stabilit Maleur, Mr. Piedast Lufte V, Dr. Sweena Norr, Mr. Montas Guste and Mr. R. Derick Stabilit Maleur, Mr. Piedast Lufte V, Dr. Sweena Norr, Mr. Montas Guste and R. R. Derick Authorised Officials of the Contrary, but and are hereby severally multiolized to substitute power only for himself purpose of lodging, admitting and registration of the and documents the concerned office of the Sub-Register of Assurances and other concerned authorities, signed and occurate by them in Divisir to Mr. Sudhir Pales, Mr. Rauccia P. Lunkad Mr. Di Mahrer, Mr. Tighat K. Mr. Hamish Navolani, Mr. Kricha Parpian and Mr. Akash Jue-Ba. Author Officials of the Company.

RESOLVED FURTHER CILAT a centified true copy of the forenship resolution day signed by any one Director of the Company, by and is hereby furnished to concorned authorities as and when required.



CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNNAL DEVELOPERS PRIVATE

AUTHORITY TO MS. SUJATA RAD AND MR. RAYI SHARMA FOR THE PROBELT "RENAVAL LLINA"

"HESOLVEO THAT WE Sightly Rea and Mr. Reaf Stamms - Directors of the Company, he and are her day rewrithe instaying for and so which of the Company is fair, executing very, common being, notice, acknowledge and register may replace the Sale, faces, forecasters and Sale Beerl, leaves and linear agreement on suffering yellow flowers that the second three within many to meetings from time to fair agreement on suffering yellow flowers being averaging constructed by the company on the property andreas any amenday facility. These officeral describes indemning the with capture these as mentional believe."

All that pinces or parces of final or gound clause fring and being in the Village bullet. Registropheces of direct of Handra butters Survey. No. 19, Histor To. 2019, Survey No. 21, Histor No. 21(Figures 2), Sec. Marco No. 21(Figures 2), Sec. Marc

about 1015 X Sq. nation.

RESOLVEH FORTHER THAT the above mentioned Directors of the Coopping formed are found, as found, as well objected to substitute the power for lanted purpose of langing, admining a fine factoring of the said consument with the concerned order of the Sat-Register of Assurance of the State of the Said Consuments with the concerned order of the Sat-Register of Assurance of the State of Said Consuments with the concerned order of the Said-Register of Assurance of Said-Register of Assurance of the Said-Register of Assurance of the Said-Register of Assurance of Assurance of the Said-Register of Assurance of the Said-Register of Assurance of the Said-Register of Said-Register of Assurance of the Said-Register of Said-Register of Said-Register of Assurance of Said-Register of Sa

RESOLVED FURTHER THAY the above munioned Districts of the Company, be and are briefly severally authorized to calculate the power in favour left. Vogosh Bagretin, Mr. Rotsielle Charetjee, Mr. S. S. Mahma, Jel. Slacks Milliar, Mr. Puriopa Lulla V. Mr. Swerts, Nair, Va. Monita Cape and Mr. S. S. Mahma, Authorised Olitical of the Company St. Sun. carriar, verify, muffrin, ledge, admit, schaowindge, and implied the Agreements for St. deeds, documents. Sale Doed and/or, any deed documents enforquent thereto at above mentioned.

GENOLVED FURTHER THAT Mr. Yageth Regresson. Ms. Rochells Chatterjee, Mr. R.S.A. Mahan, Mr. Shobha Makar, Ma. Tripath K. Shobha Makar, Ma. Makar,
RESOLVED FURTHER, THAT a certified true copy of the foregoing resolution only signal by any one Director of the Company, be and is hereby furnished to concerned authorities as and when you and 4.2." for Runnyal Developers Private Limited

Director DIN: 61337787

Repd. Office: Runwal & Crisia Evolute, 5th Fa., Opp. Son Churaohalu Signal, Sich (El. Murross - 400 972)

Tel. +91 - 22 - 6113 9000 + Fax - 491 - 22 - 2469 3749 - E. cuporate@crisia.com - www.runwal.com

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RUNWAL DEVELOPERS PVT. LTD.

Ref: Q4/106 (CR

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS 2022 APPROVED BY PRIVATE LIMITED

AUTHORITY TO MR. YOGESH HAGRECHA, MS. ROCHELLE CHATTERIEE, MR. R.S.A. MUHAN, MS. SHORHA MALKAR, MS. PUSHPA LATHA V, MS. SWEENA NAIR, MS. MONICA GUPTE AND MS. DEEPAK SHAIL FOR THE PROJECT, "RUNWAL

**RESOLVED THAT Mr. Yogosh Bagnedha, Ms. Ruchelle Chattenee, Mr. R.S.A. Molaranteem Sh.Asha Malikar, Ms. Pushpa Latha V, Ms. Sweens Mair, Ms. Mendes Gupte and Mr. Described Sh.Asha Malikar, Ms. Pushpa Latha V, Ms. Sweens Mair, Ms. Mendes Gupte and Mr. Described Sh. Asha Malikar, Ms. Pushpa Latha V, Ms. Sweens Mair, Ms. Recharated of the Company to age, execute, verify, continue todge, admit, enhancing of Callering Agreements for Sh.Le, deeds, accuments and Sale Deed, leave and license agreen in Science of Callering Malikar, and Sale Deed, leave and license agreen in Science of Callering Ca

entow:

All then pieces or porells of land or ground situate lying and being in the Villagillation Sub-district of Bandra Carriery No. 19, Hists No. 2(Pt), Survey No. 61, Hista No. 3(Pt), and being in the Villagillation Sub-district of Handra Carriery No. 19, Hista No. 3(Pt), Survey No. 61, Hista No. 3(Pt), and bearing CTS No. 681, 687/1, 687/2, 687/3, 687/4, 687/5 and 687/6/pj) in all adriteosuring about 4043,3 Sq. meters.

RESDLYPT SUCCESS.

RESOLVED FURTHER THAT Mr. Yogesh Bugrecha, Ms. Rochelle Chatterjee, Mr. R.S.A. Mehan, Ms. Shobha Mallart, Ms. Purhpa Latha V, Ms. Sweena Nair, Ms. Monica Gupte and Mr. Deepak Shah. Authorised Officials of the Company, be and are hereby severally authorized to substitute the power only for limited purpose of lodging, admining and registration of the said documents with the concerned office of the Sub-Registrat of Assurances and other concerned authorities, day signed and executed by them in revour of Mr. Sudhir Palse, Mr. Ramesti P. Lupkad, Mr. Diorsh Mhatte, Mr. Pipsahi K, Mr. Marich Sawlani, Ms. Krisha Parpiani and Mr. Alamb Jajodia - Authorised Officials of the Cumpany.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when

for Runwal Developers Private Limited

Hallester Mahesh Iyer Director DIN: 01357787

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ionare, 5th Fin. Opp. Sun Chrinabharu Skinal, Sion (E). Mumbar 400 027 r. +91 - 22 - 2409 3749 - Eli corporate@ranwal.com - www.unwal.com CNI: U 70100 MH 1986 PTC 040631

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RUNWAL DEVELOPERS PVT. LT

Ref: Q4-16" (CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATE OF FEMALES APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPMENT OF THE BOARD OF DIRECTORS OF RUNWAL DEVELOPMENT OF THE BOARD OF DIRECTORS OF RUNWAL DEVELOPMENT OF THE BOARD OF THE BOA

APTHORITY TO MS, SUJATA RAO AND MR. RAVI SHARMA FOR THE PROJECT "THE RESERVE"

"RESOLVED THAT Ms. Suita Rea and Mr. Ravi Shamas - Bereams, of the Company, be and are birely severally authorised for and one behalf of the Company to tigh, execute, verify, confirm, lodge, admit seemonlodge out register for Systematic for Sale, derish, dominants and sixth Deed, feats and feeton agreement in analog my deed documents's obsequent theory, which may be necessary from negotiation and the sales my deed documents's obsequent theory, which may be necessary from negotiation and the sales may be not be not to be admitted to the company of the sales may amount, it is not "DUL" addered deed and into inclinating feet, with respect to the property of the sales. the and literace on the end of the Gra

All that pieces or purcels of food or ground finate lying and being to the Lower Parel Road, at the Cut and Registration Sub-Assists of Bourbay, Collectors over most a mechanic Survey Not. 17119, 20110, and 127119 and Collectors arrange no. 2 the claim in the almost action of 1704 to Squares.

