



दुय्यम निबंधक: कल्याण 2

दस्तक्रमांक व वर्ष: 7407/2011

Saturday, July 09, 2011

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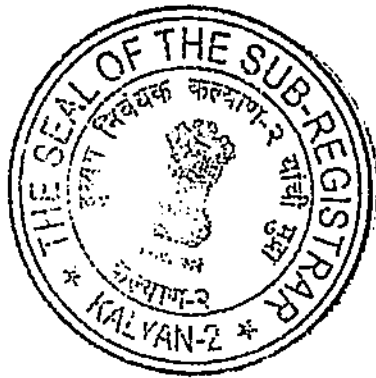
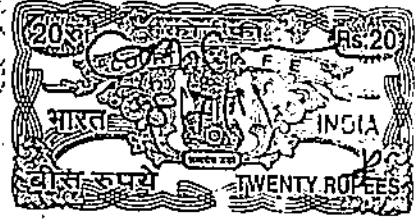
सूची क्र. दोन INDEX NO. II

नोंदणी 63 म.

Regn. 63 m.e.

गावाचे नाव : निळजे

- (1) विलेखाचा प्रकार, मोवदल्याचे स्वरूप करारनामा व वाजारभाव (भाडेपट्ट्याच्या वावतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोवदला रु. 2,723,364.00  
वा.भा. रु. 1,989,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: विभाग नं. 9/23 अ मोजे निळजे घेसर येथील स.नं. 63/1,96/1,123/1/2,92/1,24, या जागेवरील प्रोजेक्ट कारागारीओ मधील रिद्धर डेल बिल्डिंग विंग सी सदनिका नं. 203.2 रा मजला क्षेत्र 686 चौ.फुट कारपेट (1)
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात आलेले तेंव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे. लोढा डवेलर्स प्रा.लि तर्फे कृ.म. म्हणून सुरेंद्रन नायर यांचे तर्फे क.म. म्हणून प्रमोद कांयळे AABCL1117D - -; घर/प्लॉट नं. -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं. -; पेट/वसाहत: 216-नाहर, इस्टेट मोडोस रोड वरळी मुंबई; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्वर: -
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) विद्या संजय पवार - -; घर/प्लॉट नं. -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं. अंधेरी मुंबई; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्वर: ANJRP-0406 H.  
(2) संजय डि पवार - -; घर/प्लॉट नं. -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं. सदर; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्वर: AAZPP-1796-M
- (7) दिनांक करून दिल्याचा 08/07/2011
- (8) नोंदणीचा 09/07/2011
- (9) अनुक्रमांक, खंड व पृष्ठ 7407 /2011
- (10) वाजारभावाप्रमाणे मुद्रांक शुल्क रु 146008.64
- (11) वाजारभावाप्रमाणे नोंदणी रु 27240.00
- (12) शेर

सह. दुय्यम निबंधक, कल्याण-२  
दर्ज-२



Saturday, July 09, 2011  
12:01:56 PM

Original  
नोंदणी 39 म.  
Regn. 39 M.

पावती

पावती क्र. : 7455

गावाचे नाव निळजे

दिनांक 09/07/2011

दस्तऐवजाचा अनुक्रमांक कलन2 - 07407 - 2011

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: विद्या संजय पवार -

नोंदणी फी :- 27240.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), :- 1900.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (95)  
एकूण रु. 29140.00

आपणास हा दस्त अंदाजे 12:16PM ह्या वेळेस मिळेल

प्रमाणित

दुय्यम निबंधक  
सह. दुय्यम निबंधक, कल्याण-२  
वर्ग-२

बाजार मुल्य: 1989000 रु. मोबदला: 2723304रु.

भरलेले मुद्रांक शुल्क: 146500 रु.

देयकाचा प्रकार : डीडी/धनाकर्पाद्वारे;

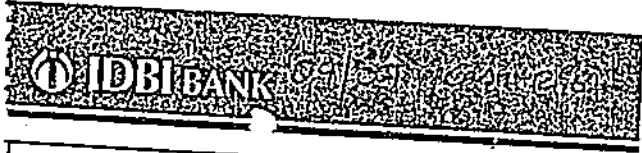
बँकेचे नाव व पत्ता: भारतीय स्टेट बँक;

डीडी/धनाकर्प क्रमांक: 724270; रक्कम: 27300 रु.; दिनांक: 09/07/2011

"सह. योजनाच्या अधिन राहून"

सह. दुय्यम निबंधक, कल्याण-२.

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दस्त क्र.	१४९९



ग्राहक प्रति Customer's Copy क.सं. Sr. No. तारीख Date 01/07/11

खाता सं. Acct. No. 37200010056-  
आईडीबीआई बैंक खाता स्टॉप ड्यूटी Idbi bank A/C stamp duty

दस्तावेज के प्रकार Type of Document	Agreement for Sale	
स्टॉप के प्रकार Type of Stamp	विशेष एडेसिव Special Adhesive	
फ्रंकिंग मूल्य Franking Value	रु. Rs.	1,46,500+100
सेवा प्रभार Service Charges	रु. Rs.	720
कुल Total	रु. Rs.	1,46,620/-

स्टॉप ड्यूटी जमाकर्ता का नाम व पता Name of stamp duty paying party

Vidya Sanjay Pawar

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डीडी/चेक सं. DD/Check No. 1145  
बैंक पर अर्पित Drawn on Bank

692/93

Signature

CHITRAKUT BRANCH

G. Joshi

केता / आवेदक के हस्ताक्षर Signature of Purchaser / Applicant  
(बैंक के प्रयोग के लिए For Bank's Use only)

डीसी सं. DC No. तारीख Date:

फ्रिग मूल्य क्र.सं. Franking Sr. No.

अधिकृत Authorised By  
नाम व (मोहर) Sgn. Name & Emr

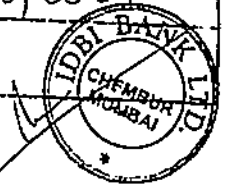


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दल क्र. 6800

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पत्रांक (Details)	Agreement for sale
पत्रांक (Name of S.R.O.)	
पत्रांक (Franking Stamp No.)	
पत्रांक (Date)	River Dale-E-203
पत्रांक (Page)	Casa Rio
पत्रांक (No.)	27293641-
पत्रांक (Name of the Party)	Mdya S Pawar Lodha Dwellers Pvt Ltd
पत्रांक (Address)	
पत्रांक (Stamp Duty Amt.)	RS. 1,46,500/-
पत्रांक (Authorised Person's full Signature & Seal)	

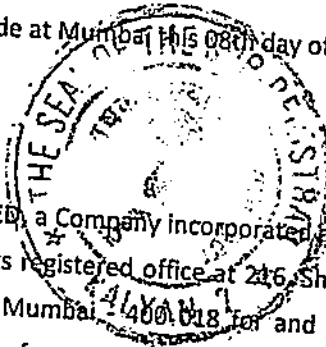


**AGREEMENT FOR SALE**

THIS AGREEMENT FOR SALE is made at Mumbai this 08th day of July, 2011

BETWEEN:

LODHA DWELLERS PRIVATE LIMITED, a Company incorporated and registered under the Companies Act, 1956 and having its registered office at 216, Shah and Nahar Industrial Estate, Dr. E. Moses Road, Worli, Mumbai - 400 018 for and on its behalf and in capacity as a Constituted Attorney for and on behalf of (a) LODHA CONSTRUCTION (DOMBIVALI), a Partnership Firm registered under the Indian Partnership Act, 1932, (b) LODHA PINNACLE BUILD TECH AND FARMS PRIVATE LIMITED, a Company incorporated and registered under the Companies Act, 1956, (c) GALAXY PREMISES PRIVATE LIMITED, a Company incorporated and registered under the Companies Act, 1956 and (d) MAHAVIR PREMISES PRIVATE LIMITED, a private limited company registered under the Companies Act, 1956, all of them having their registered office at 216, Shah and Nahar Industrial Estate, Dr. E. Moses Road, Worli Mumbai - 400 018 (hereinafter collectively referred to as the "CONFIRMING PARTIES") and hereinafter referred to as "OWNER/BUILDER/PROMOTER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors in title and assigns) of the ONE PART;



IDBI BANK LTD. (CHEMBUR)  
Industrial Development Bank of India  
Ltd. Shop No. 12-16, Sunny Estate-II  
Sion Trombay Road, Chembur,  
Mumbai-400071.

भारत 78693  
189954  
SPECIAL ADHESIVE  
JUL 04 2011  
INDIA STAMP DUTY MAHARASHTRA  
Rs. 0146500/-PB5509  
11:23

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पत्रांक. ७४०७० २०११  
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AND

Mrs. VIDYA SANJAY PAWAR & Mr. SANJAY D. PAWAR Residing / having its address at 29-B, KARMAVEER BHURAO PATIL, CO-OP., HSG. SO. 2ND FLOOR RTO LANE,, ANDHERI W, MUMBAI-400053 and assessed to Income Tax under Permanent Account Number (PAN) ANJPP0406H & AAZPP1796M hereinafter referred to as "THE PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include; in case of an Individual, such individual's heirs, executors and administrators and permitted assigns; In case of a Partnership Firm, for the time being survivors or the last survivors of them and legal heirs, executors, administrators and the permitted assigns of such last survivor of them; and In case of a Company, its successors in title and permitted assigns) of the OTHER PART;

[The Owner/Builder/Promoter and the Purchaser are hereinafter individually referred to as "Party" and collectively referred to as "Parties"].

WHEREAS:-

- A. By orders bearing serial Nos. TNC-2707/RS/104.314/29 issued under Section 63 (1A) Sub-Section (1) under Bombay Tenancy and Agricultural Land Act, 1948 dated 26/12/2007, 18/06/2009 and 04/08/2010 and subject to the terms and conditions set out therein, the Government of Maharashtra, Department of Revenue, inter-alia, granted permission to the Builder/Promoter, for acquisition of 795 Hectares of Agricultural Land in Taluka Kalyan, Ambernath and Thane in District Thane for the purpose of development of Special Township Project. Hereto annexed and marked as Annexure '1' is the copies of the said Orders dated 26/12/2007, 18/06/2009 and 04/08/2010.
- B. By and pursuant to various deeds and documents, the Owner/Builder/Promoter is seized, possessed and otherwise entitled inter alia to develop the said Property (as defined herein). The brief chain of title of the Owner/Builder/Promoter in respect of the said Property is set out in Annexure "2" hereto.
- C. By an Order bearing Serial No. Revenue/k-1/T-7/NAP/SR/301/08 dated 19/09/2008 and 01/10/2010 and on the terms and conditions set out therein, the Collector of Thane and Competent Authority appointed under the Maharashtra Land Revenue Code, 1966 has in respect of the said Property granted permission for the Non Agricultural (NA) use for the development of a residential and commercial complex. Hereto annexed and marked as Annexure "3" are the copies of the said NA Orders dated 19/09/2008 and 01/10/2010.

