

GODREJ ORIGINS
VIKHROLI, MUMBAI

AGREEMENT FOR SALE

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369-4348

पावती

Original/Duplicate

Monday, April 08, 2019

नोंदणी क्र.: 39म

3:27 PM

Regn.: 39M

पावती क्र.: 5193 दिनांक: 08/04/2019

गावाचे नाव: विक्रोळी

दस्तावेजाचा अनुक्रमांक: करल1-4348-2019

दस्तावेजाचा प्रकार: करारनामा

मादर करणान्याचे नाव: शायान इटालिया . .

नोंदणी फी

रु. 30000.00

दस्त हप्त्याळणी फी

रु. 2800.00

पृथांची संख्या: 140

DELIVERED

एकूण:

रु. 32800.00

आपणान मूळ दस्त ,थंवनेल प्रिंट,तूची-२ अंदाजे
3:52 PM ह्या वेळन मिळेल.

यात्रा मूल्य: रु.10896849.749 /-

मोबदला रु.15449140/-

भरलेले मुद्रांक शुल्क : रु. 927000/-


स. दिव्यम कुर्ले १

सह. दुय्यम निबंधक
कुर्ला-१ (वर्ग-२)

1) देयकाचा प्रकार: DHC रकम: रु.800/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0804201900489 दिनांक: 08/04/2019

विक्रेते नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु.30000/-

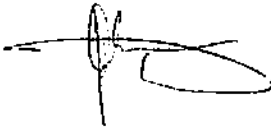
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH012133577201819M दिनांक: 22/02/2019

विक्रेते नाव व पत्ता:

3) देयकाचा प्रकार: DHC रकम: रु.2000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0804201900468 दिनांक: 08/04/2019

विक्रेते नाव व पत्ता:



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	291904083172			08 April 2019, 03:18:16 PM करतः	
मूल्यांकनाचे वर्ष	2018				
जिल्हा	मुंबई (उपनगर)				
मुल्य विभाग	111-विक्रोळी - कुर्ला				
उप मुल्य विभाग	111/S26 भूभाग - एल वी एस मार्ग व दूतगती मार्ग पारधीव - एन वॉर्डचा भूभाग				
सर्व्हे नंबर - न ३ क्रमांक	सि टी एस. नंबर 51				
वार्षिक मुल्य दर तफल्यानुसार मूल्यदर रु. सुली जमोन 85990	निवासी सदनिका 170900	कार्यालय 186000	दुकाने 205100	औद्योगिक 170900	मोजगापनाचे एकक चौरस मीटर
बांधीव क्षेत्राची माहिती बांधकाम क्षेत्र (Built Up) बांधकामाचे वर्गीकरण. उद्वाहन सुविधा. प्रकल्पाचे क्षेत्र. Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt 02/01/2018	49.258 चौरस मीटर 1-आर टी सी अहो	मिळकतीचा वापर - मिळकतीचे वय - मजला -	निवासी सदनिका 0 (0) : 00 11th floor to 20th floor	मिळकतीचा प्रकार - मूल्यदर बांधकामाचा दर - कार्पेट क्षेत्र -	बांधीव Rs 170900/- 44.78 चौरस मीटर
(सूत्र) प्रकल्पाचे क्षेत्रानुसार दर	= (घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर) * 139 %				
प्रकल्पाचे क्षेत्रानुसार	निवासी सदनिका करिता प्रती चौ मीटर दर - Rs 187900/-				
मबला निहाय घट/वाढ	= 110% apply to rate = Rs 206789/-				
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर	= ((वार्षिक मूल्यदर - सुल्या परिमितीचा दर) * घसा-यानुसार टक्केवारी) + सुल्या परिमितीचा दर = ((206789-85990) * (100/100)) + 85990 = Rs 2,67,899/-				
(A) मुख्य मिळकतीचे मुल्य	= वरील प्रमाणे मुल्य दर * मिळकतीचे क्षेत्र = 206789 * 49.258 = Rs 10186012.562/-				
(E) वदिल्ल वाहन तळाचे क्षेत्र वदिल्ल वाहन तळाचे मुल्य	13.75 चौरस मीटर = 13.75 * (206789 * 25/100) = Rs 710837.1875/-				
एकत्रित अंतिम मुल्य	= मुख्य मिळकतीचे मुल्य + वदिल्ल वाहन तळाचे मुल्य + वेळोवेळीन मजबूती धर मुल्य + कालाव्या गळीचे मुल्य + वरील गळीचे मुल्य + वदिल्ल वाहन तळाचे मुल्य + सुल्या परिमितीवरील वदिल्ल तळाचे मुल्य + इतर अतिरिक्त मुल्य जागरी मुल्य + वदिल्ल वाहन तळाचे मुल्य = A + B + C + D + E + F + G + H + I = 10186012.562 + 0 + 0 + 0 + 710837.1875 + 0 + 0 + 0 + 0 = Rs 10896849.7495/-				

करतः - 9
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Home Print

(Signature)
सह दुय्यम निबंधक
कुर्ला-१ (वर्ग-२)





CHALLAN
MTR Form Number-6

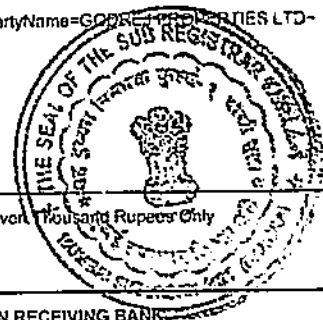
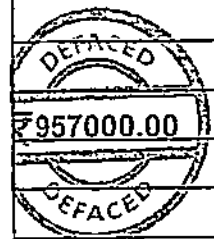
करल - १
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GRN MH012133577201819M BARCODE Date 20/02/2019-13.08:37 Form ID 25.2

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID (If Any)	
Office Name	KRL1 JT SUB REGISTRAR KURLA NO 1	PAN No.(If Applicable)	AADPI9796C
Location	MUMBAI	Full Name	Shayan Italia
Year	2018-2019 One Time	Flat/Block No.	FLAT NO 1101, 11TH FLR, R WING, GODREJ
		Premises/Building	ORIGINS, THE TREES

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030345501 Stamp Duty	927000.00	PIROJSHANAGAR EASTERN EXPRESS HIGHWAY	VIKROLI EAST MUMBAI		4 0 0 0 7 9
003063301 Registration Fee	30000.00				
Total		Remarks (If Any)			
		PAN2=AAACG3995M-SecondPartyName=GODREJ PROPERTIES LTD-			
Amount In		Nine Lakh Fifty Seven Thousand Rupees Only			
Words					
Total		9,57,000.00			



Payment Details		FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN	Ref. No.	03008172019022000371	22021911844146
Cheque/DD No.		Bank Date	RBI Date	22/02/2019-16:09:10	25/02/2019
Name of Bank		Bank-Branch			
Name of Branch		Scroll No. . Date	1. 25/02/2019		

Department ID :
 NOTE:- This challan is valid only if it is registered in Sub Registrar office only. Not valid for unregistered document.
 धरत नोदणी करायला द्यावली लागू आहे. नोदणी न करायला द्यावली आहे. काही लागू नाही.

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 VIRTUAL TREASURY
 MUMBAI 02
 Date: 2020.04.08
 15:29:05+05'30'
 Reason: Secure Document
 Location: India

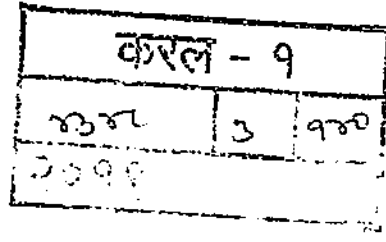
Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
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GRN : MH012133577201819M Amount : 9.57.000.00

Bank :

Date : 20

2	(IS)-369-4348	0000133292201920	08/04/2019-15:27:16	IGR197	
Total Defacement Amount					



Validity unknown

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VIRTUAL TREASURY
MUMBAI 02
Date: 2019.04.08
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Reason: Secure
Document
Location: India



CHALLAN
MTR Form Number-6



2019-13 08 37

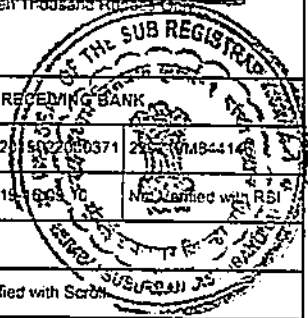
GRN MH01213357201819M	BARCODE	Date 20/02/2019-13 08 37	Form ID 25.2
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9270000	Department Inspector General Of Registratun	Payor Details	
9,57,000.0	Type of Payment Stamp Duty Registration Fee	TAX ID (If Any)	
	Office Name KRL1_JT SUB REGISTRAR KURLA NO 1	PAN No.(If Applicable)	AADPI976CC
	Location MUMBAI	Full Name	Shayan Italia
	Year 2018-2019 One Time	Flat/Block No.	FLAT NO 1101, 11TH FLR R WING, GODREJ
		Premises/Building	ORIGINS THE TREES

Account Head Details	Amount In Rs.	Road/Street	PIN
003004501 Stamp Duty	927000 00	PIROJSHANAGAR EASTERN EXPRESS HIGHWAY	4 0 0 0 7 3
003005301 Registration Fee	30000 00	Area/Locality VIKHROLI EAST MUMBAI	
		Town/City/District	

Remarks (If Any)		PAN2+AAACG3535M-SecondPartyName=GODREJ PROPERTIES LTD-	
		<div style="border: 1px solid black; padding: 5px;"> <p>करल - 9</p> <p>४३४८ ४ १००</p> <p>२०१९</p> </div>	
Total	9 57 000 00	Amount In Words	Nine Lakh Fifty Seven Thousand

Payment Details		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref No. 030051721502200371
Cheque/DD No.		Bank Date	RBI Date 22/02/2019
Name of Bank		Bank-Branch	Not Verified with RBI
Name of Branch		Scrnl No. Date	Not Verified with Scrnl



Department ID : Mobile No : 9820580358
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 यादर घालम करलत दुय्यमः नलवाधक कार्यालयात नोदणो करलवाच्या दरतासाठी लागू आसे. नोदणो न करलवाच्या दरतासाठी सदर घालम लागू नाही.

करल - १
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Document **H**andling **C**harges
 Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0804201900489	Receipt Date	08/04/2019
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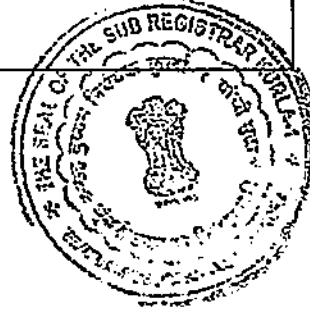
Received from GODREJ PROPERTIES LTD . Mobile number 9820580358, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered on Document No. 4348 dated 08/04/2019 at the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.

DEFACED
 ₹ 800
 DEFACED

Payment Details

Bank Name	PUNB	Payment Date	08/04/2019
Bank CIN	10004152019040800412	REF No.	168811059
Deface No	0804201900489D	Deface Date	08/04/2019

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



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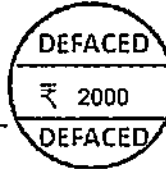


Document **H**andling **C**harges
 Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0804201900468 Receipt Date 08/04/2019

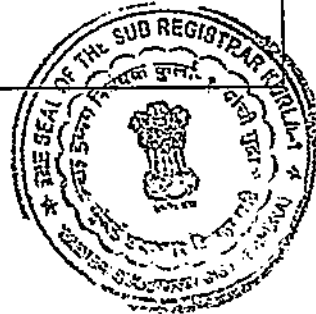
Received from GODREJ PROPERTIES LTD . Mobile number 9820580358, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 4348 dated 08/04/2019 at the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.



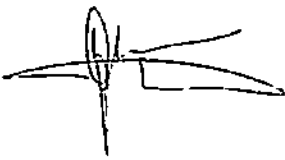
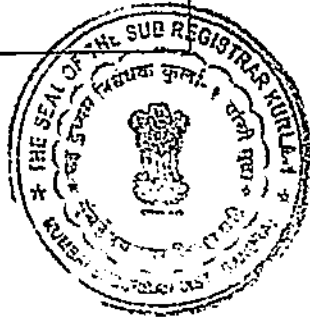
Payment Details

Bank Name PUNB	Payment Date 08/04/2019
Bank CIN 10004152019040800396	REF No. 168810543
Deface No 0804201900468D	Deface Date 08/04/2019

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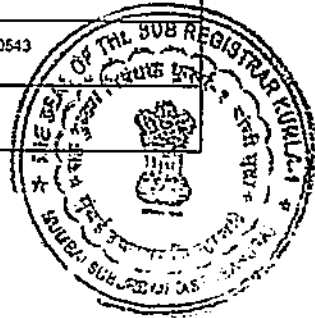
Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0804201900489	Date 08/04/2019
Received from GODREJ PROPERTIES LTD . Mobile number 9820580358, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name PUNB	Date 08/04/2019
Bank CIN 10004152019040800412	REF No. 168811059
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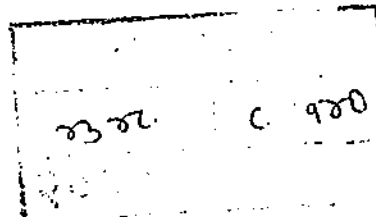
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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0904201900468	Date 08/04/2019
Received from GODREJ PROPERTIES LTD , Mobile number 9820580358, an amount of Rs.2000/- towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Kurta 1 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name PUNB	Date 08/04/2019
Bank CIN 10004152019040800396	REF No. 168810543
This is computer generated receipt, hence no signature is required.	



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AGREEMENT FOR SALE

This Agreement made at Mumbai this ^{8th} day of April in the year 2019

BETWEEN

GODREJ PROPERTIES LIMITED (PAN No. AAACG3995M), a company incorporated under the Companies Act, 1956 through its authorized signatory Ms. Ekta Dedhia authorized vide Board Resolution dated 4th December 2017 and having its registered office at Godrej One, 5th floor, Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai 400 079 hereinafter referred to as the "Developer" (which expression shall, unless repugnant to the context or meaning thereof, mean and include its successor and successors and their assigns) of the ONE PART;

AND

Sr.

1

MR. SHAYAN ITALIA (PAN - AADPI9796C), aged 40 years, Indian Inhabitant, residing at 701, 7TH FLOOR, FAIRMONT BUILDING 21ST ROAD, BANDRA WEST MUMBAI 400050 MAHARASHTRA INDIA.

hereinafter referred to as "the Purchaser/s" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include, in the case of a/an: (i) individual/s his/her or their respective heirs executors administrators and permitted assigns (ii) limited Company or a body-corporate its successors and assigns (iii) partnership firm, the partners for the time constituting the firm and the survivors or survivor of them and the heirs executors and administrators of the last survivor of them and their/his/her permitted assigns, (iv) limited liability partnership, its successors and permitted assigns, (v) Hindu Undivided Family (HUF), the Karta and Manager and the Co-partners from time to time thereof and the survivors or survivor of them and the heirs, legal representatives, executors and administrators of the last survivor of them, its or their successors and permitted assigns (vi) trust, the trustees for the time being and from time to time of the trust and the survivors or survivor of them and its/their successors and permitted assigns) of the OTHER PART. The Developer and the Purchaser/s are hereinafter collectively referred to as "Parties" and individually as "Party".

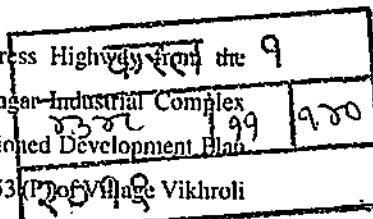
WHEREAS:

- A. By and under an Indenture of Assignment and Conveyance dated 30th March 2012 (Indenture) duly registered with the Sub-Registrar of Assurances at Bombay under serial no. BDR-706638/2012, Godrej and Boyce Manufacturing Company Limited (G&B) have assigned/ transferred in favour of Godrej Vikhroli Properties LLP (GVPLLP), the contiguous non-agricultural freehold/leasehold lands admeasuring approximately 34.20 acres situated at Pirojshanagar, Village Vikhroli, Taluka Kurla, Mumbai Suburban District which comprise of 28.22 acres of leasehold land having perpetual lease and 5.98 acres of freehold land, collectively referred to as "the Land" and is comprised in new C.T.S. no. 51/B and is more particularly described later in this Agreement, for the consideration and on the terms and conditions more particularly mentioned therein. G&B held the Land under and in terms of Indenture dated 30th July 1948 executed by and between Nowroji Pirojsha (as the Vendor therein) and G&B (as the Purchaser therein) duly registered with the Sub-Registrar of Assurances at Bombay under serial no.3050 of Book No.1 ("Indenture 1948"). Important terms and conditions of the Indenture 1948 are reproduced and covered in Annexure A to this Agreement. Further, to rectify certain typographical errors in the Indenture, GVPLLP and G&B have executed a Deed of Rectification dated 10th March 2016 of the Indenture of Assignment and Conveyance dated 30th March 2012.

Legal S: C

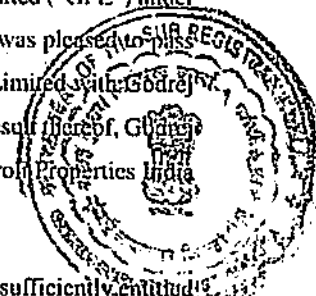
duly registered on 21st April, 2016 with Sub-Registrar of Assurances at Kurla -2 under Serial No. KRL-2/3957/2016.

B. The Land is presently accessible from the Eastern Express Highway from the permitted intersection at chainage 27700 to the Pirojshanagar Industrial Complex through the 18.3 meters' wide access road as per the sanctioned Development Plan of Bombay Municipal Corporation forming part of CTS No.53 (P) of Village Vikhroli and delineated on the Location Plan (Annexure B) in green colour and marked as "AB-CD" ("Eastern Express Access Road").



C. Simultaneously with the execution of the Indenture, G&B have also executed a Deed of Right of Way ("Deed of Right of Way"), duly registered with the Sub-Registrar of Assurances at Bombay under serial no. BDR-3/06639/2012, thereby G&B have provided the access to the Developer to use the Eastern Express Access Road up to point X-Y for access to the Land.

D. In accordance with the relevant provisions of the Companies Act, 2013, GVPLLP was converted into a public limited company on 25th January 2017 under the name of Godrej Vikhroli Properties India Limited ("GVPIIL"). Thereafter, in or about March 2017, GVPIIL made an application to the National Company Law Tribunal, Mumbai Bench ("Tribunal") for amalgamation with Godrej Properties Limited ("GPL") under sections 230 to 232 of The Companies Act, 2013. The Tribunal was pleased to pass an order for amalgamation of Godrej Vikhroli Properties India Limited with Godrej Properties Limited vide its Order dated 30th November 2017. In result hereof, Godrej Properties Limited has become successor in title of Godrej Vikhroli Properties India Limited.



E. The Developer is seized and possessed of and otherwise well and sufficiently entitled to the Land, which Land is more particularly described in the First Schedule hereunder written and shown delineated by black colour boundary line on the Location Plan which is marked and annexed hereto as Annexure B.

F. The development of the Land is implemented by and under the name known as "The Trees" (hereinafter referred to as "the Project") consisting of mixed use segments viz. residential, commercial, retail, hospitality and/or such other use or segments as permitted under relevant laws and the development of the Project will be carried out in the phase-wise and segment-wise manner as the Developer may deem fit, in consonance with the Relevant Laws.

"Relevant Laws" shall mean and include any applicable present or future Central, State or local law(s), statute(s), ordinance(s), rule(s), regulation(s), notification(s),

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Handwritten mark: 'S.C.'

करल - १		
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order(s), bye-laws, etc. including amendment(s)/modifications thereto, any government notifications, circulars, office order, directives, etc. or any government notifications, circulars, directives, order, direction, judgement, decree or order of a judicial or a quasi-judicial authority, etc.		

G. In furtherance thereto, a proposed layout plan ("Layout") for the development of the said Land envisages different segments being residential, commercial, hotel, retail, and/or other segments. Presently, the Municipal Corporation of Greater Mumbai ("MCGM") has sanctioned a Layout of the said Land, a copy of which is marked and annexed hereto as Annexure C. The Layout Plan is sanctioned by MCGM on the following conditions:-

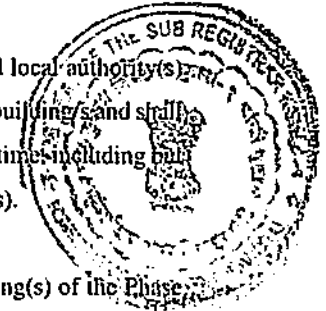
- i. Out of the area of the Land, an area approx. admeasuring 35,608.79 square meters is reserved as amenity space, D.P. road and parking ("Reserved Space"), and is required to be handed over to MCGM for any public purpose use as may be determined by MCGM and in future complaint in this regard shall not be entertained by MCGM;
 - ii. the Developer is required to grant to MCGM a permanent right of way to access the said Amenity Space and in future complaint/objection in this regard shall not be entertained by MCGM;
 - iii. the proposed development is deficient in segregating distance and in future complaint in this regard shall not be entertained by MCGM;
- development of neighboring land by its owner may result in open space deficiency and no complaint, in future, in this regard shall be entertained by MCGM.

H. Within the said Project, the development of the residential segment shall consists of three different phases, and the residential segment will be developed on the portion of the said Land admeasuring approx. 33,427 square meters including recreation space area of 5293.28 square meters ("Residential Land/Segment") and is shown delineated by blue colour boundary line on the Location Plan annexed and marked hereto as Annexure B. The recreation space area shall be common for the entire Residential Land/Segment. The first phase of the Residential Segment shall consists of 10 (ten) nos. of building(s)/wing(s) bearing nos. A, B, C, D, E, F, G, H, I, and J comprising of shared two level of basements, ground and 7 to 18 upper floors ("Phase 1"). Second Phase of the Residential Segment shall consists of 5 (five) nos. of building(s)/wing(s) bearing nos. K, L, M, N, and O comprising of shared two level of basements, ground and 12 to 18 upper floors ("Phase 2"). Third Phase of the Residential Segment shall consists of 5 (five) nos. of building(s)/wing(s) bearing nos. P, Q, R, S and T comprising of shared two level of basements, ground and 10 to 17

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Phase 2 and Phase 3 of	१००	
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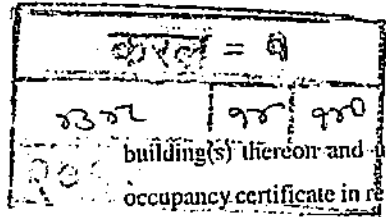
upper floors ("Phase 3"). The 3 (three) phases viz. Phase 1, Phase 2 and Phase 3 of the Residential Land are notionally divided and described on the Location Plan annexed and marked hereto as Annexure B.

- I. The Developer has appointed M/s. Spuceage Consultants, as their Architects registered with the Council of Architects and entered into a standard Agreement with them and such Agreement is as per the Agreement prescribed by the Council of Architects;
- J. The Developer has appointed M/s. Sterling Engineering Consultants Pvt. Ltd., as structural Engineer for the preparation of the structural design and drawings of the buildings and the Developer accepts the professional supervision of the Architect and the Structural Engineer till the completion of the building(s).
- K. The Developer through its Architect submitted the building plans in respect of the said Phase 3 for sanction thereof and MCGM has sanctioned the same. MCGM has issued Intimation of Disapproval (IOD) bearing ref. No. CHE/ES/1721/S/337(NEW) (Old No. CE/1395/BPES/AS dated 19/11/2015) and sanction to the amended IOD received on 1st April 2017. The Developer has also obtained Commencement Certificate for the said Phase bearing ref. no. CHE/ES/1721/S/337(NEW) issued on 15/05/2017 by MCGM permitting the construction/development of the building(s) which is annexed hereto and marked as Annexure D.
- L. The Developer has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building(s) and shall obtain the balance approvals from various authorities from time to time including but not limited to Occupancy Certificate of the said building(s)/wing(s).
- M. The Developer has commenced construction of the building(s)/wing(s) of the Phase 3 under the name and style known as "Godrej Origins" in accordance with the approved and sanctioned plans ("said Phase").
- N. The Developer have sole and exclusive right to sell the flat(s) in the said Phase to be constructed by the Developer and to enter into Agreement(s) with the purchasers of the flat(s) and receive the sale consideration in respect thereof.
- O. While sanctioning the plans, the concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Developer while developing the Land and the



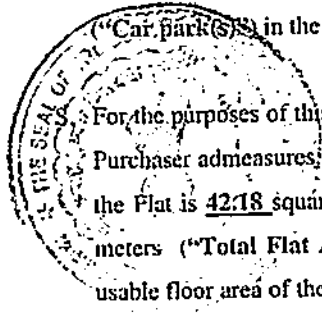
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building(s) thereon and upon due observance and performance the completion or occupancy certificate in respect of the said building(s)/wing(s) shall be granted by the concerned local authority.

- P. The copy of Certificate of Title issued by M/s. Cyril Amarchand Mangaldas, Advocates & Solicitors, copy of property register card/ records in respect of Land on which the flat(s)/building(s)/wing(s)/phase(s) are constructed or are proposed to be constructed have been annexed hereto and marked as Annexure E and F respectively.
- Q. On demand from the Purchaser, the Developer have given inspection to the Purchaser of all the documents of title relating to the Land and the plans, designs and specifications prepared by the Developer's Architects and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 ("Act") read with 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 ("Rules"), and regulations made thereunder:
- R. The Purchaser has/have applied to the Developer for allotment of (i) a Flat No. 1101 on 11th floor in building(s)/wing no(s). R ("Flat") constructed in the said Phase and (ii) 01 nos. of covered car parking space(s) viz. One independent and Nil dependent ("Car park(s)") in the Phase.



For the purposes of this transaction, the total flat area agreed to be purchased by the Purchaser admeasures in total 44.78 square meters, out of which the Carpet Area of the Flat is 42.18 square meters and Exclusive Areas of the said Flat is 2.6 square meters ("Total Flat Area"). For easy reference (i) "Carpet Area" means the net usable floor area of the Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat for exclusive use of the Purchaser or verandah area and exclusive open terrace area appurtenant to the said Flat for exclusive use of the Purchaser, but includes the area covered by the internal partition walls of the Flat and (ii) "Exclusive Areas" means exclusive balcony appurtenant to the said Flat for exclusive use of the Purchaser or verandah area and exclusive open terrace area appurtenant to the said Flat for exclusive use of the Purchaser.

- T. The copy of the plan of the Flat agreed to be purchased by the Purchaser, as sanctioned and approved by MCGM have been annexed and marked as Annexure G. The specification to be provided in the Flat is hereto annexed and marked as

Handwritten signatures and initials, including 'S.S.' and a large flourish.

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Annexure H. The common areas appurtenant to the said Flat is hereto annexed and marked as Annexure I;

U. The Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and the Relevant laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

V. Prior to the execution of this Agreement, the Purchaser has/have paid to the Developer the sum of Rs. 17.34.950/- (Rupees Seventeen Lakhs Thirty Four Thousand Nine Hundred and Fifty Only) being part payment of the total Consideration of Rs. 15,449,140/- (Rupees One Crore Fifty Four Lakhs Forty Nine Thousand One Hundred Forty Only) ("Total Consideration") towards purchase of the said Flat/Premises agreed to be sold by the Developer, as an advance payment (the payment and receipt whereof the Developer do hereby admit and acknowledge) and the Purchaser has agreed to pay the balance of the Total Consideration to the Developer in the manner more particularly set out hereinafter.

W. Under section 13 of the Act read with its Rules, the Parties are required to execute a written Agreement for Sale of said Flat with the Purchaser, being in fact this Agreement and also to register the said Agreement.

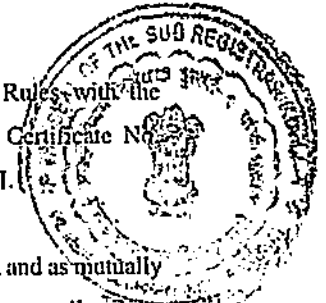
X. The Developer has registered the Phase under the Act and its Rules with the Maharashtra Real Estate Regulatory Authority at Mumbai under Certificate No. P51800000158; a copy is hereto annexed and marked as Annexure I.

Y. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Developer hereby agrees to sell and the Purchaser hereby agrees to purchase the Flat and the garage/covered parking (as applicable).

Z. In the foregoing recitals and Agreement hereafter, the term Purchaser shall include Purchaser of the residential flat hereby agreed to be sold and shall include firm and corporation or any other legal entity and shall also include the plural and the feminine gender of the term Purchaser.

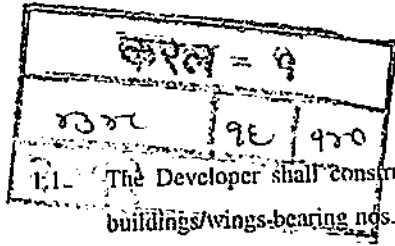
NOW THEREFORE, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. Construction



S.S. [Signature]

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1.1 The Developer shall construct the said Phase consisting of 5 (five) numbers of buildings/wings bearing nos. P, Q, R, S and T consisting of two level of basements, ground plus 10 to 17 upper floors in accordance with the plans, designs and specifications as approved by MCGM from time to time. Provided that the Developer shall obtain prior consent in writing of the Purchaser in respect of any major alteration or addition or variations or modifications which may adversely affect the Flat of the Purchaser except any alteration or addition as may be required by any Government authorities or due to change in law. Provided further that in case of any major alteration or variation or modification in the layout of the said Phase, the Developer shall obtain prior consent in writing of the Purchaser in respect of such alteration or addition or variation or modification except any alteration or addition as may be required by any Government authorities or due to change in law.

1.2 It is hereby clarified that in case of any minor additions required due to architectural and structural reason duly recommended and verified by Architect or Engineer, the Developer shall intimate the Purchaser in writing and the Purchaser hereby give their consent for such minor change or addition.

1.3 The Developer has further informed the Purchaser and the Purchaser hereby confirms and acknowledges that the Land is being developed by the Developer in a segment-wise / phase-wise manner to be determined by the Developer in its absolute discretion from time to time. The Purchaser further acknowledges and confirms that the Developer may, at any time, vary/modify the Layout plan of the Land except the said Phase/Residential Segment, subject however to the grant of sanction by the concerned authorities, or may undertake any of the aforesaid if required by the concerned authorities.