RESOLVED FURTHER THAT gbove mentioned Discours of the Company, he and are heavy a submitted to submitted the power for lineard purpose of budging, admitting and repatration budging admitted to the concerned office of the sub-Register of Assurances and other concerned with the concerned with the sub-Register of Assurances and other Register of the Concerned with the Submitted Mr. Marith Sawlari Ms. Kriche Purpuni and Mr. Akach Jajosto - Authoria Topade K. icinis of the Campany

RESOLVED FURTHER THAT the above transferred Directors of the Company, by and also severally authoritied to minimize the power in favour Mr. Vegach Barrecha, Mr. Rochelle Clarice, R.S.A. Krista, Mr. Stockelle Mr. Stockelle Clarice Company to high, execute, verify, confirm, indigential confirm and appropriate the Agreements for Sale, deeds, documents, Sale Intel and/or an absorbance subsequent there are shown monthaned.

Regd. Office: Runwal & Office: Esquate, 2011.
Tel: +91: 22: 4813 3000 - Fag. -91: 23: 24 CALIND NH 1988 PTC.
City: 47 70100 NH 1988 PTC.
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करल ५ 9966 KZ 42 5055 RUNWAL DEVELOPERS PVT. LTD.

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE ROARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

AUTHURITY TO MR. YOGESH BAGIJECHA, MS. ROCHELLE CHATTERIEE, MR. R.S.A MOHAN, MS. SROBBA MALKAR, MS. PUSRPA LATRA Y, MS. SWEYNA NAIR, MS. MONICA GUPTE AND MR. DEEPAK SHAIL FOR THE PROJECT "THE OFFICERIES." MS. MONI

"RESOLVED THAT Mr. Yuguch Boprecha, Mr. Rochelle Chatterjee, Mr. R.S.A. Mohan and Shabha Malkar, Mr. Purhpa Latta V, Mr. Sweema Nair, Mr. Monica Gupte and Mr. De Jight Million Andrewsed Officials of the Company, be and are hereby severally authorized for goal of the Company to sign, execute world, continue hodge, admit, acknowledge and agreement and Agreements for Sale, deeds, documents and Safe Deed, leave and license agreement special and and active deed documents as absengent therebox, which may be necessary from time to time for special country comise premises which are being developed constructed by the company on the hardy's modeling and another in a first special country and the company on the property constructed by the company on the property modeling the construction.

All this pieces or purcels of land or ground situate lying and being in the Lower Parallianss Road, in the City and Registration Sub-district of Bombay, Collectors new nos. 12182, Loughtons's Survey Nos. 1/3129, 2/3139, and 1/2/3139 and Calastral survey no. 2/130 of Lower Parel Division in all admensioning about 3/391.06 Sq. mits.

RESOLVEII FURTHER THAT Mr. Yogeth Bagrecha, Ms. Rothelle Chatterjee, Mr. R.S.A. Mohan, Ms. Shobba Malkar, Ms. Parhipa Laita V. Ms. Sweena Nair, Ms. Monica Gagre and Mr. Deepak Shah – Authorised Officials of the Company, be and are beneby severally authorized to submitted the power only for limited purpose of indeping, seminating and registration of the said documents with the concerned office of the Sub-Paristan of Assurances and other concerned unborifies, and signed and exceeded by them in favour of Mr. Sodhir Palax, Mr. Rameith P. Lankard, Mr. Ulinean Mhaue, Mr. Trigathi K, Mr. Marish Saedani, Ms. Krisin Parquiani and Mr. Al ash Jajodia - Authorised Officials of the Company.

RESOLVED FURTHER THAT's certified the copy of the foregoing resolution duly signed by any one Puretor of the Campuny, be and is hereby familified to concerned authorities as and when

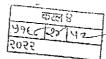
or Runwal Developers Private Limited

Mahosh lyon Director DIN: 01347787

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Rayal, Office : Ruswal & Orwar Esquare, Sin Fix, Opp. Son Chunchthala Sgnal, Sion (E), Manuar - 400 D22 Tul : +9) - 22 - 6113 3000 - Fax - +91 - 22 - 2409 3749 + E : corporate/gruswal com * www.nubwal com CIN : U 70100 MH 1988 PTC 046031 **科斯特拉** THE LEADER BUILDING THE WAY TO THE



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CERTIFIED TRUE COPY OF THE CREULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE

AUTHORITY TO MS. SUJATA RAO AND SIR HAVE SHARMA FOR THE PROJECT

"TESOLVED THAT Ms. Sujata Hao and Mr. Rava Shaama - Directors of the Company reversily surfamened for said on behalf of the Company to sign, execute, verify, or adherentidge and register the Agreements for Sole, deeds, decreases and Said Downgoods and said and said of sole deed and the surfaments and said Downgood of Task bulks premises which are being developed constanted by the companies of the surfament product of

RESOLVED FUNCTION THAT the above mentioned Directors of the Company for a started water-thorito substitute the moves for limited purpose of ledging, admitting arrays admitted to the concentration of the control of the of the Sub-Registra of Assurances and Substitute, and signed and executed by them in Lawrence and Oliceia Materia, Mr., Tripathi K., Mr., Marichi Sanzjan, Ma., Kricha Purponi and Mr. Akadashi Kathashi of the Company.

Additional Configuration of the Company.

SESOLVED FLETHER THAT the above mentioned Directors of the Company, be and are in Superdisting inchorated to substance the power in theore the Program Ingrede, Mr. Reichelte Chatterfee, R.S.A. Moina, Mr. Scholm Miller, Mr. Subject Landa V. Mr. Sercem Naty, Mr. Mosfer three and Propole State. Authoritied Officials of the Company to algo, execute, verity, confirm, ledge, and explanation of all registers the Agreements for Sula, deeds, documents, Sale Deed instone decadelocuments subsequent three as a shown mentioned.

RUSOLVEM FURTHER THAT Mr. Vogenh Bugerein, Mr. Rochelle Chancijas, Mr. R.S. A. Stocks Miller, Ms., Poshpa Larke V. H. Sveenh Neg. Ms. Morise Gapte and Mr. Dec Backs Miller Children of the Company be and are bookly reveally unsterrised to substitute the interest purpose of fedging a shaftling and registration of the raid deciments with the conversa of Sab Registrat of Associates and other rancement authorities, that spind and a scentised to the R. Sab Registrat of Associates and other rancement authorities, that spind and a scentised to the R. Sab Registrat of Associates and the Associated for the Registration of the Company.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by as Director of the Company, be and is hereby furnished to concerned acthorisis as and when required."

Mahesh Iye Director DIN: 01337787

Regd, Office ; Purwal & Chritar Esquare, Sin Fic. Opp. Son Clianshhale Sign Tel. +91 - 22 - 6113 3000 - Fax ; -91 - 72 - 2499 3749 / E - indirecti signu C45 ; U 79100 MM 1988 FTC 048631

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CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DUBECTORS OF RESWAL DEVELOPERS PRIVATE LIMITED

AUTHORITY TO MS SIDATA RAO AND MR. DAVI SHARMA FOR THE PROJECT "THE RESIDENCE"

besting: Cultivarial Survice No. 233 of Malalan 1881 and Cuntriolis Hit. Division originally assessed as the property as increasing the processed as the proces

RESULVED FURTHER THAT the above memorial Directors of the Committee and the tests was authorized Officials of the Committee and include an about the covered in Incom Mr. Yogani Baganda, Mr. Receiler Branserie, Mr. S.S.A. M. Mr. Sheiba Ballan, Mr. Dushp Ladiu V., Mr. Sweend Nils, Mr. Media Gupta and Mr. Despit Mr. Sheiba Ballan, Mr. Dushp Ladiu V., Mr. Sweend Nils, Mr. Media Gupta and Mr. Despit Mr. Anderson Officials of the Company in Segue actual Civil, nor firm, belog earth, action video and reprint Agreement, for Sale, deed, documents, Sale Food anders any deed Journagus, ambaquant threeto as a facilities of the Company of the Committee and Committe

RESOLVED FURTHER THAT Mr. Vogina Bagnethe, also Rockelle Chaterina, Mr. R.S.A. Moh. Stobio Malcar, Mr. Pudips Licha V. Mr. Stocean Mair, Mr. "Marien Gings and Mr. Derppik Stoh., And Christiate of the Company, be and are basedy secretally ambedied to Hashbatte the power for British and Isolipina, administing and registrations of the stall chauments with the concerned office of the Sub-Reg. Assumests and other concerned outsidering chair production of concerned of them in tension of Nr. Souther Ps. Pament, P. Lunical, Mr. Diesenh Krimte, Mr. Tripath K. Mr. Manche Swelton, Mr., Ericha Parplani and Mr. Stocke, and Company.

RESENAND FURTHER THAT a centified one copy of the Songering resolution of the Company. be and its bereby furnished to concentral authorities 44 and when rec

Mahlle Fe Malical Eyer Director DIN: 01537787

Regd. Office : Numbel 5 Orefor Estructe Sti Fit. Opp. Sion Charablatet: Tel.: +91 - 22 - 6113 3009 + Fax - +91 - 22 - 2409 3749 + E., coporates CIN ; C 70109 MH 1988 PTIC 04601

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RUNWAL DEVELOPERS PVT. LTD.