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- D. The Owner/Builder/Promoter is inter alia developing the Project by the name "Casa Rio" (as defined herein) on the said Property.
- E. The Project comprises of several residential and/or commercial buildings on the said Property inter alia named Columbla, Mediterranea, Nautica, River View, Victoria, Angelia, Pacifica, Caspiana, Nyasia, Atlantica, Genevia, Persiana, Adriatica, Oceania, River Dale, Antarctica, Arctica, Viva, Magdalena, River Retreat, Aqua, Amazona, Volga, Marina, River Scape, Arabiana, Superia and/or any other name and any other or further buildings constructed or to be constructed on the said Property.
- F. By and pursuant to various letters dated 19/04/2010, 29/04/2010, 21/05/2010 and 26/07/2010 the MMRDA has granted it's in principle layout approval for the development of inter alia the said Property as a Megacity Project subject to the terms and conditions set out therein.
- G. By a Memorandum of Mortgage dated 29/09/2009 registered under No.KLN3-04786 of 2009 on 01/10/2009 with the Office of the Sub-Registrar Kalyan-3 and executed between the Owner/Builder/Promoter, Lodha Pinnacle Build Tech And Farms Private Limited, Galaxy Premises Private Limited, Lodha Estate Private Limited and Mahavir Premises Private Limited as the Mortgagors of the First to Fifth Part, the Owner/Builder/Promoter as the Confirming Party and Punjab and Sind Bank (PSB) as the Mortgagee of the Other Part, the Mortgagors have mortgaged inter alia Survey No. 123, Hisa No. 1 and as more particularly described in Serial No. 1 in the First Schedule in Annexure "1" hereto.
- H. By a Deed of Mortgage dated 21/06/2010 registered under No.KLN1-05059 of 2010 on 21/06/2010 with the Office of the Sub-Registrar Kalyan-1 and executed between the Owner/Builder/Promoter and Lodha Construction (Dombivali) as the Mortgagors of the One Part and Kotak Mahindra Prime Limited (KPML) as a Mortgagee of the Other Part, the Mortgagors have mortgaged inter alia a portion of the said Property (indicated as (\$)) in Annexure "2" hereto), to Kotak Mahindra Prime Limited on the terms, conditions and covenants stated therein.
- I. By a Deed of Mortgage dated 18/02/2011 registered under No.KLN1-01634 of 2011 on 18/02/2011 with the Office of the Sub-Registrar Kalyan-1 and executed between the Owner/Builder/Promoter therein referred to as Mortgagor 1 of the First Part and the person/s specified in Schedule A thereto therein referred to as Mortgagor 2 of the Second Part, the Mortgagor 1 and Mortgagor 2 therein collectively referred to as the Mortgagors and L&FS Trust Company Limited therein referred to as the Security Trustee of the Third

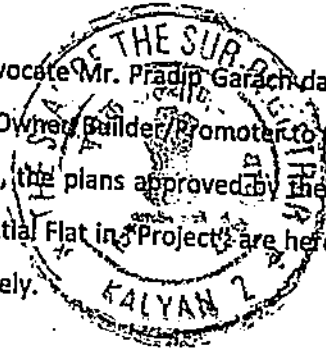
*[Handwritten signature]*

*[Handwritten signature]*

Trustee of the Third	
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Part, the Mortgagors have mortgaged inter alia the said Property as more particularly described in Annexure "2" hereto in favour of Security Trustee who shall be holding the same on the terms, conditions and covenants stated therein.

- J. The MMRDA has issued the Commencement Certificate bearing No.TCP/MCP-02/L.D.P.L/CC-II/14/2010 dated 1/10/2010 and subject to the terms thereof granted to the Owner/Builder/Promoter inter alia the permission to develop the Property. The Owner/Builder/Promoter has accordingly commenced construction in accordance with the plans sanctioned/approved by MMRDA. Hereto annexed as Annexure "4" is the copy of the Commencement Certificate.
- K. The Owner/Builder/Promoter has engaged the services of Architects and Structural Engineers for the preparation of the structural design and drawings thereof, and the construction of the "Project" shall be under the professional supervision of the said Architect and the Structural Engineer as required under the bye-laws of the local authorities for the time being in force till the completion of the Project.
- L. A copy of the Certificate of Title issued by Advocate Mr. Pradip Garach dated 31<sup>st</sup> January, 2011, evidencing the nature of the title of the Owner/Builder/Promoter to the said Property on which the said Project is to be constructed, the plans approved by the concerned local authority and the Specifications of the Residential Flat in "Project" are hereto annexed and marked as Annexure "5", "6" and "7" respectively.
- M. This Agreement is being executed by the Owner/Builder/Promoter for and on its behalf and also on behalf of (1) Lodha Construction (Dombivali), (2) Lodha Pinnacle Build Tech And Farms Private Limited, (3) Galaxy Premises Private Limited, and (4) Mahavir Premises Private Limited (hereinafter collectively referred to as the "Confirming Parties") in its capacity as a Constituted Attorney of the Confirming Parties. The Confirming Parties confirm the execution of this Agreement and further confirm that this Agreement is valid and binding upon them.
- N. The Purchaser has approached the Owner/Builder/Promoter and applied for allotment of the Residential Flat in the Building (as defined hereunder). The Purchaser has also demanded from the Owner/Builder/Promoter and the Owner/Builder/Promoter has furnished/given to the Purchaser inspection and wherever applicable, copies of documents relating to the title, the tentative location and the Building plans and the approved plans and the Purchaser has confirmed that the Purchaser is satisfied in all respects with regard to the title of the Owner/Builder/Promoter in respect of the said Property as well as any encumbrances if any. The Purchaser confirms that the Purchaser shall not further



Confirming Parties confirm the	
Kalyan 2	
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investigate or raise any objection to and is fully satisfied with regard to the title of the Owner/Builder/Promoter to the said Property and the competency of the Owner/Builder/Promoter to enter into this Agreement.

O. Relying upon the said application and the representations and declarations made by the Purchaser, the Owner/Builder/Promoter has agreed to sell to the Purchaser and the Purchaser has agreed to purchase from the Owner/Builder/Promoter the Residential Flat at the price and on the terms and conditions hereinafter appearing.

P. The Parties hereto are desirous of recording in writing the terms of this Agreement.

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

1. **DEFINITION AND INTERPRETATION:-**

A. "Agreement" shall mean this Agreement together with the Schedules and Annexures hereto and any other deed and/or document executed in pursuance hereof.

B. "Amenities" shall mean the Amenities in respect of the Residential Flat as set out in Annexure "10" hereto.

C. "Building" shall mean the building in which the Residential Flat is situated and described in Annexure "8" hereto.

D. "Buildings" shall mean one or more residential buildings having several wings each to be constructed on the said Property by name Columbia, Mediterranea, Nautica, River View, Victoria, Angella, Pacifica, Caspiana, Nyasia, Atlantica, Geneva, Persiana, Adriatica, Oceania, River Dale, Antarctica, Arctica, Viva, Magdalena, River Retreat, Aqua, Amazona, Volga, Marina, River Scape, Arabiana and Superia and any other or further buildings either residential and/or commercial being or proposed to be constructed or developed on the said Property.

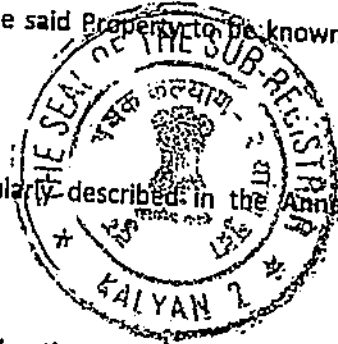
E. "Carpet Area" shall mean the carpet area of the Residential Flat including all passages, decks, balconies, service slabs, cupboards, niches and/or any other area which the Purchaser is exclusively entitled to use. Such carpet area is calculated on bare shell basis, prior to application of any finishes / finishing material and is subject to tolerance of +/- 2% on account of structural, design and construction variances.



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- F. "Common Areas and Amenities" shall mean the common areas and amenities as set out in Annexure "10" hereto.
- G. "Contribution" shall mean the amounts payable by the Purchaser in respect of the Residential Flat/ towards layout deposits, IOD deposits or permanent deposits, water connection charges, electricity charges, betterment charges, property tax, gas connections charges, internet connection deposits, telephone connection deposits, Service Tax, VAT charges, sinking fund charges etc..
- H. "Liquidated Damages" shall mean an amount equivalent to 10% of the Total Consideration payable by the Purchaser under clause 21 upon the Purchaser committing breach/default of any of the terms hereof.
- I. "Project" shall mean the construction and development of several multi-storied residential commercial/buildings/complex on the said Property to be known as "Casa Rio".
- J. "Property" shall mean the lands more particularly described in the Annexure "1" hereto.
- K. "Refund Amount" shall mean the Total Consideration or part thereof paid by the Purchaser hereunder after deducting therefrom the Liquidated Damages and any other amount and dues payable by the Purchaser to the Owner/builder/Promoter.
- L. "Residential Flat" shall mean a Residential Flat in the Building and the details thereof are given in Annexure "8" hereto.
- M. "Total Consideration" shall mean the amounts payable/agreed to be paid by the Purchaser for purchase of the Residential Flat as set out in clause 5 below and in Annexure "9" hereto.
- N. "Transfer of the Residential Flat" shall mean the sale, transfer, assignment to any third party of (I) the Residential Flat or the interest therein and/or (II) the benefit of this Agreement and/or (III) (a) in case the Purchaser is a company, (i) the change in control and/or (ii) management and/or (iii) shareholding of not less than 26%, of the company and (b) in case the Purchaser is a partnership firm or an LLP, the change in constitution thereof. The term "Transfer" in respect of the Residential Flat by the Purchaser shall be constituted liberally.



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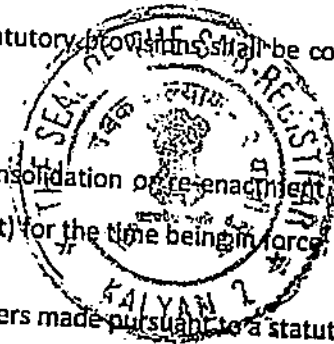
It is however, clarified that Transfer in favour of (i) a Relative (as defined under the Companies Act, 1956) or (ii) a holding/subsidiary company shall not constitute Transfer of the Residential Flat.

O. "Ultimate Organization" shall mean a Society or a Limited Company or a condominium of purchasers proposed to be formed in accordance with the provisions of the Maharashtra Ownership Flats (Regulation of the promotion of construction, sale, management and Transfer) Rules, 1964 and/or the Companies Act, 1956 and/or the Maharashtra Apartment Ownership Act, 1970 and in the manner contemplated herein.

## 2. RULES FOR INTERPRETATION

In this Agreement where the context admits:-

- 2.1. All references in this Agreement to statutory provisions shall be construed as meaning and including references to:-
- Any statutory modification, consolidation or re-enactment (whether before or after the date of this Agreement) for the time being in force;
  - All statutory instruments or orders made pursuant to a statutory provision; and
  - Any statutory provision of which these statutory provisions are a consolidation, re-enactment or modification.
- 2.2 Words denoting the singular shall include the plural and words denoting any gender shall include all genders.
- 2.3 Headings to clauses, sub-clauses and paragraphs are for information only and shall not form part of the operative provisions of this Agreement or the Schedules and shall be ignored in construing the same.
- 2.4 Any reference to the words "hereof," "herein", "hereto" and "hereunder" and words of similar import when used in this Agreement shall refer to clauses or schedules of this Agreement as specified therein.
- 2.5 The words "include" and "including" are to be construed without limitation.
3. The recitals above shall form part and parcel of this Agreement.



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दस्त क्र. 6706	2088
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4. DISCLOSURES AND TITLE

4.1 The Purchaser hereby declares and confirms that prior to the execution of this Agreement, the Owner/Builder/Promoter has made full and complete disclosure of the title to said Property and the Purchaser has taken full, free and complete inspection has satisfied himself/herself/themselves of the particulars and disclosures of the following:-

- a) Nature of the Owner/Builder/Promoter's title to the said Property and all encumbrances, if any, thereto, along with all the relevant documents.
- b) The drawings, plans and specifications in respect of the Project.
- c) Nature and particulars of fixtures, fittings and amenities to be provided in the Residential Flat.
- d) All particulars of designs and materials to be used in construction of the Residential Flat and the Project.

4.2 The Purchaser further confirms and warrants that the Purchaser is satisfied in respect of the title of the said Property as well as encumbrances, if any, including any right, title, interest or claim of any other party to or in respect of the said property and shall not raise any queries or objections and waives his right in that regard.

5. AGREEMENT TO SELL AND CONSIDERATION

5.1 The Purchaser hereby agrees to purchase from the Owner/Builder/Promoter and the Owner/Builder/Promoter hereby agrees to sell to the Purchaser, the Residential Flat for the Total Consideration as set out in Annexure "9" hereto and subject to terms and conditions hereinafter mentioned.

5.2 The said Total Consideration shall be paid in installments in the manner and within the timelines set out in Annexure "9" hereto, time being of the essence. It is specifically agreed that the Owner/Builder/Promoter has agreed to accept the aforesaid Total Consideration on the specific assurance of the Purchaser that the Purchaser shall:

- (i) Make payment of the installments as stated in Annexure "9" hereto, without any delay or demur for any reason whatsoever
- (ii) Observe all the covenants, obligations and restrictions stated in this agreement, in letter and spirit, and.
- (iii) Any breach or failure to observe the aforesaid covenants, obligations and restrictions would constitute a major breach of the terms of this Agreement by the Purchaser.