1.4 The Developer has informed to the Purchaser and the Purchaser acknowledges that a Penthouse would be built above the 15th Floor of the wing nos. S and T which will be spread over two upper floors (16th & 17th Floor) of the said wing nos. S and T with exclusive facilities, areas and amenities being swimming pool, private lift(s) (with entry access from wing S/T), private lobby(ies) at the ground floor (with entry access from wing S/T) and private lobbies, lifts at the 16th Floor and 17th Floor of the wing nos. S and T, which shall be in sole, private and exclusive use by the Flat Purchaser of the Penthouse in exclusion to the other purchaser of the wings/buildings. The Purchaser agrees and undertake not to dispute or claim/demand in respect of any exclusive amenities/facilities enjoyed by some of the flat purchaser which are not common areas or in common use by the other purchaser of the wings/buildings. The Purchaser agree and acknowledge that all the aforesaid facilities, areas and amenities

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Common Areas as १०	१००
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are exclusive in nature and same shall not form part of the mentioned in the Annexure I.

2. Description of Flat, Car Parks, Common Areas, Facilities and Total Consideration

2.1 At the request of the Purchaser, the Developer has agreed to sell to the Purchaser and the Purchaser has/have agreed to purchase from the Developer the said Premises being:-

- (a) a residential Flat bearing no. 1101, on the 11th floor of the building/wing "R" ("Flat") of the said Phase, which is more particularly described in the Second Schedule hereunder written and shown in blue hash on the plan marked and annexed hereto as Annexure G; and
- (b) One nos. of covered car parking space(s) (One independent and Nil dependent) in the said Phase, ("Car Park(s)"), constructed or being constructed in the wing/Phase, along with the right to use the Common Areas.

2.2 The specification to be provided in the Flat is hereto annexed and marked as Annexure H. The Purchaser is satisfied about the specifications as mentioned in Annexure H agreed to be provided by the Developer and undertakes not to raise any objection in respect thereof. The Common Areas appurtenant to the said Flat is hereto annexed and marked as Annexure I.

2.3 The total flat area agreed to be purchased by the Purchaser admeasures in total 44.78 square meters, out of which the Carpet Area of the Flat is 42.18 square meters and Exclusive Areas of the said Flat is 2.6 square meters ("Total Flat Area", "The Carpet Area and Exclusive Areas shall have the meaning ascribed to it in Recital Above").

2.4 In consideration of the aforesaid, the Purchaser hereby agrees to pay to the Developer a total lump sum sale consideration of Rs. 15,449,140/- (Rupees One Crore Fifty Four Lakhs Fortv Nine Thousand One Hundred Fortv Only) ("Total Consideration") towards the purchase of the Flat/Premises comprising of the following:-

- (i) Rs. 12,993,230/- towards the Carpet Area of the Flat;
- (ii) Rs. 800,910/- towards the Exclusive Area of the Flat;
- (iii) Rs. NIL/- towards Car Park(s);
- (iv) Rs. 241,000/- towards common areas charges being infrastructure development charges and
- (v) Rs. 1,414,000/- towards facilities including floor rise, PLC, club membership charges, Value Added Service.

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20% (Twenty Percent) of the Total Consideration shall be considered as the earnest money for this transaction ("Earnest Money").		

2.6 Along with the aforementioned Total Consideration, the Purchaser agrees and undertakes to pay to the Developer, amounts as specified in Clause 7 of this Agreement.

3. **VARIATION IN AREA**

The Developer shall confirm the Carpet Area that has been allotted to the Purchaser after the construction of the building(s)/wing(s) is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the Carpet Area. In the event of any variation in the Carpet Area then the only recourse available will be a pro-rata adjustment in the installment(s) of the Total Consideration payable/paid or refund, as the case may be. All the monetary adjustments shall be made at the same rate per square meter as agreed in Clause 2 of this Agreement.

4. **Payment Schedule and Manner of Payment**

4.1 The Purchaser hereby agrees to pay to the Developer the Total Consideration of Rs. 15,449,140/- (Rupees One Crore Fity Four Lakhs Fortv Nine Thousand One Hundred Fortv Only) in the following manner:-

Sr.No.	Description	%	Amount
1	On or before execution of this Agreement (the payment and receipt whereof the Developer hereby admits and acknowledges)	10%	1,544,914/-
2	On Completion of plinth or 30 days from registration whichever is later	10%	1,544,914/-
3	On Completion of 3rd Floor Slab or 60 days from registration whichever is later	10%	1,544,914/-
4	On Completion of the lifts, water pumps, electrical fittings, electro, mechanical, entrance lobby/s, plinth protection, doors & windows, sanitary fittings and paving of area appertain of the building/wing in which said apartment is located	65%	10,041,941/-
5	On Possession or receipt of OC whichever is later + Other Charges as specified in clause 7)	5%	772,457/-
TOTAL			15,449,140/-

4.2 The Purchaser shall pay the respective payment installments as stipulated hereinabove along with applicable taxes strictly within fifteen (15) days of the Developer sending notice of the completion of each milestone. Intimation forwarded by Developer to the Purchaser that a particular stage of construction is initiated and/or completed shall be sufficient proof that a particular stage is initiated and/or completed and such proof shall be valid and binding upon the Purchaser and the Purchaser agrees

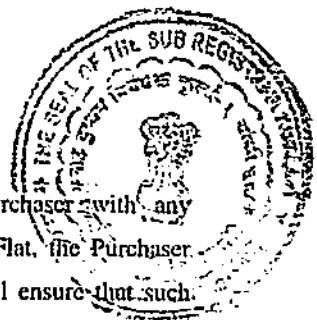
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to make payment accordingly. The Purchaser hereby understands and agrees that, save and except for the intimation from the Developer as provided under this Clause, it shall not be obligatory on the part of the Developer to send reminders regarding the payments to be made by the Purchaser as per the payment schedule mentioned hereinabove and the Purchaser shall make all payments to the Developer on or before the respective due dates, time being the essence of this Agreement.

4.3 All payments to be made by the Purchaser under this Agreement shall be by cheque/demand draft/pay order/wire transfer/any other instrument drawn in favour of "GODREJ ORIGINS COLLECTION ACCOUNT".

4.4 For the purpose of remitting funds from abroad by the Purchaser, the following are the particulars of the beneficiary:-

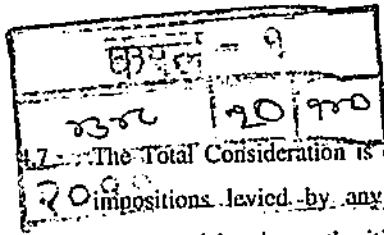
- Beneficiary's Name: "GODREJ ORIGINS COLLECTION ACCOUNT".
- Beneficiary's Account No.: 57500000012102
- Bank Name: HDFC Bank
- Branch Name: Fort. Branch
- Bank Address: Manekji Wadia Bldg Ground Floor Nanik Motwani Marg Fort Mumbai 400001.
- Swift Code: HDFCINBB
- IFSC Code: HDFC0000060



4.5 In case of any financing arrangement entered by the Purchaser with any bank/financial institution with respect to the purchase of the Flat, the Purchaser undertakes to direct such bank/financial institution to and shall ensure that such financial institution disburse/pay all such installments of Total Consideration amounts due and payable to the Developer through an account payee cheque/demand draft drawn in favour of "GODREJ ORIGINS COLLECTION ACCOUNT".

4.6 If any of the payment cheques/banker's cheque or any other payment instructions off/by the Purchaser is not honored for any reason whatsoever, then the same shall be treated as default under clause 19 below and the Developer may at its option be entitled to exercise the recourse available hereunder. Further, the Developer may, at its sole discretion, without prejudice to its other rights, charge a payment dishonor charge of Rs.5,000/- (Rupees Five Thousand only) for dishonor of a particular payment instruction for first instance and for second instance the same would be Rs.10,000/- (Rupees Ten Thousand only) in addition to the interest for delayed payment. Thereafter no cheque will be accepted and all further payments shall be accepted through bank demand draft(s) only.

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The Total Consideration is escalation-free, save and except escalations/increases/impositions levied by any statutory authority(ies), local bodies/ government, competent/planning authorities ("Authorities") from time to time or any statutory charges/payments including but not limited to development charges, external development charges, infrastructure development charges, premiums and/or all other charges, payments, surcharges, cesses, taxes, levies, duties, etc. payable to the Authorities.

4.8 Upon execution hereof and at the express request of the Purchaser, the Developer may at its sole discretion offer a rebate for early payments of the agreed milestones. It is understood between the Parties that offer for rebate is subject to the Purchaser complying with all its obligations under this Agreement including timely payment of its regular milestone. Save as foregoing, the quantum of rebate once offered by the Developer will not be subject to any change/withdrawal. It is understood and acknowledged by the Purchaser that the Developer shall have the right to accept or reject such offer for early payments as the Developer may deem fit and proper. The early payments received from the Purchaser under this Clause shall be adjusted against the future milestone payment due and payable by the Purchaser.

5. Taxes

5.1 The Total Consideration above excludes taxes. Taxes may include Goods and Services Tax (GST), land under construction tax, property tax, or other taxes, duties, cesses, levies, charges which are leviable or become leviable under the provisions of the applicable/relevant law or any amendments thereto pertaining or relating to the sale of Flat ("Taxes"). Payment of Taxes shall be paid by the Purchaser within 15 (fifteen) days on demand made by the Developer, and the Purchaser shall indemnify and keep indemnified the Developer from and against the same.

5.2 The Purchaser is aware and acknowledges that all due benefit of additional Input Tax Credit arising to the Developer due to implementation of GST has been passed on in form of reduction in the Total Sale Consideration in respect of the said Flat.
For the purpose of this Agreement:-

- "GST" shall mean and include any tax imposed on the supply of goods or services or both under GST Law.
- "GST Law" shall mean and include the Integrated Goods & Service Tax Act, GST (Compensation to the States for Loss of Revenue) Act, Central Goods & Services

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Tax Act and State Goods & Services Tax Act / UTGST, and all related ancillary legislations, rules, notifications, circulars, statutory orders etc.

- "Cess" shall mean and include any applicable cess, existing or to be levied on the supply of goods or services or both under GST Law.

6 Tax Deducted at Source

The Purchaser is aware that the Purchaser has to make the applicable Tax Deduction at Source (TDS) at the time of making the actual payment(s) or credit of such sums to the account of the Developer, whichever is earlier as per section 194IA in the Income Tax Act, 1961. Further, the Purchaser shall submit the original TDS certificate within the prescribed timelines as mentioned in the Income Tax Act, 1961.

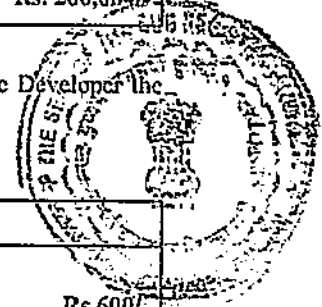
7 Payment of Estimated Other Charges

- 7.1 The Purchaser shall on or before delivery of possession of the said Flat deposit and keep deposited with the Developer, the following amounts:-

Sr. No.	Particulars	Rupees
(i)	Estimated amount towards outgoings of society / limited company / federation / apex body for 24 (twenty four) months in advance.	Rs. 208,224/-
(ii)	Estimate amounts towards ad-hoc corpus fund to be deposited with the Developer.	Rs. 57,840/-
	Total:	Rs. 266,064/-

- (b) The Purchaser agrees and undertakes to pay on demand by the Developer the following amounts:-

Sr. No.	Particulars	Rupees
(i)	Estimated amount for share money, application/entrance fee for the society or limited company / federation / apex body.	Rs. 600/-
(ii)	Estimated amount for formation and registration of the society or limited company / federation / apex body.	Rs. 25,000/-
(iii)	Estimate amount for deposit towards water connection charges.	Rs. 25,000/-
(iv)	Estimate amount for deposit towards electric connection charges.	Rs. 25,000/-
(v)	Estimate amounts for deposit towards gas connection charges.	Rs. 20,000/-



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(vi)	Estimate amounts for deposit towards other utility /services charges.	Payable at actuals if applicable.
(vii)	Estimate amounts for deposits of electrical receiving and sub-station in the Layout	Payable at actuals if applicable.
(viii)	Estimate amount towards proportionate share of taxes and other charges/levies in respect of the society or limited company/ federation/Apex Body.	Payable at actuals if applicable.
(ix)	Prepaid Furnishing Card	600,000/-
	Total:	Rs.695,600/-

- 7.2 **Legal charges for formation of society/ limited company / federation / apex body**
 The Purchaser shall on demand pay to the Developer at actual the amount towards meeting all legal cost, charges and expenses, including professional costs of Advocates/Solicitors of the Developer in connection with formation of the society/ limited company/ federation /apex body and for preparing its rules, regulations, bye-laws, etc. and the cost of preparing and engrossing the conveyance. Provided always such demand shall be made by the Developer after utilization of amount paid by the Purchaser under clause 7.1(b) (ii) stated hereinabove.

8 **Developer to appropriate dues**

The Purchaser authorizes the Developer to adjust/appropriate all payments made by the Purchaser under any head(s) of dues against lawful outstanding, if any, in his/her name as the Developer may in its sole discretion deem fit and the Purchaser undertakes not to object/demand/direct the Developer to adjust his payments in any manner.

9 **Time is of essence**

- 9.1 Time is essence for the Developer as well as the Purchaser. The Developer shall abide by the time schedule for completing the Phase/building/wing and handing over the Flat to the Purchaser and the common areas and facilities (as applicable) to the association/federation/apex body after receiving the occupancy certificate or the completion certificate or both, as the case may be.

- 9.2 Similarly, the Purchaser shall make timely payment of the instalment(s) and other dues payable by him/her and meeting the other obligations under the Agreement subject to the completion of construction by the Developer as provided in this Agreement.

10 **Interest**

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10.1 All outstanding amounts payable by any Party under this Agreement to other Party shall carry applicable interest at the rate of (i) 2% (two percent) above the then existing SBI MCLR (State Bank of India - Marginal Cost of Lending Rate) per annum or (ii) such other rate of interest higher/ lower than 2% as may be prescribed under the Act/ Rules ("Interest") from the date they fall due till the date of receipt/realization of payment by the other Party.

10.2 Any overdue payment so received will be first adjusted against Interest then towards statutory dues and subsequently towards outstanding principal amount.

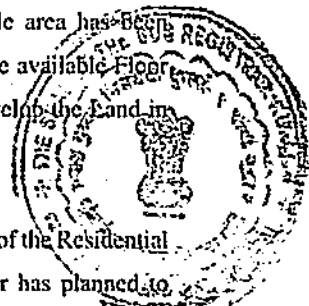
10.3 Without prejudice to the other rights of the Developer hereunder, the Developer, in respect of any amounts remaining unpaid/outstanding by the Purchaser under this Agreement, shall have the first charge/lien on the Flat/Premises and the Car Park(s) and the Purchaser shall not be entitled to transfer his rights or interest or entitlement under this Agreement, in any manner whatsoever, without making full payment of all the outstanding amount payable under this Agreement to the Developer. It is hereby clarified for the purposes of this Agreement payment shall mean the date of credit of the amount in the account of the Developer.

11 Floor Space Index (FSI)

11.1 The Purchaser has been informed and is aware that the buildable area has been sanctioned for the entire Land as a single layout on the basis of the available Floor Space Index ("FSI") and accordingly the Developer intends to develop the Land in multiple segments/phases.

11.2 The Developer declares that FSI approved and sanctioned in respect of the Residential Land/segment is approx. 81,550 square meters and the Developer has planned to utilize FSI of approx. 23,696 square meters on the said Phase by utilizing the FSI of the said Residential Land or by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulations or based on the expectation of increased FSI which may become available in future.

11.3 Further, the Purchaser has been informed and acknowledge that the FSI proposed to be consumed in the construction of the building(s) or wings(s) of the said Phase may not be proportionate to the area of the physical land on which it is being constructed and/or in proportion to the total area of the Land taking into account the FSI to be utilized for all buildings to be constructed thereon. The Developer in its sole discretion, may allocate such buildable FSI for each of the buildings being



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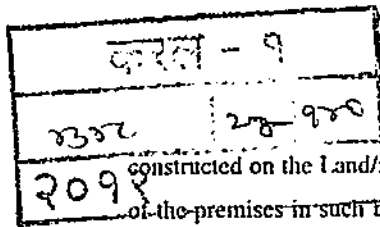
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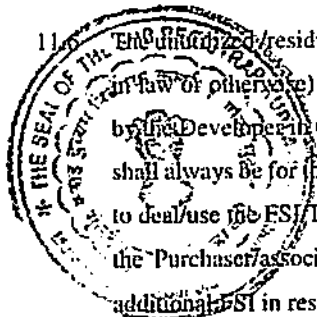
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constructed on the Land/individual segment/phase as it thinks fit and the purchasers of the premises in such buildings (including the Purchaser herein) have understood the manner of consumption of the FSI as set out hereinabove and agree not to raise any claim or dispute thereof.

11.4 The Purchaser acknowledges that the Developer shall be entitled to utilize and deal with the entire development potential of the Land including the existing and future FSI and /or transferable development rights ("TDR") and/or Development Right Certificate ("DRC") heretofore sanctioned or as may hereafter be sanctioned and shall be entitled to use any or all such FSI (including premium FSI, compensatory FSI, fungible FSI etc.) and/or TDR and/or DRC for construction of buildings and development of facilities and/or amenities on any part of the Land or elsewhere as may be permitted and in such manner deemed fit by the Developer.

11.5 The Purchaser further acknowledges that, the Developer shall be entitled, at its sole discretion (i) to freely deal with other segments/phases comprised in the said Land (along with the loading of FSI/TDR or otherwise) including by way of sale/transfer to any entity as the Developer may deem fit (ii) to sell/transfer its stake in the other phases to any person as it deem fit, in accordance to the then existing laws. The Purchaser has entered into this Agreement knowing fully well the scheme of development proposed to be carried out by the Developer on the Land.



11.6 The unutilized/residual FSI (including future accretions / enhancement due to change in law or otherwise) in respect of the Land on which the entire Project is developed by the Developer in the manner set out hereinabove, shall always be available to and shall always be for the benefit of the Developer and the Developer shall have the right to deal/use the FSI/TDR as it may deem fit, without any objection/interference from the Purchaser/association/federation/apex body /apex bodies. In the event of any additional FSI in respect of the Project Land or any part thereof being increased as a result of the any favorable relaxation of the relevant building regulations or increase in incentive FSI or otherwise, at any time hereafter, the Developer alone shall be entitled to the ownership and benefit of all such additional FSI for the purpose of the development and/or additions to the built up area on the Land as may be permissible.

11.7 Neither the Purchaser nor any of the other purchasers of premises in the buildings being constructed on the Land (including the buildings/wings in the said Phase) nor the association/federation/ apex body/apex bodies to be formed of purchasers of premises in such buildings (including the buildings/wings of the said Phase) shall be entitled to claim any FSI and/or TDR howsoever available on the Land. All FSI and/or TDR at any time available in respect of the Land in accordance with the Layout or any part thereof shall always belong absolutely to the Developer, till the time the

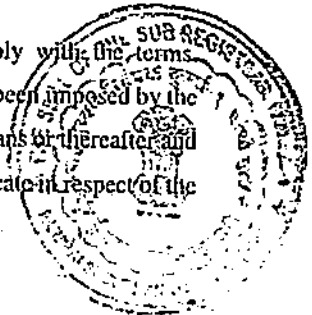
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development of the entire Layout of the said Land as contemplated by the Developer and building(s) / Land is conveyed to the association/ federation /apex body / apex bodies in the manner set out herein below:		

development of the entire Layout of the said Land as contemplated by the Developer and building(s) / Land is conveyed to the association/ federation /apex body / apex bodies in the manner set out herein below:

11.8 The Purchaser or the association/federation/apex body/apex bodies of the purchasers shall not alter/demolish/construct or redevelop the Phase or the Project Land or any part thereof until and unless the building(s)/Phase is in a dilapidated condition or unsuitable for habitation or pursuant to any requirement of any law or use any unutilized or increased FSI available on the Land. It is also agreed by the Purchaser that even after the formation of the association/federation/apex body/apex bodies, the Developer, if permitted by the MCGM and other authorities and as permissible under law, shall be entitled to utilize further development potential (including fungible FSI), by putting up further construction on the Land and shall thereby continue to retain full right and authority to develop the Land and to utilize the entire FSI and / or any incremental development potential that may be available from time to time. Further, such potential or additional construction shall at all times be the sole property of the Developer who shall be at the liberty to use, dispose off, sell or transfer the same in such manner as the Developer may deem fit.

12 Adherence to Sanctioned Plans

The Developer hereby agrees to observe, perform and comply with the terms conditions, stipulations and restrictions, if any, which may have been imposed by the concerned local authority at the time of sanctioning of the said plans or thereafter and shall obtain from the concerned local authority occupancy certificate in respect of the Flat, before offering possession of the Flat to the Purchaser.

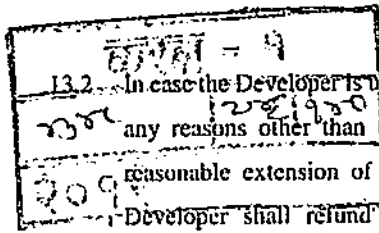


13 Possession

13.1 After obtaining the Occupation Certificate, the Developer shall offer possession of the Flat to the Purchaser and also deliver the common areas on or before 30th day of June, 2022 ("Delivery Date"), subject to the Purchaser being in compliance of all its obligations under this Agreement including timely payments of all amounts payable under terms of this Agreement. Provided however, the Delivery Date shall stand extended on account of (i) any force majeure events; and/or (ii) reasons beyond the control of the Developer and/or its agents; and/or (iii) due to non-compliance or default on the part of the Purchaser ("Extension Event"). For the purpose of this Agreement, "Force Majeure events" shall include (a) war, civil commotion or act of God; (b) any notice, order, rule, notification of the Government and/or other public competent authority / Court.

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13.2 In case the Developer is unable to offer possession on or before the Delivery Date for any reasons other than those set out in the foregoing paragraph and subject to reasonable extension of time, then on demand in writing by the Purchaser, the Developer shall refund the amounts received from the Purchaser along with applicable Interest from the date of payment of such amount till refund thereof.

14 Manner of Taking Possession

14.1 The Purchaser shall take possession of the Flat within 15 (fifteen) days from the date of offer of possession of the Flat by the Developer, by executing necessary documents, indemnities, declarations and such other documentation as required by the Developer and the Developer shall give possession of the Flat to the Purchaser. Upon receiving possession of the Flat or expiry of the aforesaid 15(fifteen) days from the date of possession offered by the Developer ("Possession Date"), the Purchaser shall be deemed to have accepted the Flat, in consonance with this Agreement and thereafter the Purchaser shall not have any dispute or claim against the Developer in regards to any item of work alleged not to have been carried out or completed as per terms of this Agreement. The Purchaser expressly acknowledges, that from Possession Date, the risk and ownership to the Flat shall pass and be deemed to have passed to the Purchaser.

14.2 The Purchaser hereby agree that in case the Purchaser fails to respond and/or neglects to take possession of the Flat within the time stipulated by the Developer, then the Purchaser shall also be liable to pay to the Developer holding charges calculated at the rate of Rs. 110/- (Rupees One Hundred Ten only) per month per square meter of the Total Area of the Flat ("Holding Charges") along with its applicable maintenance charges/outgoings towards upkeep and maintenance of the common areas and facilities and common facilities (if any) for the period of such delay and any other charges or amounts payable/liable by the Purchaser. During the period of aforesaid delay, the Flat shall remain locked at the sole risk, cost and responsibility of the Purchaser causing any deterioration in its physical condition.

14.3 It is hereby agreed by the Parties that upon receipt of occupation certificate for the said Flat, the Purchaser shall not be entitled to terminate this Agreement. Further, in case the Purchaser fails to respond and/or neglects to take possession of the Flat within the aforementioned time as stipulated by the Developer then the Developer shall also be entitled along with other rights under this Agreement to forfeit/claim the entire Total Consideration towards the Flat along with interest on default in payment of instalments (if any), applicable taxes and any other charges/amounts. The Purchaser further agrees and acknowledges that the Developer's obligation of delivering possession of the Flat shall come to an end on the expiry of the time as

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stipulated by the Developer and that subsequent to the same, the Developer shall not be responsible and/or liable for any obligation towards the Purchaser for the possession of the Flat.

15 Outgoings

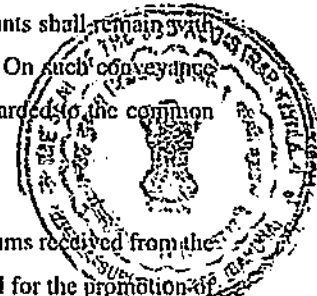
15.1 From the Possession Date, the Purchaser shall be liable to bear and pay the proportionate share of outgoings in respect of the Land/Segment/Phase/building/Flat namely local taxes, betterment charges or such other levies by the concerned local authority and/or water charges, insurance, common lights, repairs and salaries of clerks bill collectors, security agency, sweepers and all other expenses necessary and incidental to the management and maintenance of the Phase/Land and building/s thereon.

15.2 Until the conveyance of the structure of the building(s)/wing(s) of the Phase to the society or company or any other common organisation formed jointly by the purchasers of the buildings/wings ("Association") is executed, the Purchaser shall pay to the Developer or Association or management consultant, as the case may be, such proportionate share of outgoings as may be determined by the Association. The Purchaser further agrees that till the Purchaser's share is determined, the Purchaser shall pay to the Developer provisional monthly contribution as determined by the Developer or the Association, from time to time. The outgoings so paid by the Purchaser shall not carry any interest and any unutilized amounts shall remain with the Developer until the conveyance in favour of Association. On such conveyance being executed, the unutilized outgoing amount shall be forwarded to the common organization.

15.3 The Developer may maintain a separate account in respect of sums received from the Purchaser as advance or deposit, on account of the share capital for the promotion of the co-operative society or company or federation or apex body/ies towards the outgoings, legal charges and other requisite deposit and shall utilize the amounts only for the purposes for which they have been received.

16 Defect Liability Period

16.1 If the Purchaser brings to the notice of the Developer any structural defect in the Flat/Building within the time period as stipulated under the Relevant Laws then, it shall wherever possible be rectified by the Developer without further charge to the Purchaser. However, the Parties agree and confirm that the decision of the Developer's architect shall be final in deciding whether there is any actual structural



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~~defect in the Flat/Building~~ or defective material being used or regarding workmanship, quality or provision of service.
16.2 From Possession Date, any damage due to wear and tear of whatsoever nature is caused to the Flat/Building thereto (save and except the defects as mentioned in Clause 16.1), the Developer shall not be responsible for the cost of re-instating and/or repairing such damage caused by the Purchaser or otherwise and the Purchaser alone shall be liable to rectify and reinstate the same at his own costs.

17 Foreign Exchange Management Act

The Purchaser clearly and unequivocally confirms that in case remittances related to the Total Consideration and all other amounts as payable under this Agreement are made by non-resident/s/foreign national/s of Indian origin, it shall be the sole responsibility of such Purchaser to comply with the provisions of the Foreign Exchange Management Act, 1999 ("FEMA") or statutory enactments or amendments thereof and the rules and regulations thereunder and/or any other applicable/relevant laws including that of remittance of payments, acquisition/sale or transfer of immovable property/ies in India and provide to the Developer with such permission/approvals/no objections or other documents to enable the Developer to fulfill its obligations under this Agreement. Any implications arising out of any default by the Purchaser shall be on the sole account of the Purchaser. The Developer accepts no responsibility in this regard and the Purchaser shall keep the Developer fully indemnified for any harm or injury caused to it for any reason whatsoever in this regard. Whenever there is a change in the residential status of the Purchaser, subsequent to the signing of this Agreement, it shall be the sole responsibility of the Purchaser to intimate in writing to the Developer immediately and comply with all the necessary formalities, if any, under the applicable/relevant laws.

18 Anti-Money Laundering

18.1 The Purchaser hereby declares, agrees and confirms that the amounts paid/payable by the Purchaser under this Agreement towards the said Flat/Premises is not involved directly or indirectly to any proceeds of the scheduled offence and is/are not designed for the purpose of any contravention or evasion of the provisions of the Prevention of Money Laundering Act, 2002, rules, regulations, notifications, guidelines or directions of any other statutory authority passed from and/or amended from time to time (collectively "Anti Money Laundering"). The Purchaser further declare and authorize the Developer to give personal information of the Purchaser to any statutory authority as may be required from time to time. The Purchaser further affirms that the information/details provided is/are true and correct in all respect and nothing has been withheld including any material facts within his knowledge. The Purchaser further

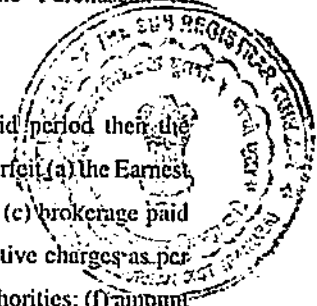
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agrees and confirms that in case the Developer becomes aware and/or in case the Developer is notified by the statutory authorities of any instance of violation of Money Laundering Regulations, then the Developer shall at its sole discretion be entitled to cancel/terminate this Agreement for Sale. Upon such termination the Purchaser shall not have any right, title or interest in the said Flat neither have any claim/demand against the Developer, which the Purchaser hereby unequivocally agrees and confirms. In the event of such cancellation/termination, the amounts paid by the Purchaser shall be refunded by the Developer to the Purchaser in accordance with the terms of this Agreement for Sale only after the Purchaser furnishing to the Developer a no-objection/consent letter from the statutory authorities permitting such refund of the amounts to the Purchaser.

19 Default By Purchaser

19.1 In the event if the Purchaser fails or neglects to (i) make the payment of the Total Consideration and all other amounts due including but not limited to estimated other charges due on its due dates and/or (ii) comply with the obligations, terms and conditions of this Agreement, then the Developer shall be entitled, without prejudice to other rights and remedies available to the Developer including Interest for delayed payment; after giving 15 (fifteen) days prior notice to the Purchaser, to cancel/terminate this transaction.

19.2 If the Purchaser fails to rectify the default within the aforesaid period then the Developer shall, at its sole option, terminate this Agreement and forfeit (a) the Earnest Money from the amounts paid; (b) Interest on delayed payment; (c) brokerage paid to real estate agent/channel partner/broker, if any; (d) administrative charges as per Developer's policy; (e) any taxes paid by the Developer to the authorities; (f) amount of stamp duty and registration charges to be paid/paid on deed of cancellation of this Agreement; (g) any other taxes payable and (h) any subvention cost (if the Purchaser has opted for subvention plan) which the Developer may incur either by way of adjustment made by the bank in installments or paid directly by the Developer to the bank, (collectively referred to as the "Non-Refundable Amount"). Balance amount, if any, after deduction of the Non Refundable Amount, without any liabilities towards costs/damages/interest etc. shall be refunded without any interest whatsoever simultaneously upon the Purchaser executing and registering the deed of cancellation or such other document ("Deed") within 15 (fifteen) days of termination notice by the Developer, failing which the Developer shall be entitled to proceed to execute/register the Deed with the appropriate Sub-Registrar, including as an authorized constituted attorney of the Purchaser and the Purchaser hereby acknowledges and confirms. The Parties further confirm that any delay or default in



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Such execution/ registration shall not prejudice the cancellation/termination. the Developer's right to forfeit the Non Refundable Amount and refund the balance to the Purchaser and the Developer's right to sell/transfer the Flat/Premises to any third party. For the sake of clarity, the interest and/or taxes paid on the Total Consideration shall not be refunded upon such cancellation/termination. Upon such cancellation, the Purchaser shall not have any right, title and/or interest in the Flat and/or Car parks and/or the Project and/or the Land. The Purchaser acknowledges and confirms that the provisions of this clause shall survive termination of this Agreement.