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RENWAL DEVELOPERS PRIVATE LIMITED

AUTHORITY TO MR. VOGESH BAGRECHA, MS. RICHELLE CHATTERIEE, MR. RS. VAUHAN, MS. MOUHA BYLKAR, MS. PISSIPALATPA V. ANS. SWEENA NAIR MS. MONICA GUPTE AND MR. PEEPAN SHAUFOR THE "ROJECT" NIRVANA"

RES. AMUNICA GUPTE AND DR. DEEPAN SHAHLFOR THE PROJECT "NIRVANA."

MES AIONICA GUPTE AND DR. DEEPAN SHAHLFOR THE PROJECT "NIRVANA."

PRESOLVER THAT Mr., Yegen Bagoeder Mr. Rochelle Chatteree, Mr. R. S.A. Mohan, Ms.
Sandra Mallar, Mr. Bushpa Lathu V. Mr. Sweens Mair, Mr. Moute Gupta are Mr. Deepak Shah

Authorised Difficults of the Company, he and ore hearty secretally authorized for and on behalf of
the Company to app. execute, verify, confirm ladge, early activation and behalf of
the Authorised for Sale, deetas, documents and Sale Deed, error and he are represented,
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below:

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All that piece of particle of land containing by admissionment an area of softent many feature bearing C. S. Ne. 66°; of Particleures Division and registered in the Book.

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RESIGNATED FURTILER THAT Mr. Vogesh Bagnetis. Ms. Ruchells Charteries. Mr. R.S.A. Moltan, Mr. Staba Milan, Mr. Staba Mr. St

RESOLVED FURTHER THAT a certified mic copy of the foregoing accountered daily signed by one Director of the Company, be and is becopy furnished to concerned malorished as and when

for Runnal Developers Private Limited

Wally B Mabesh fyer Director DIN: 0132787

Regd. Office: Planced A Codes Resource, Sol Fr. Opp. Stan Grammonats Sagnet, Sich Fr. Munich. 400 022.

Tel: 491 - 22 - 6113, 30no - Fax: 491 - 22: 2000 3442 - E. contractiling/arminol.com - avolutional out.

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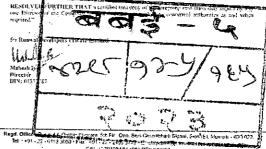
CERTIFIFD TRUE COPY OF THE CIRCULAR RESOLATION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF REAWAL DEVELOPERS PRIVATE LIMITED.

UTHORITY TO SHE YOGTSH BAGRECHA, M.S. ROCHELLE CHATTERIJE, MR. OBAN, MS. SHOBBA, MALKAR, MS. PISHIYA, LATHA M, MS. SWEEN, I S. ARONICA GUPTE, NIO MB. DEEPAK SHAH FOR THE PROJECT "THE BUSIDE

"HESOLVED THAT'ME, Yogosh Bagnedia, Mr. Rechelle Chatterger, Mr. R. Malken, Mr. Prodpect after V. Mr. Sweren Niel, Mr. Monten Gunt, and Ale, Dillends of the Company, be and are hereby servandly influence for and or it, any own mr. error, contains ladge, and it, adoptivelets or mangainst the Agricuments and Sale Leval, have and learner agreement rest, analysis any decreases and Sale Leval, have and learner agreement rest, analysis and features which may be receivery from their or time in respect of likes times developed synatticated by the company on the property and or any amonity dealuration indicatority etc., with respect themses as carefulous I release.

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RESOLVED FUGUERCHER THAY Mr. Vogest Bajoradia Als. Besticile Charactic, Mr. R.S., Mr. Shrinia Mikkar, Mr. Postgot Linhi V. Mr. Sevener Sam, Mr. Mc. dopt on Gopts and Mr. Doe Admissible Official for fine Community, be and one hardly severally subsolved to individual only for Benney propose of Cologing admitting non-frequent distinction and decuments white the edition of five both Registria of Assumence, and other concernal authorities, ship signals and the team in Jacotar of Mr. Madie Highs Mr. Rimond F. Lunkal, Mr. Luncol, Minney M. Mr. Minney March S. Mr. K. Ship Parquini and Mr. Akadi. Edyslan - Amberized Official Communications.



CERTIFIED TREE COPY OF THE CIRCULAR RESOLUTION DATED 35 FEBRUARY 1022 APPROVED BY THE BOARD OF DIRECTORS OF RESNAL DEVELOPERS PRIVATE LIMITED

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AUTHORITY TO MS, SULATA RAO AND MR. RAYL SHARMA TOR THE PROJECT CORCIND

*RESOLVED THAT Ms. Subta RES and Mr. Revi Shored - Directors of the Company, for and are breing reverally analysis of and on behalf of the Company to sign, occurate, worth, confine, index, when control-ologic and organize the Agencients for Sub-deeds document and Sub-treed, leave and lettuce grammate and control-ologic and organize the agencients in the control of
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RESOLVED FURTILER THAT the at-roy monitoned Directors of the Compone, he are inclu-nationed to subdiffuent to power for limited purpose of leading, admining and registration of the own true concerned office of the bub Registrat of Assurances and other conserved Samowires. As executed to form in factors of the Sub-Registrat of Assurances and other conserved Michael Michael Samowires. Not Atmittal Santoni, Mis Indiaha Purpinsi and Mr. Almoh Jajadia. Ambiretized Officials of the Con-

RESIGNAD FURTHER THAT the above methods Brigators of the Company, be and are benefits of White 15 of the Company. Be and are benefits of the Company, be and are benefits of the Company, be and are benefit of the State of the Company, be and are benefit or the State of the Company, be and are benefit or the State of the Company to the State of the

RISOLINED FURTHER THAT Mr. Vojenh Bajeroha, Ms. (Rishalle Crawrige, Mr. R. S.A. Mellan, Ms. Shobta Millar, Ms. Pudiya Latha V, Ms. Seemal Kiri, Ms. Monice Cupte and Mr. Dergel, Shriv A schortfield of Defended at the Computer, for an an extensive several guide near to revisionate the power for intered proposes in belging, editorities and respications of the wild absonated with the extended office of the schooling production of the wild absonated with the extended office of the schooling production of the wild absonated with the extended office of the Schooling Production of the wild and accessive the ferre in toward to the possible of the schooling production of the

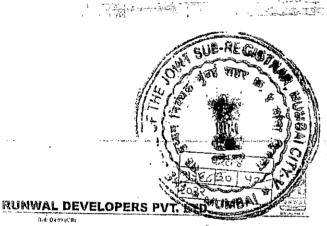
RESOLVED FURTHER THAT a certified time copy of the foregoing retriation only signed of the Company, be and is breakly furnished to concerned authorities at and when required."

for Kunwal Developers Private Limited

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Regal Office: Pluman & Chidai Esarano, Sai Fo. Dpp. Sion Warmatoria Segnal Son (E). Mariosi - 480 022 fel - 493 - 22 - 6113-3050 - F.A. - 451 - 72 - 2409 3749 - E. cosporandigarmas com - www.comacom. CIN , U.70100 MH 1980 PTC 046951



CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DAYED 33 FEBRUARY 2023 APPROVED BY THE GOARD OF DIRECTORS OF HUNNAL DEVELOPERS PRIVATE LIMITED

ALTHORITY TO MS SEPATA RAO AND MR. RAM SHARMA FOR THE PROJECT "RUNGAL TOJECES".

All that prace and purch of land adversaring [1,7,70,11] square meets then to the property of mentioned below appropring to [2,2,01] linguage mounts, bearing (3, 700,11) appear mounts, bearing (3, 700,11) and (470,11), (470,11

by Pratikalia Nagar Depot R. by Shastri Nagar B Dividion to MHADA Buildings; and by Muancall

RENGENEE FURTHER THAT the above mentioned Directors of the Company, in Eastwel to relating the proper for limited purpose of latting, admitting and region with the concerned office of the Sud-Rejoinn of Assignates and other concerned control above in Lating 1818, Sudher Falls, Art Rescort P. Ummed Art. Die Mr. Almah Swelter, Mr. Kinske Play, Art. Rescort P. Ummed Art. Die Mr. Almah Swelter, Mr. Kinske Porpland and Mr. Al-art. Iglodie - Authorized Offic.