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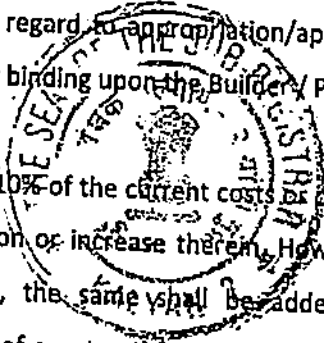
5.3 It is specifically agreed that the apportionment of the proportionate price of the common areas and amenities is notional and the said composite purchase price is not subject to change under any circumstance whatsoever.

5.4 It is clarified and the Purchaser accords his consent that any payment made by the Purchaser to the Builder / Promoter hereunder shall be appropriated in the manner below :

- (a) Firstly towards costs and expenses for enforcement of this Agreement and recovery of the Total Consideration,
- (b) Secondly, towards interest on the amounts (including Total Consideration) payable hereunder and
- (c) Finally towards Total Consideration and the charges payable hereunder.

Under any circumstances and except in the manner as aforesaid, no express intimation or communication by the Purchaser, with regard to appropriation/application of the payments made hereunder shall be valid or binding upon the Builder / Promoter.

5.5 Subject to the cost of input not exceeding 10% of the current costs or of the inputs, the Total Consideration is free of any escalation or increase therein. However, in case of increase in costs of inputs exceed 10%, the same shall be added to the Total Consideration as per the input price index of construction material on a pro rata basis and the Purchaser shall be liable to pay such amounts to the Owner/Builder/Promoter within 7 days from the receipt of the demand and in writing in that regard.



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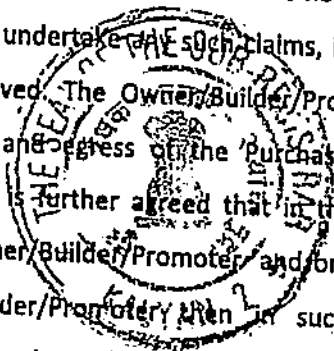
## 6. CONSTRUCTION AND DEVELOPMENT

6.1 The Owner/Builder/Promoter shall, subject to the terms hereof, construct the Building in accordance with the plans, designs and specifications approved by the concerned local authority and observe perform and comply with all the terms, conditions, stipulations and restrictions imposed by the concerned local authority while sanctioning the plans. The Owner/Builder/Promoter shall, obtain from the concerned local authority occupation and/or completion certificates in respect thereof. Without prejudice to the aforesaid, the Purchaser hereby confirms and agrees that the Owner/Builder/Promoter shall be entitled to amend and modify the plans, specifications and drawings of the Building/Project and/or the Residential Flat, as the Owner/Builder/Promoter may consider necessary or as may be required by the concerned local authority without prejudicially affecting the Building. It is clarified that in the event the final area of the Residential Flat is more than the area agreed to be provided, the Purchaser agrees and

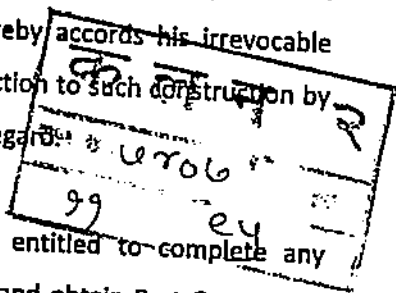
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undertakes to pay additional consideration to the Owner/Builder/Promoter for such excess area on a pro rata basis, based on the Total Consideration stated in clause 5.1 hereinabove.

6.2 The Owner/Builder/Promoter reserves to itself without any demur or objection by the Purchaser, the right to lay out further additional construction on the said Building/Property to the maximum level/extent permissible by vertical extensions of the Building as also construction of additional buildings thereon. The Purchaser is aware that the Owner/Builder/Promoter is developing and constructing the Project consisting of several residential/commercial buildings on the said Property including the Building and may construct further upper floors on the Project/Building, as aforesaid, by using the available and/or acquired FSI/TDR/ any other available means of development.. The Purchaser hereby accords his unconditional and irrevocable consent to the Owner/Builder/Promoter for the construction of buildings and/or additional upper floors on the Building. The Purchaser has no objection and undertakes not to raise any objection and the rights of the Purchaser to undertake any such claims, if any, in this regard shall be deemed to have been waived. The Owner/Builder/Promoter shall, however, ensure that the free ingress to and egress of the Purchaser from the Residential Flat is not adversely affected. It is further agreed that in the event the Purchaser disputes the rights of the Owner/Builder/Promoter and/or objects to construction of the building by the Builder/Promoter, then in such case the Owner/Builder/Promoter shall have right to terminate this Agreement, notwithstanding the fact that the Purchaser has paid the said Total Consideration amount and/or has been put into possession of the Residential Flat.



6.3 The Owner/Builder/Promoter, if permitted by the appropriate authorities reserves to itself the right to transfer the construction permissible on the said Property or transfer to the said Property construction permissible on any other property and lay out such construction accordingly at any time. The Purchaser hereby accords his irrevocable consent to the same and undertakes not to raise any objection to such construction by the Owner/Builder/Promoter and waives his rights in that regard.

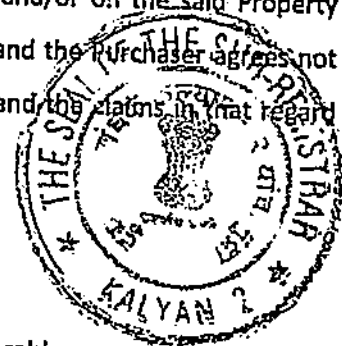


6.4 The Owner/Builder/Promoter shall be at liberty and is entitled to complete any portion/floor/wing/part of the said Building and apply for and obtain Part Occupation Certificate thereof. When offered, the Purchaser shall be obliged to take possession of the Residential Flat on the basis of such Part Occupation Certificate which relates to the Residential Flat. In such an event, the Owner/Builder/Promoter shall without any hindrance or objection by the Purchaser, be entitled to carry out by itself or through its

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contractors or otherwise the remaining work in respect of the said Building and/or the Project even if the same causes any nuisance and annoyance to the Purchaser.

- 6.5 The Purchaser agrees that till such time said Project is conveyed in favour of the Ultimate Organization, the Owner/Builder/Promoter shall retain with itself all the rights on the terrace, in the compound and on the said Building either by themselves or through their nominee or nominees as the case may be. Subject to the aforesaid, the Owner/Builder/Promoter shall be at absolute liberty to allot/assign the said right to such person/s in the manner as they may deem fit and proper. Unless specifically provided herein or by a separate agreement, deed and or writing in favour of the Purchaser, the Purchaser shall not be entitled to the benefit of such rights. Subject to the aforesaid, the Purchaser further agrees that the Owner/Builder/Promoter shall be entitled to exclusively exploit commercially the restricted amenities including but not limited to installing on the terraces of the said Building and/or on the said Property antennae of various telecom and other service providers and the Purchaser agrees not to raise any objection or make any claims in that regard and the Purchaser shall be deemed to have been waived.



7. SECURITIZATION OF THE TOTAL CONSIDERATION

The Purchaser hereby accords/grants his irrevocable consent to the Owner/Builder/Promoter to securitize the Total Consideration and/or part, thereof and the amounts receivable by the Owner/Builder/Promoter hereunder and to assign to the Banks / Financial Institutions the right to directly receive from the Purchaser the balance consideration / or part thereof hereunder. The Purchaser agrees and undertakes, upon receipt of any such intimation in writing by the Owner/Builder/Promoter to pay without any delay, demur, deduction or objection to such Bank / Financial Institutions, the Total Consideration or part thereof and/or the amounts payable hereunder as per Annexure "9" hereto. The Owner/Builder/Promoter covenants that the payment of such balance consideration or part thereof in accordance with the terms hereof, by the Purchaser to the Bank / Financial Institutions, shall be a valid payment of consideration or part thereof and discharge of his obligations hereunder.

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8. LOAN AGAINST THE RESIDENTIAL FLAT

- 8.1 It is hereby further expressly agreed that notwithstanding that the Purchaser approaches/has approached any Bank/Financial Institution for availing of a loan in order to enable the Purchaser to make payment of the Total Consideration or part thereof in respect of the Residential Flat to the Owner/Builder/Promoter; and that the Purchaser has mortgaged the Residential Flat with such Bank/Financial Institution (which is to be

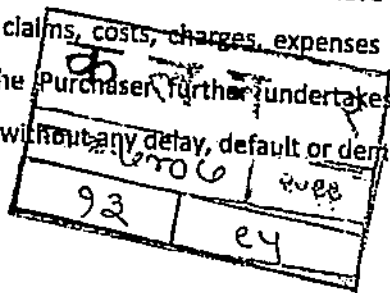
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subject to issuance by the Owner/Builder/Promoter of a No-Objection Letter in favour of such Bank/Financial Institution) for repayment of the loan amount, it shall be the sole and entire responsibility of the Purchaser to ensure that the payment of the Total Consideration or the part thereof and/or the amounts payable hereunder, is completed. Further, the Owner/Builder/Promoter shall not be liable or responsible for the repayment of any such loan amount or any part thereof taken by the Purchaser to such Bank/Financial Institution.

8.2 The Purchaser hereby expressly agrees that as long as the aforesaid loan remains unpaid/outstanding, the Purchaser, subject to the terms hereof, shall not sell, transfer, let out and/or deal with the Residential Flat in any manner whatsoever without obtaining the prior written permission of the Owner/Builder/Promoter and such Bank/Financial Institution. The Owner/Builder/Promoter shall not be liable or responsible for any of the acts of omission or commission of the Purchaser which are contrary to the terms and conditions governing the said loan. It shall be the responsibility of the Purchaser to inform the Ultimate Organization about the lien/charge of such Bank/Financial Institution and the Owner/Builder/Promoter shall not be liable or responsible for the same in any manner whatsoever.



8.3 The Purchaser shall indemnify and keep indemnified the Owner/Builder/Promoter and its successors and assigns from and against all claims, costs, charges, expenses, damages and losses which the Owner/Builder/Promoter and its successors and assigns may suffer or incur by reason of any action that such Banks/Financial Institutions may initiate on account of such loan or for the recovery of the loan amount or any part thereof or on account of any breach by the Purchaser of the terms and conditions governing the said loan in respect of the Residential Flat. Notwithstanding the provisions hereof, the Purchaser hereby agrees and undertakes that the Owner/Builder/Promoter shall have first lien/charge on the Residential Flat towards all the claims, costs, charges, expenses and losses etc. of the Owner/Builder/Promoter and the Purchaser further undertakes to reimburse the same to the Owner/Builder/Promoter without any delay, default or demur.



9. CAR PARKING

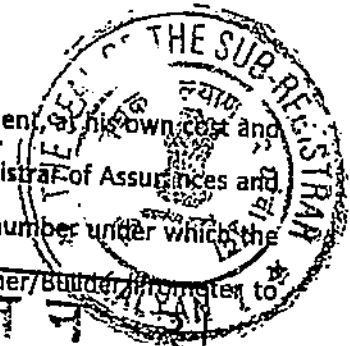
The Purchaser is aware that as a part of the Building and a common amenity, the Owner/Builder/Promoter is constructing multiple basement and multiple podiums which consist of several open/covered/stilt car parking spaces be used by the Purchasers of the residential flats in the Building/Project. At the request of the Purchaser, the Owner/Builder/Promoter hereby allocates to the Purchaser car parking space/s as set out in Annexure "8" hereto (hereinafter referred to as "the said Car Parking Spaces").

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exact location of the Car Parking Spaces allocated to the Purchaser shall be finalized by the Owner/Builder/Promoter at the time of handing over of possession of the Residential Flat. The Purchaser is aware that the Owner/Builder/Promoter has in the like manner allocated and shall be allocating other car parking space/s to several purchasers of the residential flats in the Building/Project and the Purchaser undertakes not to raise any objection in that regard and the rights of the Purchaser to raise any such objection shall be deemed to have been waived. The Purchaser hereby accords his irrevocable and unconditional consent to the Owner/Builder/Promoter to allocate the other car parking spaces to the Purchasers of the respective Residential Flats in the Building. The Purchaser hereby confirms warrants and undertakes to use the car parking spaces so allocated to him for the purpose of the parking of car only, and not otherwise. The Purchaser hereby further warrants and confirms that the Purchaser shall upon formation of the Ultimate Organization, as contemplated herein, cause such Ultimate Organization to confirm and ratify and shall not and/or shall cause the Ultimate Organization not to alter or change the allocation of car parking spaces in the manner allocated by the Owner/Builder/Promoter to the various purchasers (including the Purchaser herein) of the residential flats in the Building/Project.