19.3 Termination by Purchaser prior to receipt of Occupation Certificate:- In the event, the Purchaser intends to terminate this Agreement, then the Purchaser shall give a prior written notice ("Notice") of 60 (sixty) working days to the Developer expressing his/her/its intention to terminate this Agreement. The Purchaser shall also return all documents (in original) with regards to this transaction to the Developer along with the Notice. Upon receipt of Notice for termination of this Agreement by the Developer, this clause shall be dealt with in accordance with clause 19.2 above.

20 Association Structure

20.1 The Developer shall at its discretion as prescribed under Relevant Laws:

(i) form association of the purchasers in the wing(s)/ building(s) (being either a co-operative society/condominium/limited company or combination of them) ("Association"), as it may deem fit and proper in respect of each of the wing(s)/building(s) or some or all the wings/buildings in the phases together comprised in the Project known by such name as the Developer may decide, which shall be responsible for maintenance and management of the wings/buildings, within such period as may be prescribed under the relevant law.

(ii) form an apex organization (being either a co-operative society/ condominium/limited company or combination of them) ("Apex Body") for the entire development or separate apex association / apex body / apex bodies (being either a co-operative society/condominium/limited company or combination of them) ("Apex Bodies") for each of residential and commercial zones, as the Developer may deem fit, for the purposes of effective maintenance and management of the entire Project/Land including for common areas and amenities of the Project at such time and in such a manner as the Developer may deem fit to be known by such name as the Developer may decide, within such period as may be prescribed under the relevant law.

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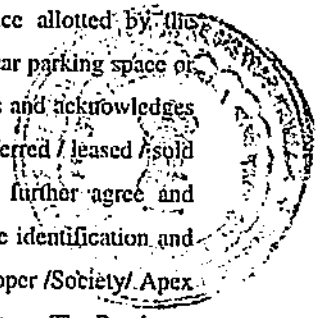
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(iii) with a view to preserve the intrinsic value of the Project by ensuring high standard of maintenance and upkeep, at its discretion but not as an obligation, be involved / undertake / conduct either by itself or through Facility Management Company, the maintenance and management of the Project, without any reference to the Purchaser and other occupants of the Project, even after formation of the association/apex body/apex bodies on such terms and conditions as the Developer may deem fit and the Purchaser hereby gives their unequivocal consent for the same. For this purposes the Developer may, in its discretion provide suitable provisions in the constitutional documents of the association/apex body/apex bodies.

(iv) Make provisions for payment of outgoings to the association & the apex body/apex bodies for the purposes of maintenance of Building in which the Flat is located and the entire Project.

20.2 Except for the covered Car Parking Space allotted by the Developer in accordance to this Agreement, the Purchaser agrees and confirms that all open parking spaces will be dealt with in accordance with the applicable laws. The Purchaser hereby declares and confirms that except for the Covered Car Parking Space allotted by the Developer, the Purchaser shall not be entitled to use any other car parking space or open car parking space within the Project. The Purchaser agrees and acknowledges that the covered car parking space in the Project cannot be transferred / leased / sold or dealt otherwise independently of the Flat. The Purchaser further agree and undertake that the Purchaser shall have no concerns towards the identification and permission/allotment/allocation of parking space done by Developer /Society/ Apex Body, at any time and shall not challenge the same anytime in future. The Purchaser agrees and acknowledges that Developer/the association/apex body shall deal with the parking space in the manner association / apex body deems fit, subject to the terms of bye-laws and constitutional documents of the association / apex body / the applicable laws. It is agreed and understood by the Purchaser that the calculation of the Total Consideration is derived by the Developer taking into consideration the aforesaid.

20.3 The Purchaser agrees and undertakes, to sign and execute all applications and other papers and documents, including but not limited to the bye-laws/memorandum and articles of association / apex body / apex bodies drafted/adopted by the Developer for the association, necessary for the formation and registration of the association / apex body/apex bodies within 10 (ten) days from intimation by the Developer. The Purchaser agrees not to object to any changes/amendments made by the Developer in



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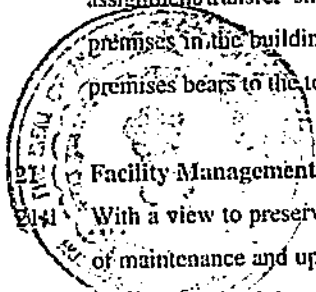
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the draft/model bye-laws/memorandum and articles of association / apex body / apex bodies for the association. The Purchaser shall also be bound from time to time, to sign all papers, documents and deeds for safeguarding the interest of the Developer and the other purchasers of premises in the building(s). The Purchaser shall be bound by the rules, regulations and bye-laws/memorandum and articles of association / apex body / apex bodies and the terms and conditions contained in the Indenture. No objection shall be raised by the Purchaser, if any changes or modifications are made in the draft bye-law of the association / apex body / apex bodies by the Developer as the case may be or as may be required by the Registrar of Cooperative Societies or any other competent authority. The Purchaser hereby authorize Developer to sign and execute all such forms applications, papers and documents on his/her/their/its behalf as may be required for this purpose.

20.4 The Developer may become a member of the association / apex body / apex bodies to the extent of all unsold and/or unallotted premises, areas and spaces in the building(s).

20.5 All costs, charges and expenses including stamp duty, registration charges and expenses in connection with the preparation, stamping and execution of such deed of assignment/transfer shall be borne and paid by the association/all purchasers of premises in the building(s) in the same proportion as the carpet/built up area of the premises bears to the total area of all the premises in the said building(s).



Facility Management Company

21.1 With a view to preserve the intrinsic value of the Project by ensuring high standard of maintenance and upkeep, until such time as the development of the entire Layout is completed and the conveyance is executed in favour of the Apex/Federal Society, the Developer shall be entitled at its discretion to manage and maintain "The Trees" (including the Phase and/or the Building(s) thereon and/or the common areas or any of them or any part thereof) and to realize maintenance charges or any other dues payable by the Purchaser thereof.

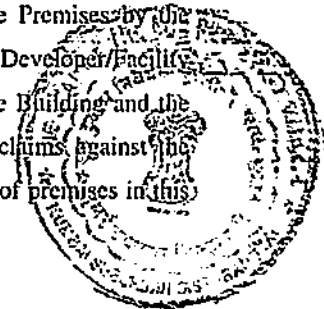
21.2 By executing this Agreement, the Purchaser consents to appointment by the Developer of any agency, firm, corporate body, organization or any other person ("Facility Management Company") in order to manage, upkeep and maintain the Building together with other buildings and the Land, sewerage treatment plant, garbage, disposal system and such other facilities, that the Developer may require to install, operate and maintain common areas, amenities, common facilities, car parking areas and open spaces. The Facility Management Company shall also be entitled, to collect the outgoings, provisional charges, taxes, levies and other amounts in respect

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of the Building (including the Purchaser's proportionate share of the outgoings as provided hereinabove). It is hereby clearly clarified, agreed and understood that the Facility Management Company shall also be entitled to exercise its rights for collecting the charges and expenses mentioned herein, even after formation of the association/ apex body / apex bodies. The Purchaser hereby grants his/her/their/its consent confirming such agreement /contract/arrangement that the Developer has or may have to enter into with the Facility Management Company. It is further expressly understood that the Developer shall not in any manner be accountable, liable or responsible to any person including the Purchaser and/or association / apex body / apex bodies for any act, deed, matter or thing committed or omitted to be done by the Facility Management Company in the due course of such maintenance, management and control of the Building and/or common areas, amenities and facilities thereto.

21.3 The Purchaser agrees to pay the necessary fees as may be determined by the Developer/Facility Management Company.

21.4 The Purchaser further agrees and undertakes to be bound from time to time to sign and execute all papers, documents, deeds and/or other writings as required, at the sole discretion of the Developer/ Facility Management Company, for the purposes of framing rules for management of the Building and use of the Premises by the Purchaser for ensuring safety and safeguarding the interest of the Developer/Facility Management Company and other purchasers of premises in the Building and the Purchaser also agrees and confirms not to raise any disputes/claims against the Developer/Facility Management Company and other purchasers of premises in this regard.



22 Fit out Manual

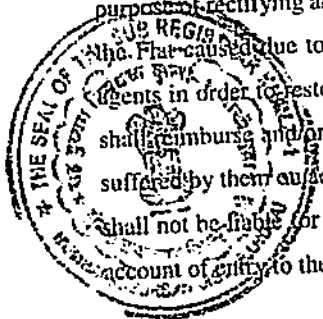
22.1 The Purchaser agrees and undertakes that upon handover of possession, the Purchaser shall carry out any fit-out/interior work strictly, in accordance, with the rules and regulations framed by the Developer/association / apex body / apex bodies ("Fit-Out Manual") and without causing any disturbance, to the other purchasers of premises in the Building. The Fit-Out Manual will be shared at the time of handing over possession of the Flat. Without prejudice to the aforesaid, if the Purchaser makes any unauthorized change or alteration or causes any unauthorized repairs in or to the Flat or the Building, the Developer shall be entitled to call upon the Purchaser to rectify the same and to restore the Flat and/or Building to its original condition within 30 (thirty) days from the date of intimation by the Developer in that behalf. If the Purchaser does not rectify the breach within the such period of 30 (thirty) days, the Developer may carry out necessary rectification/restoration to the Flat or the Building

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(on behalf of the Purchaser) and all such costs/charges and expenses incurred by the Developer shall be reimbursed by the Purchaser. If the Purchaser fails to reimburse to the Developer any such costs/charges and expenses within 7 (seven) days of demand by the Developer, the same would be deemed to be a charge on the Flat. The Purchaser hereby indemnifies and agrees to always keep saved, harmless and indemnified the Developer (i) from and against all actions, proceedings, claims, demands, costs, charges and expenses whatsoever, which may be made against the Developer or which the Developer may suffer or incur as a result of any unauthorized change or alteration in or causing any unauthorized repairs in or to the Flat/Premises or the Building and (ii) for all costs and expenses incurred by the Developer for instituting any legal proceedings for recovery of such costs/charges and expenses incurred by it for rectification/restoration to the Flat or the Building.

22.2 After the possession of the Flat/Premises to the Purchaser until the conveyance of the Land in favour of the Apex Body, the Purchaser shall at all times permit, the Developer, its engineers, workmen, labourers agents, or architects to enter upon the Flat/Building/Phase with reasonable notice(except in case of emergency), for the purpose of rectifying any defect or damage to the Building or if necessary any part of the Flat caused due to any act of commission or omission of the Purchaser or his agents in order to restore it to the same condition, as far as possible. The Purchaser shall reimburse and/or pay to the Developer or any other person the loss or damage suffered by them on account of the act of the Purchaser or his agents. The Developer shall not be liable for any theft or loss or inconvenience caused to the Purchaser on account of entry to the Flat as aforesaid.



23 Representations and Warranties of the Developer

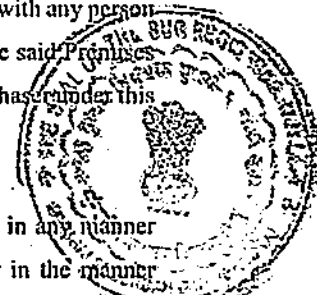
The Developer hereby represents and warrants to the Purchaser to the best of its knowledge as on date as follows:

- (i) The Developer has clear and marketable title with respect to the land; as covered in the title report annexed to this Agreement and has the requisite rights to carry out development upon the Land and also has actual, physical and legal possession of the Land for the implementation of the Project;
- (ii) The Developer 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 Flat or Phase or Land or the Project except those disclosed in the title report, if any, annexed to this Agreement;

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- (iv) There are no litigations pending before any Court of law with respect to the land or Project except those disclosed in the title report, if any, annexed to this Agreement;
- (v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, Land and said Building/wing shall be obtained by following due process of law and the Developer has been and shall, at all times, remain to be in compliance with all applicable/relevant laws in relation to the Project, Land, Building/wing and common areas;
- (vi) The Developer has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Purchaser created herein, may prejudicially be affected;
- (vii) The Developer 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 Land, including the Phase and the said Premises which will, in any manner, adversely affects the rights of Purchaser under this Agreement;
- (viii) The Developer confirms that the Developer is not restricted in any manner whatsoever from selling the said Premises to the Purchaser in the manner contemplated in this Agreement;
- (ix) At the time of execution of the conveyance deed of the structure to the association of purchasers the Developer shall handover lawful, vacant, peaceful, physical possession of the common areas of the structure to the association of the purchasers or the federation or apex body as the case may be;
- (x) The Developer has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said Project to the competent authorities;
- (xi) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including



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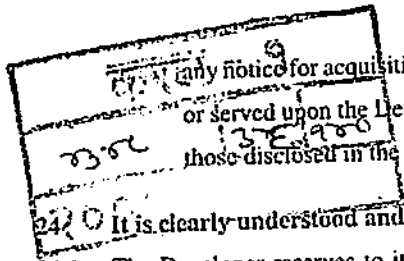
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any notice for acquisition or requisition of the said property) has been received or served upon the Developer in respect of the Land and/or the Project except those disclosed in the title report, if any, annexed to this Agreement.

24.1 It is clearly understood and agreed by the Parties that –

The Developer reserves to itself the unfettered right to the full, free and complete right of way and means of access over, along and under all the internal access roads in the Land and Project and any common rights of ways with the authority to grant such rights to the Purchaser and/or users of premises in the buildings being constructed on the Project (present and future) at all times and the right of access to the Project for the purpose of installing, repairing, maintaining and inspecting the ancillary structures such as pump rooms, motor rooms, watchman rooms, sewage treatment plant, underground tanks, substation of power supply company etc. situated on the Land and also to lay and connect drains, pipes, cables and other service lines and amenities (including underground and overhead) other amenities necessary for the full and proper use and enjoyment of the Project and if necessary to connect the drains, pipes, cables etc. under, over or along the Project Land appurtenant to each and every building to be constructed on the Project (including the Building) without in any way obstructing or causing nuisance to the ingress and egress of the purchasers /other occupants of their premises in building constructed on the Project Land till such time the Land is handed over to the society/condominium/limited company/ association/Apex Body/Apex Bodies/Federation.

24.2 Necessary provisions for the above shall be made in the transfer documents to be deeds of transfer/assignment/declaration/deeds of Flats to be executed in respect of the sale/transfer of premises in the buildings to be constructed on the Project Land. The Purchaser hereby expressly consents to the same.

25 Brand Name & Project Name

25.1 It is agreed by the Purchaser that the name of the Project or of the individual towers may be changed at the sole discretion of the Developer and the Purchaser shall not be entitled to raise any objection to the same.

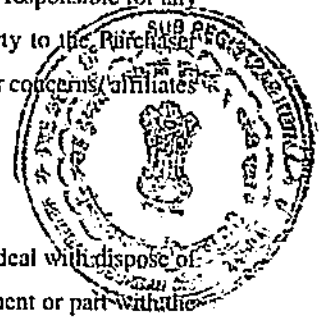
25.2 It is further agreed by the Purchaser that the association of the brand name "Godrej" (in its registered logo form) or a combination of words with prefix as "Godrej" ("Brand Name") shall at all times be subject to the sole control of the Developer/Godrej Properties Limited ('GPL'). It is agreed and accepted by the Purchaser that the Brand Name shall always be used in the form in which it is registered with the concerned authorities and the color combination, the design; the appearance shall not be changed under any circumstances, unless the Developer/GPL has himself informed in writing about any change in the logo/Brand Name. The Brand

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Name will be associated with the Project or Land including, the Building, as well as the association / apex body / apex bodies (which would be formed gradually), unless a different understanding is captured between the Developer/GPL and the association / apex body / apex bodies. It is further agreed that the association of the Brand Name shall not, under any circumstances, be construed as a license or any other interest granted to any person in the Brand Name and all intellectual property rights in and arising out of or connected with the Brand Name and ownership of the Brand Name shall at all times vest in and be held exclusively by the Developer/GPL. The Purchaser further agrees to not use the Brand Name and /or any intellectual property in the Brand Name in any manner and for any purpose whatsoever except as otherwise permitted by the Developer/GPL. The Purchaser and the association / apex body / apex bodies of the Flat purchasers shall not be entitled to change the name of the Project / Building/s without written consent of the Developer/GPL.

26 Representations by Third Party(ies)

The Purchaser acknowledges, agrees and undertakes that the Purchaser shall neither hold the Developer or any of its sister concerns/ affiliates liable/ responsible for any representation(s)/commitment(s)/offer(s) made by any third party to the Purchaser nor make any claims/demands on the Developer or any of its sister concerns/ affiliates with respect thereto.



27 Transfer

27.1 The Purchaser shall not sell transfer assign or any other manner deal with dispose of or part with the Purchaser's interest or benefit under this Agreement or part with the possession of the said Flat/Premises until (i) the Purchaser has paid to the Developer atleast 50% (fifty percent) of the Total Consideration and applicable taxes due and payable in respect of the said Flat/Premises under this Agreement or (ii) a term of 1½ (one and half) years (i.e. eighteen months) has elapsed from the date of the Allotment Letter issued by the Developer (whichever is later) and only if the Purchaser has not been guilty of any of the terms conditions or provisions of this Agreement and in any such case the Purchaser shall have obtained the prior written consent of the Developer of his/its intention to do so.

27.2 Any such transfer by the Purchaser shall be subject to the terms and conditions of this Agreement. Applicable /relevant Laws, notifications/ governmental directions, the Purchaser submitting documentary proof as may be required by the Developer, payment of the monies due and payable by the Purchaser under this Agreement and payment of applicable transfer / administrative fee of Rs.5,382/- (Rupees Five Thousand Three Hundred and Eighty Two only) per square meter plus taxes as

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applicable on the Total Area of the Flat to the Developer. Further, the Developer reserves the right to allow such transfer at its sole discretion.

27.3 On such transfer recorded / endorsed by the Developer, the Purchaser along with third party transferee shall furnish requisite undertakings and indemnities, as may be required by the Developer, to abide by all the terms and conditions of this Agreement. The Purchaser shall solely be liable and responsible for all legal and other consequences that may arise due to acceptance of application for such transfer/ assignment.

28 Obligations, covenants, representations of Purchaser

The Purchaser or transferee (as the case may be) (with intention to bind all persons into whosoever hands the Flat may come), hereby covenants, represents with the Developer:-

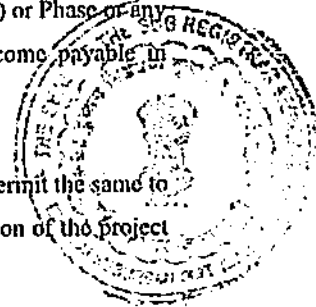
- (i) To maintain the Flat at the Purchaser's own cost in good and tenantable repair and condition from the Possession Date of the Flat and shall not do or suffer to be done anything in or to the building/wing/Phase in which the Flat is situated which may be against the rules, regulations or bye-laws formed for the Association.
- (ii) Not to make any changes or alteration or any addition or variation to the Flat/building/Phase or any part thereof without the consent/approval of the local authority, if applicable.
- (iii) Not to store in the Flat any goods or items which are of hazardous, combustible or dangerous nature or heavy material as to damage the construction or structure of the Flat/building/Phase or storage of goods objected by the concerned local authority and the Purchaser shall be careful in carrying/loading or unloading heavy packages or materials or goods which may damage or likely to damage the staircases, common passages or any other structure of the Phase or building in which the Flat is situated or any part thereof and the Purchaser shall be liable for the consequences of the breach of rules and regulation or any instruction made in respect thereof.
- (iv) To carry out at his own cost all internal repairs to the said Flat and maintain the Flat in the same condition, state and order in which it was delivered by the Developer to the Purchaser and shall not do or suffer to be done anything in or to the Flat/building/Phase which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority or Developer or Association/Apex Body formed. In the event, the

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Purchaser contravenes the above provision, the Purchaser shall be responsible and liable for the consequences thereof.

- (v) Not to demolish or cause to be demolished the Flat/ building/Phase or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Flat or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Flat is situated nor shall demand partition of the Purchaser's interest in the Premises and shall keep the portion, sewers, drains and pipes in the Flat and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building/Phases and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, parris or other structural parts within the Flat/building/Phase without the prior written permission of the Developer and/or the Society or the Limited Company or local authority as applicable.
- (vi) Not to do or cause to be done any act or thing which may render void or voidable any insurance of the project land and the building(s) or Phase or any part thereof or whereby any increased premium shall become payable in respect of such insurance.
- (vii) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat in the compound or any portion of the project land and the building in which the Flat is situated.
- (viii) That the dry and wet garbage shall be separated and the wet garbage generated in the Building/ Wing shall be treated separately on the Project Land by the residents/occupants of the Building/Wing in the jurisdiction of MCGM.
- (ix) To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or government and/or other public authority, on account of change of user of the Flat by the Purchaser for any purposes other than for purpose for which it is sold.
- (x) Not to cause any nuisance, hindrance, disturbance and annoyance to other purchasers of premises in the Buildings or other occupants or users of the Buildings, or visitors to the Buildings, and also occupiers of any adjacent, contiguous or adjoining properties:



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(xi) Pay to the Developer within time frame stipulated by the Developer, the share of deposits, if any, demanded by the concerned local authorities or government for giving water, drainage, electricity, telephone, gas or any other service/utility connection to the Premises or Building;

(xii) Permit the Developer and their surveyors and agents with or without workmen and others at all reasonable times with prior notice to enter into and upon the Premises or any part thereof, to view and examine the state and condition thereof or to repair the same;

(xiii) Not to cover or enclose in any manner whatsoever, the open terrace, the open balcony(ies), verandah area, car parking space or other spaces forming part or is appurtenant to the Flat, without the prior written permission of the Developer/Association/concerned authorities, as the case may be.;

(xiv) Upon Possession of the Flat, the Purchaser may insure the Flat/Premises from any loss, theft, damage caused due to human intervention or due to any act of god or other force majeure incident including fire, riot, strikes, earthquakes, natural calamity or any other cause beyond reasonable human control and the Developer shall not be responsible for any loss/damage suffered after possession is handed over.

(xv) Not to change alter or modify the main doors of the said Flat;

(xvi) Not to put /hang/store any pots/decorative items /clothes/any other object(s) such that they are on the external facade of the said building/wing and/or are visible from anywhere outside the said building/wing. It is expressly agreed that the Purchaser shall not use the ledge or any portion of the facade of the said building/wing for drying of clothes, putting flower pots or using it in any manner whatsoever;

(xvii) Not to put the signage board and/or name plate in common areas of the said building/wing and/or at place of the external surface of the said building/wing save and except at the place explicitly provided by the Developer;

(xviii) No to fix any television or wireless mast or aerial or dish antenna from outside of window or exterior wall of the said Flat or at any place which affect the exterior façade or elevation of the said building/wing in any manner whatsoever;

(xix) The Purchaser and/or the Developer shall present this Agreement as well as the conveyance and /or any other document as may be required, in accordance

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(xx) The Purchaser shall not let, sub-let, transfer, assign or part with interest or benefit of this Agreement or part with the possession of the Flat until all the dues payable by the Purchaser to the Developer under this Agreement are fully paid up.

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(xxi) The Purchaser shall observe and perform all the rules and regulations which the Developer (until the society or association if formed) or the society or the limited company or apex body or federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said flats/buildings/Phase therein and for the observance and performance of the building rules, regulations and bye-laws for the time being of the concerned local authority or government and/or other public bodies. The Purchaser shall also observe and perform all the stipulations and conditions laid down by the society/limited company/apex body/federation regarding the occupancy and use of the Flat in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

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(xxii) Till a conveyance of the structure of the building in which Flat is situated is executed in favour of society/limited society, the Purchaser shall permit the Developer and their surveyors and agents, with or without workmen and others, at all reasonable times, with prior notice, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.

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(xxiii) Till a conveyance of the project land on which the building in which Flat is situated is executed in favour of Apex Body or federation, the Purchaser shall permit the Developer and their surveyors and agents, with or without workmen and others, at all reasonable times, with prior notice, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.

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(xxiv) The Purchaser agree to use the Flat or any part thereof or permit the same to be used only for purpose of residence only. The Purchaser further agrees to use the garage or parking space only for purpose of keeping or parking vehicle.

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(xxv) Not to do any act deed matter or thing which is likely to damage the common areas and facilities of the said building/wing/phase and shall ensure that the common areas and facilities are used in common with other purchasers of flats in the said building/wing/phase and are not used for the purpose of storage or for any other reason whatsoever;

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(xxvi) The Purchaser hereby confirms and acknowledges that the specifications mentioned in the advertisement / communications or the sample flat / mock flat and its colour, texture, the fitting(s) / fixture(s) or any installations depicted therein are only indicative and suggested in nature and are not intended to be provided as a standard specifications and/or services or cannot be construed as same. The Purchaser agrees and confirms that they have not relied on the same for his/her/their/its decision to acquire Flat in the Phase and also acknowledges satisfying itself with the sanctioned layout plans and time schedule of completion of the Project.

(xxvii) The Purchaser undertakes that the Purchaser has taken the decision to purchase the Flat out of his/her/their own free will, based solely upon the information provided along with the documents Annexed hereto, after giving careful consideration to the nature and scope of the entire development explained to the Purchaser by the Developer in person including the disclosures contained herein and on the basis of the specifications, locations, quality, services, etc. contained in this Agreement.

(xxviii) Save and except the information /disclosure contained herein the Purchaser confirms and undertakes not to any make any claim against Developer or seek cancellation of the Flat or refund of the monies paid by the Purchaser by reason of anything contained in other information /disclosure not forming part of this Agreement including but not limited to publicity material / advertisement published in any form or in any channel.

(xxix) The Purchaser agrees and undertakes that the Developer shall not be responsible in any manner whatsoever in case of any attachment or other proceedings that may be made or taken in respect of the Flat and/or Car Park(s) by concerned authorities due to non-payment by the Purchaser or any other flat purchaser of their respective proportion of the taxes/outgoings payable to the concerned authorities on account of default in making such payments.

29 Rights and Obligation of the Developer

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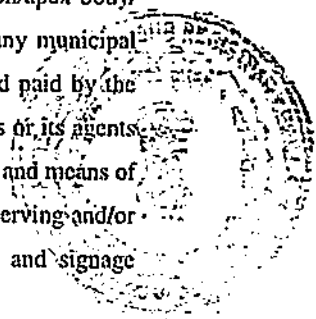
29.1 Developer obligation for obtaining Occupation Certificate (OC)/Completion Certificate(CC)

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The Developer hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the plans or thereafter and before handing over possession of the Flat to the Purchaser, shall obtain from the concerned local authority occupancy certificate and /or completion certificate as applicable in respect of the Flat.

29.2 Hoarding rights

The Purchaser hereby consents that the Developer may and shall always continue to have the right to place/erect hoarding(s) on the Project Land, of such nature and in such form as the Developer may deem fit and the Developer shall deal with such hoarding spaces as its sole discretion until conveyance to the Association /apex body /apex bodies and the Purchaser agrees not to dispute or object to the same. The Developer shall not be liable to pay any fees/charges to the association/apex body/apex bodies for placing/putting up the hoarding(s); provided that if any municipal taxes become payable for such use, then the same shall be borne and paid by the Developer and/or by the transferee (if any). The Developer, its servants or its agents shall always have and reserves to themselves full and free right of way and means of access to such place or places for the purpose of installing and/or preserving and/or maintaining and/or removing such advertisements and/or hoardings and signage installed.



29.3 Retention

The Developer may, either by itself and/or its nominees/associates/affiliates also retain some portion /units/flats in the Project which may be subject to different terms of use, including as a guest house/corporate flats, as permissible under Relevant laws.

29.4 Unsold Flat(s)

29.4.1 All unsold and/or unallotted premises, areas and spaces in the Building /Residential Phase/Project, including without limitation, parking spaces and other spaces in the basement and anywhere else in the Building/Phase and Project Land shall always belong to and remain the property of the Developer at all times and the Developer shall continue to remain in overall possession of such unsold and/or unallotted premises and shall be entitled to enter upon the Project Land and the Building / Phase to enable it to complete any unfinished construction work and to provide amenities and facilities as the Developer may deem necessary.

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29.4.2 The Developer shall without any reference to the Purchaser, association/ apex body/apex bodies, be at liberty to sell, let, sub-let, dispose of or otherwise deal with in any manner whatsoever all such unsold and/or unallotted premises and spaces therein, as it deems fit. The Developer shall be entitled to enter in separate agreements with the purchasers of different premises in the Building/Phase/Project Land on terms and conditions decided by the Developer in its sole discretion and shall without any delay or demur enroll the new purchaser as member(s) of the association / apex body / apex bodies. The Purchaser and/or association /apex body/ apex bodies shall not claim any reduction in the consideration and/or any damage on the ground of inconvenience and /or nuisance or on any other ground whatsoever. Further, the Developer shall not be liable to pay/contribute any amount on account of non-occupancy charges or for any other charges/fund provided for under the bye-laws, rules and regulations or resolutions of the association / apex body / apex bodies.

29.5 Basement/Podiums

The Purchaser hereby consents to the Developer dividing the basement into car parking spaces, store rooms or storage spaces and/or any other areas as may be decided by the Developer subject however to the sanction of the local authority. The Developer shall be entitled to deal with such areas/spaces in any manner whatsoever.

29.6 Assignment

The Developer may at any time assign or transfer (by way of lease, mortgage, sale or otherwise), in whole or in part, its rights and obligations in respect of the Land/Project in accordance with Applicable/Relevant Laws. On such transfer, the assignee or transferee of the Developer shall be bound by the terms and conditions herein contained.

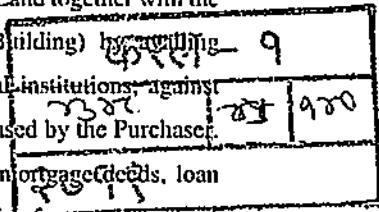
29.7 Additional Construction

The Purchaser hereby consents that the Developer shall be entitled to construct any additional area/structures in the remaining portion of the Land as the Developer may deem fit and proper and the Developer shall, at its sole discretion, deal with and/or dispose of the same without any reference to the Purchaser and/or the association / apex body / apex bodies, as the case may be, in accordance with the Applicable/Relevant Laws. The right hereby reserved shall be available to the Developer until the complete optimization of the entire Land Layout.