RESOLVED FURTHER THAT Or above mentalitation of automatical to automatic the govern favour of Mr. Stocha Mallari, Ma. Padigu Latha V. Mathanial of Unification the Computy is sign, case and automatical Officialistic the Computy is sign, case and automatical Officialistic the Computy is sign, case and automatical computing automatical computing and automatical computing and automatical computing automatical computing automatical computing and automatical computing automatical com ound Directors of the Company, he said are herefolioses it Bactecha, Ms. Roctodie Chartering att. 10 ft at

for Annual Developers Po Mahan iya Director DIN: 91357785 4

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RUNWAL DEVELOPERS PVT. LTD.

CERTIFIED TRUE COPY OF FILE CIRCULAR MISOLATION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNNAL DEVELOPERS PRIVATE LISHTED

ALTHORITY TO MIL YOGESH BAGRECHA, MS. ROCHFILE CHAYTERJEF, MIR, R.S.A.
NOMAN, MS. SHORIL, MALKAR, MS. PESHPA LATHA V, MS. SWEENA NAIR,
MS. MONGA GUPTE AND MIR, DEEPAK SHARI FOR THE PROJECT "ORCHID
RESIDENCY."

"HESDIVED THAT Mr. Yogesh Bagretha, Ms. Rochelle Chatterjoe, Mr. R.S. A Molan Maller, Ms. Pushpa Listia V, Ms. Sweena Nair, Ms. Monien Gupte and Mr. Doepac Sheh Officials of the Company, be and use hereby severally authorized for and on behalf of this sign, execute, selfs, continuous lange, admit, admitwelenge and register the Agreement Securious and Sale Decis, leave and licence agreement ext. an livar any deced documents and Sale Decis, leave and licence agreement ext. and large any deced documents and Sale Decis, leave and licence agreement ext. and large any decision of the continuous and sale between the continuous and sale vineity permitty of the developed constructed by the continuous and the property and/or any amenity/ facility of declaration indomnity etc. with respect factors as maniformal below:

developed, constructed by the company on the property and/or may amenity from Fig. 2 are ten declaration indensity etc. with respect thereto as monitoned below:

All that piece and parcel of free hold land situated at 146, Lan Baladur Sharm May Huttappale. Mumbul at 0.05, in the Guadapper area, within the limits of the Manicipal Company and the Contraction of the Contraction of the Manicipal Company of the Contraction of the Manicipal Company. That the Contraction of the Manicipal Company of of the

On or towards the North

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On or towards the South
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RESOLVED FURTHER THAT Mr. Vogesh Bagrecha, Ms. Rachella Chanterjee, Mr. R.S.A. Moiann, Ms. Shobba Malkar, Ms. Pudapa Latha V, Ms. Sweena Nair, Ms. Moiara Gopte and Mr. Doepak Shah - Authorized Officials of the Company, be and are briefly severelly entionized us selating the power only for limited perspect of longing admirting name ejeration of the said documents with the concerned outfortier, and proposed foliaging admirting name ejeration of the said documents with the concerned affect of the Sub-Regionar of Assurances and other concerned authorities, ally signed and accepted by their in favour of Mr. Sudhir Paler, Mr. Racher, P. Lanked, Mr. Direch Moure, Mr. Tiggath K. Mr. Shansh Savikni, Mr. Krisha Perpinns and Mr. Akash Jajodia - Authorised Officials of the Company

NESOLVED FURTHER THAT a certified true cupy of the foregoing resolution duly signed by any out Director of the Company, be and is hereby furnished to concerned authorities us and when respected."

for Ruswal Developers Private Limited

Malosh Iyer Mahosh lyer Director DIN: 01137987

Regd. Office - Ruewall & Chikur Esquare, Sin Fiz. Opp. Son Churastratil Signal, Sinn (El. Mainbur - 400 (22 L.L. +91 - 22 - 6113 3900 - Fax - 91 - 22 - 2103 3749 - E - corporate@ruewal.com - www.suresch.com Cen. U 76160 IMH 1988 PTC 046931 Commence of the commence of th

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RUNWAL DEVELOPERS PVT. LTD.

Ref: 04/100 (CR)

CERTIFIED TRUE CUPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

AUTHJRITY TUMR, VOGESH BAGRECHA, MS. ROCHELLE CHATTERIEE, MR. R.S.A. MOHAN, MS. SHOBHA MALKAR, US., PUSHIYA LATHA V. MS. SWEENA NAIR, MS. MONICA GUITE AND MR. DEEPAS, SHAH FOR THE PROPECT, TRUNWAL THRELESS.

"RESOLVED THAT Mr. Vogeth Begrecha, Mr. Rochelle Chapterjee, Mr. R. S.A. Mohan, Mr. Shobha Malkor, Mr. Pushqu Ladra V, Mr. Sweena Nair, Mr. Monica Gupte and Mr. Deepak Shah - Authorised Officeals of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verity, confirm lades, individ, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deed, leave and house agreement etc. and/or any deed documents rubsequent theretee, which may be accessary tion time to hime in respect of flutt unity prantices which are being developed: cannot read by the property author may amounty? Facility/TDR/ affiliativi developed: cannot read by the property flutter of an incuffined below:

All that piece and parcel of land admensioning 11,730,11 square meters along the form of the admensioning 390 aggregating to 13,120,11 square meters, bearing C.S. Nica, 4, 10 for 7 for 10 square land of the control of the Salt Fan Division, Sion shouted at President Nagar, Shouth N

by Pratiksta Nagar Deput Road by Shastri Nagar B Division; by MHADA Buildings; and by Monorall.

RESOLVED FURTHER THAT Mr. Vuyesh fuqueels, bis. Rothells Charterjot. Mr. Shobh Malkar, Mr. Bushpa Lubu V. Mr. Sweena Nair, Mr. Monito Gapte an Asabarised United See I be the Company, is on all or bently severally authorized in sonly for hinted purpose of Ledging, admining and rejoration of the said Securious office of the Sub-Registure of Automose and other converted authorized, duty significant in flower of Mr. Shohir Pales, 3ft function & Lankad, Mr. Diagoh Mills Mr. Monitat Swebnit, Mr. Krista Parpiani and Mr. Alkah Jajodia - Authorize Company.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be und it bereby furnished to concerned authorities as and when remained."

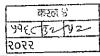
for Runwal Developers Private Limited

Malalyte Mahes.... Director DIN: 01337787

by ...

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CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 10 MARCH 2022 AS APPROVED BY THE BOARD OF DIRECTORS OF RUNNAL DEVELOPERS PRIVATE LIMITED

AUTHORITY TO MS, SULATA RAO AND MR, RAVI SHARMA FOR THE PROJECT SITUATED AT D. N. NAGAR

"RESOLVED THAT Ms. Sujata Ran and Me, Rave Sharma - Directors of the Compuny, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm, lodge, admir, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deeds leave and litence agreement for, and/or any deeds documents subsequent thereto, which may be necessary from time to time in respect of that's units/ practices which are being developed constructed by the company on the property and/or any amounts/ facility TDR/ affidavit/ declaration/ indemnity textiles.

J. All that pieces and geneel of bad admeasuring approximately 889.53 squite metal. Survey No.196-A and CTS Yo. 195 (part) of village & Tahika Andheri, Magney Stabushad Andheri Magney Stabu

On and towards the North : On and towards the South :

By Building No.02 By Building No.06 By 40 feet road By Building No.03

II. All that pieces and parcel of land admeasuring approximately 1070.05 se (687.5) square meters of per lease deed and 182.52 square meters additions Survey No.106-A and CTS No. 195 (part) of village & Taluka Andheri, Mu District situate at D. N. Nagar, Munibal 400.053.

On and towards the North ;
On and towards the South ;
On and towards the West ;
On and towards the East ; By 12.20 square meters wide road By Building No.04 By 12.20 square meters wide road By Building No.01

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hareby severally authorized to substitute the power for limited purpose of ledging, admitting and registration of the said documents with the concerned office of the Sub-Register of Acourances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Paley, Mr. Ramesh P. Lunkal, Mr. Direch Mitters, Mr. Tripathi K. Mr. Monish Sawlard, Ms. Krisha Parpiani and Mr. Aakash Jajodia. Authorised Officials of the Company.

RESOLVED FURTHER THAT the above cautioned Directors of the Company, be and are hereby, serverally authorized to substitute the power in favour Mr. Vogesh Bagrecha, Mr. Rochelle Chatterjee, Mr. R. S. A. Mohan, Mr. Shobla Malkar, Mr. Frudyn Lattu V., Mr. Stovena Nair, Mr. Mohan Gupte and Mr. Deepak Shah - Authorized Officials of the Company to sign, execute, verify, confirm, bodge, admit, acknowledge and register the Agreements for Sala.