10. REGISTRATION

The Purchaser shall immediately after execution of this Agreement, at his own cost and expenses, lodge the same for the registration with the Sub-Registrar of Assurances and shall forthwith inform the Owner/Builder/Promoter the serial number under which the same is lodged so as to enable the representative of the Owner/Builder/Promoter to attend the office and admit execution thereof.



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11. POSSESSION

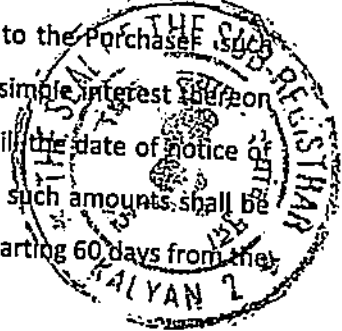
- 11.1 Subject to the Purchaser not being in breach of any of the terms hereof and the Purchaser having paid all the dues and amounts hereunder including the Total Consideration, the Owner/Builder/Promoter shall endeavor to provide the Residential Flat to the Purchaser for fit outs on or before the Fit out Date as set out in Annexure "8" hereto. The Owner/Builder/Promoter shall endeavor to complete the construction of Building and make available the key Common Areas and Amenities within a period of 6 (six) months from the Fit Out Date as set out in Annexure "8" hereto.
- 11.2 The Owner/Builder/Promoter shall be entitled to a grace period of (9) nine months beyond the aforesaid dates respectively.

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11.3 In the event, the Owner/Builder/Promoter fails to make available the Residential Flat to the Purchaser for fit-outs or complete the Building, as the case may be, beyond the aforesaid grace period of (9) nine months, the Purchaser may, by giving notice in writing to the Owner/Builder/Promoter elect to terminate this Agreement and in such event, the Owner/Builder/Promoter shall be liable to refund to the Purchaser the Total Consideration or part thereof paid by the Purchaser in respect of the Residential Flat with simple interest at 9 percent per annum from the date of receipt of the Total Consideration or part thereof till the date of such termination. The repayment of such amounts shall be made by the Owner/Builder/Promoter in 12 equal installments starting 60 days from the date of such termination. In the event of such termination neither Party shall have any other claim, against the other, in respect of the Residential Flat or arising out of this Agreement and the Owner/Builder/Promoter shall be at liberty to sell and dispose of the Residential Flat to any other person at such price and upon such terms and conditions as the Owner/Builder/Promoter may deem fit and proper.

11.4 If as a result of any legislative order or regulation or direction of the Government or Public authorities, the Owner/Builder/Promoter is unable to complete the aforesaid Building and/or give possession of the Residential Flat to the Purchaser in the time as prescribed in 11.1 and 11.2 above, the Owner/Builder/Promoter may by notice in writing terminate this Agreement and the only responsibility and liability of the Owner/Builder/Promoter in such an event will be to pay over to the Purchaser the consideration or as may have been paid by the Purchaser with simple interest @ 9% per annum from the date of receipt of each installment till the date of notice of termination by the Owner/Builder/Promoter. The repayment of such amounts shall be made by the Owner/Builder/Promoter in 12 equal installments starting 60 days from the date of such termination.



11.5 Notwithstanding any of the provisions herein, the Owner/Builder/Promoter shall be entitled to reasonable extension of time for making available the Residential Flat for fit out or completion of said Building on the aforesaid dates, if the same is delayed for reasons beyond the control of the Owner/Builder/Promoter including on account of:-

- (i) Non-availability of steel, cement, other said building material, water or electric supply.
- (ii) Labour problems, shortage of water supply or electric power or by reason of any act of God if non delivery of possession is as a result of any notice, order, rule or notification of the Government and/or any other public or Competent authority or of the court or on account of delay in issuance of NOC's, Licenses, Occupation Certificate etc. or non availability of essential amenities, services and facilities such as lifts, electricity and water connections or sewage lines or for

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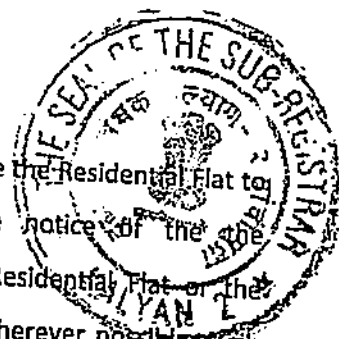
any other reason technical or otherwise or for any reason beyond the control of the Owner/Builder/Promoter.

- (iii) Economic Hardship.
- (iv) Delay in receipt of documents and/or approvals related to and necessary for the Building.

11.6 The Purchaser shall take possession of the Residential Flat within (15) Fifteen days of the Owner/Builder/Promoter giving written notice to the Purchaser intimating that the Residential Flat is ready for use and occupation. In the event the Purchaser fails and /or neglects to take possession of the Residential Flat within the said period, the Purchaser shall be liable to pay the Owner/Builder/Promoter compensation calculated at the rate of Rs. 10/- per sq. ft of the carpet area per month or part thereof till such time the Purchaser takes possession of the Residential Flat. Notwithstanding the aforesaid, it shall be deemed that the Purchaser has taken possession from the expiry of the 15<sup>th</sup> day of the date of the said written notice and this date shall be deemed to be the "Date of Possession" and all the obligations of the Purchaser related to the Residential Flat shall be deemed to be effective from the date of such Deemed Possession. The Purchaser shall alone be responsible/liable in respect any loss or damage that may be caused to the Residential Flat from the expiry of 15 days from the Notice of Possession.

## 12. DEFECT LIABILITY

If within a period of 12 months from the date of making available the Residential Flat to the Purchaser for fit outs, the Purchaser brings to the notice of the Owner/Builder/Promoter any defect in workmanship of the Residential Flat or the material used thereon (wear and tear and misuse excluded), wherever possible, such defects (unless caused by or attributable to the Purchaser) shall be rectified by the Owner/Builder/Promoter at their own costs. In case it is not possible to rectify such defects, the Purchaser shall be entitled to receive from the Owner/Builder/Promoter reasonable compensation for rectifying such defect, based on the estimated cost of rectifying such defect as may be determined by the Project Architect of the Owner/Builder/Promoter. Provided that the liability of the Owner/Builder/Promoter under this clause shall not exceed Rs. 1,00,000/-.



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## 13. SET OFF / ADJUSTMENT

The Purchaser hereby grants to the Owner/Builder/Promoter the unequivocal and irrevocable consent to recover / set off / adjust the amounts payable by the Purchaser to the Owner/Builder/Promoter including the Total Consideration, the said Charges, interest and/or Liquidated Damages from the amounts if any, payable by the

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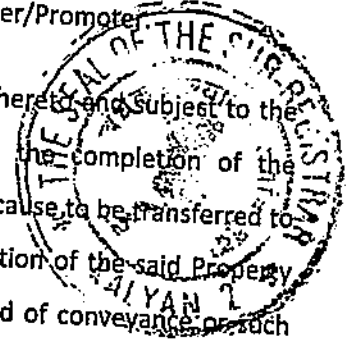
Owner/Builder/Promoter to the Purchaser. The Purchaser agrees and undertakes not to raise any objection or make any claims with regard to such adjustment / set off and the claims, if any, of the Purchaser, in that regard, shall be deemed to have been waived.

14. ULTIMATE ORGANIZATION

14.1 The Purchaser along with other purchasers of residential flats in the Building shall upon completion of the Project and provided that all the residential flats therein are sold, join in forming and registering the Ultimate Organization to be known by such name as the Owner/Builder/Promoter may in its sole discretion decide for this purpose and from time to time sign and execute the application for registration and other papers and documents necessary for the formation and the registration of the Ultimate Organization and duly fill in, sign and return to the Owner/Builder/Promoter within 7 days of the same being forwarded by the Owner/Builder/Promoter to the purchasers, so as to enable the Owner/Builder/Promoter to register the Ultimate Organization of the residential flat purchasers.

14.2 The Purchaser agrees and undertakes to cause the Ultimate Organization to ratify and confirm that the name of the Building/ and/or Ultimate Organization shall not be changed without the prior written consent of the Owner/Builder/Promoter.

14.3 Unless it is otherwise agreed to by and between the Parties hereto and subject to the provisions hereof, the Owner/Builder/Promoter shall upon the completion of the Project and sale of all the residential flats in the said Building, cause to be transferred to the Ultimate Organization the Building together with the portion of the said Property beneath thereto by obtaining or executing the necessary deed of conveyance or such other document as would transfer the rights of the Owner/Builder/Promoter in respect of the Building and/or the portion of the said Property in favour of such Ultimate Organization and such deed of conveyance shall be in keeping with the terms and provisions of this Agreement. It is further clarified that save and except the rights agreed to be conferred upon the Purchaser and/or the Ultimate Organization, no other rights are contemplated or intended to be conferred upon the Purchaser or the Ultimate Organization, in respect of the Said Building or the said Property and in this regard the Purchaser for himself and/or the Ultimate Organization, waives all his rights and claims and undertakes not to claim and cause the Ultimate Organization not to claim any such right in respect of the Said Building or the said Property.



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14.4 It is clarified and the Purchaser agrees and understands that Irrespective of the possession of the residential flat being given to the Purchaser and/or the Management being given to the ad-hoc committee of the residential flat purchasers and/or

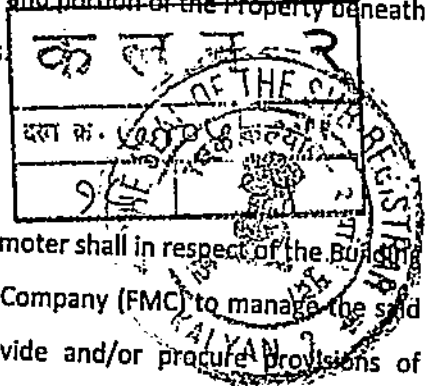
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conveyance of the said Building and the portion of the said Property beneath the Building being conveyed to the Ultimate Organization, the rights under this Agreement reserved for the Owner/Builder/Promoter including the right to exploit the potential of the said Property shall be subsisting and shall continue to vest in the Owner/Builder/Promoter and the Purchaser in this regard for himself and the Ultimate Organization waives all his rights in that regard and undertakes and/or cause the Ultimate Organization not to claim any such rights till the Deed of Conveyance or such other document is executed conveying the said Property in favour of any Ultimate Organization/Condominium or a federation thereof.

14.5 The Owner/Builder/Promoter hereby agrees that they shall, before handing over possession of the Residential Flat to the Purchaser and in any event before execution of a deed of conveyance in favour of the Ultimate Organization, as contemplated herein, make full and true disclosure of the nature of the title to the said Property as well as encumbrances and/or claims, if any in/over the said Property. The Owner/Builder/Promoter shall, as far as practicable, ensure that upon such Conveyance in favour of the Ultimate Organization, the Building and portion of the Property beneath it, is as far as practicable is free from encumbrances.

15. FACILITY MANAGEMENT COMPANY

The Purchaser is aware that the Owner/Builder/Promoter shall in respect of the Building and/or the Project appoint a Facility Management Company (FMC) to manage the said Property and the facilities/amenities and/or provide and/or procure provisions of services including operating the Club. The Purchaser alongwith the other purchasers of the residential flats shall be entitled to avail of the services to be provided or arranged by or through the FMC at a cost or charges that may be fixed by the FMC. All costs, charges and expenses that may be claimed by the FMC shall be to the account of and borne by the purchasers of the residential flats and/or units in the Building/Project. These costs shall be shared by all such purchasers on a pro-rata basis determined by the Owner /Builder/Promoter and/or FMC. The Purchaser agrees and undertakes to cause the Ultimate Organization to be bound by the rules and regulations that may be framed by the FMC. The FMC shall have the exclusive right to continue to manage the said Property for a period of Five years which will commence from the date of obtaining Occupation Certificate (OC) in respect of the Project. The Purchaser alongwith the purchasers of other residential flats shall undertake and cause the Ultimate Organization to ratify the appointment of the FMC as aforesaid. The Purchaser is aware that the Owner/Builder/Promoter is not in the business of providing services proposed to be provided by the FMC or through the FMC. The Owner does not warrant or



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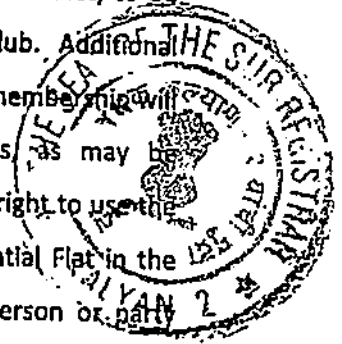
guarantee the use, performance or otherwise of these services provided by the respective service Providers/FMC. The Parties hereto agree that the Owner is not and shall not be responsible or liable in connection with any defect or the performance/non performance or otherwise of these services provided by the respective service providers/FMC.