29.8 Mortgage and Security

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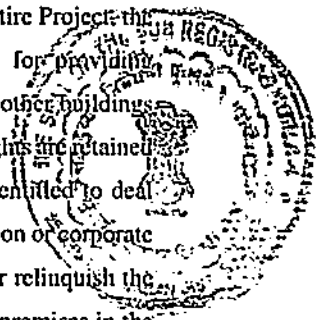
The Developer shall be entitled to create security on the Phase Land together with the buildings being constructed thereon (including the Wing/Building) by availing loans/financial assistance/credit facilities from banks/financial institutions, against securities thereof, save and except the Flat agreed to be Purchased by the Purchaser.



The Developer shall be entitled to and be at liberty to sign mortgage deeds, loan agreements and other documentation whether legal or in English form or by way of deposit of title deeds, save and except the Flat, provided the Developer shall be the principal debtor and it shall be the sole responsibility of the Developer to repay such loan amount with interest, charges and expenses thereon, in any case on or before the assignment/transfer of the Phase Land (or any part thereof) and building/s constructed thereon in favour of the association / apex body / apex bodies in accordance with terms hereinabove. The Purchaser hereby gives express consent to the Developer to raise such financial facilities against security of the Phase Land together with the building(s) being constructed thereon (including the Wing/Building) and mortgage the same with banks/financial institutions as aforesaid, save and except the Flat/Premises agreed to be sold to the Purchaser hereunder.

30 Appointment of vendors for internet and cable facility

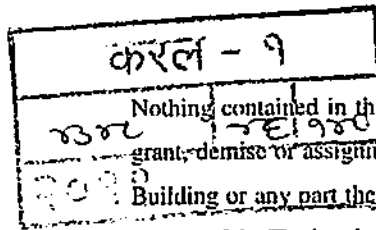
The Developer has informed the Purchaser and the Purchaser is aware and agrees that in order to provide a common and better quality service within the entire Project, the Developer shall decide on the specifications and list of vendors for providing T.V./Internet - Cable and dish antennae network in the Building and other buildings constructed /to be constructed upon the Project Land. The aforesaid rights are retained by the Developer to itself permanently and the Developer shall be entitled to deal with and dispose of and/or assign the said rights in favour of such person or corporate body as the Developer may determine save and unless the Developer relinquish the said rights. In view thereof, the Purchaser and/or other occupants of premises in the Building shall not have a right to obtain T.V. / Internet and or other dish antenna network facilities either alone or jointly with others through any other agents but shall obtain the T.V./ Internet and or other dish antenna network facilities from the Developer or the assignee(s) of the Developer save and except in case of relinquishment as aforesaid. The Purchaser and/or occupants of premises in the Building and/or the association/apex body/apex bodies shall pay the charges (including deposits) as may be payable to the Developer and/or such assignee(s) as aforesaid for availing the transmission facilities and network as aforesaid and shall give to them all necessary co-operation of enabling them install, maintain and repair the equipment thereof and shall not be entitled to charge the Developer and/or their assignee(s) as aforesaid any amount for the said rights or incidental thereto.



31 Right of Purchaser to the Flat and Common Areas

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Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Flat or of the said Project Land and Building or any part thereof. The Purchaser shall have no claim save and except in respect of the Flat hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces, recreation spaces, will remain the property of the Developer until the said structure of the building is transferred to the society/ company or other body and until the Project Land is transferred to the Apex Body /federation as hereinbefore mentioned.

32 Binding effect

Executing this Agreement with the Purchaser by the Developer does not create a binding obligation on the part of the Developer until the Purchaser signs and delivers this Agreement within 30 (thirty) days from the date of receipt on intimation from the Developer, alongwith all the schedules and annexures and the requisite payments due under this Agreement.

33 Entire agreement

This Agreement contains the whole agreement between the Parties in respect of the subject matter and shall not be modified (whether by alteration, addition or omission) otherwise than by writing duly signed by all the Parties. This Agreement constitutes the entire understanding / agreement between the Parties and there are no promises or assurances or representations, oral or written, express or implied, other than those contained in this Agreement. The Purchaser hereby expressly admits acknowledges and confirms that no terms, conditions, particulars or information, whether oral, written or otherwise, given or made or represented by the Developer and/or its agents to the Purchaser and/or his agents, including those contained/given in any advertisement or brochure or publicity materials, other than such terms, conditions and provisions contained herein shall be deemed to form part of this Agreement or to have induced the Purchaser in any manner to enter into this Agreement. This Agreement supersedes all previous arrangement, agreement, exchange of documents including marketing materials brochures etc.

34 Provisions of this Agreement applicable to the Purchaser/subsequent Purchaser

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

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Any provision of this Agreement which is prohibited, unenforceable or is declared or found to be illegal, unenforceable or void shall, be ineffective only to the extent of such prohibition or unenforceability without invalidating the remainder of such provision or the remaining provisions of this Agreement or affecting the validity or enforceability of such provision in any other jurisdiction. If any such prohibition or unenforceability substantially affects or alters the residential terms and conditions of this Agreement, the Parties shall negotiate in good faith to amend and modify the provisions and terms of this Agreement as may be necessary or desirable in the circumstances to achieve, as closely as possible, the same terms, covenants and conditions as were there in this Agreement prior to such prohibition or unenforceability.

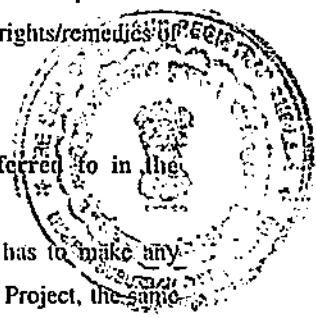
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36 Waiver

Any delay tolerated or indulgence shown by the Developer, in enforcing the terms, conditions, covenants, stipulations and/or provisions of this Agreement, or any forbearance, or giving of time, to the Purchaser by the Developer, shall not be treated/construed/considered, as a waiver or acquiescence on the part of the Developer of any breach, violation, non-performance or non-compliance by the Purchaser of any of the terms, conditions, covenants, stipulations and/or provisions of this Agreement, nor shall the same in any manner prejudice, the rights/remedies of the Developer.

37 Method of calculation of proportionate share wherever referred to in the Agreement

Wherever in this Agreement it is stipulated that the Purchaser has to make any payment, in common with other purchaser in the Phase/Segment/ Project, the same shall be in proportion to the carpet area of the Flat to the total carpet area of all the flats in the Phase/Segment/Project.



38 Further assurances

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the 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.

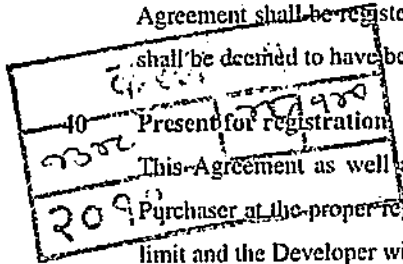
39 Place of execution

The execution of this Agreement shall be complete upon its execution by the Parties at mutually agreed place at Mumbai by the Party themselves or through their

[Handwritten signature]

S.S.

authorized signatory(ies) and simultaneously with the execution of the said Agreement shall be registered at the office of the Sub-Registrar and this Agreement shall be deemed to have been executed at Mumbai.



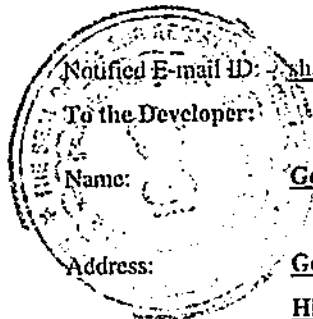
This Agreement as well as the conveyance/assignment shall be presented by the Purchaser at the proper registration office of registration within the prescribed time limit and the Developer will attend such office and admit execution thereof.

41 Notices

41.1 Any notice, demand or other communication including but not limited to the Purchaser's default Notice to be served under this Agreement may be served upon by the Party by registered post with acknowledgement due or through speed post or through courier service at the address mentioned below, or through e-mail or at such other address as it may from time to time be notified in writing to the other Party.

To the Purchaser:

Name: MR. SHAYAN ITALIA
Address: 701, 7TH FLOOR, FAIRMONT BUILDING 21ST ROAD,
BANDRA WEST MUMBAI 400050 MAHARASHTRA
INDIA



Notified E-mail ID: shavan@shavanitalia.com

To the Developer:

Name: Godrej Properties Limited
Address: Godrej One, 5th floor, Piroshanagar, Eastern Express
Highway, Vikhroli (East), Mumbai 400 079

Notified E-mail ID: thetrees@godrejproperties.com

41.2 In case of more than one purchaser, default notice, letters, receipts, demand notices to be served under this Agreement may be served upon to the first mentioned Purchaser as per the above mentioned address or any address later notified by the first mentioned purchaser and the same shall be a sufficient proof of receipt of Default notice, letters, receipts, demand notices and other communication by all the Purchaser and the same shall fully and effectively discharge the Developer of its obligation in this regard.

41.3 In case of change of address of the Purchaser, the same shall be informed to the Developer well in advance by the Purchaser.

Handwritten signature and initials

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42 Satisfied with the Developer's title

The Purchaser hereby declares that he/she/they/it has/have gone through this Agreement and all the documents relating to the Land /Building and has expressly understood the contents, terms and conditions of the same and the Developer has entered into this Agreement with the Purchaser relying solely on the Purchaser agreeing, undertaking and covenanting to strictly observe, perform, fulfill and comply with all the terms and conditions, covenants, stipulations, obligations and provisions contained in this Agreement and on part of the Purchaser to be observed, performed and fulfilled and complied with and therefore, the Purchaser hereby jointly and severally (as the case may be) agrees, undertakes and covenants to indemnify, save, defend and keep harmless at all times hereafter, the Developer and their successors and assigns from and against all costs, charges, expenses, losses, damages, claims, demands, suits, actions, proceedings, prosecutions, fines, penalties and duties which they or any of them may have to bear, incur or suffer and/or which may be levied or imposed on them or any of them, by reason or virtue of or arising out of any breach, violation, non-observance, non-performance or non-compliance of any of the terms, conditions, covenants, stipulations and/or provisions hereof by the Purchaser.

43 Joint Purchaser

That in case there are joint Purchaser, all communications shall be sent by the Developer to the Purchaser whose name appears first and at the address given by him/her which shall for all intents and purposes to be considered as properly served on all the Purchaser.

44 Stamp duty and Registration charges

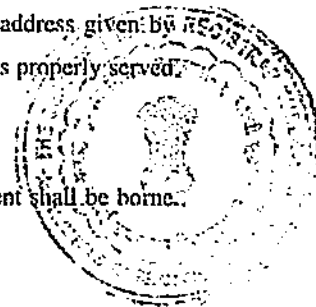
The charges towards stamp duty and Registration of this Agreement shall be borne and paid by the Purchaser only.

45 Arbitration

In case the Parties are unable to settle their disputes within 15 days of intimation of dispute by either Party, the Parties shall in the first instance, if permitted under Relevant Laws, have the option to settle through arbitration in accordance to the procedure laid down under the Relevant Laws. Costs of arbitration shall be shared equally by the parties. The award of the Arbitrator shall be final and binding on the parties to the reference. The arbitration proceedings shall be conducted in English only and be held at an appropriate location in Mumbai.

46 Governing Law

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the courts in Mumbai will have the jurisdiction for this Agreement. Further, all the terms, conditions, rights and obligations of the Parties as contained



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hereunder shall be subject to the provisions of Real Estate (Regulation and Development) Act, 2016 ("Act") and the Rules and Regulations made thereunder ("Rules and Regulations") and the exercise of such rights and obligations shall be subject to the provisions of the Act and the Rules and Regulations made thereunder. Any change so prescribed by the Act shall be deemed to be included in this Agreement and similarly any such provision which is inconsistent or contradictory to the Act shall not have any effect.

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IN WITNESS WHEREOF the Parties hereinabove named have set their respective hands and signed this Agreement for Sale at Mumbai in the presence of attesting witness signing as such on the day first above written.

attesting witness signing	
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FIRST SCHEDULE
(DESCRIPTION OF THE LAND)

Contiguous non-agricultural freehold and leasehold lands admeasuring approximately 34.20 acres (equivalent to 138402 square meters) comprised of 28.22 acres of leasehold land having perpetual lease and 5.98 acres of freehold land and bearing old C.T.S. Nos. 51(P), 52(P) and 52/1 to 17 and bearing new C.T.S No. 51/B situated at Pirojshanagar, Village Vikhroli, Taluka Kurla, District Mumbai Suburban.

SECOND SCHEDULE
(DESCRIPTION OF THE FLAT)

Residential Flat No. 1101 admeasuring total area 44.78 square meters comprising of carpet area of 42.18 square meters and exclusive area of 2.6 square meters on 11th floor in R wing in Residential Phase 3 ('Godrej Origins') constructed by the Developer on notionally divided portion of the Land.

[Handwritten initials] S.S.



SIGNED AND DELIVERED by the)
withinnamed Developer,)



GODREJ PROPERTIES LIMITED)

through its constituted attorney/authorized)

signatory)

Mr./Mrs./Ms. ELTA BEDIA)

in the presence of :

1. RAHUL MANNAS 
2. Ajinkesh Mali 



For GODREJ PROPERTIES LIMITED

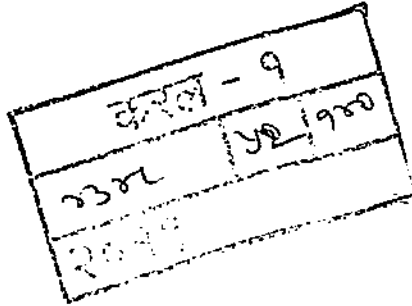
Ashwini
Authorized Signatory

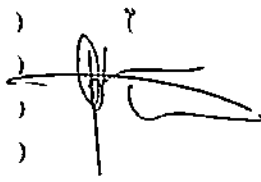


SIGNED AND DEIVERED by the)

dwithinnamed Purchaser)



MR. SHAYAN ITALIA)

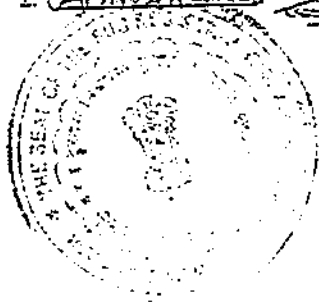






in the presence of :

1. RAHUL MANNAS 
2. Ajinkesh Mali 



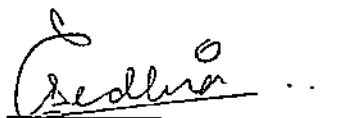
RECEIPT

करल - १		
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Received from within named Purchaser, a sum of Rs. 17.34.950/- (Rupees Seventeen Lakhs
Thirty Four Thousand Nine Hundred and Fifty Only), being part payment of the Total
Consideration payable in terms of this Agreement.

We say received.

For GODREJ PROPERTIES LIMITED



Authorized Signatory





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Annexure A

**Important Terms and conditions of the Indenture 1948
dated 30 July 1948 for Village of Vikhroli and Kanjur**

1st - (as this condition deals with the revenue payable for the villages of Vikhroli and Kanjur, the same has not been reproduced here)

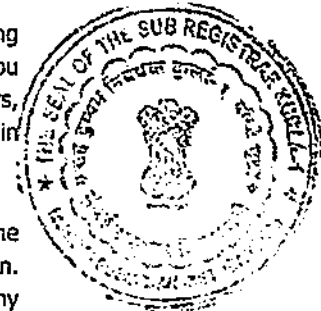
2nd - For the cultivation of the whole of the waste land situated in the above villages and generally for their improvement you are to enjoy it free of assessment for the abovementioned period of 40 years, at the expiration of which all the arable waste will be fully assessed at the usual rates, and the amount of such assessment will be levied from you annually by Government in addition to the sum fixed in the preceding paragraph; you are to cultivate one-fourth of the present waste land within 10 years from the date of this lease.

3rd - All the rights possessed by Government on the produce of the waste of the above-mentioned villages, including the waste land and trees, excepting such as may be specially excepted in this lease, are vested in you. These you are to enjoy free of assessment for the above-mentioned period of 40 years, at the expiration of which an assessment will be fixed and levied as stated in the preceding paragraph.

4th - You will promote the happiness and prosperity of the ryots and erect buildings, sink tanks and walls, build embankments of fields and introduce the cultivation of superior articles of produce, and extend the present cultivation. Should you not endeavour by reasonable efforts and expenditure to make any of the improvements above mentioned within the period of 10 years, the Government is at liberty to resume the lease. Within the above period should you expend any capital in building, as above, the grant of the villages and lands will be considered confirmed to you and to your heirs and assigns in perpetuity. You are to report annually to the Collector the improvements made during the preceding year, and the Collector will, if he thinks necessary, make scrutiny into them and cause entries of the same to be recorded in the Dufur. You are not at liberty to dispose of in any way whatever the above villages to any other person within the period of 10 years.

5th - You are to receive the same rates of assessment as are at present in force and no more, and to introduce no innovations in this particular without express sanction.

6th - The abkari is included in the lease given to you; you are at liberty to sell liquor to the ryots of the above villages exclusively, and not to others; if any



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contractor requires liquor he must make application to the Sirkar, and permission shall be granted in the event of there being a general scarcity of this commodity in the other parts of the Salsette Prant; should you export it beyond the limits of the above prant you are to pay the established export fee ; besides these you must adhere to the rules which have been or may hereafter be established with the liquor contractors elsewhere in Salsette.

7th - You are to pay Dewasthans, Dhumadaws, allowances to village officers and others, and to allow exemption from payment of revenue according to established usage.

8th - Kowls of Mafi Istawa which may have been granted prior to this lease are to be respected, the revenue therefrom, when due, is to be realized by you annually from the holder of the kowls, and paid by you to Government, in addition to the amount of your lease as fixed above.

9th - The rights of the present proprietors of land and those of others possessing or authorized to possess rights and privileges of any description whatever, are to remain unaffected by this lease. It is clearly to be understood that this lease confers no right which Government does not now possess, and such portion only of the rights of Government as may be herein specially granted.

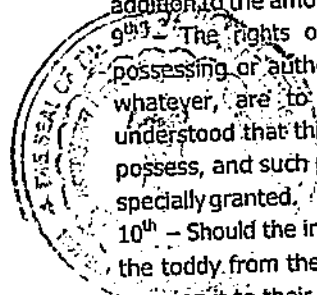
10th - Should the inhabitants of other villages possess the privilege of drawing the toddy from the brab and date trees of the above-mentioned villages and carrying it to their own villages, you are not to hinder them.

11th - In respect of the above-mentioned villages you are considered the farmer thereof, and are to possess and exercise the authority vested in farmers by Chapter VI of Regulation XVII, A.D. 1827, or such as may be hereafter vested in them, and to be subject to such penalties as are now or may hereafter be provided by regulation.

12th - You are to exercise no magisterial or judicial authority unless such may have been specially entrusted to you, and generally you are to conform to the provisions of all regulations which have been, or may hereafter be, enacted for the revenue and judicial management of the country, and also to the established customs and usages of the prant.

13th - The right of regulating the manufacture and sale of opium, poisonous substances, tobacco, snuff, ganja, and of any articles which are now or hereafter may be made the object of particular enactment, with that of receiving the revenue derived from such sources, and of ordering all matters relating thereto, remains vested in the Government.

14th - The Collector or any Government servant deputed by him is to have the power of inspecting the villages granted to you, whenever he may deem it



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available, and of making such scrutiny into the produce and Improvements in progress and into other particulars as he may consider expedient, in which you are to afford every assistance.

15th - In any case wherein a dispute may arise between you and Government in any matter connected with the lease or the lands therein comprised, and wherein a reference to a Court of Law may be necessary, the case shall first be brought into the Zillah Court for trial.

16th - In the event of your failing in the performance of any of the above conditions, for which a specific penalty has not been laid down in this lease, Government is at liberty to impose penalty as may be provided by regulation.

17th - The above villages are granted to you and your heirs in perpetual farm on the above conditions, with liberty of transfer after the expiration of ten years from the date of this lease, with this reservation that the farm of each village is to be held by one individual as an undivided property and is in cases of succession to be considered as concerns Government, the property of the head of the family or of the individual to whom it may according to law be assigned by the last proprietor. You are prohibited from transferring these villages to a person whose respectability and possession of capital have not been provided to the satisfaction of Government; should you transfer these villages without the sanctions of Government, it will be at liberty to cancel this lease and to resume the villages.

18th - No claim by mortgage, gift, sale, or other transfer, is to bar the right of Government to cancel this lease and resume the villages on failure of the performance of any of the above conditions, to which the penalty of the resumption of the villages has been specially attached, in the event of their neglect, whether such transfer may have been prior or subsequent to such failure.

19th - Any act or error injurious to the person or property of any person or persons committed by an agent or servant of the holder of this lease, or by his authority, is to be considered as that of the holder, and to subject him to the same pecuniary penalty, and to make the same pecuniary restitution to the injured party or parties (to be enforced agreeably to the provisions of the regulation that may be applicable to any particular case), as he would have been liable to had the same been committed by himself. The lessee is, however, not liable to suffer where a personal penalty, as imprisonment, may be awarded.

20th - In the event of resumption of the above-mentioned villages the revenue thereof will be collected by Government, according to the custom of



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the grant, without regard to low rates or conditions on which you may have granted land or other property.

21st - This lease is subject to the approval of the Honourable the Court of Directors. If their refusal to ratify the terms be communicated to you within 3 years from the date thereof, the lease will be declared void, the villages will be resumed by Government, and such expenses as may have been necessarily and unavoidably incurred in the improvement of the villages and their resources exclusively, will be made good to you. Government will not repay any sums expended in the erection of dwelling houses or other works not absolutely requisite, but the property in such buildings as you may erect will continue vested in you.

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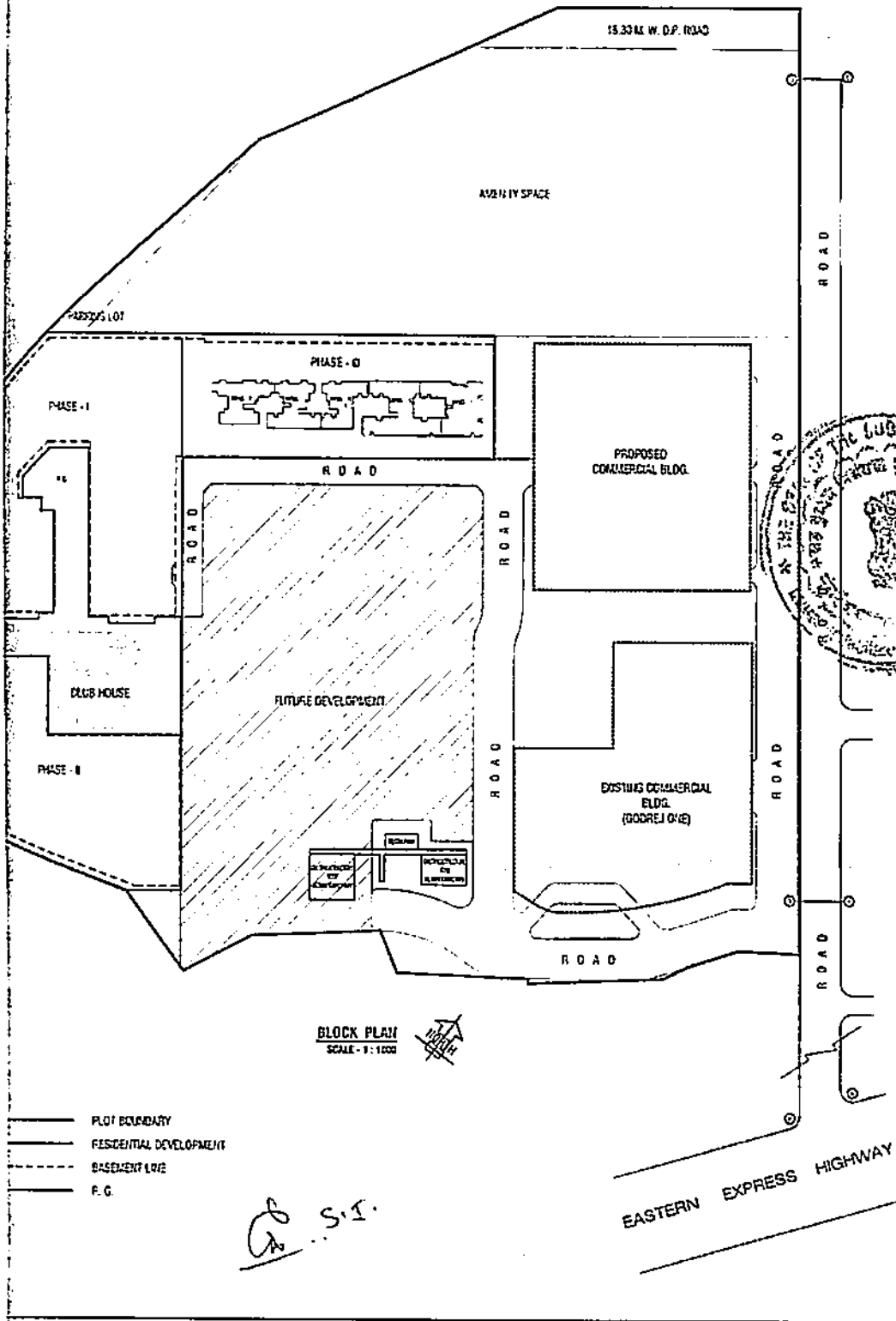


ANNEXURE B

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BLOCK PLAN
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- PLOT BOUNDARY
- RESIDENTIAL DEVELOPMENT
- - - BASEMENT LINE
- P. G.

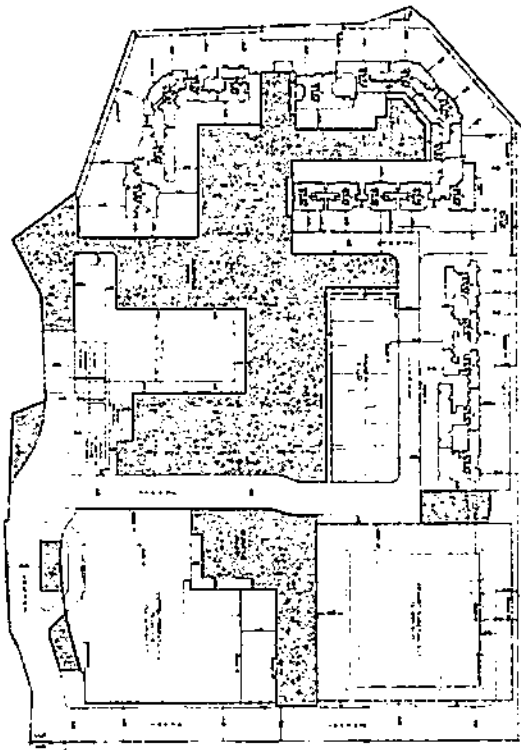
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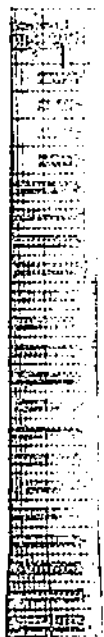
APPROVED LAYOUT PLAN



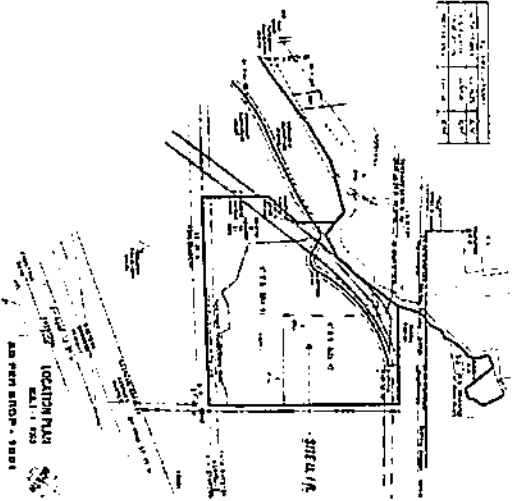
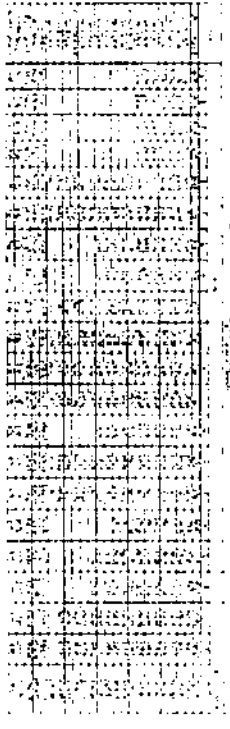
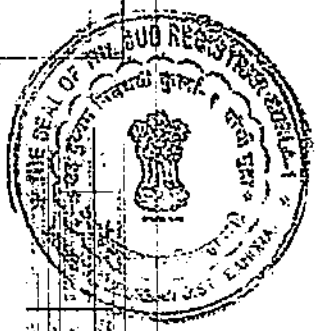
STOCK EXCHANGE

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AMOUNT PAID



EARTHQUAKE RESISTANT



LOCATION MAP

<p>1. Name of the Project: _____</p> <p>2. Name of the Applicant: _____</p> <p>3. Address: _____</p> <p>4. City: _____</p> <p>5. State: _____</p> <p>6. District: _____</p> <p>7. Block: _____</p> <p>8. Sub-block: _____</p> <p>9. Plot No: _____</p> <p>10. Area: _____</p> <p>11. Use: _____</p> <p>12. Date: _____</p> <p>13. Signature: _____</p> <p>14. Stamp: _____</p>	<p>15. Name of the Engineer: _____</p> <p>16. Designation: _____</p> <p>17. Address: _____</p> <p>18. City: _____</p> <p>19. State: _____</p> <p>20. District: _____</p> <p>21. Block: _____</p> <p>22. Sub-block: _____</p> <p>23. Plot No: _____</p> <p>24. Area: _____</p> <p>25. Use: _____</p> <p>26. Date: _____</p> <p>27. Signature: _____</p> <p>28. Stamp: _____</p>
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MUNICIPAL CORPORATION OF GREATER MUMBAI
FORM 'A'
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966
No CHE/ES/1721/S/337(NEW)
COMMENCEMENT CERTIFICATE

To,
M/s. Godrej Properties Limited
5th Floor, Godrej one, Pirojshanagar, Eastern
Express Highway, Vikharoli (East), Mumbai-400079

Sir,
With reference to your application No. CHE/ES/1721/S/337(NEW) Dated. 13/6/2018 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated 13/6/2018 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. - C.T.S. No. 51/B(Old CTS. NO. 51 (pt), 52 , 52/1 to 17) Division / Village / Town Planning Scheme No. KANJUR-E situated at - Road / Street in S Ward Ward .