Regd, Office : Kurwal & Other Equate, Sin Fir. Ove. Son Crumbrale Signal Sion (E), (Auneur - 400 n2 Tcl. - +91 - 22 - G113 3900 - Fax - +91 - 22 - 2439 3749 - E- porphate(Sjochraftchr + environmal com CIN + U 70100 MH 1985 PTC C40631

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Ref: Q4/122 (CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED IS MARCH 2022 AS APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

AUTHORITY TO MR. VOGESH BAGRECHA, MS. ROCHELLE CHATTERJEE, MR. RS.A. MOHAN, MS. SHOBHA MALKAR, MS. PUSHPA LATHA V, MS. SVERINA NAR, MS. MONICA GIPPLE AND MR. DEEPAK SHAH FOR THE PROJECT STUATED AT J. N. NAGAR.

"PLESOLYED THAT Mr. Yogoth Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shebha Malkar, Ms. Pualpa Lafaa V., Ms. Sweena Norr, Ms. Monica Gripte and Mr. Deepak Siadi - Auditorised Officials of the Company. It is a marked to the property of the Company to sign, execute, verify, confirm beigh, admin, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deed, leave and licence agreement etc. and/or any deed focusioned subarquant theretic which may be necessary from time to time in expect of flars' units' premises which are being developed/constructed by the company on the property and/or any amenty flocative TDIV allidavk/ declaration/ indemnity etc. with respect thereto as mentioned below:

 All that pieces and parcel of land admossiring approximately 889.53 squan Survey No.106-A and CTS No. 393 (pert) of wilage & Taluka Andheri, Man District, situate at D. N. Nagar, Mumbai 400 033. By Building No.02 By Huilding No.06 By 40 feet road Dy Building No.03

On and towards the North :
On and towards the South :
On and towards the West :
On and towards the East :

II. All that pieces and parcel of land admensiting approximately 1070.05 square (687.33 square meters as per lasts deed and 182.52 square maters additional land) Ceass Survey No. 106.4 and CTS No. 195 party of village & Taluka Andheti, Mambai Subard District, situate at D. N. Nagar, Mombai 409.053.

By 12.20 square meters wide road By Building No.04 By 12.20 square meters wide road By Building No.01 On and towards the North On and towards the South

RESOLVED FURTHER THAT Mr. Yogesh Bagreetis, Ms. Rechelle Charterjee, Mr. R.S.A. Mohan, Ms. Saubha Melker, Ms. Pridapa Latha V. Ns. Sweeta Nair, Ms. Medica Gupte and Mr. Deepak. Sheh. - Auftoriced Officials of the Compuny, be and are hereby sweetally architected of the power only for limited purpose of Indiging, admitting and registration of the raid documents with the concerned office of the Sub- Registrat of Assurances and other concerned authorities, duly signed and executed by them in vivotor of Mr. Stuffer Edwy. Mr. Emerke Dr. Luxukad, Mr. Ornesh Meltare, Mr. Tripathi K, Mr. Mroniba Sawleri, Mr. Krighta Panylani and Mr. Anlassb Jajodia - Authorited Officiola of the Compuny.

Regd, Office: Pinned & Ondar Esquare, Sh.Fir., Cop. Son Chunabhain Signat, Son (E), Marabar, 400 622. Tol.; 491 - 22 - 6113 3000 - Fax; 191 - 22 - 2493 3749 - 6; comported/journal.com - www.runent.com in Chin. U. 2010 544 1168 PTC - 200531

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RUNWAL DEVELOPERS PVT. LTD.

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RESOLVED FURTHER THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A. Mohan, Ms. Shebha Maikar, Ms. Poshpa Latha V. Mr. Sweens Nair, Ms. Montea Gupto and Mr. Deepak Shah – Authorised Officials of the Company, be and are hereby severally authorised to anotheritate the poster for limited purpose of bodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palay, Mr. Ramed P. Lonkad, Mr. Diresh Maare, Mr. Tripathi K. Mr. Kanish Sawlani, Ms. Krisha Parpiani and Mr. Aakash Jajedia – Authorised Officials of the Company.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnation to concerned authorities as and when required."

for Runwal Developers Private Limited

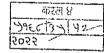
Mahesh Iyer Director DIN: 01337787

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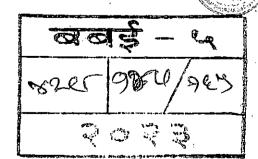
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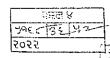
RUNWAL DEVELOPERS PVT. LTD.

RESOLVED FURTHER THAT a cen

rtified true enpy of the foregoing resolution duly signed be and is hereby furnished to concerned authorities as SUB-AS GO 4 MUMBAL



nabhath Signal, Sion (E), Michelle - 400 022,



CERTIFIED TRUE COPY OF THE CIRCLEAR RESOLUTION DATED TO MARCH 1922 AS APPROVED BY THE BOARD OF DIRECTORS OF RENWAL DEVELOPERS FROM THE LIMITED

AUTHORITY TO ME, SUIATA BAO AND MR. BAVISHARMA FOR THE PROJECT SETUATED AT D. N. AAGAR

the United Projection of the Company to the Company to the Company, be and are briefly according authorised for and on bright of the Company to the Company, be and are briefly according authorised for and on bright of the Company to the Account, verify, collins, boars, admin, sorticoelectic and register the Agreement for this death, document and Sate Devel, there and them agreement our nerview of decel documents or because thereto, which may be sortered to the fine the truth of the transport of the first study profits of the first study profits of the first study profits of the first study and the first study profits of the first study and the first study profits of the first study and the first s

This establish occurations of final administrating approximately 800.51 square meters bearing Savey No. 100.4 and parent of final administrating approximately 800.51 square meters bearing Savey No. 100.4 and CVE No. 15 fact) of Village & Talaka Andheri, Muritad Sunefata Obstein, where at D. N. Visgar, Muritad 409.05.

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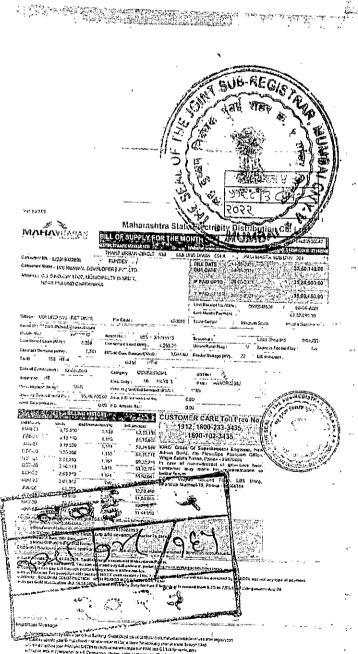
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BY DOWNING COURT BY THE HIT THAT the above received Directors of the Company, be and are breely recently audorised to aphotism the power for limited purpose of neighbor and registration of the solid documents with the renormed of the or the Statistical production and registration of the solid documents with the renormed of the first Statistical productions and above renormed anthreties, diply agreed and reconstrictly there is favour extra and above renormed anthreties, diply agreed and reconstrictly the it is favour (No. Statistical Parists, Mr., Ramesh 9, Linhad, Mr., Dieses Marrey Mr., Thepair M. Am. Orderised Saveland, Mr., Kilche Purplant and Mr., Askesh Apadin - Authorized Officials of the Company.

RESOLVED FRETHER THAT the above mentioned Directors of the Compute, he and are hereby severally nationized to substitute the power in larguar Mr. Vegeth Regrecks, Mr. Rachelle Charletter, Mr. R.S. Severall White, A. M. Regreck, Mr. Mar. Mr. Michael White, Mr. Regreck, Mr. M. Severall Mr. Marchelle Charletter, Mr. R. Severall Mr. Mr. Marchelle Charletter, Mr. R. Severall Mr. Mr. Marchelle Office of the Corporary as sign, account, verify, confirm, lodge, admit, acknowledge and register the Asycaments for Sale.

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RUNWAL DEVELOPERS PVT. LTD.