16. COMMON AREAS AND AMENITIES, RESTRICTED AREAS AND AMENITIES AND CLUB

16.1 The Owner/Builder/Promoter shall make available the Common Areas and Amenities. The terms of user of the Common Areas and Amenities are also set out in Annexure "10" hereto.

16.2 Restricted Areas and Amenities

On making full payment of all amounts due under this Agreement and completion of the Building, the Purchaser shall be entitled to use the facilities of the "CLUB", which is proposed to be constructed on a portion of the said Property under the control of the FMC or any other person nominated by the FMC. The Purchaser shall be entitled to nominate maximum of 6 (Six) individuals including the Purchaser (all of whom are direct family members and staying with the principal occupant in the Residential Flat) to be admitted as a member and to avail the facilities of the said Club. Additional memberships would be available on request on a chargeable basis. The membership will be subject to the terms and conditions, rules and usage charges, as may be framed/levied from time to time by the operator(s) of "the CLUB". The right to use the facilities at the Club shall be personal to the Purchaser of the Residential Flat in the Building and shall not be transferable in any manner to any third person or party whatsoever. In the event that the Residential Flat in the Building is sold/transferred by the Purchaser then the Purchaser shall be deemed to have transferred the right to utilize the said facilities as well as Chief Membership to the then purchaser/transferor of the Residential Flat. It is, however, clarified that the Owner/Builder/Promoter/Operator shall be entitled to grant membership rights to such other person(s) as they may deem fit to be and the Purchaser shall not be entitled to object to the same. The Purchaser shall be obliged to pay the charges, if any, levied by the operator of the club for specific service(s) availed of by the Purchaser. The Purchaser hereby agrees, confirms and declares that the said "CLUB" shall always remain the property of the Owner/Builder/Promoter. The Purchaser shall, in addition to the Total Consideration and other amounts payable hereunder, at the time the Residential Flat is made available to the Purchaser for fit-outs, be obliged to and agrees to pay to the Builder/Promoter/Operator service/user fees as set out in Annexure "11" towards non-refundable club membership admission service/user fees in respect of the Club for a period of 24 months from the month the services of the Club are made available to the



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purchasers of the residential flats in the Building. The membership to the Club shall be renewed on such terms, conditions and charges as may be imposed by the Operator of the Club.

16.3 The Owner/Builder/Promoter does not warrant or guarantee the use, performance or otherwise of these services. The Parties hereto agree that the Owner/Builder/Promoter shall not be responsible and/or liable in connection with any deficiency or the performance/non performance of the services for otherwise provided to the Purchaser.

17. CONTRIBUTION, CHARGES AND EXPENSES

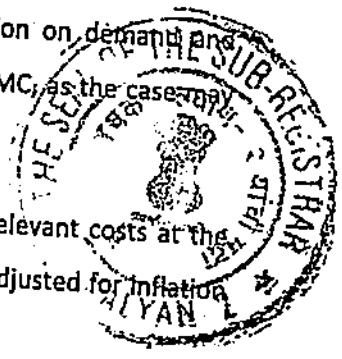
17.1 The Purchaser shall on or before delivery of formal possession of the Residential Flat, in addition to Total Consideration and Contribution, pay to the Owner/Builder/Promoter the amounts mentioned in Annexure "11" hereto.

17.2 The Purchaser is aware that the Contribution is provisional and is subject to the revision by the Owner/Builder/Promoter/FMC, to which the Purchaser has no objection. The Purchaser agrees and undertakes to pay such revised Contribution on demand and without any demur or objection to the Owner/Builder/Promoter/FMC, as the case may be.

17.3 The Contribution charge has been calculated taking into account relevant costs at the time of commencement of the construction activity and would be adjusted for inflation at the time of possession.

17.4 After the expiry of the period of 24 months from the date the Residential Flat is made available for fit-out possession, the Purchaser agrees and undertakes to pay such provisional monthly Contribution and such proportionate share of outgoings regularly on the 5<sup>th</sup> day of each and every month in advance and shall not withhold the same for any reason whatsoever. All the deposits payable to MCGM, TMC, MSEB., for water connection and electricity charges, gas connection, I.O.D. deposit, layout deposit or permanent deposits and the deposits payable for the amenities to be provided such as Internet connection, telephone connection or any other amenity specified at a later date in respect of the Residential Flat which become payable and shall be paid or reimbursed to the Owner/Builder/Promoter by the Purchaser.

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17.5 Without prejudice to the provisions of clauses 17.1 to 17.4, the Purchaser agrees and undertakes to pay proportionate share towards development charges, betterment charges, repair and maintenance charges and property tax that may be levied or become payable and as determined by the Owner/Builder/Promoter/ FMC in respect of the said Property and/or the Residential Flat, as the case may be.

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17.6 The Owner/Builder/Promoter shall maintain a separate account in respect of sums received by the Owner/Builder/Promoter from the Purchaser as advance or deposit, sums received on account of the share capital for the promotion of the Ultimate Organization towards the outgoings, legal charges and shall utilize the amount only for the purposes for which they have been received.

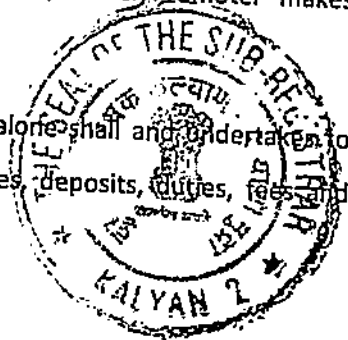
18. TAXES, LEVIES AND CHARGES

18.1 The Purchaser agrees that all levies and/or of taxes and/or assignments and/or charges of any nature whatsoever (present or future), including but not limited Service Tax and VAT, Stamp Duty, Registration Charges as are or may be applicable and/or payable hereunder or in respect of the Residential Flat or otherwise shall:-

- i. be solely and exclusively borne and paid by the Purchaser, and
- ii. shall be exclusive of and in addition to the Total Consideration.

18.2 It is, however, clarified that the property taxes in respect of the Residential Flat shall be borne and paid by the Purchaser only after the Owner/Builder/Promoter makes available the Residential Flat for fit-outs.

18.3 The Purchaser confirms and agrees that the Purchaser alone shall and undertaken to bear and pay on demand all sums, taxes, levies, charges, deposits, duties, fees and premium.



19. INTEREST

The Purchaser agrees to pay to the Owner/Builder/Promoter interest @ 18 percent per annum, quarterly compounded, on all the amounts including the Total Consideration or any part thereof, which become due and payable by the Purchaser to the Owner/Builder/Promoter under the terms of this Agreement from the date the said amount becoming due and payable by the Purchaser to the Owner/Builder/Promoter, till the date of realization of such payment.

20. PURCHASER'S COVENANTS:

The Purchaser for himself with intention to bring all persons into whose hands the Residential Flat may come, doth hereby covenant with the Owner/Builder/Promoter as follows herein below.

- a. To maintain the Residential Flat at the Purchaser's own cost in good tenable repair and proper condition from the date the possession of the Residential Flat is

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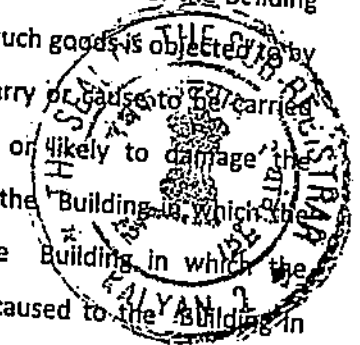
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taken and shall not do or suffer to be done anything in or to the Building in which the Residential Flat is situated, or to the staircase or any passages in which Residential Flat may be situated against the rules, regulations or bye-laws or concerned local or any other authority or change / alter or make addition in or to the Building in which the Residential Flat is situated and the Residential Flat itself or any part thereof.

b. The Building/Project name shall not be changed at any time by the Purchaser or the Ultimate Organization without the prior written consent of the Owner/Builder/Promoter.

c. The Purchaser shall only upon obtaining and after receipt of the Occupation Certificate, use the Residential Flat or any part thereof or permit the same to be used for purpose of residence and shall use the Car Parking Space only for purpose of keeping or parking the Purchaser's own vehicle.

d. Not to store in the Residential Flat any goods which are of a hazardous, combustible or dangerous nature so as to damage the construction or structure of the Building in which the Residential Flat is situated or the storing of such goods is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages on upper floors which may damage or likely to damage the staircases, common passages or any other structure of the Building in which the Residential Flat is situated, including entrances of the Building in which the Residential Flat is situated and in case any damage is caused to the Building in which the Residential Flat is situated or the Residential Flat on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of such breach.



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e. To carry, out at his own cost, all internal repairs to the Residential Flat and maintain the Residential Flat in the same condition, state and order in which it was delivered by the Owner/Builder/Promoter to the Purchaser and shall not do or suffer to be done anything in or to the Building in which the Residential Flat is situated which may be given as per the rules, regulations and bye-laws of the concerned local authority or other public authority. In the event of the Purchaser committing any act in contravention of the above provision, the Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and / or other public authority.

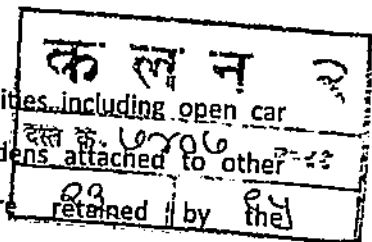
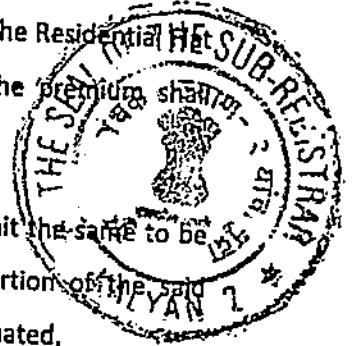
f. Not to make any changes whatsoever which would cause any change to the external façade of the Residential Flat/ Building, including but not limited to not making any

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change or to alter the windows and/or grills provided by the Owner/Builder/Promoter.

- g. Not to demolish or cause to be demolished the Residential Flat or any part thereof, nor at any time make or cause to be made any structural additions or alterations of any nature whatsoever in or to the Residential Flat or any part thereof, nor any alteration in the elevation and outside color scheme of the Said Building in which the Residential Flat is situated and keep the portion, sewers, drains pipes in the Residential Flat and appurtenances thereto in good tenantable repair and condition, and in particular so as to support, shelter and protect the other parts of the Said Building in which the Residential Flat is situated and shall not chisel or in any other manner damage or cause damage to the columns, beams, walls, slabs or RCC, Pardis or other structural members in the Residential Flat without the prior written permission of the Owner/Builder/Promoter and/or the Ultimate Organization.
- h. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said Property and/or the Building in which the Residential Flat is situated or any part thereof or whereby any increase in the premium shall become payable in respect of the insurance.
- i. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the Residential Flat in the compound or any portion of the said Property an/or the Said Building in which the Residential Flat is situated.
- j. Ensure and cause the Ultimate Organization that the Building is painted once every 5 years and kept in good and proper condition.
- k. Not to put any wire, pipe, grill, plant, outside the Residential Flat and not to dry any clothes and not to put any articles outside the Residential Flat or the windows of the Residential Flat.
- l. Not to put any claim in respect of the restricted amenities including open car parking space, open space, stilt parking, hoarding, gardens attached to other residential flats or terraces and the same are retained by the Owner/Builder/Promoter as restricted amenities.
- m. To pay, to the Owner/Builder/Promoter, within 7 days of demand by the Owner/Builder/Promoter, its share of security deposit demanded by concerned local authority or government or giving water, electricity or any other service connection to the Said Building in which the Residential Flat is situated.