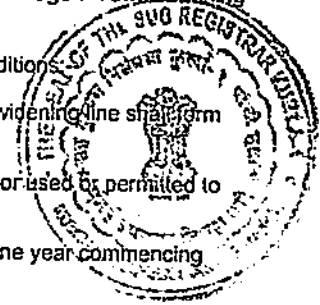
The Commencement Certificate / Building Permit is granted on the following conditions.

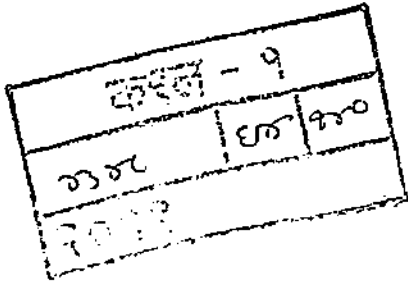
1. The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
 - a. The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c. The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. Assistant Engineer S&T ward Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 22/3/2017

S.I.





Issue On : 23/3/2016 Valid Upto : 22/3/2017

Remark :

Plinth C.C. for proposed Building Comprising wings A to O as per IOD dated 19/11/2015

Approved By
A.G. Tambewagh
Executive Engineer

Issue On : 7/1/2017 Valid Upto : 22/3/2017

Remark :

C.C. for Plinth for wing A to O re-endorsed as per last approved plans dtd:04.01.2017



Approved By
J.C. Siddhpura
Assistant Engineer (BP)

Issue On : 16/1/2017 Valid Upto : 22/3/2017

Remark :

full CC of wings A,B,C,D,E,F,I,J,K & L as per approved amended plan dtd: 04.01.2017

Approved By
J.C. Siddhpura
Assistant Engineer (BP)

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Issue On : 2/3/2017 Valid Upto : 22/3/2017

Remark :

C.C. upto 5th floor of wing G,H,M & N as per approved plans dtd:04.01.2017

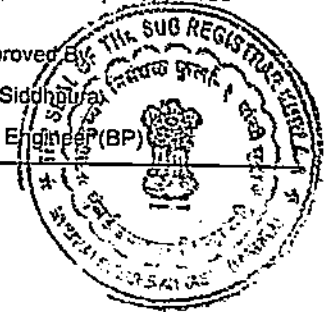
Approved By
J.C. Siddhpura
Assistant Engineer (BP)

Issue On : 15/4/2017 Valid Upto : 22/3/2018

Remark :

Full CC for wing A,B,C,D,E,F,I,J,K & L re-endorsed and further full CC for wing G,H,M,N & O as per approved amended plans dated 01.04.2017

Approved By
J.C. Siddhpura
Assistant Engineer (BP)



Issue On : 15/5/2017 Valid Upto : 22/3/2018

Remark :

Full C.C. for wing A,B,C,D,E,F,G,H,I,J,K,L,M,N,O re-endorsed and C.C. up to plinth for wing P,Q,R,S,T as per approved amended plans dated 01.04.2017

Approved By
P.R. SUTAR (I/C)
Assistant Engineer (BP)

Issue On : 16/8/2017 Valid Upto : 22/3/2018

Remark :

Re-endorsement of full CC for wing A to O & plinth CC for wings P to T and plinth CC for Club House as per

CHE/ES/1721/S/337(NEW)

Page 3 of 6 On 20-Jul-2018

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approved amended plan dated 29.07.2017

Approved By
J.C. Siddhpura
Assistant Engineer (BP)

Issue On : 24/1/2018 Valid Upto : 22/3/2018

Remark :
The re-endorsement of full CC for wing A to O and re-endorsement of plinth CC for wing Q to T & clubhouse and further C.C. upto 6th floor of wing P as per approved amended plans dtd:29.7.2017

Approved By
J.C. Siddhpura
Assistant Engineer (BP)

Issue On : 2/2/2018 Valid Upto : 22/3/2018

Remark :
The re-endorsement of full C.C. for wing A to O, upto 6th floor of wing P, plinth C.C. for wing R to T & clubhouse and further C.C. upto 5th floor of wing Q as per approved amended plans dtd:29.7.2017

Approved By
J.C. Siddhpura
Assistant Engineer (BP)

Issue On : 10/3/2018 Valid Upto : 22/3/2018

Remark :
The re-endorsement of full C.C. for wing A to O, plinth C.C. for wing S, T & Club House, upto 6th floor for wing upto 5th floor for wing Q and further C.C. upto 6th floor for wing R as per approved amended plans dtd:29.7.2017

Approved By
J.C. Siddhpura
Assistant Engineer (BP)

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Issue On : 27/4/2018 Valid Upto : 22/3/2019

Remark :

The re-endorsement of full C.C. for wing A to O, plinth C.C. for wing T & Club House, further C.C. upto 9th floor for wing P, upto 8th floor for wing Q, upto 7th floor for wing R and upto 5th floor for wing S as per approved amended plans dtd:29.7.2017

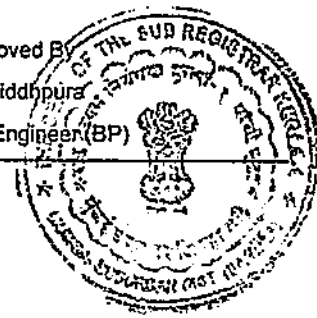
Approved By
J.C. Siddhpura
Assistant Engineer (BP)

Issue On : 6/6/2018 Valid Upto : 22/3/2019

Remark :

Re-endorsement of full C.C. for wing A to O and further full C.C. for wing P to T & Club House as per approved amended plans dated 29.07.2017

Approved By
J.C. Siddhpura
Assistant Engineer (BP)



Issue On : 20/7/2018 Valid Upto : 22/3/2019

Remark :

Re-endorsement of C.C as per approved amended plans dated 04.07.2018

✓
Name : Jitendra Chhaganlal
Siddhpura
Designation : Assistant
Engineer
Organization : Personal
Date : 20-Jul-2018 18:38:35

HE/ES/1721/S/337(NEW)

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Cc to :

1. Architect
2. Collector Mumbai Suburban /Mumbai District.

For and on behalf of Local Authority
Municipal Corporation of Greater Mumbai

Assistant Engineer . Building Proposal

Eastern Suburb S Ward Ward



CHE/ES/1721/S/337(NEW)

Page 6 of 6 On 20-Jul-2018

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Cyril Amarchand Mangaldas

ANNEXURE E

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Ref. 4115

25 May 2016

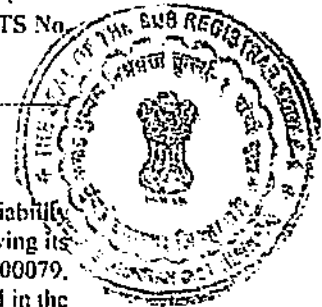
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TITLE CERTIFICATE

To,
 Godrej Vikhroli Properties LLP
 Godrej One, 5th floor
 Pirojshanagar
 Eastern Express Highway
 Vikhroli (East), Mumbai - 400079

Kind Attn: Mr. Ranjit Raghunathan

Re: Non-agricultural lands admeasuring approximately 138402 square meters (34.20 acres) comprised in old CTS Nos. 51 (P), 52 (P) and 52/1 to 17 and new CTS No. 51/B of Village Vikhroli situated at Pirojshanagar, Vikhroli, Mumbai.



1. INSTRUCTIONS AND STEPS TAKEN

1.1 Under instructions from Godrej Vikhroli Properties LLP ("LLP"), a limited liability partnership incorporated under the Limited Liability Partnership Act, 2008 having its registered office at Godrej One, 5th floor, Pirojshanagar, Vikhroli, Mumbai - 400079, we have investigated its title to the captioned lands, more particularly described in the First Schedule hereunder written.

1.2 For the purpose of title investigation, we have taken the following steps: -

(a) Searches:

- (i) Land Registry - Caused searches to be conducted, through Search Clerk Mr. Vijay V. Takke, in:
 - (A) the office of Sub-Registrar of Assurances at Mumbai, Bandra, Thane, Vikhroli, Chembur and Nahur from 1945 to 2016;
 - (B) the City Survey Office; and
 - (C) Talathi's Land Revenue Records of Kurli Village at Vikhroli.

Cyril Amarchand Mangaldas

Adv. Char. & Solicitors

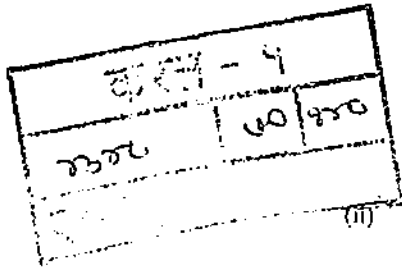
Registered Office: 25th Floor, 250 Colaba Causeway, Colaba, Mumbai - 400025, India
 Tel: +91 22 2656 4455, Fax: +91 22 2656 3666, Email: info@camandmas.com, camandmas@camandmas.com
 Website: www.camandmas.com, www.camandmas.in

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vyoma.chandrasekhar@gmail.com

ANNEXURE E



- (ii) Ministry of Corporate Affairs - Caused online search to be conducted in the online records of the Ministry of Corporate Affairs (MCA) website through Ms. Hetal Kudecha, Company Secretary, Mumbai.
- (iii) High Court of Judicature at Bombay ("Bombay High Court") - Conducted limited online negative search on the web portal of Bombay High Court.

(b) Requisitions:

Administered Requisitions on title to G&B and the LLP, to which they have furnished replies.

(c) Inspection:

Inspected the original Indenture of Assignment and Conveyance dated March 2012 and Deed of Rectification dated 10 March 2016 pertaining to Project Land on 13 May 2016 in the custody of the LLP.

(d) Perused copies of documents listed in the Second Schedule.

(e) Public Notice:

Issued Public Notices in The Economic Times (in English) and Navshakti (Marathi) in their Mumbai editions, both on 9 May 2016, inviting third party claims in relation to the Project Land.

2. OBSERVATIONS

From the perusal of the documents listed in the Second Schedule, search reports (from the searches conducted in the respective offices as mentioned in paragraph (a) above) and relying on the replies to the requisitions given by G&B and the LLP and based on information provided to us by G&B and the LLP, we observe the following:-

2.1 Title Devolution

- (a) By a Kowl dated 7 July 1835 and supplementary writing dated 30 November 1837 ("writings of 1835 and 1837"), the then Acting Collector of the District granted to one Framjee Cawasjee Banajee, a lease in perpetuity, *inter alia* the Village of Vikhroli (described in the Schedule therein by village boundaries) subject to the yearly rent thereby reserved and the observance and performance of the terms and conditions set out therein.

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Cyril Amarchand Mangaldas

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(b) By diverse *mesne* assignments and acts in law and ultimately by and under a Conveyance dated 26 June 1945 made between Amratlal Amarchand & Others (as Sellers) and Nowroji Pirojsha (as Purchaser) registered with the Sub-Registrar of Assurances at Bombay under Serial No. 3534 of Book No. 1, the rights and interest in the leasehold Village of Vikhroli (as therein described) were assigned, granted and confirmed unto Nowroji Pirojsha, at or for the consideration and on the terms and conditions mentioned therein, but subject to the yearly rent reserved by and the conditions and covenants contained in the writings of 1835 and 1837 and to the rights of the suitdars ("occupants") and others who might be permanent tenants of Village of Vikhroli.

(c) By diverse *mesne* indentures/conveyances, Nowroji Pirojsha also acquired certain other private pieces or parcels of agricultural lands in the Village of Vikhroli which were held absolutely by various parties (forming part of the personal property of Nowroji Pirojsha and listed in the Indenture of 30 July 1948 between Nowroji Pirojsha and Godrej & Boyce Manufacturing Company Limited ("G&B")).

(d) By and under Indenture dated 30 July 1948 made between Nowroji Pirojsha (as the Vendor) and G&B (as the Purchaser) registered with the Sub-Registrar of Assurances at Bombay under Serial No. 3050 of Book No. 1, Nowroji Pirojsha assigned, granted and assured unto G&B forever, the leasehold Village of Vikhroli, (received in grant under the writings of 1835 and 1837) and conveyed and assured unto G&B all his private pieces or parcels of agricultural lands, being *inter alia* in the Village of Vikhroli in Taluka Thana, the Registration Sub-District of Thana (collectively described in the First and the Second Schedule thereunder written, being the same lands referred in sub-recitals (b) and (c) above) for the consideration and on the terms and conditions set out therein.

Based on this Indenture dated 30 July 1948, G&B accordingly became entitled to own/hold the Village of Vikhroli as owner/lessee thereof, free from encumbrances, but subject to the terms of the writings of 1835 and 1837 (as pertaining to the leasehold land).

(e) G&B had filed Suit No. 413 of 1953 in the Bombay High Court against the then State of Bombay challenging the Salsette Estates (Land Revenue Exemption Abolition) Act, 1951 ("Salsette Act") *inter alia* seeking a declaration that G&B were owners of the Village of Vikhroli (as therein referred) on the terms and conditions of the writings of 1835 and 1837 as successors-in-title of the first owner, namely Franjee Cawasjee Banajee and



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ANNEXURE E

were entitled to all rights benefits and privileges conferred by the writings of 1835 and 1837 in respect of the Village of Vikhroli.

- (f) By a Consent Decree passed in the Suit on 8 January 1962, it was, *inter alia*, agreed and declared with the consent of the then Government of Bombay G&B that the Village of Vikhroli held by G&B under the writings of 1835 and 1837 is an "estate" within the meaning of Section 2(1)(b) of the Salsette Act, 1837 and that save and except lands forming part of Old Survey No.15 (part) of Old Survey No.16 (part) (aggregating to 31 guntas) which vested in the Government under Section 4(c) of the Salsette Act, all other lands in the Village of Vikhroli were appropriated or brought under cultivation before August 1951 and were property of G&B, subject to the provisions of Section 4 of the Salsette Act.

Based on the Consent Decree, G&B accordingly became seised and possessed of and otherwise well and sufficiently entitled to the Village of Vikhroli comprising of several hundred acres of freehold-leasehold land (excluding lands which vested in the State Government as recited in sub-paragraph (a) above).

We understand that G&B continued to hold these lands, as such owners since the time of the Indenture of 30 July 1948 and the Consent Decree of January 1962 and from out of these lands, the Project Land consists of 2.5 acres of leasehold land held under and in terms of the writings of 1835 and 1837 ("Kowl Land") and 5.98 acres of freehold land transferred and conveyed by Nowroji Pirojsha from his privately owned pieces or parcels of lands ("Freehold Land") under the Indenture dated 30 July 1948.

The Kowl Land and Freehold Land are more particularly described in Part-A and Part-B respectively of the First Schedule hereto (in the form of Survey Nos., as referred in the Conveyance dated 30 July 1948) being the same as the Project Land more particularly described in Part-C of the First Schedule (in the form of CTS Nos., as referred to in the Property Record Card ("PR Card")).

- (h) By Indenture of Assignment and Conveyance dated 30 March 2012 registered with the Sub-Registrar of Assurances at Kurla under Serial No. 3/6638/2012 on 10 July 2012 read with Deed of Rectification dated 10 July 2016 registered with the Sub-Registrar of Assurances at Kurla under Serial No. KRL-2/3937/2016 on 21 April 2016 (collectively "Indenture") between G&B (as transferor/assignor) and the LLP (as transferee/assignee) G&B assigned/transferred the Project Land in favour of the LLP.

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ANNEXURE E

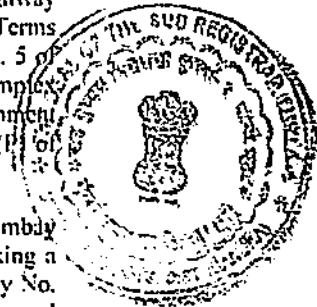
consideration and on the terms and conditions mentioned therein.

Based on the Indenture, the LLP has accordingly become seised and possessed of and otherwise well and sufficiently entitled to the Project Land as owner/assignee and its name has been mutated in the PR Card. Further, under the Indenture, the parties had agreed that the consideration shall be paid to G&B in installments as per the payment schedule agreed therein. In its replies to requisitions, the LLP has informed us that the payments are being made by them to G&B in accordance with the schedule and that it has not committed any default in such payment, till date.

2.2 Access to the Project Land

- (a) The Project Land is presently accessible from the Eastern Express Highway from the permitted intersection at chainage 27700 (pursuant to Consent Terms dated 26 July 1973 passed by the Bombay High Court in L.A. Ref. No. 5 of 1966 and L.A. Ref. No. 48 of 1969) to the Pirojshanagar Industrial Complex through the 18.3 meters' wide access road as per the sanctioned Development Plan of Bombay Municipal Corporation forming part of CTS No. 53 (of Village Vikhroli ("access road").
- (b) We understand that the State of Maharashtra has filed a suit in the Bombay High Court against G&B, being Suit No. 679 of 1973, *inter alia*, seeking a declaration that lands comprising of Old Survey No.12 and New Survey No. 61 to 65 (now CTS No. 53) of Village Vikhroli at all material times belonged to the State of Maharashtra and/or are/were vested in the State of Maharashtra and that G&B or its predecessors-in-title had/has/have no title, right and interest of any nature whatsoever in the suit lands, or any part thereof. The Suit is pending hearing and final disposal.
- (c) By Deed of Right of Way dated 30 March 2012 registered with the Sub-Registrar of Assurances at Kurla under Serial No. BBE-3/6679/2012 on 10 July 2012, G&B has in the meantime permitted the LLP to use part of the access road. Under this deed, G&B and LLP have agreed that the continuity of such access will depend on the outcome of the pending suit, and if the suit is decided in such a manner that G&B/LLP lose the right to use the access road, both parties will agree on an alternate access to the Project Land from other lands of G&B in the vicinity.

In its replies to requisitions, the LLP has confirmed that presently the project continues to enjoy the access as granted by G&B under the Deed of Right of Way dated 30 March 2012.



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Office of the Registrar, Maharashtra

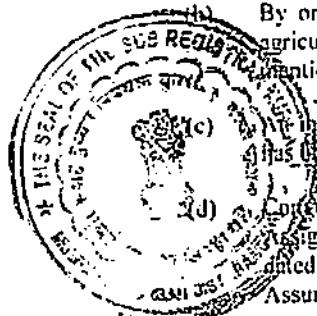
ANNEXURE E

2.3 Steps Taken

From the steps taken by us for investigating the LLP's title to the Project Land, we observe the following: -

2.3.1 Observations on search report, revenue records and non-agricultural order

(a) Since the Kowli Land and Freehold Land were described in earlier documents Old Survey Nos., we tried to establish co-relation between Old and New Survey Nos. and between New Survey Nos. and CTS Nos. (as referred to in the PR Card). For this exercise, we relied upon the revenue records (extracts, Kami Jasti Patrak and PR Card), information provided to us by G&B and reports of our searcher, Mr. Vijay Takke. As there was marked discrepancy in the transition of land details from village to CTS records in respect of CTS No. 51, we have chosen to rely only on the PR Card as evidence of G&B's title to CTS No. 51.



By order dated 28 August 2014, the Collector, MSD has granted the non-agricultural permission for the Project Lands on the terms and conditions mentioned therein.

(c) An independent PR Card (CTS No. 51B) measuring 138402 square meters has been issued for the Project Land in the name of the LLP.

(d) Conveyance dated 26 June 1945, Indenture dated 30 July 1948, Indenture dated 30 March 2012 and Deed of Rectification dated 10 March 2016 are duly registered with the office of Sub-Registrar, Assurances, Mumbai.

2.4 Search in the Registrar of Companies

From the search report of Ms. Hetal Kudecha, Company Secretary, Mumbai dated 25 May 2016 we observe that no mortgage or charge has been created by the LLP over the Project Land.

2.5 Negative search

We conducted limited negative search in available online/computer records (web portal) of the Bombay High Court to determine whether litigation is pending against the LLP in respect of the Project Land. The search was limited to the period of availability of online records (from 2010 onwards). We did not conduct manual search for the preceding period. Based on this limited search, our search clerk did not come across any litigation.

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ANNEXURE E

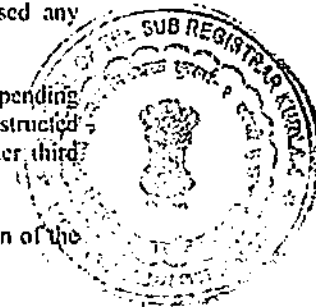
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pending against the LLP.

2.6 Requisitions

We administered certain general as well as specific requisitions on title to the LLP pertaining to the Project Land, to which the LLP has furnished us its replies. The LLP has, *inter alia*, informed us that:

- (i) The LLP's title to the Project Land is clear and marketable and free from encumbrances. The LLP has not created any mortgage on the Project Land or any buildings to be constructed thereon;
- (ii) The LLP is paying the balance consideration to G&B in accordance with the payment schedule under the Indenture and has not committed any default in payment. Further, neither has the LLP received any notice of default in payment from G&B nor has G&B raised any dispute in regard thereof;
- (iii) There is no litigation, writ of execution or legal proceeding pending against LLP affecting the Project Land or any building constructed thereon initiated either by any statutory authority or any other third party (including for any tax liabilities);
- (iv) The LLP has not received any notice for acquisition/requisition of the Project Land;
- (v) Certain portions of the Project Land have been reserved for Amenity Space, Parking and D.P. Road;
- (vi) All charges, taxes etc, for the development of the Project Land have been paid till date; and
- (vii) The LLP has also been paying the non-agricultural assessment for the Project Lands.



2.7 Public Notice

In order to ascertain that there are no claims of any third party against the Project Land, we issued Public Notice in The Economic Times (in English) and Navshakti (in Marathi) both dated 9 May 2016 in their Mumbai edition. We have not received any claim or response to these notices till date.

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2.8 Inspection of original title documents

We have inspected the original Indenture of Assignment and Conveyance dated 30 March 2012 and Deed of Rectification dated 10 March 2016 in custody of the LLP on 13 May 2016.

3. CONCLUSION

3.1 Based on our observations and all steps recited in paragraph 2 above and assumptions and qualifications mentioned in paragraph 4 below, we are of the following opinion: -

(a) LLP is seised and possessed of and well and sufficiently entitled to the Project Land as owner/assignee thereof and its name has been mutated in the relevant records in respect of the Project Land.

(b) The LLP remains responsible to pay G&B the agreed transfer consideration in terms of the Indenture.



(c) The Project Land is presently accessible from the Eastern Express Highway through an access road forming part of CTS No. 53 of Village Vikhroli, Mumbai, in terms of the Deed of Right of Way dated 30 April 2012 executed by Government of Maharashtra in favour of the LLP. The LLP's right to use the access road is subject to the terms and conditions mentioned in the Deed of Right of Way dated 30 April 2012 and the outcome of Suit No. 679 of 1973 referred to in paragraph 2 above.

4. ASSUMPTIONS AND EXCEPTIONS

This Title Certificate is subject to the following: -

(a) On the LLP's instructions, we (in the name of M/s Amarchand & Mangaldas & Suresh A. Shroff & Co. (in dissolution), Advocates and Solicitors, Mumbai) had investigated the title of G&B to the Project Lands in 2012 and issued our Title Certificate ("Old TC"). We have also relied on our observations and the steps taken by us at the time of issuing the Old TC for the purpose of issuing this Title Certificate.

(b) We have not physically inspected or visited the site.

(c) Since, there appears to be a material discrepancy in the transition of details from village to CTS records and relying on the Government's certificate dated 27 December 1990, 21 December 1998 and 21 January 2006, we

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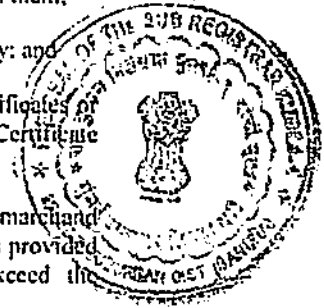
Cyril Amarchand Mangaldas

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chosen to rely only on the PR Card as evidence of G&B's title to the Project Land (relying on Government's circulars dated 27 December 1990, 21 December 1998 and 21 January 2006).

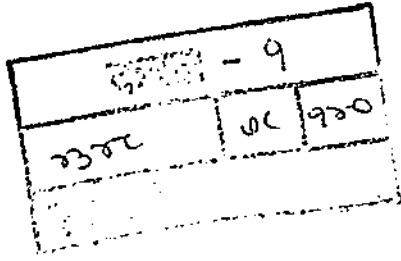
- (d) We express no opinion/view on (i) current or potential user, zoning, reservations, development and F.S.I sanctioned/consumed on the Project Land, and (ii) payment of taxes, assessments etc. in respect of the Project Land.
- (e) We have assumed that:
 - (i) Copies of documents and papers provided to us are accurate copies of originals;
 - (ii) Each document has been signed by persons purporting to sign them;
 - (iii) Each document binds the parties intended to be bound thereby; and
 - (iv) Any statements in the documents, authorizations or any certificates or confirmations relied upon by us for issuance of this Title Certificate are correct and otherwise genuine.
- (f) In no circumstances shall the liability, if any, of M/s Cyril Amarchand Mangaldas, its partners, associates or employees related to services provided in connection with the preparation of this Title Certificate exceed the professional fees paid by LLP in that behalf.
- (g) The information included in this Title Certificate is not meant to be published.



For Cyril Amarchand Mangaldas,

Sandeep Dave
Partner

S.I.



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ANNEXURE E

FIRST SCHEDULE

Part-A

(Description of Kowl Land)

Land admeasuring approximately 28.22 acres situated at Pirojshanagar, Vikhroli, Mur Suburban District Kurla Taluka comprised in the following Old Survey Nos. ...

Sr. No.	Old Survey No.	Area (in Acs.)
1.	60 (P)	2.11
2.	66 (P)	0.05
3.	67 (P)	0.74
4.	68 (P)	0.51
	72 (P)	0.49
6.	73 (P)	9.30
7.	74 (P)	2.29
8.	75	1.81
9.	76	2.12
10.	77 (P)	3.34
11.	78	1.49
12.	79 (P)	4.17
	Total	28.22

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Dr. B. R. Ambedkar

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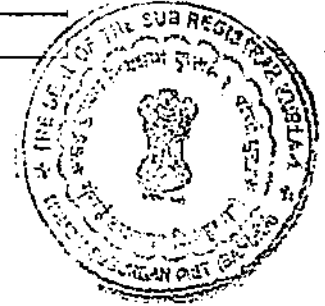
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Part-B

(Description of Freehold Land)

Land admeasuring approximately 5.98 acres situated at Pirojshanagar, Vikhroli, Mumbai Suburban District Kurfa Taluka comprised in the following Old Survey Nos. -

Sr. No.	Old Survey No.	Area (in Acs.)
1.	60 (P)	0.40
2.	67 (P)	1.01
3.	72 (P)	2.00
4.	73 (P)	0.30
5.	74 (P)	0.03
6.	77 (P)	0.88
7.	79 (P)	1.36
Total		5.98



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Cyril Amarchand Mangaldas

ANNEXURE E

Part-C

(Description of Project Land as per the Indenture)

Non-agricultural freehold/leasehold lands admeasuring approximately 34.20 acs (equivalent to 138,402 square meters) comprised in the following CTS Nos. of Village Vikhroli, Taluka Kurla, Mumbai Suburban District and situated at Pirojshanagar, Vikhroli, Mumbai situated at Pirojshanagar, Vikhroli, Kurla Taluka -

Sr. No.	CTS Nos.	Area (Acs.)	Area (in s.m.)
1.	51 (P)	18.5205	81681.0
2.	52 (P)	12.9317	45601.3
3.	52/1	0.0178	72.0
4.	52/2	1.4588	5903.6
5.	52/3	0.0059	24.0
6.	52/4	0.0056	22.8
7.	52/5	0.0032	13.0
8.	52/6	0.0402	162.8
9.	52/7	0.0350	141.6
10.	52/8	0.0226	91.5
11.	52/9	0.0431	174.5
12.	52/10	0.1349	546.1
13.	52/11	0.1349	546.1
14.	52/12	0.0654	264.5
15.	52/13	0.0425	172.1
16.	52/14	0.0298	120.6
17.	52/15	0.3386	1370.3
18.	52/16	0.0972	393.4
19.	52/17	0.2720	1100.8
Total		34.2000	138402.0

The lands have been re-surveyed and now bear new CTS No. 51B of Village Vikhroli.



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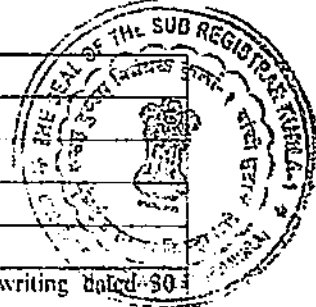
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SECOND SCHEDULE

(List of documents relied upon)

Sl. No.	Document
PR Card/Plan	
1.	Revenue Records relating to Project Land
2.	Layout Plan
Land Documents	
3.	Translation of Kowl dated 7 July 1835 and supplementary writing dated 30 November 1837
4.	Indenture dated 28 October 1929 made between Moolji Haridas (as Transferor), Central Bank of India Limited (as Mortgagees), Herbert Victor Lee (as Trustee) and Amrattal Amarchand (as Transferee) registered with the Sub-Registrar of Assurances at Bombay under Serial No. 5422 of Book No. 1
5.	Conveyance dated 26 June 1945 made between Amrattal Amarchand, the Official Assignee, Vrajlal Jiwandas and Bai Javerbai, Mulji Savchand and Gangabai and Naeroji Pirojsha registered with the Sub-Registrar of Assurances at Bombay under Serial No. 3534 of Book No. 1
6.	Indenture dated 30 July 1948 made between Nowroji Pirojsha (as Vendor) and G&B (as Purchaser) registered with the Sub-Registrar of Assurances at Bombay under Serial No. 3050 of Book No. 1
7.	Indenture dated 30 March 2012 made between G&B and the LLP registered with the Sub-Registrar of Assurances at Kurla under Serial No. BBE-3/6638/2012 on 10 July 2012
8.	Deed of Right of Way dated 30 March 2012 executed between G&B and the LLP registered with the Sub-Registrar of Assurances at Kurla under Serial No. BBE-3/6679/2012 on 10 July 2012
9.	Deed of Rectification dated 10 March 2016 registered with the Sub-Registrar of Assurances at Kurla under Serial No. KRL-2/3957/2016 on 21 April 2016
Litigation	
10.	Proceedings in Bombay High Court against G&B, being Suit No. 679 of 1973
11.	Consent Terms dated 26 July 1973 in LA Ref. No. 48 of 1969
Others	



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Yashwantrao Chavan Pratishthan

ANNEXURE E

Sl. No.	Document
12.	Search Reports of Mr. Vijay Takke and Ms. Hetal Kudecha
13.	Correspondence with and replies to requisitions on title from G&B and the LLP



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ANNEXURE - F

मालमत्ता पत्रक

करल - १		
७२८	८३	१००
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page 14 of

S.I.