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RESOLVED FURTHER THAT Mr. Yogash Bagtreha, Ms. Rochelle Chanterjee, Mr. R.S.A. Mohan, Ms. Shobha Malkar, Ms. Poslipa Latiu V, Ms. Sweena Nair, Ms. Monica Gupte and Mr. Deepak Shith - Authorised Officials of the Company, be seel are hereby exercilly andorier deep sures for fraints purpose of ladega, activation and registration of the solid documents with the ownermed effice of its Sub-Registre of Assertances and other concerned authorites; duby signed and executed by them In Forum of Mr. Satishi Pulsay, Mr. Ramesh P. Lunkad, Mr. Diarch Mhate, Mr. Tripathi K, Mr. Marich Sawlani, Ms. Krisha Parpiani and Mr. Aakach Jajodia - Authorised Officials of the Company.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned audienties as and when required.¹⁰

Maliesh Iger Director UIN: 01337787



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بأبو

Regd. Office : flurred & Onkar Espaire, 5th Fr., Opp. Sico. Chaneba Tel. (+91 - 22 - 6113 3000 - Fax) (+91 - 22 - 2401 3749 - E. COMD CHI. II 70100 MH 1920 PTC 061



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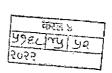




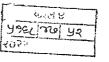




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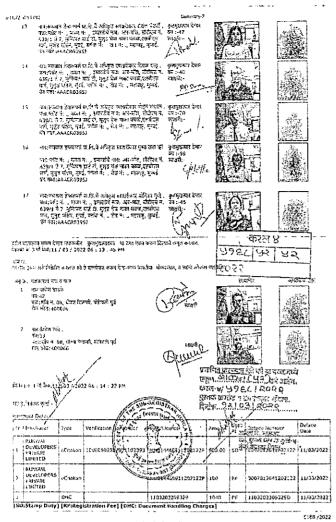




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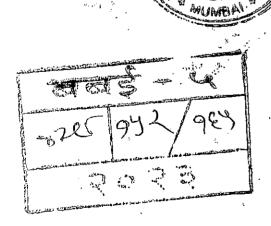
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1	नावःस्थायन वेद्यानस्थानस्य ग्राहित् वे बसीयारं गुळार पारणः प्रमाणावित् सं , जास्या सः , अस्यायेर्ग तथः अस्यास्यः , विशेषास्य सं, १९७८ १ वे , मुनियास्य सर्वे , प्रमाणावित् के स्थानस्थानस्य स्थानस्थानस्य स्थानस्थानस्य स्थानस्थानस्य स्थानस्थ सर्वे, पृष्टेव स्थान् , पृष्टे, प्रस्ता सं, , श्रेष्ठ सः , प्रमाणावृत् सुन्यद्वे, यस्य स्थानस्थानस्थानस्थानस्थानस्य स्थानस्थानस्य स्थानस्थानस्य स्थानस्थानस्य स्थानस्थानस्य स्थानस्थानस्य स्थानस्थ	nier offs eer		
	नात स्थापन प्रसारत जा ति है वर्गावती रोक्स के तुक्क साथ करों गई है के अपने के स्थापन के स्थापन के स्थापन के स् साथ करों गई है कि अपने के स्थापन क	And - [UJA0]	F	
3	नाक करावास देशकार के वा कि के को तार्थ किया बातें हैं। वाता करिया के अध्यक्त के अध्यक्ति वाच अध्यक्ति के विद्या के 6 अपने कि हैं किया के वहिंद्य के नावा ब्रह्म क्राविश्त भी (शहर किया, वृष्ट्र, क्ष्टीय के तु देश के नावा ब्रह्म क्राविश्त भी (शहर किया, वृष्ट्र, क्ष्टीय के तु देश के तु प्रमास्त, धूर्णाई वित्र क्ष्मिक करावार के	THE STATE OF THE S		Salario (
4	मार अभागत देवाया तर्थ था, जि. हे कांग्रासी निवादी है। प्रवाद दिंदी, प्रावद के प्रवाद की प्रावद की स्वाद की देवाय है। 8391 के प्राप्त प्रवाद कर है। भागत के प्रवाद कर समस्य प्रवाद की स्वाद मार्ग, शुभुक प्रविद्य, पुरेषी, अपीक भी, प्राप्त की प्रकाद की स्वाद राजकार था।	वंतर और अहंगी शेला व्या: 42 सामग्री:- प्रतिम	% \t	
5	नाव त्यांचात कंप्यत्यसं आति वे भर्मवासं भरीय स्वस्थाने । नाव स्टिट्टेंट ने प्रकार के अत्यानिक नाव करण्या स्वतीत्व का १९९४ व. मुन्याया कर्म ती प्रकार के लगा व्याप्त स्वतीत्व का नाव प्रकार प्रकार क्यांचात प्रकार के प्रकार के प्रकार का स्वतीत्व स्वतीत्व नाव प्रकार प्रकार क्यांचा के प्रकार के	খান ভাঁচ মটেন টাফ্র হয় :-১৪ শশ্বী :-		
5	यात २०१३ है तराम चार्य कर या प्राप्त कराय है। कराइट , जाय के , दे के अब के राज के 6391 हैं। मुलियन कर्र के चुन्हें प्रकार करा कराय कराय मूर्च कुछ क्रिया प्रवेद क्रिक में , तोड़ में , फ्लाइट मुख्य, मूर्च कुछ क्रिया प्रवेद क्रिक में , तोड़ में , फ्लाइट मुख्य,	end sale	(3)	
7	ना जाता है हिंदर के दारित है अनेवारी हुआता कि होते. जा रहते हैं के कि है कि कि कि कि कि कि कि कि 1991 में कि कि कि कि कि कि कि कि कि कि में में कि br>कि वार्ट के कि br>कि वार्ट के कि	97	1965	
B	THE PARTY OF THE P			
9	तिकार विकास करणा है। जिस्सी के कार विकास करणा करणा है। जा कार के कि कार विकास करणा है। जा कार के कार कार के कार कार के कार के कार के कार कार के कार के कार के कार के कार के कार कार के कार के कार कार के कार कार के कार के कार के कार के कार कार कार के कार कार कार कार कार कार कार के कार	The same of the sa		
10	नार स्मागात सम्बन्धार्थ काल्या है। अधिकृत स्ववस्थित स्वीमा कालेका प्रकार हो स्थान १८, अस्मार्थके यह, अन्तरावेत स्वीमा स्व १९९८ में १८ स्विनाम संबन्धे, नुस्ति देशका सरका स्वत्वस्थान स्वर्धः सुन्नि स्वर्थन सुर्वेद्र स्वर्थके हैं। सेत्र संबु स्वर्थके स्वर्थके स्वर्थके स्वर्थके स्वर्थके स्वर्थके	Anthony State State 1 1/2 1 1/2 2 1/2 1/		
ı.	यन - जन्म भवत (१८८३) पर राज्यक्षमध्यम् चित्रमध्ये चालि,ये अधिकृत स्वाधरीकार गांध्य मन्तकर	केस्टरियंत्रातः हकार इंड	Iroch I	10148883

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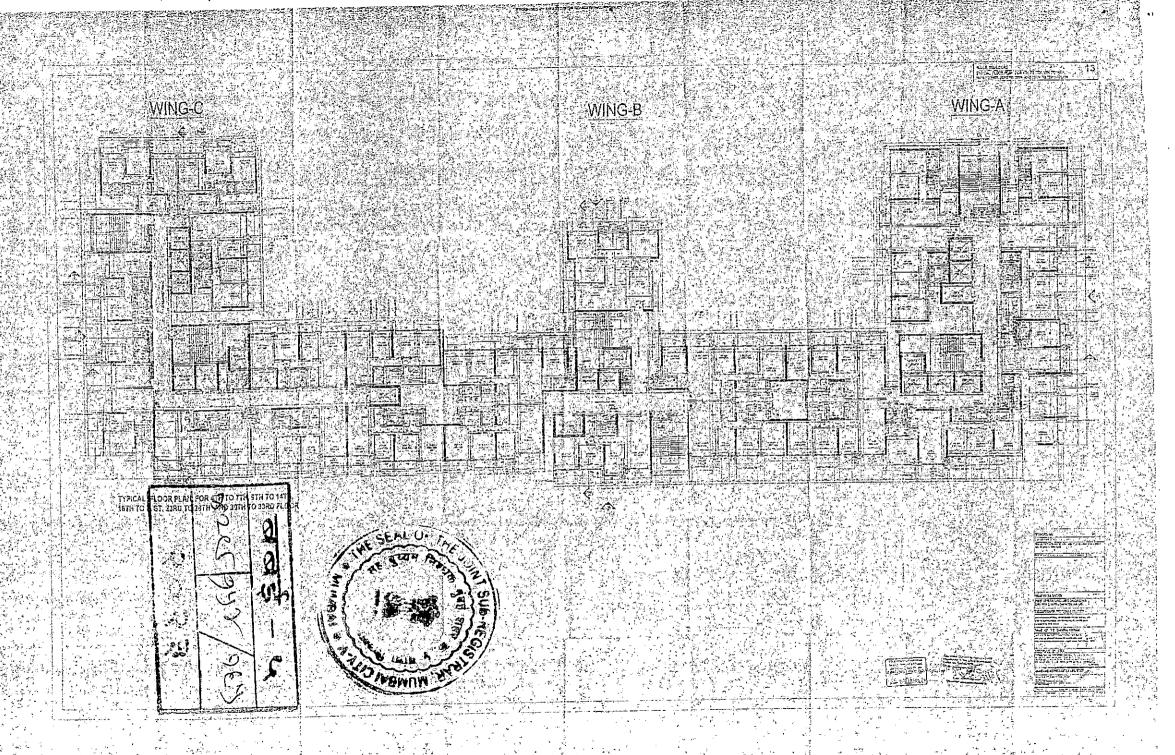


<u>घोषणापत्र</u>

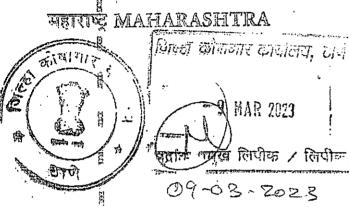
याद्वारे घोषित करतो की, दुय्यम निबंधक करिके अस्त यांचे कार्यात करिके केले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा कुलमुखत्यारपत्र रददबातल ठरलेले नाही सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास,नोंदणी अधिनियम,1908 चे कलम 82 अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक २४,०३,२०८३

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THIS STAMP PAPER IS A PART OF
POWER OF ATTORNEY DATED IT MARCH 202

EXECUTED

P. LAD.



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WHEN PRANIES OF PRANIES OF THE PRANI

P.P.Leed



TO ALL TO WHOM THESE PRESENTS SHALL CONF. MR.