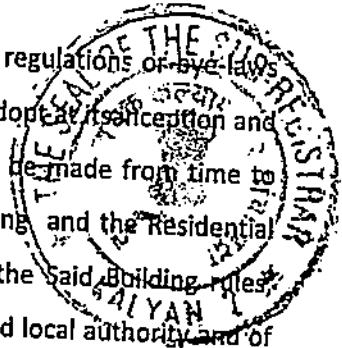


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n. To clear and pay increase in local taxes, development charges, water charges, insurance and such other taxes, fees, levies, if any, which are imposed by the concerned local authority and / or government and / or other public authority, on account of change of user of the Residential Flat by the Purchaser viz user for any purposes other than for residential or otherwise.

o. The Purchaser shall not without the prior written consent of the Owner/Builder/Promoter let, sub-let, transfer, assign or part with Purchaser's interest or benefit under this Agreement or part with the possession of the Residential Flat until the possession of the Residential Flat is handed over to the Purchaser. In any other case and unless the Deed of Conveyance as contemplated herein is executed in favour of the Ultimate Organization, the Purchaser may with the prior written consent of the Owner/Builder/Promoter (which consent may not be unreasonably withheld) sell, transfer, lease, assign or dispose of the Residential Flat provided that the Purchaser is not in breach of any of the terms hereof and all amounts due and payable under this Agreement have been paid.

p. The Purchaser shall observe and perform all the rules and regulations or bye-laws which the Ultimate Organization of the said Property may adopt at its inception and the additions, alterations or amendment thereof that may be made from time to time for the protection and maintenance of the Said Building and the Residential Flat therein and for the observance and performance of the Said Building rules, regulations and bye-laws for the time being of the concerned local authority and of government and other public bodies. The Purchaser shall also observe and perform all the stipulations and conditions laid down by the Ultimate Organization regarding the occupation and use of the Residential Flat in the Said Building in accordance with the terms of this Agreement.



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q. The Purchaser agrees and acknowledges that the sample residential flat constructed by the Owner/Builder/Promoter and all furniture's, items, electronic goods, amenities etc. provided thereon are only the purpose of show casing the residential flat and the Owner/Builder/Promoter is not liable/required to provide any furniture, items, electronic goods amenities etc. as displayed in the sample residential flat, other than as expressly agreed by the Owner/Builder/Promoter under this Agreement.

r. Until a Deed of Conveyance in favour of the Ultimate Organization is executed and the entire Project is declared by the Owner/Builder/Promoter as completed, the Purchaser shall permit the Owner/Builder/Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times to enter into and upon

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the Residential Flat, Building and Buildings or any part thereof to view and examine the state and condition thereof.

21. DEFAULT, TERMINATION AND LIQUIDATED DAMAGES

21.1 In the event the Purchaser commits:-

- (a) default in payment of any amount due and payable under this Agreement (including his proportionate share of taxes levied by the concerned local authority and other outgoings) and/or
- (b) breach of any of the terms and conditions herein contained, the Owner/Builder/Promoter may at its own option and without prejudice to the other rights and remedies available hereunder or otherwise by a notice in writing:-
  - i) require the Purchaser to specifically perform this Agreement, or
  - ii) terminate this Agreement.

Provided however, always that the power of termination herein before contained shall not be exercised by the Owner/Builder/Promoter unless and until the Owner/Builder/Promoter shall have given to the Purchaser (15) fifteen days prior notice in writing of its intention to terminate this Agreement and of the breach of terms and conditions in respect of which it is intended to terminate the Agreement and the default shall have been made by the Purchaser in remedying such breach or breaches within a period of 30 days from the date such notice. Provided further that upon termination of this Agreement as aforesaid, the Owner/Builder/Promoter shall refund to the Purchaser the Refund Amount in 12 equal monthly installments and the first such installment shall commence from the expiry of the 13<sup>th</sup> month of the month in which the termination takes place. The Owner/Builder/Promoter shall not be liable to pay to the Purchaser any interest on the amount so refunded upon such termination.

21.2 Upon such breach or default, the Purchaser shall be liable and agrees and undertakes to forthwith pay to the Owner/Builder/Promoter the Liquidated Damages. It is clarified that the liabilities to pay Liquidated Damages shall be without prejudice to any other rights and remedies available to the Owner/Builder/Promoter hereunder or otherwise.

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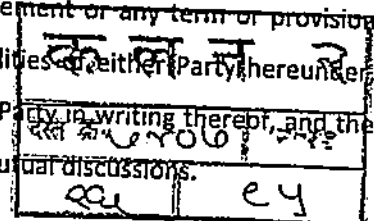
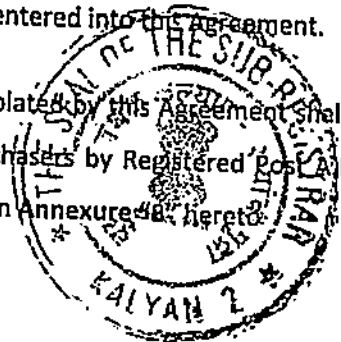
21.3 In the event this Agreement is terminated, the Purchaser shall cease to have right of any nature whatsoever either in respect of the Residential Flat or against the Owner/Builder/Promoter, and the Owner/Builder/Promoter shall be entitled to deal with and/or dispose of the Residential Flat in the manner it deems fit and proper.

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- 21.4 Subject to the terms hereof, the said Property shall be transferred by the Owner/Builder/Promoter by causing to execute a Deed of Conveyance/Assignment and in such document the Owner/Builder/Promoter shall join as a Confirming Party transferring the Said Building. In the event of the transfer of the said Property being effected earlier for any reason whatsoever, then in such case, all the rights of the Owner/Builder/Promoter under this Agreement shall be in full force and binding upon the transferees and all its members and such transfer shall always be deemed to be subject to the provisions of this Agreement and the transferees shall not have any better right than the right intended to be granted under this Agreement.
- 21.5 Nothing contained in this Agreement is intended to be or shall be construed as a grant, demise or assignment in law of the Residential Flat or of the said Property and Said Building or any part thereof. The Purchaser shall have no claim with regards to all the open spaces, parking spaces, lobbies, staircase, terraces, gardens attached to the other residential flats recreation spaces etc., save and except in respect of the Residential Flat hereby agreed to be sold to him/her/them as set out herein.
- 21.6 The Purchaser hereby declares that he has read and understood the Agreement and all the documents related to the said Property and the Residential Flat purchased by the Purchaser and has expressly understood the contents, terms and conditions of the aforesaid documents and all the disclosures made by the Owner/Builder/Promoter as aforesaid, after being fully satisfied the Purchaser has entered into this agreement.
- 21.7 All Notices to be served on the Purchasers as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchasers by Registered Post A.D. / Under Certification of Posting at the address specified in Annexure 4A hereto.

22. DISPUTE RESOLUTION AND GOVERNING LAW

- A. If any dispute or difference arises between the Parties at any time relating to the construction or interpretation of this Agreement or any term or provision hereof or the respective rights, duties or liabilities of either Party hereunder, then the aggrieved Party shall notify the other Party in writing thereof, and the Parties shall endeavor to resolve the same by mutual discussions.
- B. If the dispute or difference cannot be resolved within a period of 7 days, from the notice by the aggrieved Party under sub clause (a) above, then the dispute shall be referred to Arbitration. Arbitration shall be conducted in Mumbai, India in accordance with the provisions of the Arbitration and Conciliation Act, 1996 or any other statutory modifications or replacement thereof. All arbitration



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compliance of any of the terms and conditions of this Agreement by the Purchaser nor shall the same in any manner prejudice or affect the rights of the Owner/Builder/Promoter.

25. ENTIRE AGREEMENT

The Parties agree that the Agreement, Schedules, Annexures and Exhibits and Amendments thereto, constitute the entire understanding between the Parties concerning the subject matter hereof. The terms and conditions of this Agreement overrides, supersedes, cancels any prior oral or written all agreements, negotiations, commitments, writings, discussions, representations and warranties made by the Owner/Builder/Promoter in any documents, brochures, advertisements, hoardings, etc. and/or through any other medium hereinbefore agreed upon between the Owner/Builder/Promoter and the Purchaser which may in any manner be inconsistent with what is stated herein. This Agreement shall not be amended or modified except by a writing signed by both the Parties.

26. CONFIDENTIALITY

26.1 The Purchaser hereto agree that all the information, documents etc exchanged to date and which may be exchanged including the contents of this Agreement and any documents executed in pursuance thereof ("Confidential Information") is confidential and proprietary and shall not be disclosed, reproduced, copied, disclosed to any third party or used otherwise without the prior written consent of the Owner/Builder/Promoter. The confidentiality obligations under this Clause shall survive even after handing over the Possession of the Residential Flat and is legally binding on the Purchaser and shall always be in full force and effect.

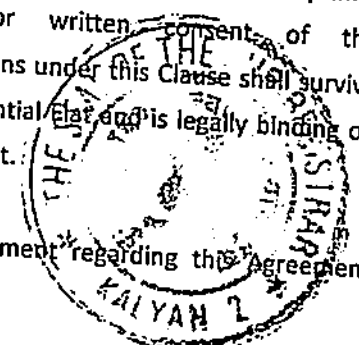
26.2 The Purchaser shall not make any public announcement regarding this Agreement without prior consent of the Owner/Builder/ Promoter.

26.3 Nothing contained hereinabove shall apply to any disclosure of Confidential Information if:-

a) such disclosure is required by law or requested by any statutory or regulatory or judicial/quasi-judicial authority or recognized self-regulating organization or other recognized investment exchange having jurisdiction over the Parties; or

b) such disclosure is required in connection with any litigation;

c) such information has entered the public domain other than by a breach of the Agreement.



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proceedings will be in the English language. The Arbitration shall be conducted by a Sole Arbitrator who shall be appointed by the Owner/Builder/Promoter.

- C. The decision of the Arbitrator shall be in writing and shall be final and binding on the Parties. The Award may include costs, including reasonable attorney fees and disbursements. Judgment upon the award may be entered by the Courts in Mumbai.
- D. This Agreement and rights and obligations of the Parties shall remain in full force and effect pending the Award in any arbitration proceeding hereunder.
- E. This Agreement shall be governed and interpreted by and construed in accordance with the laws of India. The Courts at Mumbai alone shall have exclusive jurisdiction over all matters arising out of or relating to this Agreement.

**23. SEVERABILITY**

- a. If at any time, any provision of this Agreement is or becomes illegal, invalid or unenforceable in any respect under the law of any jurisdiction, that shall not affect or impair the legality, validity or enforceability in that jurisdiction of any other provisions of this Agreement or the legality, validity or enforceability under the law of any other jurisdiction of that or any other provision of this Agreement.
- b. In the event any one or more of the provisions of this Agreement is held to be unenforceable under applicable law:-
  1. Such enforceability shall not affect any other provisions of this Agreement,
  2. Agreement shall be construed as if the unenforceable provision had not been contained therein, and
  3. The Parties shall negotiate in good faith to replace such unenforceable provision so as to give effect nearest the provision being replaced, and that preserves the party's commercial interests under this Agreement.



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**24. WAIVER:**

Any delay tolerated or indulgence shown by the Owner/Builder/Promoter in enforcing any of the terms of this Agreement or any forbearance or extension of time for payment of installment to the Purchaser by the Owner/Builder/Promoter shall not be construed as a waiver on the part of the Owner/Builder/Promoter of any breach or non-

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

COMMON SEAL OF the within named  
LODHA DWELLERS PRIVATE LIMITED

By the abovenamed  
OWNER/BUILDER/PROMOTER  
above named through the hands of its Directors

Surendran Nair  
on 08th day of July 2011

*[Handwritten signature]*



SIGNED AND DELIVERED

By the abovenamed PURCHASER

Mrs. VIDYA SANJAY PAWAR

Mr. SANJAY D. PAWAR.

In the presence of:

1. \_\_\_\_\_

2. \_\_\_\_\_

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RECEIVED on the 08th day of July 2011 first hereinabove written of and from the Withinnamed Purchaser the sum of Rs 5,25,308/- Rupees Five Lakh Twenty Five Thousand Three Hundred and Eight only Being the amount to be paid by the Purchaser on execution of these Presents to us.