मालमत्ता पत्रक

दिनांक	पिछाडी	मालमत्ता न.भू.मा.११ - न.भू.अ.घाटकोपर	जिला - सुर्खेत उपत्यका जिला
पत्रक नं.	पत्रक नं.	पत्रक नं.	पत्रक नं.

न.भू.अ.घाटकोपर
सुर्खेत उपत्यका जिला

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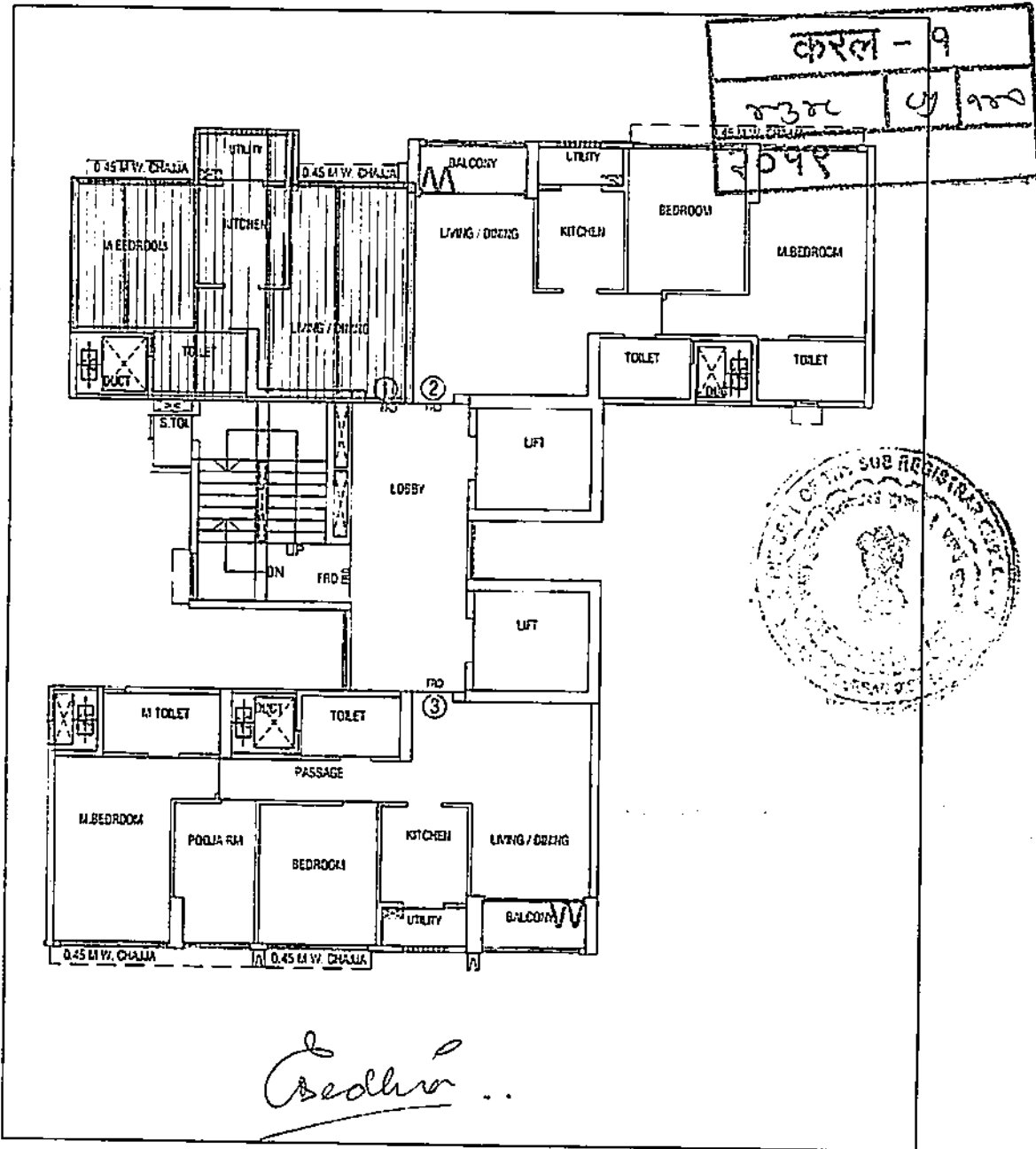
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ANNEXURE G

FLOOR PLAN

FLAT NO. 1101 FLOOR 11th WING R



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करल - १	
३३८	८६ १४२
३०११	



करल - १

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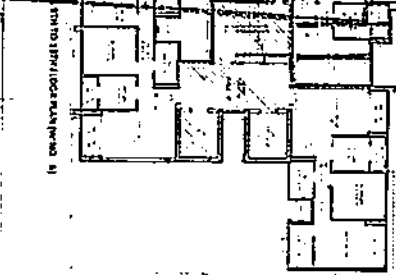


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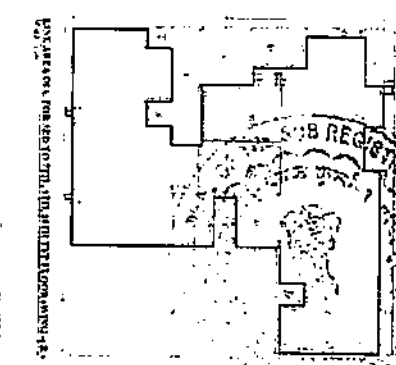


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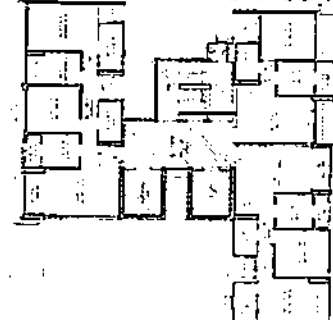
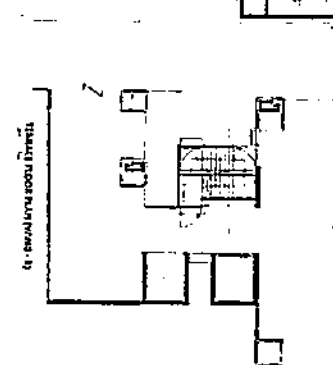
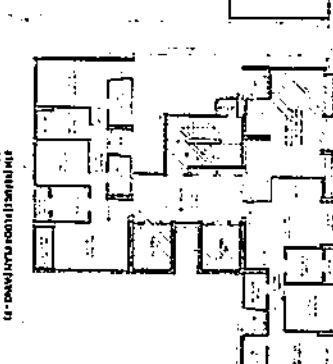
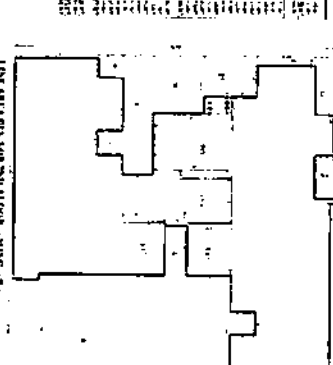


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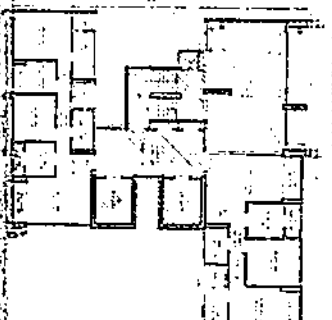


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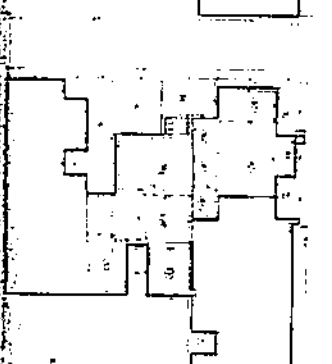
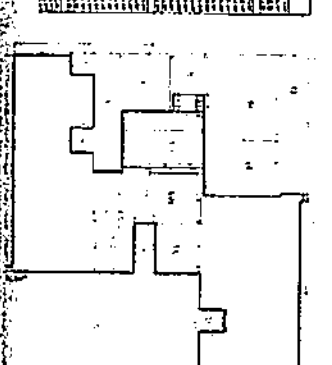


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REPUBLIC OF INDIA
MINISTRY OF NATIONALS & TRIBES
STATE OF BIHAR
DISTRICT OF MUNGER
MUNICIPALITY OF MUNGER
OFFICE OF THE DISTRICT COLLECTOR
MUNGER

4/21

ANNEXURE - H
FLAT SPECIFICATION

FLOORING

Italian Marble in living room / kitchen / bedrooms/passage
Engineered wooden flooring in master bedroom and child bed
Vitrified tiles in toilets
Italian Marble in common areas including ground floor
Indian Marble - Window sill and thresholds

करल - १		
३३२	८८	१३०
२०११		

FRAME FOR DOORS & WINDOWS

Main Door - Teak Wood Door Frame
Bedroom Doors - Red Maranti Wood Door Frame
Toilet Doors - Red Maranti Wood Door Frame
Windows - Double Glazed Aluminum Windows with mosquito Net

CP & SANITARY FITTINGS:

Roca - Premium Toilet range or equivalent range in Master Bedroom Toilet
Roca or equivalent Brand in Other toilets, Kitchen, Utility area
Parryware/ Johnson or equivalent brand in Servant Toilet (if any)



OTHER PROVISIONS:


Kitchen platform - Quartz
Modular Kitchen with Hob & Chimney
Split AC in all Bedrooms. Living/Dining
Video door phone
Pipe gas connection
Exhaust Fans in all Toilets and Kitchen
Shower Cubicle in Master Bedroom Toilet
Instant Water Heaters in all Toilets

ELECTRICALS

Modular switches of Legrand/Crabtree/Schneider or equivalent make, all internal wirings (complete)

WALL FINISH

Luster paint finish - Living room, Bedroom, Dining room, Lobby and Passage.
Kitchens feature tiles up to 2'-0" above the counter and paint in the balance areas.
Tiles upto 7 feet and luster paint above tiles up to ceiling in all toilets.
Water bound distemper in the Utility Room.

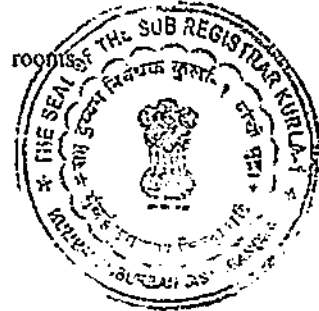
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ANNEXURE - I
COMMON AREAS

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SAVE ANE EXCEPT the exclusive areas, amenities and/or facilities as be provided with the Phase as more specifically detailed in the Agreement. The COMMON AREAS shall be as under:

1. Common areas in the Wing/Building/Phase:
 - i) staircases, lifts, lobbies, passages, mid-landings, shafts, fire escapes, common entrances and exits of the building/wing;
 - ii) Common basements, common terraces, common parks and/or play areas, open parking areas;
 - iii) Installations of central services such as electricity, gas, water, and sanitation, air conditioning and incinerating, system for water conversation and renewable energy;
 - iv) Water tanks, pumps, motors, fans, compressors, ducts and all apparatus connected with installation for common use;
2. Common facilities in the building/wing:
 - i) Lifts in each wing.
 - ii) Underground/Overhead water tanks/lift machine rooms, water pipes.
 - iii) Meters and gas pipes, pumps rooms, generator rooms, substation rooms, driver/staff rooms and washrooms.
 - iv) Electrical Common board wiring and switches.
 - v) Common area lighting & meters.
 - vi) Internal Roads and setback areas.
3. Common Facilities in the layout:
 - i) Internal driveways & Gate.
 - ii) Landscaped spaces on ground.
 - iii) Storm water drains and Rain Water harvesting system/filtration system.
 - iv) Common water main lines, water pumps and water tanks.
4. Common Facilities for all the residential phases in the layout.
 - i) Common clubhouse having gymnasium, multipurpose hall, swimming pool and other ancillary facilities.



COMMON AREAS SPECIFICATION FOR THE WINGS:

1. Otis/Kone/Schindler or equivalent Brand Lifts having capacity of sixteen persons.
Two Wings per each wing viz. P, Q, R, S and T.
2. Paint /External Finishes: Weather Shields / Sandtex or equivalents.
3. CONTROL ROOM: CCTV for common areas on the Ground Floor and Basements.

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5/11

4. **WATER SUPPLY / TREATMENT FACILITY:** Underground / Basement water tanks having electro pneumatic system water supply. Water treatment plant / sewage treatment plant in the basement.
5. **ELECTRICITY:** Substation within the complex Electricity is supplied at the entrance to the premises.
6. **FIRE CONTROL:** Wet risers and sprinklers, smoke, detectors, etc. as per CFO norms.

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ANNEXURE J



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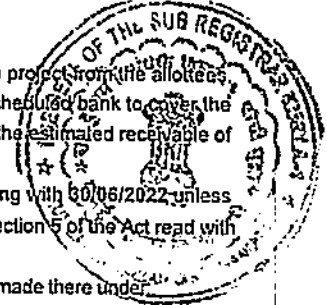
Maharashtra Real Estate Regulatory Authority

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 :
P51800000158

Project: *The Trees, Origins, Plot Bearing / CTS / Survey / Final Plot No.: Part of 51/B at Kurla, Kurla, Mumbai Suburban, 400079;*

1. Godrej Properties Limited having its registered office / principal place of business at Tehsil: Kurla, District: Mumbai Suburban, Pin: 400079.
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 (f) of sub-section (2) of section 4 read with Rule 5;
OR
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 05/07/2017 and ending with 06/06/2022 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
3. 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.



Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 2/20/2018 3:16:39 PM

Dated: 05/07/2017
Place: Mumbai

S.F.

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

करल - १		
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करल - १		
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Page 1 of 1

CRM 3718

पावती

Original/Duplicate

Monday, January 12, 2018

नोंदणी क्र.: 39M

6:53 PM

Regn.: 39M

पावती क्र.: 1052 दिनांक: 22/01/2018

पावतीचे नाव: विमोटी

दस्तावेजाचा अनुक्रमांक: करल-1-645-2018

दस्तावेजाचा प्रकार: मोशन पॉवर ऑफ धेटनी

सादर करणाऱ्याचे नाव: गोबिंद प्रॉपर्टीज लिमिटेड व्ही ऑबो गजब गिरेटरी नमना देहय . .

नोंदणी फी: ₹. 100.00

दस्त हाताळणी फी: ₹. 320.00

पृष्ठांची संख्या: 16

DELIVERED

एकूण: ₹. 420.00

अपणात मूळ दस्त, पवनेत प्रिंट, मूनी-२ अवाजे
6:53 PM ह्या वेळेस मिळेल.

मूळ दस्त व असंगल प्रिंट मिळाली

ड. निबंधक कुर्तार 1

वाजार मूल्य: ₹. 1/-

मोबदला: ₹. 0/-

मन्वेने मुद्राक शुल्क: ₹. 500/-

सह. इत्याम निबंधक
कुर्तार-१ (तार. २)



1) देयकाचा प्रकार: By Cash रक्कम: ₹. 100/-

2) देयकाचा प्रकार: By Cash रक्कम: ₹. 320/-

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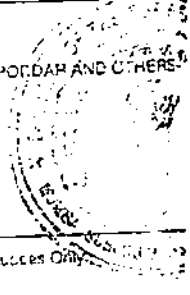
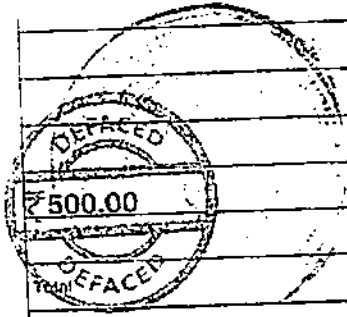
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CHALLAN
MTR Form Number-6

2018-12-15 12:52:47
2018

GRN	MJH009419995201718E	BARCODE	15/01/2018-12:52:47		Form ID
Department	Inspector General Of Registration		Payer Details		
Type of Payment	Stamp Duty	TAX ID (If Any)			
Office Name	KRLT SUB REGISTRAR KURLA NO 1	PAN No (If Applicable)			
Location	Mumbai	Full Name	GUNDHEE PROPERTY DEVELOPERS		
Year	2017-2018	Floor/Block No.	Ground, 5th floor, E-1, Shivajinagar		
Account Head Details		Premises/Building	Eastern Express Highway		
0030345501 - Sale of Non-Judicial Stamp	Amount in Rs.	Road/Street	Vikhroli (East), Mumbai		
	500.00	Area/Locality			
		Town/City/District			
		PIN	41 5 0		
		Remarks (If Any)	Second Party Name: MAMUNIK POKHAR AND OTHERS		
		Amount in Words	Five Hundred Rupees Only		
		500 00			
Payment Details	PUNJAB NATIONAL BANK		FOR USE IN RECEIVING BANK		
Cheque/DD Details	Bank City	Re No.	03006172016011500392172		
Cheque/DD No.	Bank Date	RBI Date	15/01/2018-12:56:07 16		
Name of Bank	Bank Branch	PUNJAB NATIONAL BANK			
Name of Branch	Serial No	Date	14/01/2018		

2017-2018
2018



NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 धरणी दस्तवे साठी न्यायालय कार्यालय मध्ये नोंद घ्याव्यात. न्यायालय कार्यालय मध्ये नोंद घ्याव्यात. न्यायालय कार्यालय मध्ये नोंद घ्याव्यात.

Validity unknown

Digitally signed by
VIRTUAL TREASURY
MUMBAI 01
Date: 2018.01.22
18:42:57 +05'30'

Mamunika Pokhar
Namunika Pokhar

Sr. No.	Reason for Defacement	Defacement No.	Defacement Date	Userid	D
1	(SI)-399-245	000539*337201718	22/01/2018-18:40:57	IGR137	
Total Defacement Amount					

Namunika Pokhar
Print Date

CHALLAN
MTR Form Number-6

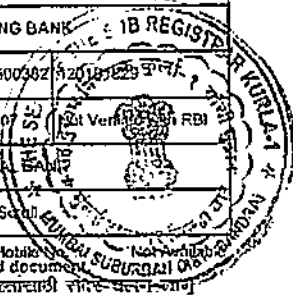
IN-009416995201719E BARCODE Date 15/01/2018-12:53:47 Form ID 45(0)

Inspector General Of Registrar.		Payer Details	
Stamp Duty	TAX ID (If Any)		
Payment Stamp Duty	PAN No. (If Applicable)		
KRL_1_JY SUB REGISTRAR KURLA NO 1		Full Name	GOODRI PROPERTIES LIMITED
MUMBAI		Plot/Block No.	Godrej One, 5th floor, Piro Mangar
2017-2018 One Time		Premises/Building	करल - 9
Account Head Details	Amount In Rs.	Road/Street	Eastern Express Highway
Sec of Non-Judicial Stamp	500.00	Area/Locality	Vahrol (East), Mumbai
		Town/City/District	2099
		PIN	4 0 0 0 7
Remarks (If Any)			
Second Party Name = MAYANK PODDAR AND OTHERS - करल - 9 II			
Amount In Words Five Hundred Rupees Only करल - 9 II			

करल - 9
2099



Details		FOR USE IN RECEIVING BANK	
PUNJAB NATIONAL BANK		Bank CIN	0399172018011500302
Cheque-DD Details		Ref. No.	152018023
Chq No.	Bank Date	RBI Date	15/01/2018-12 58:07
Bank	Bank Branch	Not Verified with RBI	
Branch	Scrtd No., Date	Not Verified with Scrtd	



This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 16/01/2018 चालन फॉर्म दुरुपयोग निवृत्त करवासात नोंदणी करवासाच्या दस्ताव्याची लागू आहे. नोंदणी व करवासाच्या दस्ताव्याची नोंद घेतली जाणु.

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 1. A large signature across the bottom center.
 2. A signature on the right side.
 3. A signature on the left side.
 4. The text 'Page 1/1' and 'Print Date 15-01-2018 12:57:23' at the bottom.

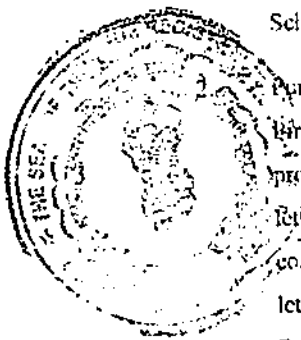
2019

SPECIAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME that We, G
PROPERTIES LIMITED (CIN:L74120MH1985PLC035308) (PA
AAACG5995M), a company incorporated under provisions of the Compa
1956, by the hands of its Executive Chairman, Mr. Pirojsha Godrej, h
registered office at Godrej One, 5th floor, Pirojshanagar, Eastern Express
Vikhroli (East), Mumbai 400 079 ("GPL"), DO SEND GREETINGS:

2019 - 9 WHEREAS:
2019 ee 2019

Godrej Properties Limited ("GPL"), being in the business of n
development and construction, is required to sign, execute and
agreements, documents, deeds, letters and other incidental doc
letters with various parties whether by way of sale, lease, license,
or otherwise in respect of flats, units or premises in respect of
"The Trees" situated at Pirojshanagar, Vikhroli East, Mumbai
("Project") being constructed on freehold/leasehold lands ad
approximately 34.20 acres situated at Pirojshanagar, Village Yash
Kurla, Mumbai Suburban District and more particularly detail
Schedule hereunder written ("Property").



Pursuant to the GPL's Board Resolution dated 4th December
Pirojsha Godrej, Executive Chairman, am authorized to appo
proper persons issue power of attorney to sign, execute interal
letter, agreements for sale, sale deeds, deeds of transfer,
confirmation, deeds of rectification, deed of cancellation and o
letters, deeds, documents including towards Society Formation or
Formation Application or deeds of apartment or declaration
conveyance assignment in favor of the association/society ap
condominium and/or other incidental documents ("Agree
Document") with intended purchasers of the Project and lodge t
registration in the office of Sub-Registrar / Joint Sub-Registrar of
at Taluka Kurla or any other sub-registrar in respect
flats/units/commercial units/office shops and any other premise
Project and delegate the authority of admitting the execu
Agreements for Sale, Deed, Document.

3. In furtherance thereof, GPL through and by the hands of i
Chairman Mr. Pirojsha Godrej, under the above Board Resol

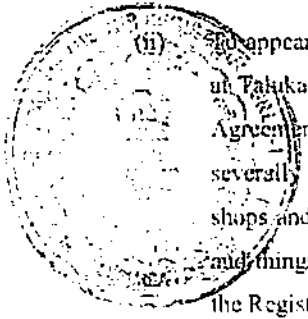
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authorized nominate and constitute (1) Namrata Mehra (Associate Vice President), (2) Mayank Poddar (General Manager), (3) Saranyan R (Sr. Manager) and (4) Ekta Dedhia (Manager), all having office address at Godrej One, Firozshahar, Eastern Express Highway, Vikhroli (East), Mumbai - 400 079, to be our true and lawful attorneys (hereinafter referred to as "the Attorney") to do, execute and perform all or any of the following acts, deeds, matters and things on behalf of GPL, jointly and/or severally, that is to say:-

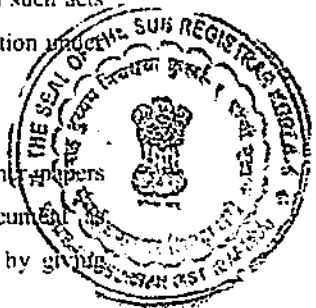
(i) To sign and execute the Agreement /Deed /Document (as defined above) for and on behalf of GPL with the intending purchaser(s) for sale, lease, license or mortgage of flats/units/commercial units/office shops and any other premises in the Project and put them in possession of the same.

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(ii) To appear before the Sub-Registrar/Join Sub-Registrar of Assurance at Taluka Kuria and present for registration and admit execution of Agreement /Deed /Document duly executed by the Attorney either severally or jointly in respect of flats/units/ commercial units/office shops and any other premises within the Project and do all such acts and things as may be necessary for the purpose of registration under the Registration Act, 1908.



(iii) To sign necessary forms, declarations, affidavits and other documents required for registration of the Agreement /Deed /Document aforesaid and to take delivery of the same so registered by giving appropriate receipts thereof.



(iv) To substitute and appoint from time to time one or more attorneys or attorney or delegate/sub-delegate with same powers granted hereunder and/or limited powers.

(v) This Power of Attorney shall be valid until it is expressly revoked by GPL or till the above said Attorney are in the employment of GPL.

AND GENERALLY to do all such lawful acts, deeds and things in connection with the above matters as our Attorney shall deem fit and proper as fully and effectually as I would do myself.

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AND I doth hereby ratify, approve and confirm all and whatsoever the Acts shall lawfully do admit or perform or cause to be done, admitted or performed in virtue of these presents.

IN WITNESS WHEREOF I have set my hands to this Special Power of Attorney on this 22nd day of January 2018

THE SCHEDULE ABOVE REFERRED TO:
(Description of the said Property)

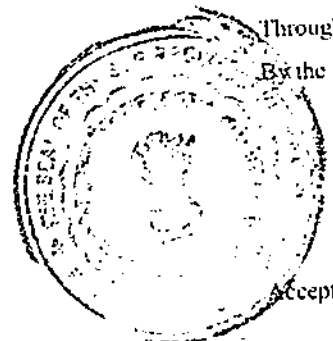
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ALL that piece or parcel of land bearing new CTS No- 51.B and old CTS No. 52/1 to 17, situate at Pirojshanagar, Vikhroli, District Kurla, Mumbai 079, in the Registration District and Sub-District of Mumbai City and Suburban.

Signed and Delivered
By the within named
Godrej Properties Limited
Through its Executive Chairman
By the hands of Mr. Pirojsha Godrej

For GODREJ PROPERTIES LIMITED

EXECUTIVE CHAIRMAN



Accepted:

1. Namrata Mehra
2. Mayank Poddar
3. Saranyan R

For GODREJ PROPERTIES LIMITED
Namrata Mehra
Authorized Signatory

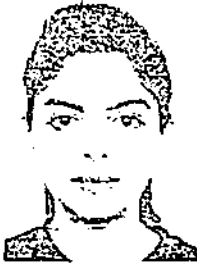
For GODREJ PROPERTIES LIMITED
Mayank Poddar
Authorized Signatory

For GODREJ PROPERTIES LIMITED
Saranyan R
Authorized Signatory

करल - १ IV
७७ ६६
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For GODREJ PROPERTIES LIMITED

[Signature]
Authorized Signatory

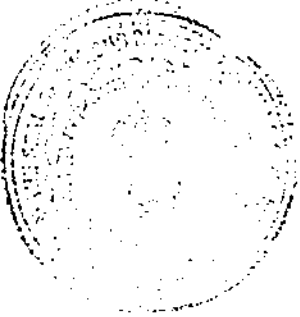


Witness:

In presence of

- 1. AKSHANA RAO *[Signature]*
- 2. Ajay Malli *[Signature]*

करल - १		
७७	६६	१००
२०१९		



Godrej Properties Ltd.
 Regd. Office: Godrej
 87 Link Road, Piroshanagar,
 Eastern Express Highway,
 Vikhroli (W), Mumbai - 400
 Tel: 022-26760000
 Fax: 022-61693333
 Website: www.godrej.com

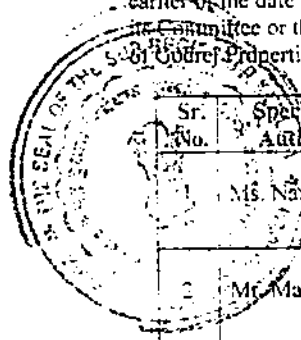
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CERTIFIED TRUE COPY OF THE RESOLUTION
 PASSED BY THE MANAGEMENT COMMITTEE
 OF THE BOARD OF DIRECTORS OF GODREJ
 PROPERTIES LIMITED AT ITS MEETING HELD
 ON DECEMBER 04, 2017

RESOLVED THAT Mr. Pirojsha Godrej - (Executive Chairman), Mr. Mohit Mehta - (Managing Director & CEO), Mr. Surender Varma - (Company Secretary & Chief Legal Officer), Ms. Namrata Mehra, Mr. Mayank Poddar, Mr. Saranyan R. and Ms. Ekta Dedhia (hereinafter referred to as "Authorised Signatories") be and are hereby severally authorised for and on behalf of the Company to execute Agreement for Sale, Sale Deed, Deed of Transfer, Mortgage Letters, No Objection Certificate(s), allotment letters, instalment letters, receipts for payments received, Confirmation Deeds and Rectification Deeds, with respect to the flats/units in the projects known as "The Trees" situated land bearing new CTS No- 51/B and old CTS No. 51(pt), 52(pt), 52/1 to 17, and further to admit execution at the Sub-Registrar's office, as also to authorize others by way of Power of Attorney to do all acts under this resolutions including admitting execution at the Sub-Registrar's office and do all such acts, deeds, actions, writings and things that may be necessary to give effect to sale of flats/units constructed/marketed by the Company as also for internal transfers of Flats/Units at project known as "The Trees" located at Piroshanagar, Village Vikhroli, Taluka Kurla, Mumbai Suburban District.

RESOLVED FURTHER THAT the authority conferred by this resolution will be valid and subsisting till the above authorised signatories are in the employment of Godrej Properties Limited or any of its affiliate companies/entities and shall ipso facto cease to be operative or earlier of the date on which it is revoked by a resolution passed by the the Board of Directors or Committee or the date on which any of the authorised signatories ceases to be in employment of Godrej Properties Limited or any of its affiliate companies/entities."



Sr. No.	Specimen Signature of Authorised Signatory	PAN No.	Signature
1	Ms. Namrata Mehra	ACLPN46420	<i>Namrata Mehra</i>
2	Mr. Mayank Poddar	ANSPP2320F	<i>Mayank Poddar</i>

Godrej

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करल - १		
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Sr. No.	Specimen Signature of Authorised Signatory	PAN No.	Signature
3	Mr. Saranyan R.	BZUPS7144B	<i>[Signature]</i>
4	Ms. Ekta Deebha	AMKPD6824B	<i>[Signature]</i>

करल - १		
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२०१९		

For Godrej Properties Limited

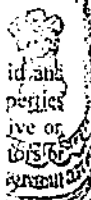
[Signature]

Surender Varma
Company Secretary & Chief Legal Officer

Date of Issue: December 28, 2017



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करल - १
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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

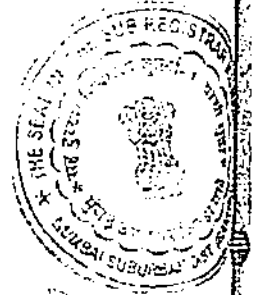
GODREJ PROPERTIES LIMITED

01/02/2018

Permanent Account Number

AACCG99951A

10/10/18



भारत सरकार

Government of India

श्रीमती अरि शर्मा

Pragya A. Sharma

जन्म तिथि / DOB : 27/10/1980

पुत्र / Son



8100 7834 1231

आम आदमी का अधिकार



आयकर विभाग
INCOME TAX DEPARTMENT
KANKAR MEHRA

भारत सरकार
GOVT OF INDIA

18/08/1977
ACLPN4642C



आयकर विभाग
INCOME TAX DEPARTMENT
HAYAHN PODDAR
PRADEEP PODDAR

भारत सरकार
GOVT OF INDIA

18/02/1934
AHSPD232DF



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

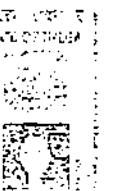
SARANYAN R
RANGARAJAN
05/10/1927
BTUPST744B



करल - 9
7372 903 970
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करल - 9 III
864 9098

आयकर विभाग
INCOME TAX DEPARTMENT
SITA BHAINA
05/10/1927
BTUPST744B



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

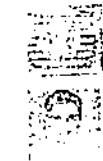
ARCHANA RAVISHANKAR NAO
RAVISHANKAR HARJAYANT NAO
22/04/1933
BEHPR591DE



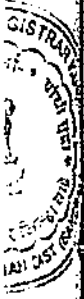
आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

ADAY HINDRUTHI MALI
HINDRUTHI KRISHNA MALI
02/02/1976
ACCP4553/L



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REGISTRATION
मौसमवार 22 जानेवारी 2018 6:53 म.नं.