Manas Prafulla Lad aged 28 reas measure residing at

Franz-von-Taxis-Ring 28, 93049 Regensburg, Germany
having permanent residence at At Post Saswane, Tal Alibag, Dist Raigad, Maharashtra 402201, India
DO HEREBY SEND GREETINGS:

WHEREAS I am desirous of purchasing a residential flat/ shop/ office/ unit around

TA 307, Runwal Timeless -Pratiksha Nagar Depot Rd, Mkada Chawl, Koliwada, Sion, Mumbai, Maharashtra 400022 (hereinafter referred to as "the Flat/Shop/Office/Unit") in my/ our name jointly with Mrs. Pranali Prafulla Lad.

AND WHEREAS I am based in Germany due to my job preoccupation. I am not in position to complete the purchase transaction of the Flat/Shop/Office/Unit and Tence it have decided to appoint a constituted attorney who will do the necessary acts and deeds on my behalf:

namely Mrs. Pranali Prafulla Lad

P. P. Leed

AND

WHEREAS



appointing

aged about <u>57</u> years, residing at <u>Saswane, Tal. Alibag, Dist. Raigad, Maharashtra 402201</u> as my Constituted

Attorney, whose signature is appended below for the purpose of buying the Flat/Shop/Office/Unit from the Developer/ Builder on my behalf in our name and or also to execute the agreement for sale, sign and accept the possession letter and other legal documents on my behalf in my name as purchaser(s) and to be presented before the concerned authority for due registration of the same.

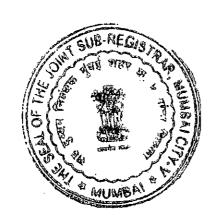
NOW KNOW YOU ALL AND THESE PRESENTS that I hereby appoint, nominate and constitute my <u>mother</u> MRS. <u>Pranali Prafulla Lad</u>, as my true and lawful Attorney for me and on my behalf to do all the acts, in respect of purchase of the Flat/Shop/Office/Unit in our name and also to do the following acts that is to say:-

- 1. To purchase the Flat/Shop/Office/Unit from the Developer/ Builder and to execute Agreement for Sale/ Sale Deed/ Transfer Deed and/ or any other deeds/documents including supplemental deed, rectification deed, cancellation deed, correction deed etc. on our behalf as a purchaser(s) and to register the said document(s) on our behalf with the concerned Sub-Registrar of Assurances and to admit the execution thereof for my behalf as the said Attorney may desire.
- To appear before the concerned Registrar or Sub-Registrar of Assurances of any other officers or any registering/competent authorities and to present and leaft for registration and/or admit execution for and on our behalf of any documents, deeds in struments or other assurances executed by me or by my said attorney or my behalf and to do sill other acts, deeds and things in relation thereto which may be requisite, desirable or necessary to complete registration.
- 3. To make relevant payments on my behalf to the Demonstration and other charges as may be required from time to time.
- 4. To sign and execute necessary documents, agreements and or any other necessary papers with the Developer/ Builder and or to collect necessary documents, papers, receipts, etc. from the Developer/ Builder.
- 5. To make full and final payment to the Developer/ Builders.

To take the peaceful possession of the residential flat/ shop/ office/ unit along with its keys from the Developer/ Builder as and when the same is ready for occupancy.

P. P. Leed.

Del 941/9ey



raising Housing Loan or any other loan on my behalf for purchase of flat/ shop/ office/ unit in our name or against the flat/ shop/ office/ unit and to sign and execute the necessary documents, forms, indemnity, undertaking declarations at may be required by the bank/ financial institution. 8. And to do all other acts, deeds, matters and things with related to the Plat either particularly or generally as I could have done myself. IN WITNESS WHEREOF, I HAVE EXECUTED THIS SPECIAL **POWER** OF ATTORNEY THIS FEBRUARY 2023 Signed, scaled and delivered by within naprical MR Manas Prafulla La I accept, MRS Pranali Prafulla I Before me, Witnesses: (1) HKShay **(2)** NOTARY REGN. NO. 4503 SERIAL NO. DATE m cath, this <u>12 had day of</u> IDENTIFIED BY ME AFO HAS PHOTO ID VIP. PMI/AADHAR/ORIVING LICENCE/PASSPORT in cath, this 12th day of Feb no said Mousse Doctule Yogendra Pal dentified by his Indian Pp. No. L = 124296 · Consul (CPV) Degrae Consulate General of India 301 No MUNICONS 158 2023 delen 13/0 BMT PRANALI. P. LAD PAN: - ACKPL3594K DO HERE BY A THE POWERS GRANGED BY MRMANAS PLAD IN MY FAVOUR.

MENON

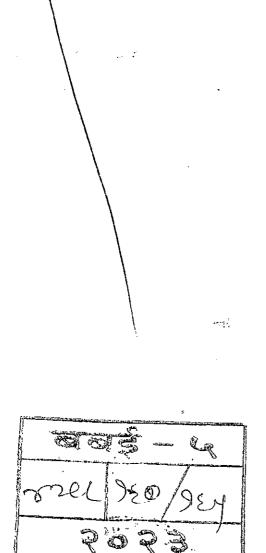
MAHESH MENON

OFF. GUEHRUM POST OFF. CE. 202A, D. K. SANDU MARG.

20d Floor

BEF

make an application any Bank/ Financial Institution and or any other Organization for





PHANALI PRABULLA LAD

YASHWANT BANGARAM NARKAR

PS/09/1865

AGXP LASHK

Sinkane

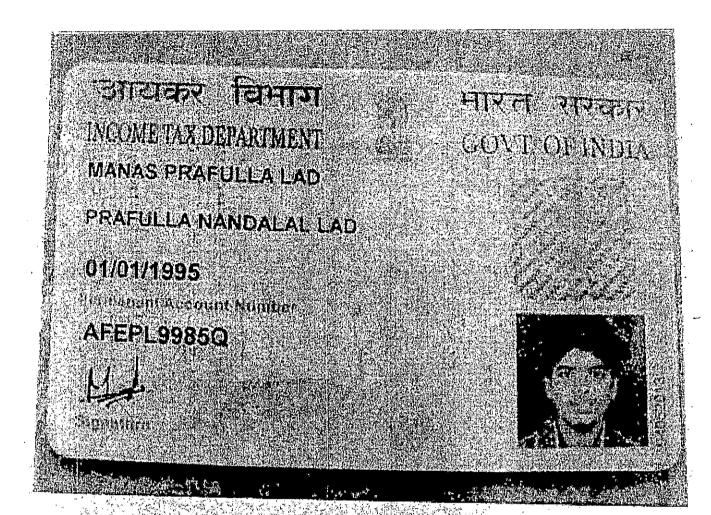
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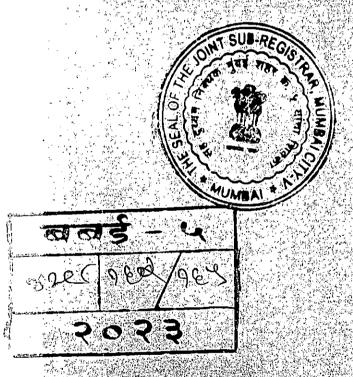
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आयकर विमाग

icometax department

GOVE OF INDIA





3/24/23, 2:33 PM

509/4298 शुक्रवार,24 मार्च 2023 2:33 म.नं. दस्त गोषवारा भाग-1

1831987 दस्त क्रमांक: 4298/2023

दस्त क्रमांक: बवई5 /4298/2023

बाजार मुल्य: रु. 76,77,126/-

मोवदला: म. 1,73,87,303/-

भरलेले मुद्रांक शुल्क: रु.10,43,500/-

द्. नि. मह. दु. नि. बवई5 यांचे कार्यालयात

अ. क्रं. 4298 वर दि.24-03-2023

रोजी 2:24 म.नं. बा. हजर केला.