Details as mentioned in the table below:

DATE	STAGE	CHQ NO	AMOUNT
13.06.2010	Earnest money	567132	Rs.27,000/-
02.07.2010	Within 21 days	RTGS	Rs.2,34,334/-
23.07.2010	WITHIN 42 DAYS	RTGS	Rs.2,59,085/-
23.07.2010	Plinth	RTGS	Rs.4,889/-

Rs.5,25,308/-

WE SAY RECEIVED

FOR LODHA DWELLERS PRIVATE LIMITED  
DIRECTOR



WITNESSES:-

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2.

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- (i) The Owner/Builder/Promoter is entitled to land mentioned under Serial nos. 1 to 8, 10 and 11 of the First Schedule hereunder written as absolute owners thereof. Lodha Construction (Dombivali), forming a part of Lodha Group of Companies is entitled to land mentioned under Serial Nos. 9 and 16 of the First Schedule hereunder written as absolute owners thereof and entitled to development rights in respect of the land mentioned under Serial Nos. 12 to 15, mentioned in the First Schedule hereunder written as Developers thereof.
- (ii) The Owner/Builder/Promoter is entitled to the land mentioned under Serial nos. 1 to 34, 36 to 38, 40 to 43 and 45 to 47 of the Second Schedule hereunder written as absolute owners thereof and having development rights and/or beneficial ownership in respect of the land as mentioned under Serial nos. 39 and 44 of the Second Schedule hereunder written and as such entitled to Develop the same as Developers thereof. Lodha Pinnacle Build Tech And Farms Private, Limited, forming a part of Lodha Group of Companies is entitled to land mentioned under Serial nos. 35 of the Second Schedule hereunder written as absolute owners thereof.
- (iii) Lodha Construction (Dombivali) is entitled to carry out the development of the land as more particularly described in the Third Schedule hereunder written in the Consolidated Scheme of Development vis-à-vis the Owner/Builder/Promoter.
- (iv) The name of the Owner/Builder/Promoter and Lodha Construction (Dombivali) is reflected in the 7/12 extract as the Owner with regard to land described in the Fourth Schedule hereunder written.
- (v) There are legal proceedings instituted in respect of the land mentioned in the Fifth Schedule hereunder written and same are pending and awaiting decision.
- (vi) The particulars of various deeds and documents and the details of the lands are stated in detail in the Schedule hereunder written.

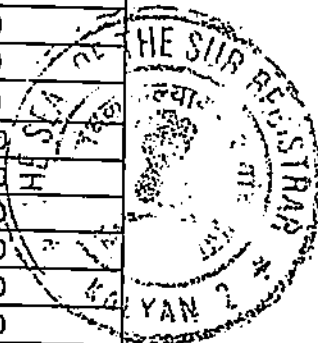
SCHEDULE OF THE PROPERTY

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ALL THAT pieces and parcels of land lying being situated at Village Nilje and Ghesar, Taluka Kalyan and District Thane in the Registration District and Sub-District of Thane bearing following Survey Nos. and Hissa Nos. as below:

THE FIRST SCHEDULE ABOVE REFERRED TO

Sr. No.	Survey No.	Hissa No.	Area in sq. mts
1	123	1	810
	123	2	810
2	108	1A	2120
3	96	1	1800
	96	3	510
	98	2*	2730
	106	5	300
	107	1	1770
	108	4	4780
	136	2	1370
	138	3*	1210
	226	4*	3100
	236	3*	1600
4	98	3*	1210
5	139	0*	1770
6	226	5*	700
	106	3	300
7	137	2*	260
8	235	1*	300
9	235	2P*	2100
10	98	9	3040
	101	1	5160
	102	5	1490
	102	7	2790
	103	1	1390
	103	2	2810
	103	3	300
	232	2	1580
11	232	3*	400
12	106	4	500
13	105	1	1970
	106	2	300
	106	1	100
14	136	1	3210
15	105	2	2000
16	108	2	4650



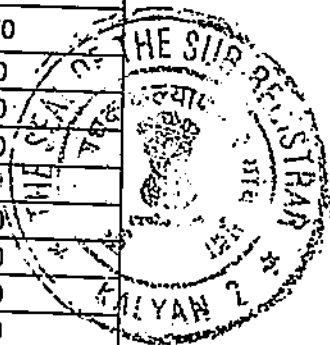
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THE SECOND SCHEDULE ABOVE REFERRED TO

Sr. No.	Survey No.	Hissa No.	Area in sq. mts
1	92	1*\$	3200
	94*	-	1690
2	60	3/A*\$	2800
	99	3/B*\$	2000
	113	1B\$	700
3	96	2*\$	12300

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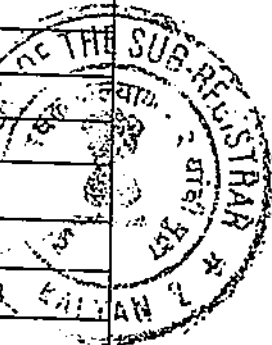
4	92	2*\$	5580
5	66	3/A*\$	6470
	66	3/B*\$	4390
	66	4*\$	6000
6	58	2/A*\$	3000
	58	4*\$	400
7	62	5B*\$	820
8	91	1B*\$	400
9	64	1*\$	4780\$
10	91	1A*\$	600\$
11	99	2C*\$	1058.69
	100*\$	-	404.68
12	66	5B*	1300
13	77	4*\$	1100
	77	6*\$	2000
14	77	1*\$	4070
15	44	1D*\$	12100
	59*\$		10370
	60	2*\$	6220
	60	3B*\$	1300
	60	3C*\$	2690
	62	1B*\$	60
	62	2B*\$	5000
	62	2C*\$	2100
	62	3A*\$	1650
	62	3B*\$	7110
	62	3H*\$	3500
	62	3F*\$	1100
	62	4A*\$	1400
	62	4B*\$	1700
	62	5A*\$	3680
	62	3G*\$	4100
	63	1B2\$	1740
	65	2*\$	1220
	65	1*\$	5160
	66	5A\$	3200
	102	1\$	398
	107	3A*\$	2200
	107	2C*\$	1900
16	58	1/B/1	1200
17	67*	-	5160
	68*	-	4430
18	58	6B*\$	1700
	56	2\$	810
19	66	6*\$	630
	66	7*\$	16340
	101	1/B\$	1100



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8/24

20	107	3B*\$	2200
21	77	5*\$	1440
	77	2*\$	4380
	77	3*\$	1200
22	87	2*\$	1470
23	117*\$	-	1600
	116	10\$	2120
	113	1A\$	3000
24	97	2*\$	6230
25	90	2\$	1690.00
26	96	1	3463
27	101	2	350
28	98	0	1000
29	58	2B	2400
30	63	2	1300
31	66	1	1200
	66	2	7100
32	87	1*	1100
33	107	3C	900
	107	2B	3200
34	58	1A/2	6600
35	61	2\$	920
36	105	1E	932.28
37	42	0	1540
	53	4B	300
38	58	3B	11600
	101	1A	14810
39	58	5A	900
40	58	5C1	600
41	62	3E	3100
42	60	1	1820
43	93	0	14800
44	63	1B1* (New No.1B3)	3300
	101	1C*	6300
45	97	4	6100
	90	3\$	1770
	90	1\$	510
	91	2\$	200
46	97	3*	3690



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७/५

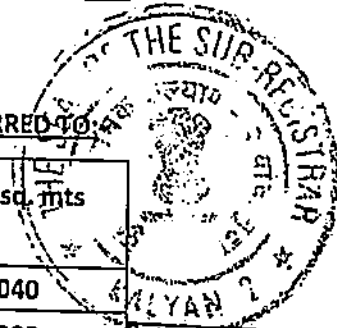
७/५

THE THIRD SCHEDULE ABOVE REFERRED TOVILLAGE GHESAR

Sr. No.	Survey No.	Hissa No.	Total Area (in sq.mts)
1	63	1	227693.00
2	64	2\$	
3	69\$	-	
4	70\$	-	
5	71\$	-	
6	72\$	-	
7	73\$	-	
8	74	1\$	
9	75\$	-	
10	76\$	-	
11	91	1/1\$	
12	95\$	-	
13	116\$	-	

THE FOURTH SCHEDULE ABOVE REFERRED TO

Sr. No.	Survey No.	Hissa No.	Area in sq. mts
1	99	1A	2040
2	99	2A	2300
3	97	1	7000



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THE FIFTH SCHEDULE ABOVE REFERRED TO:

- 1) Special Civil Suit No.231 of 2010 before Civil Judge Senior Division, Kalyan filed by Chitrakala B. Shingore (one of the plot holders and the member of the Dattanagar Housing Colony Co-operative Service Society Limited, Ghesar) against M/s. Datta Pooja Builders and Developers for declaration and injunction in respect of the land bearing Plot No.177 comprising S.No.76 Hissa No.45 admeasuring 511 sq.mts. and same is pending.
- 2) Tenancy Revision Application No. TNC/1076/B/03 before Maharashtra Revenue Tribunal, Mumbai filed by Datta Nagar Co-op. Housing Colony against Shri. Vitthal Rama Gaikar and Others challenging tenancy of the suit land bearing S.No. 95 admeasuring 2 H and 74 R.

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## Annexure "8"

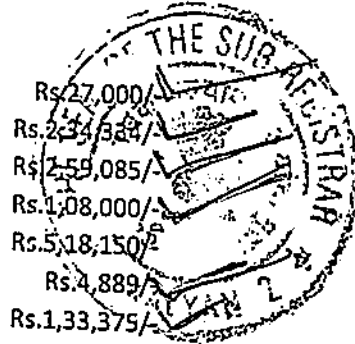
i.	Building	: RIVER DALE #C
ii.	Residential Flat No	: C-0203
iii.	Floor	: 2ND FLOOR
iv.	Carpet Area	: 686
v.	Number of car parking Spaces	: One (Open / <del>Site</del> )
vi.	Date of Fit Out	: 30.11.2012
vii.	Address of Purchaser for notices	: 29-B, KARMAVEER BHAURAO PATIL, CO-OP. HSG. SO. 2ND FLOOR RTO LANE,, ANDHERI W, MUMBAI-400053

## Annexure "9"

Total Consideration shall mean an aggregate lump sum consideration of Rs. 2,723,364.00 /- (Rupees Twenty Seven Lakhs Twenty Three Thousand Three Hundred and Sixty Four only).

Payment Schedule

A.	Earnest money	Rs. 27,000/-
B.	Within 21 days	Rs. 2,34,364/-
C.	WITHIN 42 DAYS	Rs. 2,59,085/-
D.	At the time of Agreement	Rs. 1,08,000/-
E.	Plinth	Rs. 5,18,150/-
F.	Plinth	Rs. 4,889/-
G.	Slab 1	Rs. 1,33,375/-
H.	Slab 2	Rs. 1,30,760/-
I.	Slab 3	Rs. 1,30,760/-
J.	Slab 4	Rs. 1,30,760/-
K.	Slab 5	Rs. 1,30,760/-
L.	Slab 6	Rs. 1,30,760/-
M.	Slab 7	Rs. 1,30,760/-
N.	Slab 8	Rs. 1,30,760/-
O.	Slab 9	Rs. 1,30,760/-
P.	Brick Work	Rs. 1,30,760/-
Q.	Plaster	Rs. 1,30,760/-
R.	Possession	Rs. 1,30,931/-



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## Annexure "10"

COMMON AREAS :-

1. Stair case and main passage.
2. Staircase Entrance Area.
3. Staircase Landings.
4. Pump rooms.
5. Lift Rooms and Lift Well.
6. Entrance Lobby on ground floor.
7. Garden Areas and the facilities thereon.