दस्ता पोपदारा भाग-1

करणी
दस्ता क्रमांक 845/2018

दस्ता क्रमांक करणी/845/2018

वाजार शुल्क: रु. 01/-

बोचदारा रु. 00/-

भरणेचे मुद्रांक शुल्क: रु. 500/-

2096

दु. ति. मद्र. दु. ति. करणी वाले कार्यालयत

पावना: 1052

प्राथमी क्रमांक: 22-01-2018

श. क्र. 845 दर दि. 22-01-2018

चाद/करणाचे नाव: गोंदमज प्रोपर्टीज लिमिटेड चे अर्थदंड
मिशनरी मजमा करणा

महो 6:32 म.म. वा. करणी

करणी - 9
330 930
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गोंदमी फी

रु. 100.00

दस्ता दानाळणी फी

रु. 320.00

प्राथमी मजमा: 16

दस्ता हजर करणाच्याची मही:

एकूण: 420.00

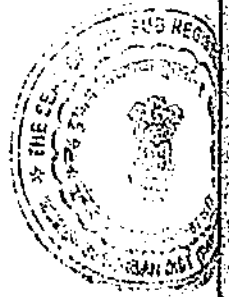
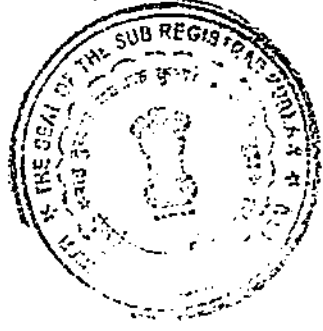
दु. निवडणक कुर्मी

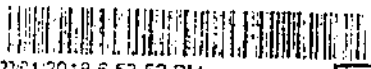
दस्ताचा प्रकार: स्थल पांचर ऑफ प्रेडली

मुद्रांक शुल्क: 5 जेव्हा तो प्रतिकार्य देण्यात आलेला असून @ त्यामुळे कोणतीही मजमा मानमगा विकण्याचा प्राधिकार मिळत असेल

शिका क्र. 22/01/2018 06:32:00 PM ची वेळ: (मादगीकरण)

शिका क्र. 22/01/2018 06:33:10 PM ची वेळ: (फी)





20/01/2018 6 53 52 PM

दस्त गेपकार भाग-2

पं.क्र.1

दस्त क्रमांक: 845/2018

दस्त क्रमांक: 845/2018

दस्तावेज प्रकार: प्रमाणपत्र पंजीयन ऑफ अर्दनी

करील - 9 IV

2096 47-90

प्रमाणपत्राचा प्रकार

करील - 9

2382 1989 980

प्रायाचीचित्री प्रमाणपत्राचा प्रकार

01/2018

प्रमाणपत्र

100.00

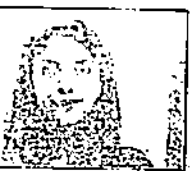
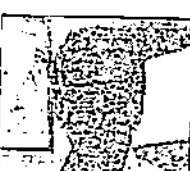
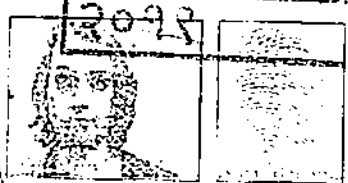
320.00

20.00

निवडपत्र

दस्त बंदी

- 1. नाव: गौरीज प्रॉपर्टीज लिमिटेड चे अध्यक्ष/प्रबन्ध निदेशी नमूदना मद्रास. पत्ता: ऑफिस, माळा नं: पाचवा मजला, गौरीज वन, गिरीजशासनार विक्रोळी पूर्व सुवई, इस्टर्न एक्सप्रेस हावये, नारायण, महाराष्ट्र, मुंबई. पिन कोड: 400079. *Signature*
- 2. नाव: गौरीज प्रॉपर्टीज लिमिटेड चे अध्यक्ष/प्रबन्ध निदेशी नमूदना मद्रास. पत्ता: ऑफिस, माळा नं: पाचवा मजला, इमारतीचे नाव: गौरीज वन, ब्लॉक नं: गिरीजशासनार विक्रोळी पूर्व सुवई, रोड नं: इस्टर्न एक्सप्रेस हावये, नारायण, मुंबई. पिन कोड: 400079. *Signature*
- 3. नाव: गौरीज प्रॉपर्टीज लिमिटेड चे अध्यक्ष/प्रबन्ध निदेशी नमूदना मद्रास. पत्ता: ऑफिस, माळा नं: पाचवा मजला, इमारतीचे नाव: गौरीज वन, ब्लॉक नं: गिरीजशासनार विक्रोळी पूर्व सुवई, रोड नं: इस्टर्न एक्सप्रेस हावये, नारायण, मुंबई. पिन कोड: 400079. *Signature*
- 4. नाव: गौरीज प्रॉपर्टीज लिमिटेड चे अध्यक्ष/प्रबन्ध निदेशी नमूदना मद्रास. पत्ता: ऑफिस, माळा नं: पाचवा मजला, इमारतीचे नाव: गौरीज वन, ब्लॉक नं: गिरीजशासनार विक्रोळी पूर्व सुवई, रोड नं: इस्टर्न एक्सप्रेस हावये, नारायण, मुंबई. पिन कोड: 400079. *Signature*

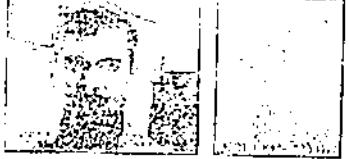
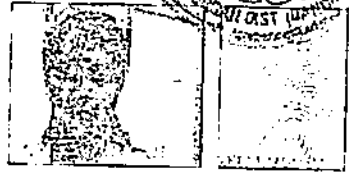


अने इतरांचे व इतर देणगे तयार करून घ्यावेत. अशाप्रकारे प्रमाणपत्राची प्रत तयार करून घ्यावेत.

दस्त: हातूंत इतर अने निवेदीत करताना ही वे इतरांचे व इतर देणगे घ्यावेत अशाप्रकारे प्रमाणपत्र घ्यावेत.



- 1. पध्दताने नं: 9 व पत्ता: नाव: अर्चना नाथ, वय: 24, पत्ता: गौरीज वन गिरीजशासनार विक्रोळी पूर्व सुवई, पिन कोड: 400079. *Signature*
- 2. नाव: अर्चना, माळा नं: 39, पत्ता: 65 गौरीज वन गिरीजशासनार पंजीयन सुवई, पिन कोड: 400066. *Signature*



खात्रीय पध्दताराची कसृती उपलब्ध नाही

पध्दताने नं: 9 व पत्ता: गौरीज प्रॉपर्टीज लिमिटेड चे एक्सिक्युटिव्ह डायरेक्टर गिरीजशासनार वन. ऑफिस, माळा नं: पाचवा मजला, इमारतीचे नाव: गौरीज वन, ब्लॉक नं: गिरीजशासनार विक्रोळी पूर्व सुवई, रोड नं: इस्टर्न एक्सप्रेस हावये, नारायण, मुंबई.

१ दिवस प्रति

Mohit

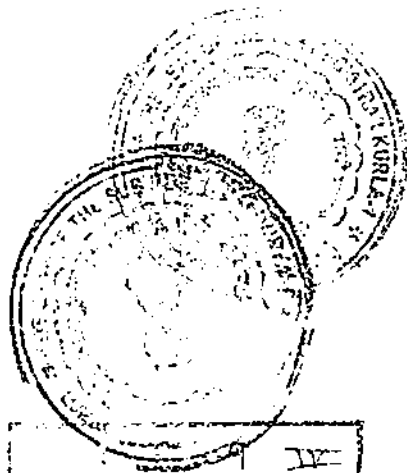
EPayment Details

Slr Epayment Number
1 M:HG09419995201716E

Defacement Number
0005391337201718

कपडा - १
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१९९६
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Know your money as you bank



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६३५	१०	१६



दस्तावेजाचा क्रमांक		
करपत्र - 9		
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२०१६		

दस्तावेज क्रमांक
८७७ १४ ९६

करपत्र - 9		
८७७	१४	९६
२०१६		

दस्तावेज क्रमांक 1/845/2018
दस्तावेजाचा प्रकार विलेखन कर व अर्थ कर

सूत्र: पक्षकाराचे नाव व पत्ता
 1. गोपवारा वॉलटेज प्रॉपर्टीज लिमिटेड चे अधिकारपत्रिका
 चेअरमन विंगोडशा कॉम्प्लेक्स,
 पत्ता: प्लॉट नं. अफिम, माळा नं. पाचवा मजला,
 इमारतीचे नाव: गोपवारा वन, करपत्र नं. विंगोडशा कॉम्प्लेक्स
 विक्रीची पूर्व मुवई, रोड नं. इन्स्ट्रॉ एम्प्लॉयमेंट हायवे,
 महागाव, मुम्बई

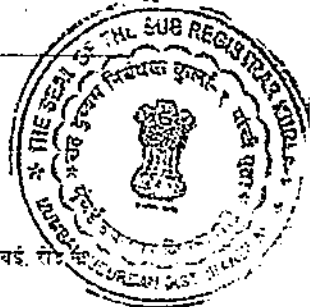


हे दस्तावेज कर देणार वधाकर्त्याने मंडळी पॉवर ऑफ अटॉर्नी चा दस्त ठेवून कर देण्याचे कबुल केले आहे.
दस्तावेज क्र. 23 / 01 / 2018 08 : 17 : 01 PM

दस्तावेज क्र. 23 / 01 / 2018 08 : 17 : 01 PM
दस्तावेज क्र. 23 / 01 / 2018 08 : 17 : 01 PM
दस्तावेज क्र. 23 / 01 / 2018 08 : 17 : 01 PM

खातातील पक्षकाराची कबुली उपपत्र आहे.

सूत्र: पक्षकाराचे नाव व पत्ता
 गोपवारा वॉलटेज प्रॉपर्टीज लिमिटेड चे अधिकारपत्रिका विक्रीची कबुली मंडळी मंडळी,
 अफिम, पाचवा मजला, गोपवारा वन, विंगोडशा कॉम्प्लेक्स विक्रीची पूर्व मुवई, इन्स्ट्रॉ एम्प्लॉयमेंट हायवे, पत्ता कॉम्प्लेक्स,
 MAHARASHTRA, MUMBAI, Non-Government.
 गोपवारा वॉलटेज प्रॉपर्टीज लिमिटेड चे अधिकारपत्रिका विक्रीची कबुली मंडळी मंडळी,
 प्लॉट नं. अफिम, माळा नं. पाचवा मजला, इमारतीचे नाव: गोपवारा वन, करपत्र नं. विंगोडशा कॉम्प्लेक्स विक्रीची पूर्व मुवई, रोड नं.
 इन्स्ट्रॉ एम्प्लॉयमेंट हायवे, महागाव, मुम्बई.
 गोपवारा वॉलटेज प्रॉपर्टीज लिमिटेड चे अधिकारपत्रिका विक्रीची कबुली मंडळी मंडळी,
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 इन्स्ट्रॉ एम्प्लॉयमेंट हायवे, महागाव, मुम्बई.
 गोपवारा वॉलटेज प्रॉपर्टीज लिमिटेड चे अधिकारपत्रिका विक्रीची कबुली मंडळी मंडळी,
 प्लॉट नं. अफिम, माळा नं. पाचवा मजला, इमारतीचे नाव: गोपवारा वन, करपत्र नं. विंगोडशा कॉम्प्लेक्स विक्रीची पूर्व मुवई, रोड नं.
 इन्स्ट्रॉ एम्प्लॉयमेंट हायवे, महागाव, मुम्बई.



दस्तावेज क्र. 23 / 01 / 2018 08 : 17 : 09 PM



EPayment Details.

Epayment Number: MH009419995201718E
 Defacement Number: 0005391337201718

845/2018

संख्या क्र. १०१/२०१८/२०१८/२०१८/२०१८

दिनांक ३०/०१/२०१८ ०८:४६:५६ PM कोकणा नगरपालिका

पेमेंट नंबर

EPayment Details

Equipment Number
MH009419996201718E

Defacement Number
0025391347201718

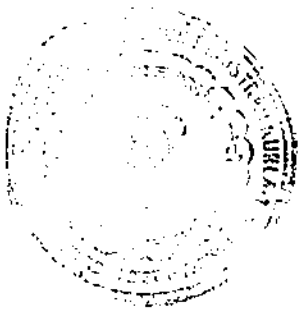
करल - १		
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www.mca2govt.com/Registration

Verify Signature by clicking on the QR code. Check the QR code on the paper on a side printed after scanning. It is printed only after registration.

For free trial, please visit us at the link below: [http://mca2govt.com](#)



प्रमाणित करण्यात येते कि या दस्तावेजचे
 एकूण...२०१९...१६...पाने आहेत.
 करल - १/ २०१९ / २०१८
 पुस्तक क्रमांक १६ क्रमांकावर नोंदला :
 दिनांक : ३०/१/२०१८

Handwritten signature
 सह/दुय्यम निबंधक, कुर्ना-१
 मुंबई उपनगर जिल्हा.



करल - १ II		
२०९	१०९	१००
२०१८		

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990 980
832
2097



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भावगी

Original/Duplicate

Tuesday, February 08, 2016

नोंदणी क्र. 39

5 PM

Regn. 39M

नोंदणी क्र. 1974 दिनांक: 06/02/2016

करल - 9

२३४ १९९ १४०

२०१९

सबे मद्य विक्रीची

मदराजाचा अनुक्रमणक, करन-1-156-2018

मदराजाचा प्रकार : स्पेशल पॉवर ऑन शेटमेंट

जस मर्यादावाचे नाव: गोदरेज प्रायव्हेट लिमिटेड से ऑफीसाल निव्हेंदरी नमूना मेहरा . .

नोंदणी क्र. ₹. 100.00

दम्य इजाजतपत्री क्र. ₹. 300.00

गुणवती संख्या: 15

DELIVERED

एकूण: ₹. 400.00

मर्यादा मूळ दस्त, संवत्सक मिट, मुकी-1 अंदाजे

7 PM ह्या वेळेस मिळेल.

मर्यादा मूल्य: ₹. 1/-

दम्य मूल्य: ₹. 0/-

सबे मुद्रांक शुल्क: ₹. 500/-

मूळ दस्त व शेटनेल सिन्ड मिळाली

(Signature)

सह. दुय्यम निव्हेंदरी
कुर्ला-१ (वर्ग-२)

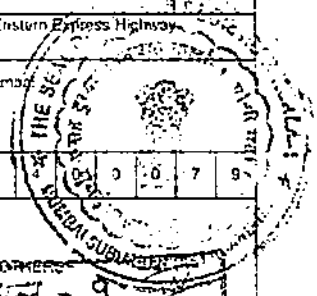
मदराजाचा प्रकार: By Cash रक्कम: ₹. 100/-

मदराजाचा प्रकार: By Cash रक्कम: ₹. 300/-



CHALLAN
MTR Form Number-6

9	REGID: 277472017180	BARCODE	Date: 02/02/2018 10:31:42	Form ID: 4910
Inspector General Of Registration	Payer Details			
Stamp Duty	TAX ID (If Any)	करल 9		
Grant Stamp Duty	PAN No (If Applicable)	133C	993	990
ID: 457	KURLA SUB REGISTRAR KURLA NO 1	Full Name	GODREJ PROPERTIES LTD THROUGH ITS CA	
MUMBAI			2099	
2017-2018 One Time	Flat/Block No.	Godrej One, 5th Floor		
Account Head Details	Amount In Rs.	Premises/Building		
THROUGH	Sec of NonJudicial Stamp	500.00	Road/Street	Prakashnagar, Eastern Express Highway
Area			Area/Locality	Vikhroli East, Mumbai
			Town/City/District	
Highway			PIN	400 079
			Remarks (If Any)	
			Second Party Name	KAMTA RAGANKAR
				करल - 9
				गल 277
			Amount In	Five Hundred Rupees Only
		500.00	Wards	
	PUNJAB NATIONAL BANK		FOR USE IN RECEIVING BANK	
	Cheque/DD Detail.	Bank CIN	Ref No	0300017201802020014
		Bank Date	FB Date	02/02/2018 10:35:14
		Bank Branch	PUNJAB NATIONAL BANK	
		Scrill No. Date	Not Verified with Scrill	



Handwritten signatures and initials:
 M
 D.M.
 S

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 Asad Khan

करली - १
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SPECIAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME that We, (i) Ms. Namrata Mehra, an adult Indian inhabitant, aged 40 years, (ii) Mr. Mayank Poddar, an adult Indian inhabitant, aged about 32 years, (iii) Mr. Saranyan R, an adult Indian inhabitant, aged about 28 years and (iv) Ms. Ekta Dedhia, an adult Indian inhabitant, aged about 29 years, all being Authorized Signatories of Godrej Properties Limited, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at Godrej One, 5th floor, Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai 400 079 ("GPL"), DO SEND GREETINGS:

करली - १
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WHEREAS:

A. Godrej Properties Limited ("GPL"), being in the business of real estate development and construction, is required to sign, execute and/or register agreements, documents, Deeds, letters and other incidental documents or letters with various parties whether by way of sale, lease, license, mortgage or otherwise in respect of flats, units or premises in respect of the Project "The Trees" situated at Pirojshanagar, Vikhroli East, Mumbai 400 079 ("Project") being constructed on freehold/leasehold lands approximately 34.20 acres situated at Pirojshanagar, Village/Vikhroli, Taluka Kurla, Mumbai Suburban District and more particularly described in the Schedule hereunder written ("Property").



Pursuant to the GPL's Board Resolution dated 4th December 2017 and Power of Attorney dated 22nd January 2018 registered with the office of the Joint Sub-Registrar of Assurance at Kurla-I bearing Registration No. 2845/2018, We, (i) Namrata Mehra, (ii) Mayank Poddar, (iii) Saranyan R, and (iv) Ekta Dedhia, have been jointly and/or severally authorized on behalf of GPL, to sign, execute interalia allotment letter, agreements for sale, sale deeds, deeds of transfer, deeds of confirmation, deeds of rectification, deed of cancellation and/or any other letters, deeds, documents including towards Society Formation or Apex Body Formation Application or deeds of apartment or declaration, deed of conveyance/ assignment in favor of the association society/apex body(ies), condominium and/or other incidental documents ("Agreement/ Deed / Document") with intended purchasers of the Project and lodge the same for registration in the office of Sub-Registrar/ Joint Sub-Registrar of Assurances at Taluka Kurla or any other sub-registrar in respect of several flats/units/commercial units/office/shops and any other premises within the Project and delegate the authority of admitting the execution of the Agreements /Deed /Document.

C. We, jointly or severally, are unable to appear before the Sub-Registrar/Joint Sub-Registrar for admitting execution of Agreement/Deed/Document.

D. We, then fore are desirous of appointing (1) Ms. Kavita Rao (Asst. Mgr.), an adult Indian inhabitant, aged about 31 years; (2) Ms. Dolly Sharma (Senior Executive), an adult Indian inhabitant, aged about 32 years; (3) Mr. Sumant Mahadik (Asst. Mgr.), an adult Indian inhabitant, aged about 33 years; (4) Mr. Rahul Mathias (Senior Executive), an adult Indian inhabitant, aged about 33 years; (5) Ms. Joyce Dsouza (Senior Executive), an adult Indian inhabitant, aged about 28 years; (6) Mr. Mukund Lalwani (Senior Executive), an adult Indian inhabitant, aged about 29 years and (7) Mr. Ravi Chaudhary (Senior Executive), an adult Indian inhabitant, aged about 31 years (together referred to

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As the Attorneys), all having office address at Godrej One, Pirojshanagar, Factory Lane, Highway, Vikhroli (East), Mumbai - 400 079, as our Attorneys to jointly and/or severally attend the office of the Sub-Registrar to admit execution of the Agreement/Deed/Document on and for our behalf and which the Attorneys have agreed to do.

(i) Ms. Poddar, an adult Indian inhabitant, residing at Highway

NOW KNOW ALL MEN AND THESE WITNESSETH THAT We, (i) Ms. Namrata Mehra, an adult Indian inhabitant, aged 40 years. (ii) Mr. Mayank Poddar, an adult Indian inhabitant, aged about 32 years. (iii) Mr. Saranyan R. an adult Indian inhabitant, aged about 28 years and (iv) Ms. Ekta Dedhia, an adult Indian inhabitant, aged about 29 years, do hereby nominate, constitute and appoint jointly and/or severally (1) Ms. Kavita Rao (Asst. Mgr.), (2) Ms. Dolly Sharma (Senior Executive), (3) Mr. Sumeet Mahadik (Asst. Mgr.), (4) Mr. Rahul Manhas (Senior Executive), (5) Ms. Joyce Dsouza (Senior Executive) (6) Mr. Mukund Lalwani (Senior Executive) and (7) Mr. Rav Chaudhary (Senior Executive) ("Attorneys"), who have subscribed their signature in token of identification, to be our true and lawful attorneys for and on our behalf for doing all or any of the acts, deeds, matters and things pertaining to admitting execution of inter alia allotment letter, agreements for sale, sale deeds, deeds of transfer, deeds of confirmation, deeds of rectification, deed of cancellation and/or any other letters, deeds, documents including towards Society Formation or Apex Body Formation Application or deeds of apartment or declaration, deed of conveyance/assignment in favor of the association/society/apex body(ies)/condominium and/or other incidental documents ("Agreement/Deed/Document") executed by us either jointly or severally in respect of the Property, jointly and/or severally, that is to say:

करल - १
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estate register, deeds of mortgage, etc.



To appear before the Sub-Registrar/Joint Sub-Registrar of Assurance at Khar, Mumbai and present for registration and admit execution of Agreement/Deed/Document duly executed by Godrej Properties Limited in respect of flats/units/ commercial office shops and any other premises within the Project (mentioned above) constructed on the Property more particularly described in the Schedule hereunder written and do all such acts and things as may be necessary for the purpose of registration under the Registration Act, 1908.



To sign necessary forms, declarations, affidavits and other papers required for registration of the Agreement/Deed/Document as aforesaid and to take delivery of the same so registered by giving appropriate receipts thereof.

3. This Power of Attorney shall be valid until it is expressly revoked by GPL or the above said Attorneys are in the employment of GPL.

AND GENERALLY to do all such lawful acts, deeds and things in connection with the above matters as our attorneys shall deem fit and proper as fully and effectually as we could do ourselves.

AND we doth hereby ratify, approve and confirm all and whatsoever the said Attorney shall lawfully do admit or perform or cause to be done, admitted or performed by virtue of these presents.

IN WITNESS WHEREOF we have set our hands to this Special Power of Attorney on this 24th day of February, 2018.

Mgr., (1) Sumeet Mahadik, (2) Mr. Rahul Manhas, (3) Ms. Ekta Dedhia, an adult Indian inhabitant, residing at Highway

Handwritten signatures and initials of the attorneys.

करल - १	
५५६४०	५५

THE SCHEDULE ABOVE REFERRED TO
 (Description of the said Property) २०१६

All that piece or parcel of land bearing new CTS No- 51/3 and old CTS No. 51(pt). 52(pt), 52/1 to 17, situate at Pirojshanagar, Vikhroli, District Kurla, Mumbai 400 079, Mumbai Suburban.

Signed and Delivered
 Godrej Properties Limited
 By its Authorized Signatories

1. Ms. Namrata Mehra

For GODREJ PROPERTIES LIMITED

Namrata Mehra
 Authorised Signatory

करल - १	
७३८	९९६

2. Mr. Mayank Poddar

For GODREJ PROPERTIES LIMITED

Mayank Poddar
 Authorised Signatory

3. Mr. Saranyan R

For GODREJ PROPERTIES LIMITED

Saranyan R
 Authorised Signatory

4. Ms. Ekta Dedhia

For GODREJ PROPERTIES LIMITED

Ekta Dedhia
 Authorised Signatory

In presence of

1. *Jay Mali*
 2. *Akshay Woyal - Akshay*



Accepted:

1. Ms. Kavita Rao

Kavita Rao

2. Ms. Dolly Shirgaonkar



Dolly Shirgaonkar

3. Mr. Sumeet Mahadik

Sumeet Mahadik

9
4

4. Mr. Rahul Manhas



R Manhas



5. Ms. Joyce Dsouza



Joyce



6. Mr. Mukund Lalwani



M Lalwani



7. Mr. Ravi Chaudhary

Ravi



In presence of

- 1. Jay Mali - *Jay Mali*
- 2. Akshay Wagle - *Akshay*



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CERTIFIED TRUE COPY OF THE RESOLUTION
 PASSED BY THE MANAGEMENT COMMITTEE
 OF THE BOARD OF DIRECTORS OF GODREJ
 PROPERTIES LIMITED AT ITS MEETING HELD
 ON DECEMBER 04, 2017

७२२ - १
 १९८ १००

RESOLVED THAT Mr. Pirojsha Godrej - (Executive Chairman), Mr. Mohit Malhotra - (Managing Director & CEO), Mr. Surender Varma (Company Secretary & Chief Legal Officer), ~~Ms. Namrata Mehra~~, Mr. Mayank Poddar, Mr. Saranyan R., and Ms. Ekta Dechhi (hereinafter referred to as "Authorised Signatories") be and are hereby severally authorised for and on behalf of the Company to execute Agreement for Sale, Sale Deed, Deed of Transfer, Mortgage Letters, No Objection Certificate(s), allotment letters, instalment letters, receipts for payments received, Confirmation Deeds and Rectification Deeds, with respect to the flats/units in the projects known as "The Trees" situated land bearing new CIS No- 51/B and old CIS No. 51(pt), 52(pt), 52/1 to 17, and further to admit execution at the Sub-Registrar's office, as also to authorize others by way of Power of Attorney to do all acts under this resolutions including admitting execution at the Sub-Registrar's office and do all such acts, deeds, actions, writings and things that may be necessary to give effect to sale of flats/units constructed/marketed by the Company as also for internal transfers of flats/units at project known as "The Trees" located at Pirojshanagar, Village Vikhroli, Taluka Kurla, Mumbai Suburban District.

RESOLVED FURTHER THAT the authority conferred by this resolution shall be valid and subsisting till the above authorised signatories are in the employment of Godrej Properties Limited or any of its affiliate companies/entities and shall ipso facto cease to be operative on earlier of the date on which it is revoked by a resolution passed by the the Board of Directors or its Committee or the date on which any of the authorised signatories ceases to be in employment of Godrej Properties Limited or any of its affiliate companies/entities.