पावती:4566

पावती दिनांक: 24/03/2023

सादरकरणाराचे नाव: मानस प्रफुल्ल लाड तर्फे कु मु प्रणाली प्रफुल्ल लाड

नोंदणी फी

₹, 30000.00

दस्त हाताळणी फी

रु. 3300.00

पृष्टांची संख्या: 165

एकुण: 33300.00

दम्त हजर करणाऱ्याची मही:

दस्ताचा प्रकार: करारनामा

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

शिक्का फ्रं. 1 24 / 03 / 2023 02 : 24 : 31 PM ची वेळ: (सादरीकरण)

शिक्का कं. 2 24 / 03 / 2023 02 : 26 : 14 PM ची वेळ: (फी)

प्रतिज्ञापञ्

* सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. 🕆 वस्तावील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोवत जोडलेल्या कामब्पायंथी जत्यता तपासली आहे. * दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी दररा निजादक व कहातीधारक हे संपूर्णपणे जबाबदार सहतील.

24/03/2023 2 43:53 PM

दस्त क्रमांक :ववई5/4298/2023 दस्ताचा प्रकार :-करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

> नाव:रूणवाल डेवेलपर्स प्राईवेट लिमिटेड तर्फे संचालक सुजाता राव तर्फे ऑथोराईज्ड सिग्नेटरी शोभा मालकर तर्फे मुखत्यार मुधीर पालव वय :-65 पत्ता:प्रबॉट नं: -, माळा नं: -, इमारतीचे नाव: ऑफिस, 5 वा मजला , स्वाक्षरी:-रूणवाल एन्ड ओमकार एसक्नेअर , सायम-चुनाभट्टी सिगनलच्या समोर, सायन (ईस्ट), मुंबई , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, MUMBAI.

पॅन नंबर:AAACR0395J नाव:मानस प्रफुल्ल लाड तर्फे कु मु प्रणाली प्रफुल्ल लाड 2 पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: पोस्ट सामवणे,तालुका अलिबाग, जि. रायगड महाराष्ट्र, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, . पॅन नवर:AFEPL9985Q

नाव:प्रणाली प्रफुल्ल लाइ पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: पोस्ट सासवणे,तालुका अलिबार्ग, जि. रायगड महाराष्ट्र, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, . पॅन न्यर:ACXPL3594K

पक्षकाराचा प्रकार लिहन देणार

लिहून घेणार

वय :-57

म्बाक्षरी:-

लिहून घेणार

वय :-57

छायाचित्र



अंगठ्याचा उसा









वरील दस्तऐवज करुन देणार तथाकथीत । करारनामा । चा दस्त ऐवज करुन दिल्याचे कबुल करतात. शिक्का क्र.3 ची वेळ:24 / 03 / 2023 02 : 36 : 32 PM

ओळख:-

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

अनु क्र. पक्षकाराचे नाव व पना

नाव:सुमित चव्हाण -पना:शॉप नं 8 धीरज रीजांसी बोरीवली पूर्व मुं पिन काँइ:400066

नाव:क्षमा शेट्यं -वय:58 पना:दादार प ,मुंबई पिन कोइ:400028













शिक्का क्र.4 ची वेळ: 24 / 03 / 2023 02 : 37 : 30 PM

शिक्का क्र.5 ची वेळ:24 / .03 / 2023 02 : 37 : 45 PM नोंदणी पुस्तक 1 मध्ये

गत, दुम्मम नितंधक मंतर्न शहर क. ५



Payment Details.

	Payment Details.							
Purchaser	Туре	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date	
Pranali Prafulla Lad	eChallan	69103332023032315416	MH017235559202223E	1043500.00	SD	0008559238202223	24/03/2023	
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-	Pranali Prafulla Lad Pranali	Pranali Prafulla eChallan Lad DHC DHC DHC Pranali Prafulla eChallan	Pranali Prafulla eChallan 69103332023032315416 Lad DHC DHC DHC DHC Pranali Prafulla eChallan	Pranali Prafulla Lad eChallan DHC 69103332023032315416 MH017235559202223E DHC 2403202311249 DHC 2403202310017 DHC 2403202309879 Pranali Prafulla eChallan MH017235559202223E	Pranali Prafulla Lad eChallan DHC 69103332023032315416 MH017235559202223E 1043500.00 DHC 2403202311249 100 DHC 2403202310017 1200 DHC 2403202309879 2000 Pranali Prafulla eChallan MH017235559202223E 30000	Pranali Prafulla Lad eChallan DHC 69103332023032315416 MH017235559202223E 1043500.00 SD DHC 2403202311249 100 RF DHC 2403202310017 1200 RF DHC 2403202309879 2000 RF Pranali Prafulla eChallan MH017235559202223E 30000 RF	Princiliase Type Vollection MH017235559202223E 1043500.00 SD 0008559238202223 Prafulla Lad DHC 2403202311249 100 RF 2403202311249D DHC DHC 2403202310017 1200 RF 2403202310017D DHC DHC 2403202309879 2000 RF 2403202309879D Pranali Prafulla eChallan MH017235559202223E 30000 RF 0008559238202223	

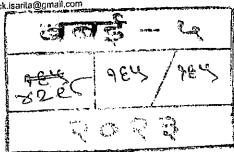
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

4298 /2023

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निवांक 28103 2003 विनांक 28103 2003 विनांक विशेषक, मुंबई शहा के. ५

j.

दुय्यम नियंधक : मह दु.नि.मुंबई शहर 5

दम्न क्रमांक : 4298/2023

नोदंणी : Regn:63m

गावाचे नाव: सॉल्टपॅन

(1)विलेखाचा प्रकार 17387303 (2)मोवदला 7677126.25 (3) बाजारभाव(भाडेपटटयाच्या वावनितपटटाकार आकारणी देतो की पटटेदार ने नमुद करावे) 1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: 307, माळा नं: तिसरा मजला,टॉवर ए, इमारतीचे नाव: (4) भू-मापन,पोटहिस्सा व रूणवाल टाइमलॅस, ब्लॉक नं: सायन ईस्ट,मुंबई 400022, रोड : प्रतीक्षा नगर,शास्त्री नगर, इतर माहिती: घरक्रमांक(असल्यास) मोबत 1 कार पार्किंग,मदनिका क्षेत्रफळ 645 चौ. फूट रेरा कारपेट व वाल्कनी क्षेत्रफळ 46 चौ. फूट कारपेट((C.T.S. Number : 4 (Part), 5 (Part), 6 (Part) and 7 (Part) ;)) 1) 70.64 चौ.मीटर (5) क्षेत्रफळ (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा. 1): नाव:-रूणवाल डेवेलपर्स प्राईवेट लिमिटेड तर्फे संचालक सुजाता राव तर्फे ऑथोराईज्ड मिग्नेटरी शोभा मालकर (7) दम्तऐवज करुन देणा-या/लिहून ठेवणा-या तर्फे मुखत्यार सुधीर पालव वय:-65; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऑफिस, 5 वा मजला , पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा रूणबोल एन्ड ओमकार एसक्वेअर , सायन-चुनाभट्टी सिगनलच्या समोर, सायन (ईस्ट), मुंबई , व्यॉक नं: -, रोड नं: हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे -, महाराष्ट्र, MUMBAI. पिन कोड:-400022 पॅन नं:-AAACR0395J नाव व पत्ता. 1): नाव:-मानस प्रफुल्ल लाड तर्फे कु मु प्रणाली प्रफुल्ल लाड वय:-57; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे (8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा नाव: पोस्ट मासवणे,तालुका अलिवाग, जि. रायगड महाराष्ट्र, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, . पिन दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश कोड:-402201 पॅन नं:-AFEPL9985Q असल्यास,प्रतिवादिचे नाव व पत्ता 2): नाव:-प्रणाली प्रफुल्ल लाड वय:-57; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: पोस्ट सासवण,तालुका अलिबाग, जि. रायगड महाराष्ट्र, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, . पिन कोड:-402201 पॅन नं:-ACXPL3594K 24/03/2023 (9) इस्तऐवज करुन दिल्याचा दिनांक 24/03/2023 (10)दम्त नोंदणी केल्याचा दिनांक 4298/2023 (11)अनुक्रमांक,खंड व पृष्ठ 1043500 (12)बाजारभावाप्रमाणे मुद्रांक शुल्क (13)बाजारभावाप्रमाणे नोंदणी शुल्क 30000 WENTY RUPEE

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

(14)शेरा

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