Sr. No.	Specimen Signature of Authorised Signatory	PAN No.	Signature
1.	Ms. Namrata Mehra	ACLPN4642C	
2	Mr. Mayank Poddar	ANSPP2320F	

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करल - १ IV		
१६२	८	३
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Sr. No.	Specimen Signature of Authorised Signatory	PAN No.	Signature
3	Mr. Suranyan R	BZLPS7144B	<i>[Signature]</i>
4	Ms. Ekta Dedhia	AMKPD6824B	<i>[Signature]</i>

करल - १		
१३८	११६	१००
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For Godrej Properties Limited

[Signature]

Surender Varma
Company Secretary & Chief Legal Officer

Date of Issue: December 28, 2017



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आयकर विभाग
INCOME TAX DEPARTMENT
NAMHATA MEHRA
KRISHAN NATH MEHRA

16/09/1977

ACL PN4642C

Namhata Mehra

भारत सरकार
GOVT. OF INDIA

करल - १२
११६० / ११
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Namhata Mehra

करल - १
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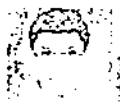
आयकर विभाग
INCOME TAX DEPARTMENT
MAYANK PODDAR
PRADEEP PODDAR

18/02/1984

ANSPP2320F

Mayank Poddar

भारत सरकार
GOVT. OF INDIA



Mayank Poddar

आयकर विभाग
INCOME TAX DEPARTMENT

SARANYAN R

RANGARAJAN

03/10/1987

Permanent Account Number

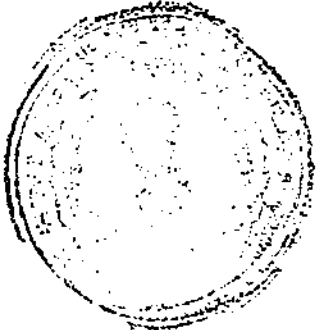
BZUF S7144B

R. Saranyan

भारत सरकार
GOVT. OF INDIA



R. Saranyan



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

नाम
कृष्ण देव

नाम
कृष्ण देव

23/06/1986

आयकर विभाग
INCOME TAX DEPARTMENT

ATKPD6824E



Pradip



भारत सरकार
GOVT. OF INDIA

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KAVITA RAO
SATISH JAGANNATH RAO
27/02/1985
Permanent Account Number
ALFPR2909D



[Signature]

Kan

आयकर विभाग
INCOME TAX DEPARTMENT

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209	90	100
भारत सरकार		
GOVT. OF INDIA		

DOLLY S SHARMA
SHASHIKANT PRAKASHCHANDRA
SHARMA
15/03/1984
Permanent Account Number
BPAP50729L



[Signature]
Signature

Rajawala

करल - 9		
2482	90	11
2096		

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUMEET SURYAKANT MAHADIK
SURYAKANT VENKATRAO MAHADIK
30/01/1982
Permanent Account Number
ALVPM7325C



[Signature]
Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAHUL MAHAPATRA
RAMESH KHUSHIRAM MAHAPATRA
30/05/1987
Permanent Account Number
APUPM8699C



[Signature]
Signature



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MUKUND LALWANI
RAMESH LALWANI
01/12/1988
Permanent Account Number
AEWPL3700N



[Signature]
Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MUKUND LALWANI
RAMESH LALWANI
01/12/1988
Permanent Account Number
AEWPL3700N



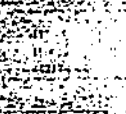
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M Lalwani

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAVI SIMLESH CHAUDHARY
RAMESH BATESHWAR CHAUDHARY
01/11/1986
Permanent Account Number
AFPCB8445F



[Signature]
Signature



[Signature]

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क्रमांक - १	
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भारत सरकार
 GOVERNMENT OF INDIA
 अधिकांश विक्री कार्यालय
 Auctioneer's Office
 नया दिल्ली Year of Birth: 1926
 नया दिल्ली

करल - १		
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- सामान्य नाणसाचा अधिका

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भारत सरकार
 Government of India
 अधिकांश विक्री कार्यालय
 Auctioneer's Office
 नया दिल्ली Year of Birth: 1926
 नया दिल्ली

8911 8022 6309

माझे अधिकार, माझी ओळख



Summary I (Geshwarabag-1)

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सुक्रवार, 08 फरवरी 2018 11:16 AM

रजि. सं. 1564/2018

रजि. सं. 1564/2018

रजि. सं. 1564/2018

आधार सं. 0174

सं. 4/2018, प. 001

अनुबंध मूद्रांक शुल्क: ₹. 5000/-

डु. वि. मद्र. डु. वि. करण 1 वाले कार्यालय

गायत्री: 1974

गायत्री दिनांक: 08/02/2018

आ. सं. 1564 पर दि. 08-02-2018

आधार सं. 0174 के माध्यम से गायत्री प्रमाणित किया गया है।

दिनांक 08:56 म.न. या. उद्योग विभाग

गायत्री की

₹. 100.00

रजि. सं. 1564/2018 की

₹. 200.00

गायत्री सं. 1564/2018

रजि. सं. 1564/2018
दिनांक 08/02/2018

रजि. सं. 1564/2018

करण - 9
2018

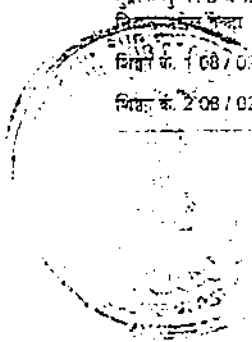
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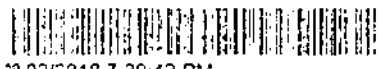
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अनुबंध मूद्रांक शुल्क: ₹. 5000/- (अनुबंध मूद्रांक शुल्क का 50% प्रत्येक अनुबंध के लिए)।

दिनांक: 08/02/2018 08:58:05 PM को रजि. (गायत्रीकरण)

दिनांक: 08/02/2018 08:57:34 PM को रजि. (पी)





08.02/2018 7 29:42 PM

दस्त गोपचार भाग-२

दस्तावेज

दस्त क्रमांक 1554/2019

दस्त क्रमांक 1554/2019

दस्तावेजा प्रकार - अर्थिका मजुरा श्रम, श्रमिका

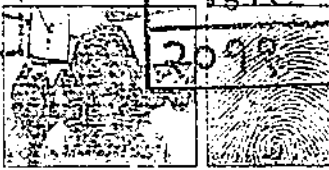
करल - १ IV
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 २०१८

करल - १
 अर्थिका मजुरा
 १५५१ १५५०
 २०१८

श्रम क्र. १ अर्थिका मजुरा व पत्नी

१ नाव: अर्थिका मजुरा
 पत्नी: अरवि नं. अर्थिका, माळा नं. पाचवा मजुरा,
 इमारतीचे नाव: गोडरेड वन, अर्थिका नं. निर्माणशासन
 विभागाची पूर्व मुदत, रोड नं. इन्डन एक्सप्रेस हायवे,
 महाराष्ट्र, मुम्बई.
 पत्त नंबर

पॉवर ऑफ अटॉर्नी
 होल्डर
 बर - ३१
 न्यायधीन



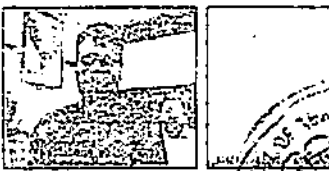
२ नाव: इंदी अरवि
 पत्नी: अरवि नं. अर्थिका, माळा नं. पाचवा मजुरा,
 इमारतीचे नाव: गोडरेड वन, अर्थिका नं. निर्माणशासन
 विभागाची पूर्व मुदत, रोड नं. इन्डन एक्सप्रेस हायवे,
 महाराष्ट्र, मुम्बई.
 पत्त नंबर

पॉवर ऑफ अटॉर्नी
 होल्डर
 बर - ३२
 न्यायधीन



३ नाव: सुमीत महाडिक
 पत्नी: अरवि नं. अर्थिका, माळा नं. पाचवा मजुरा,
 इमारतीचे नाव: गोडरेड वन, अर्थिका नं. निर्माणशासन
 विभागाची पूर्व मुदत, रोड नं. इन्डन एक्सप्रेस हायवे,
 महाराष्ट्र, मुम्बई.
 पत्त नंबर

पॉवर ऑफ अटॉर्नी
 होल्डर
 बर - ३३
 न्यायधीन



४ नाव: राहुल ममदाग
 पत्नी: अर्थिका, पाचवा मजुरा, गोडरेड वन
 निर्माणशासन विभागाची पूर्व मुदत, इन्डन एक्सप्रेस
 हायवे, प्लॉट नं. MAHARASHTRA MUMBAI
 Non-Government
 पत्त नंबर

पॉवर ऑफ अटॉर्नी
 होल्डर
 बर - ३०
 न्यायधीन



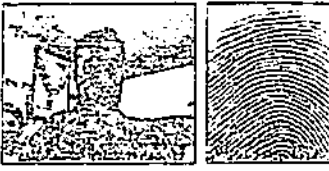
५ नाव: अर्थिका दिगोसा
 पत्नी: अरवि नं. अर्थिका, माळा नं. पाचवा मजुरा,
 इमारतीचे नाव: गोडरेड वन, अर्थिका नं. निर्माणशासन
 विभागाची पूर्व मुदत, रोड नं. इन्डन एक्सप्रेस हायवे,
 महाराष्ट्र, मुम्बई.
 पत्त नंबर

पॉवर ऑफ अटॉर्नी
 होल्डर
 बर - २८
 न्यायधीन



६ नाव: मुकुंद नातवानी
 पत्नी: अरवि नं. अर्थिका, माळा नं. पाचवा मजुरा,
 इमारतीचे नाव: गोडरेड वन, अर्थिका नं. निर्माणशासन
 विभागाची पूर्व मुदत, रोड नं. इन्डन एक्सप्रेस हायवे,
 महाराष्ट्र, मुम्बई.
 पत्त नंबर

पॉवर ऑफ अटॉर्नी
 होल्डर
 बर - २९
 न्यायधीन



७ नाव: रवी वीथरी
 पत्नी: अरवि नं. अर्थिका, माळा नं. पाचवा मजुरा,
 इमारतीचे नाव: गोडरेड वन, अर्थिका नं. निर्माणशासन
 विभागाची पूर्व मुदत, रोड नं. इन्डन एक्सप्रेस हायवे,
 महाराष्ट्र, मुम्बई.
 पत्त नंबर

पॉवर ऑफ अटॉर्नी
 होल्डर
 बर - ३१
 न्यायधीन



८ नाव: गोवर्धन गोपडीक लिमिटेड ने अर्थिका मजुरा श्रमिका
 ममदाग
 पत्नी: अर्थिका, पाचवा मजुरा, गोडरेड वन,
 निर्माणशासन विभागाची पूर्व मुदत, इन्डन एक्सप्रेस
 हायवे, प्लॉट नं. MAHARASHTRA, MUMBAI,
 Non-Government.
 पत्त नंबर

सबसक्रियार देणार
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 न्यायधीन

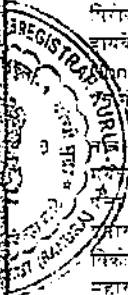


९ नाव: गोवर्धन गोपडीक लिमिटेड ने अर्थिका मजुरा श्रमिका
 अरवि ममदाग
 पत्नी: अरवि नं. अर्थिका, माळा नं. पाचवा मजुरा,
 इमारतीचे नाव: गोडरेड वन, अर्थिका नं. निर्माणशासन
 विभागाची पूर्व मुदत, रोड नं. इन्डन एक्सप्रेस हायवे,
 महाराष्ट्र, मुम्बई.
 पत्त नंबर

सबसक्रियार देणार
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10 नाथ गोदरेज प्रायशीत निरिच्छित व आर्थोनाटक विस्तृत... पुस्तकसंग्रहालय देवागढ़
 मन्मथन श्रम... पन्ना-28
 पन्ना-प्रायशीत नाथ गोदरेज नाथ शिवदा भक्तवत्... व्यापक-
 इभागनीचे नाथ गोदरेज वन, कर्नाक नं. पिरीकथात्मक...
 विक्रोळी पुर्व मुवई नोट नं. इन्स्ट्रुमेंट मन्मथन शिवदा...
 महागण्डू, मुम्बई
 पत्त नवरा



K. Surgen

करल - 9
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11 नाथ गोदरेज प्रायशीत निरिच्छित व आर्थोनाटक विस्तृत... पुस्तकसंग्रहालय देवागढ़
 मन्मथन श्रम... पन्ना-29
 पन्ना-प्रायशीत नाथ गोदरेज नाथ शिवदा भक्तवत्... व्यापक-
 इभागनीचे नाथ गोदरेज वन, कर्नाक नं. पिरीकथात्मक...
 विक्रोळी पुर्व मुवई नोट नं. इन्स्ट्रुमेंट मन्मथन शिवदा...
 महागण्डू, मुम्बई
 पत्त नवरा



Surgen

बंगला इन्स्ट्रुमेंटस कन्ट्रोल देवागढ़ नयापूरवार्ता... ना देवत निवृत्त करत विस्तारचे करत करताना
 शिक्का क्र. 3 ची वेळ: 08 / 02 / 2018 07 : 06 : 52 PM

श्रीकांत...
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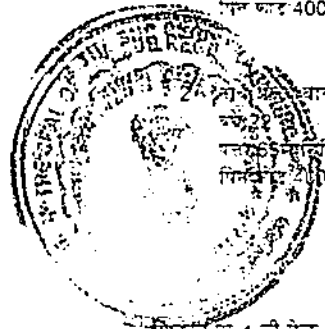
श्रु...
 क्र... पत्रकाराचे नाव व पत्ता

कार्यालय...
 मन्मथन श्रम

1 नाथ श्रविनाथ माळी...
 वय: 30
 पन्ना 65 स्थानियतल मार्केट घाटकोटा पश्चिम मुवई
 पिन कोड 400086



Amli
 व्यापक



पन्ना 65 स्थानियतल मार्केट घाटकोटा पश्चिम मुवई
 पिन कोड 400086

Amli
 व्यापक

प्रमाणित करण्यात येते कि या दस्तऐवज

एकूण १२५१ ११ पाने

करल - १ १५६७ १३

पुस्तक क्रमांक ११ क्रमांकावर

दिनांक : ०१/०२/२०१८

शिक्का क्र. 4 ची वेळ: 08 / 02 / 2018 07 : 10 : 48 PM

शिक्का क्र. 5 ची वेळ: 08 / 02 / 2018 07 : 11 : 30 PM नाथ गोदरेज पुस्तक 1 मध्ये
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EPayment Details.

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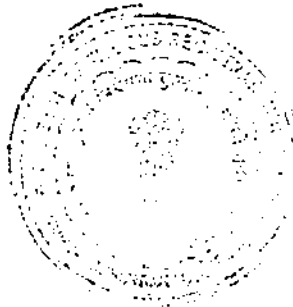
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 सह. पुस्तक संग्रहालय, देवागढ़
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घोषणापत्र

मी, राहुल मनहास, सजान याव्दारे घोषित करतो कि, सह दुय्यम निबंधक कुर्ला-१ यांचे कार्यालयात करारनामा या शीर्षकाचा दस्त नोंदणीकरिता सादर करण्यात आला आहे. गोदरेज प्रॉपर्टीज लिमिटेड चे ऑथोराइज सिग्नेटरी एकता देदीया व इत्यादी यांनी दिनांक ८ फेब्रुवारी २०१८ रोजी मला दिलेल्या मुखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीस सादर केला आहे./ निष्पादीत कल्पन कबुलीजवाव दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेला नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.

दिनांक : ८/५/२०१९

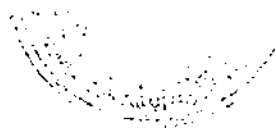
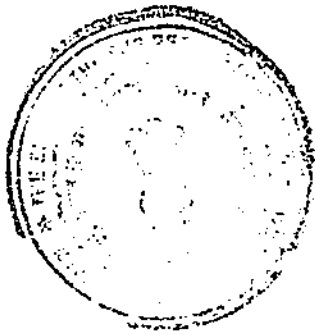


(Signature)
(राहुल मनहास)

कुलमुखत्यारपत्रधारकाचे नांव व सही

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आयकर विभाग
 INCOME TAX DEPARTMENT
 GODREJ PROPERTIES LIMITED
 05/02/1988
 Permanent Account Number
 AAJCG3995A

भारत सरकार
 GOVT OF INDIA

आयकर विभाग
 INCOME TAX DEPARTMENT
 GODREJ PROPERTIES LIMITED
 05/02/1988
 Permanent Account Number
 AAJCG3995A

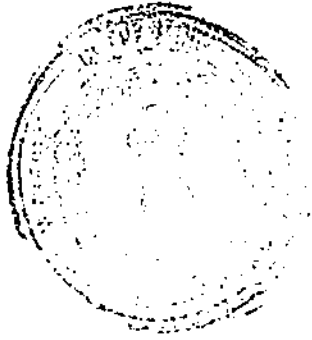
भारत सरकार
 GOVT OF INDIA



आयकर विभाग
 INCOME TAX DEPARTMENT
 RAHUL MANHAS
 RAMESH KHUSHIRAM MANHAS
 05/05/1987
 Permanent Account Number
 ABUPM8699C
 Signature



भारत सरकार
 GOVT OF INDIA

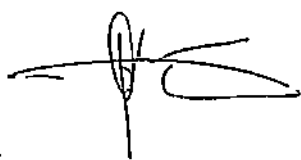
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करल - १	
मूल	१०१ ११०
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 सुपरी १
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करल - १
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भारतीय विशिष्ट पहचान प्राधिकरण
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नामांकन क्रम/ Enrolment No.: 0000/00557/45627

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 21st Road
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 Mumbai
 400050
 Maharashtra - 400050
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Generation Date: 15/02/2018

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8029 4852 6815
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 मेरा आधार, मेरी पहचान

भारत सरकार
 Government of India

मान शयान
 Shayan Italia
 जन तिथि/DOB: 12/10/1970
 लिंग/ GENDER: MALE

8029 4852 6815
 VID : 9153 0553 0035 0763
 मेरा आधार, मेरी पहचान



सूचना
 ■ आपका पहचान का प्रमाण है, नागरिकता का नहीं।
 ■ पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
 ■ यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION
 ■ Aadhaar is a proof of identity, not of citizenship.
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■ आधार देश भर में मान्य है।
 ■ आधार शोधक ने सरकारी और गैर-सरकारी सेवाओं का काम उठाने में उपयोगी होगा।
 ■ Aadhaar is valid throughout the country.
 ■ Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण
 Unique Identification Authority of India

मान शयान
 Shayan Italia
 जन तिथि/DOB: 12/10/1970
 लिंग/ GENDER: MALE

Address:
 CO, 7th Floor, Fairmont Building, 21st
 Road, Bandra West, Mumbai, Mumbai
 Suburban
 Maharashtra - 400050

8029 4852 6815
 VID : 9153 0553 0035 0763
 मेरा आधार, मेरी पहचान

पत्रिका - १
२३०० १३२१००





भारतीय विशिष्ट पहचान प्राधिकरण

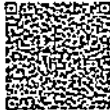
भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रम/ Enrolment No.: 1325/12707/64197

To
राहुल मनहास
Rahul Manhas
Indora
Indora
Kangra
Indora (38)
Indora
Kangra Himachal Pradesh - 176401
9819512069

Download Date: 28/11/2017

Generation Date: 08/11/2017



आपका आधार क्रमांक / Your Aadhaar No. :

7509 0959 6697

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



राहुल मनहास
Rahul Manhas
जन्म तिथि/DOB: 30/05/1987
पुरुष/MALE

7509 0959 6697

मेरा आधार, मेरी पहचान



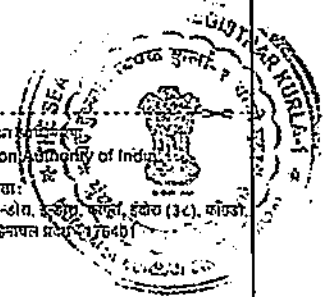
भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
Indora, Indora, Kangra, Indora (38),
Kangra,
Himachal Pradesh - 176401

पता:
इन्दोरा, इन्दोरा, कांगड़ा, इन्दोरा (38), कांगड़ा,
हिमाचल प्रदेश - 176401

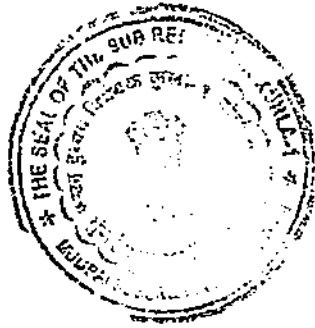
7509 0959 6697

2099



Handwritten signature

कमल - १		
३२	१३६	१००
२०११		



भारत सरकार
GOVERNMENT OF INDIA



अविनाश निरुपी माडी
Avinash Nirupai Madi
संख्या / Year of Birth 1986
पुल्ल / Male



2365 2120 1808

करल - १		
२३२८	१३/७	१००
२०१९		

साधार - सामान्य माणसाचा अधिकार



८५२५		
४५२	१९६	१९५०
२०९९		



Summary 1 (GoshwaraBhag-1)

369/4348

नोंनवार, 08 एप्रिल 2019 3:28 म.नं.

दम्त नोंपवाग भाग-1

करल 1

दम्त क्रमांक: 4348/2019

दम्त क्रमांक: करल 1 /4348/2019

बाजार मूल्य: रु. 1,08,96,850/- मोंवदला: रु. 1,54,49,140/-

भरनेने मुद्रांक शुल्क: रु.9,27,000/-

दु. ति. नह. दु. ति. करल 1 बांचे फायानयात

पावनी:5193

पावनी दितांक: 08/04/2019

अ. क्र. 4348 वर दि.08-04-2019

नादरकरणाचें नाव: शायान इटानिया . .

गेजी 3:26 म.नं. वा. हजर केला.

नोंवणी फी

रु. 30000.00

दम्त हाताळणी फी

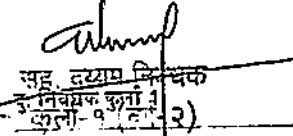
रु. 2800.00

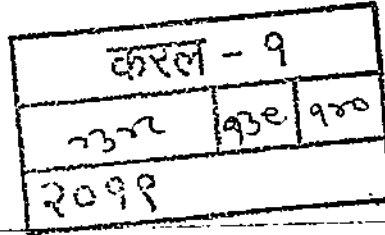
पृथांची संख्या: 140

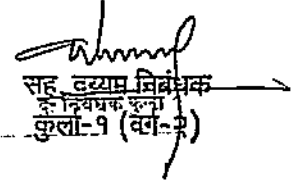
एकुण: 32800.00



दम्त हजर करणाच्याची मही:


सह. दय्याम निबंधक
द. निबंधक कुला-9 (वर्ग-2)




सह. दय्याम निबंधक
द. निबंधक कुला-9 (वर्ग-2)

दम्ताचा प्रकार: कारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीन किंवा न्यालयत अननेल्या कोणत्याही फटक क्षेत्राच्या हद्दीन किंवा उप-बंड (दोल) मध्य नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिका क्र. 1 08 / 04 / 2019 03 : 26 : 55 PM ची वेळ: (मादगीकरण)

शिका क्र. 2 08 / 04 / 2019 03 : 32 : 56 PM ची वेळ: (फी)



Summary-2(दस्त गोषवारा भाग - २)



दस्त गोषवारा भाग-2

दस्त क्रमांक: 4348/2019

08/04/2019 3 34:12 PM

दस्त क्रमांक: करल1/4348/2019

दस्ताचा प्रकार :- करारनामा

करल - १

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:शायान इटालिया
पत्ता:फ्लॉट नं. 701, नवी मुंबई, देवदरंग
विन्डिंग, वांद्रा पश्चिम मुंबई, 21 वा रोड, वांद्रा
पश्चिम, MAHARASHTRA, MUMBAI, Non-
Government.
पिन नंबर:AADPI9796C

2 नाव:गोदरंज प्रांपटीज लिमिटेड चे ऑर्गनाइज निर्रेटरी
एकरना देहीया नके मुखत्यार राहुल मनहाम
पत्ता:ऑफिस, पाचवा मजला, गोदरंज वन,
पिन्गेशानगर विक्रोळी पूर्व मुंबई, इन्टर्न एकरंप्रम
हायवे, प्लॉ कॉलनी, MAHARASHTRA, MUMBAI
Non-Government.
पिन नंबर:AAACG3995M

द्वाराचित्र अंगठ्याचा ठगा



यरीज दस्तावेज करून देणार नयाकधीन करारनामा चा दस्त सेवक करून दिल्याचे कडुन करणात.
शिक्का क्र.3 ची वेळ:08 / 04 / 2019 03 : 37 : 31 PM

शेळख:-
दस्तावेज निपरादनाचा कडुनीजवाव देणात्या सर्व पक्षकारांची शेळख संमती-आधारित - आधार प्रपानीद्वारे पदनाळप्यान आनी आदे.
न्यायाधन ग्राम माहिती पृथीकप्रमाणे आदे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून घेणार शायान इटालिया ..	4/8/2019 3:38:10 PM	शायान इटालिया M XXXX XXXX 6815
2	लिहून देणार गोदरंज प्रांपटीज लिमिटेड चे ऑर्गनाइज निर्रेटरी एकरना देहीया नके मुखत्यार राहुल मनहाम ..	4/8/2019 3:38:36 PM	राहुल मनहाम M XXXX XXXX 6697

शिक्का क्र.4 ची वेळ:08 / 04 / 2019 03 : 38 : 42 PM

शिक्का क्र.5 ची वेळ:08 / 04 / 2019 03 : 39 : 19 PM नोंदणी पुस्तक 1 मध्ये

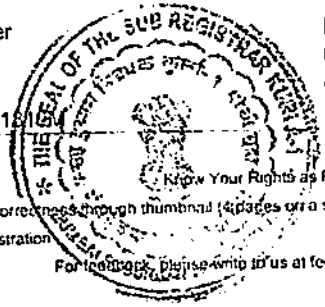
सह. दुय्यम निबंधक
कुर्ला-९ (वर्ग-२)

प्रमाणित करण्यात येते कि या दस्तामध्ये
एकरण ३३०३३... १०० पाने आहेत.
करल - १/ ४३४८ / २०१९
पुस्तक क्रमांक १ क्रमांकावर नोंदला :
दिनांक : ८/४/२०१९

EPayment Details.

sr.	Epayment Number	Defacement Number
1	0804201900489	0804201900489D
2	0804201900468	0804201900468D
3	MH0121335772019	0000133292201920

वि.सो. कोतकर
सह. दुय्यम निबंधक कुर्ला-९
मुंबई उपनगर जिल्हा.



1. Verify Scanned Document for correctness through thumbnail (4 pages or a side) printout after scanning.
2. Get print immediately after registration.
For feedback, please write to us at feedback.isanta@gmail.com

4348 /2019

09/04/2019

मूची क्र.2

द्वयम निबंधक : मह. दु.नि. कुर्ला 1

दस्त क्रमांक : 4348/2019

नोंदणी :

Regn.63m

माग्याचे नाव : विक्रोळी

(1)चिन्हाचा प्रकार	फरगनामा
(2)मोबदला	15449140
(3) वाजाराचाव(भाडेपट्ट्याच्या वायविसपट्ट्याकडून आकारणी दत्तो की पट्ट्यात न वसूद करावे)	10896849.749
(4) नूतनापत्र,गोदरेजिन्हा व यत्नकाय (अमल्याना)	1) यानिचे नाव:Mumbai Ma.na.pa. इतर वर्णन नदनिचा नं: फ्लॉट नं. 1101, याळा नं: 11 वा मजला आर विंग इतारनीचे नाव: व ड्रीज - रनिडुव्यान फेज 3,गोदरेज ओरिजिनल, बर्दक नं: पिंगेजधाननर विक्रोळी पूर्व मुंबई 400079, गेट नं: इन्टर्न एन्वयेन हायवे, इतर माहिती: क्षेत्र-42.18 चौ. मीटर फ्लॉट व इतर मजलाचे क्षेत्र-2.6 चौ. मीटर यांनी एकूण क्षेत्र-44.78 चौ. मीटर फ्लॉट. मोठव विनामोबदला एक कार्याकीर्ण लोममहिना.(इतर माहिती दस्तान नमुद केल्याप्रमाणे.)((C.T.S. Number : 51/B :))
(5) क्षेत्रफळ	1) 44.78 चौ.मीटर
(6)आकारणी किंवा जुर्नी देण्यात आलेला वेळ.	
(7) दस्तावेज बंधन देणा-या/विहित ठेवणा-या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा दृष्टमनामा किंवा आदेश अमल्याना,प्रतियादिचे नाव व पत्ता.	1): नाव:-गोदरेज प्रॉपर्टीज लिमिटेड चे अधीरारइज निघंटनी एफला देवीया गके मुबल्ल्या महान मनहाम . . बघ:-30; पत्ता:-ऑफिस, पाचवा मजला, गोदरेज बस, पिंगेजधाननर विक्रोळी पूर्व मुंबई, इन्टर्न एन्वयेन हायवे, जं कॉननी, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400079 पॅन नं:-AAACG3995M
(8)दस्तावेज बंधन देणा-या पक्षकारांचे व किंवा दिवाणी न्यायालयाचा दृष्टमनामा किंवा आदेश अमल्याना,प्रतियादिचे नाव व पत्ता	1): नाव:-आयल इन्वियर . . बघ:-40; पत्ता:-फ्लॉट नं. 701, मानवा मजला , फेयगमोंट विलिंडेच, वांदा पश्चिम मुंबई, 21 वा गेट , वांदरा पश्चिम, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400050 पॅन नं:-AADPI9796C
(9) दस्तावेज करन दिव्याचा दिनांक	08/04/2019
(10)दस्त नोंदणी केल्याचा दिनांक	08/04/2019
(11)अनुक्रमांक,बंड व गूड	4348/2019
(12)वाजाराभावाप्रमाणे नूदक शुल्क	927000
(13)वाजाराभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मूल्यांकनासाठी विचारात घेतलेला तपशील:-

नूदक शुल्क आकारनामा निघंटनेना (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

नूदक शुल्कासाठी नागरिकांचे मक्षमीकरण
दस्तावेज नोंदणीकर निघंटत पत्रिया/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विषयक दर ई-मेन द्वारे कुर्ला मुंबई मन्मनगरपालिकेन पाठविणेत जावेना आहे.
आता हे दस्तावेज दाखल करण्यासाठी कायमनायक स्वतः जाणेची आवश्यकता नाही.

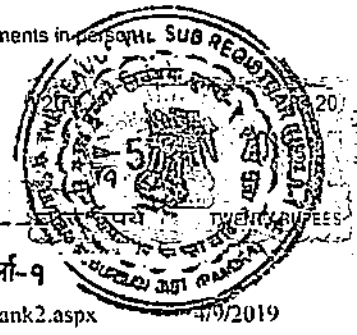
Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.
Details of this transaction have been forwarded by Email (dated 09/04/2019) toMunicipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.



खरी प्रत
सह. दुय्यम निबंधक कुर्ला-9
मुंबई उपनगर जिल्हा





MUNICIPAL CORPORATION OF GREATER MUMBAI
APPENDIX XXII

FULL OCCUPANCY Under Regulation 6(7)* and BUILDING COMPLETION CERTIFICATE Under Regulation 6(6)*
[CHE/ES/1721/S/337(NEW)/OCC/11/New of 16 March 2020]

To,
M/s. Godrej Properties Limited
5th Floor, Godrej one, Pirojshanagar, Eastern Express Highway, Vikharoli (East), Mumbai-400079.

Dear Applicant/Owners,

The full development work of Resl+comm building comprising of Occupation for the Residential building i.e. Full Occupation for entire wing 'P' comprising of 2 level basements + Stilt/ Ground + 1st to 10th floors, entire wing 'Q' & 'R' comprising 2 level basements + Stilt/Ground + 1st to 13th floors and for wing 'S' & 'T' comprising 2 level basements + Stilt/Ground + 1st to 17th floors + Part Terrace above 17th floor is completed in all respects as per the last approved plans dated 27.01.2020. on plot bearing C.S.No./CTS No. 51/B(Old CTS. NO. 51 (pt), 52 , 52/1 to 17) of village KANJUR-E at Vikharoli East is completed under the supervision of Shri. SHASHIKANT LAXMAN JADHAV , Licensed Surveyor , Lic. No. J/167/LS , Shri. MANISH RAVINDRA NEGANDHI , RCC Consultant, Lic. No. STR/N/56 and Shri. Shri. Shailesh Mirkar , Site supervisor, Lic.No. 840000251 and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. CHE/ES/1721/S/337(NEW) dated 15 November 2019 . The same may be occupied and completion certificate submitted by you is hereby accepted.

It can be occupied with the following condition/s.

- 1) That the wings A,B,C,D comprising of 2 level basements + Ground (Part)+ Stilt (Part)+ 1st to 7th floors; Wing- E, F ,I,J, K L, N & O comprising of 2 level basements + Stilt(Pt) +Ground (pt) +1st to 18th floors; Wing M, G & H comprising of 2 level basements + Stilt + 1st to 12th floors and Clubhouse shall be occupied as per the approval dtd 16.10.2019 may be occupied.
- 2) That the balance compliances of layout terms & conditions shall be complied with before OCC to last building within the layout.
- 3) That the AOS/ reservations within the layout shall be handed over to MCGM & PRC in the name of MCGM shall be obtained before OCC to last building within the layout

Copy To :

1. Asstt. Commissioner, S Ward
 2. A.A. & C. , S Ward
 3. EE (V), Eastern Suburb
 4. M.I. , S Ward
 5. A.E.W.W. , S Ward
 6. Architect, SHASHIKANT LAXMAN JADHAV, B-106, NATRAJ BLDG., MULUND (W)
- For information please

Name : LOTAN SUKADEO
AHIRE
Designation : Executive
Engineer
Organization : Personal
Date : 16-Mar-2020 16: 59:14