COMMON AMENITIES:

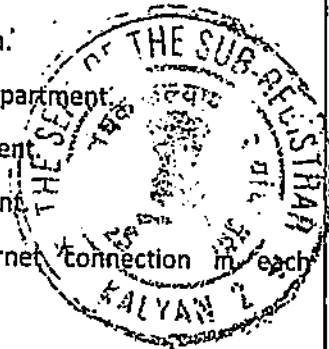
1. R.C.C. under ground and overhead tanks exclusively for the Said Building.
2. Pump(s) exclusively for the Said Building.
3. Lifts in the Said Building.
4. Light and electrical fitting in staircase entrance hall and compound exclusively for the Said Building.
5. Meter Room exclusively for the Said Building.
6. Exterior Plumbing fixtures exclusively for the Said Building.
7. Septic Tank exclusively for the Said Building.
8. Suction Tank exclusively for the Said Building.
9. Watchman Cabin exclusively for the Said Building.
10. Electric Cabin exclusively for the Said Building.
11. Fire Fighting System exclusively for the Said Building.
12. Car parking spaces in open, on stilts, exclusively for the Said Building.
13. Common internal /access roads, pathways driveways and entrance gates.
14. Sewerage treatment plant (STP) and sullage collection tank to serve the Said Building and ther Said Buildings.
15. Electric Sub-Station.
16. Under ground water storage tank.
17. Overhead water tank located on the terrace of the topmost floor of the Said Building.
18. Drainage and sewage lines in the Said Building.
19. Necessary light, telephone, and water connections in the Said Building.
20. All apparatus and installation existing for common use of residences of the Said Building.

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LIST OF AMENITIES

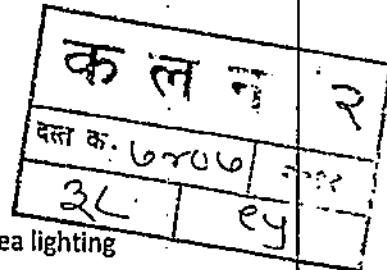
Amenities For 1 BHK : Stilt + 8

- Amenities for each building:
  - Lifts from leading manufacturer.
  - Power backup for lifts and common area lighting
- Amenities inside each apartment:
  - Vitrified Tile flooring in all the rooms.
  - Toilets finished with Ceramic tiles for dado and flooring.
  - Jaquar\* fittings and Parryware\* sanitary ware in toilets (\*or equivalent as per discretion of the designers)
  - Kitchen finished with granite platform, vitrified tile flooring & ceramic tiles dado.
  - Stainless steel sinks in kitchen
  - Intercom system provided.
  - Separate wardrobe area in bedroom.
  - Separate Puja space / area in each apartment.
  - Separate utility area in each apartment.
  - Separate deck area in each apartment.
  - Provision for telephone & internet connection in each apartment.
  - A/C unit provided in bedroom.



Amenities for 2 BHK Optima (Stilt + 8):

- Amenities for each building:
  - Lifts from leading manufacturer.
  - Power backup for lifts and common area lighting
- Amenities inside each apartment:
  - Vitrified Tile flooring in all the rooms.
  - Toilets finished with Ceramic tiles for dado and flooring.
  - Jaquar\* fittings and Parryware\* sanitary ware in toilets (\*or equivalent as per discretion of the designers)



*[Handwritten signature]*



- Kitchen finished with granite platform, vitrified tile flooring & ceramic tiles dado.
- Stainless steel sinks in kitchen.
- Intercom system.
- Separate wardrobe area in bedroom.
- Separate Puja space / area in each apartment.
- Separate utility area in each apartment.
- Separate deck area in each apartment.
- Provision for telephone & internet connection in each apartment.
- A/C unit provided in master bedroom.

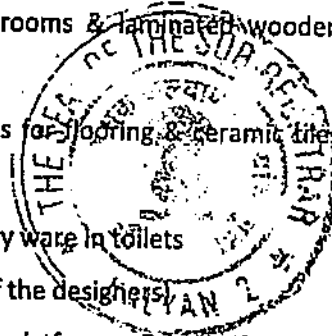
**Amenities for 2 BHK Ultima (Stilt + 8):**

○ Amenities for each building:

- Lifts from leading manufacturer.
- Power backup for lifts and common area lighting.

○ Amenities inside each apartment:

- A/C unit provided in bedrooms & living room.
- Vitrified Tile flooring in all the rooms & laminated wooden flooring in Bedrooms.
- Toilets finished with Vitrified tiles for flooring & ceramic tiles for dado.
- Jaquar\* fittings and Roca\* sanitary ware in toilets  
(\*or equivalent as per discretion of the designers)
- Kitchen finished with granite platform and vitrified tile flooring.
- Stainless steel sink in kitchen.
- Video door phone provided.
- Separate wardrobe area in bedroom.
- Separate store room in each apartment.
- Separate Puja space / area in each apartment.
- Separate utility area in each apartment.
- Separate deck area in each apartment.
- Provision for telephone & internet connection in each apartment.



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**Amenities for 3 BHK (Stilt + 18):**

## ○ Amenities for each building:

- Lifts from leading manufacturer.
- Power backup for lifts and common area lighting.
- Fire Fighting Equipment.

## ○ Amenities inside each apartment:

- A/C units provided in living room and bedrooms.
- Agglomerate marble flooring in Living, dining and passage.
- Laminated wooden flooring in bedrooms.
- Toilets finished with Vitrified tiles for Flooring and ceramic tile for Dado.
- Roca\* sanitary ware and Jaquar\* fittings in toilets.  
(\*or equivalent as per discretion of the designers)
- Kitchen finished with granite platform, vitrified tile flooring & ceramic tiles dado.
- Stainless steel sink in kitchen.
- Video door phone provided.
- Motion sensors in toilets for lighting control.
- Separate store room in each apartment.
- Separate wardrobe area in bedroom.
- Separate Puja space / area in each apartment.
- Separate utility area in each apartment.
- Provision for telephone & internet connection in each apartment.
- Separate deck area in each apartment.

**Common facilities for the Clusters:**

1. Club House with
  - a) Gymnasium
  - b) Indoor games room. (Carom, Chess, Cards)
2. Swimming pool for Adults & Kids.
3. Children play area.
4. Tennis Court
5. Gated Entry.



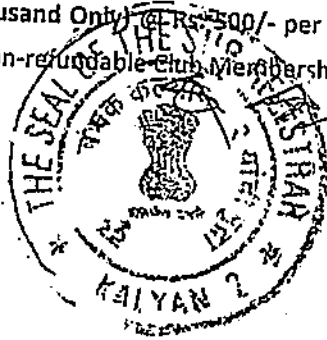
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SOCIETY CHARGES:-

- (i) Rs. 350/- (Rupees Three Hundred and Fifty Only) towards share application money and application entrance fee of the Ultimate Organization.
- (ii) Rs.54,540/- (Rupees Fifty Four Thousand Five Hundred and Forty Only) towards provisional outgoings of Water Bills, Common Electric Bills, Maintenance Charges and other society expenses (calculated at Rs.3.31/-) per sq. ft carpet area per month for 24 months from the date of Possession and subject to revision thereafter, as per the market conditions.
- (iii) Rs. 20,000/- (Rupees Twenty Thousand Only) being the expenses for formation and registration of the Ultimate Organization.

OTHER CHARGES:-

- (i) Rs. 20,000/- (Rupees Twenty Thousand Only) towards Legal Charges.
- (ii) Rs. 40,000/- (Rupees Fifty Thousand Only) towards electric connection, water connection, transformer, cable, laying, pipe laying and other related charges.
- (iii) Rs. 81,810/- (Eighty One Thousand Eight Hundred and Ten Only) for the Residential Flat towards Civic Governance Charges for Five years only.
- (iv) Rs. 12,000/- (Rupees Twelve Thousand Only) @ Rs. 500/- per month for the period of 24 months towards one-time non-refundable Club Membership Fees of Club.
- (v) Club usage charges as applicable.



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DATED 08th DAY OF July 2011

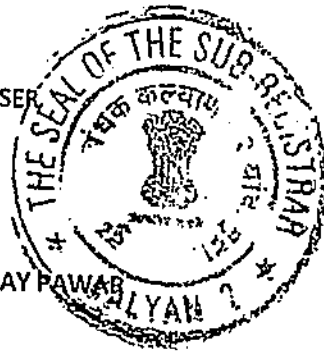
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OWNER

LODHA DWELLERS PRIVATE LIMITED

AND

PURCHASER



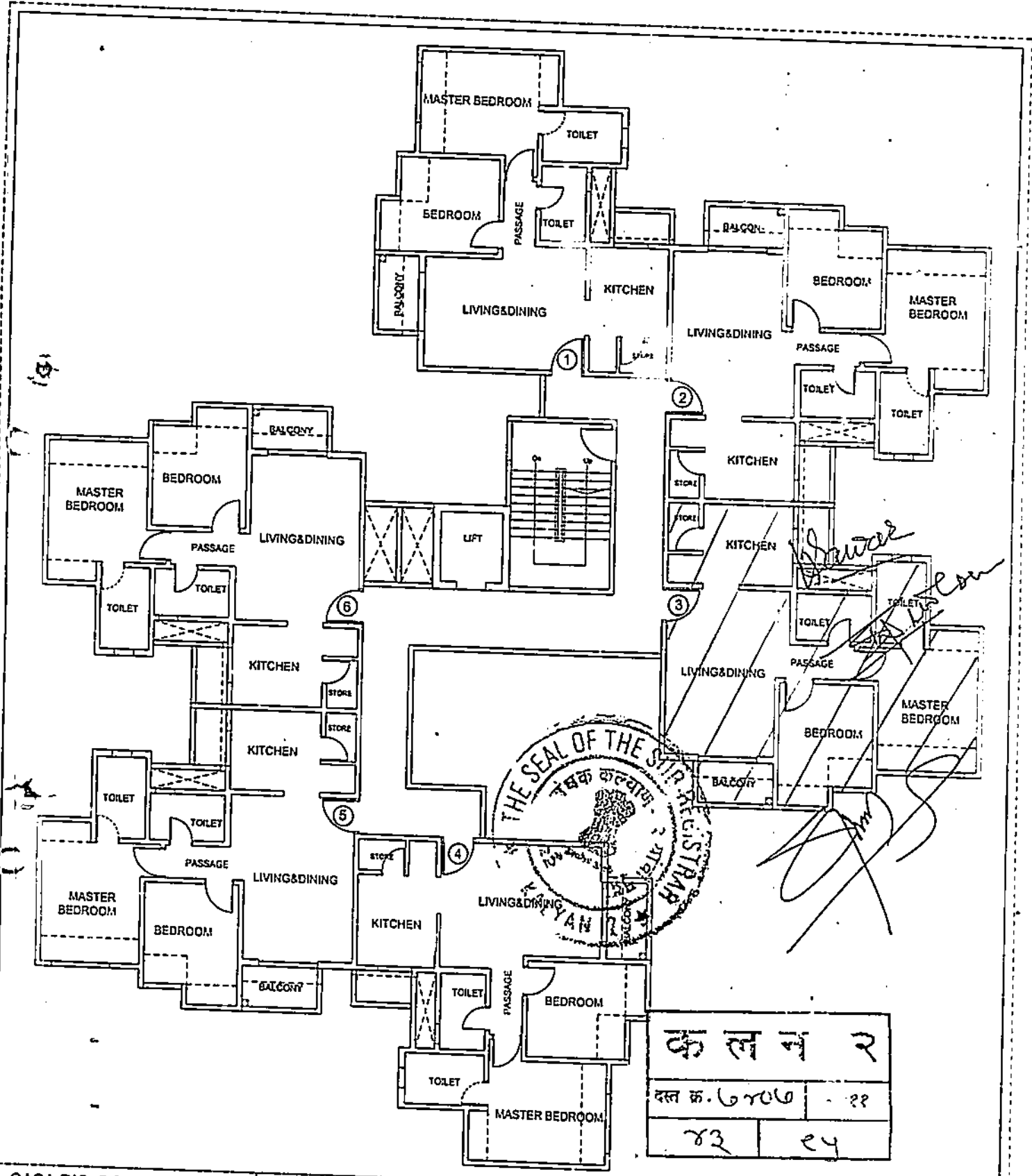
Mrs.VIDYA SANJAY PAWAR  
PILYAN

Mr.SANJAY D. PAWAR

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दस्ता क्र. ७१०७	२०११
४२	९५

AGREEMENT FOR SALE of Residential Flat No. C-0203  
in Wing C in the Building known RIVER DALE #C at "CASA RIO"

*(Handwritten signature)*



CASA RIO, DOMBIVALI		CLUSTER 2C: WING-C		FLOOR: 2 <sup>nd</sup> / 203		NOTE: PLAN NOT TO SCALE.
<p><b>CASARIO</b> BY LODHA</p> <p>Waterfront living</p>	<b>DEVELOPERS</b> <b>LODHA DWELLERS Pvt Ltd.</b> 216, Shah & Nahar Industrial Estate, Dr. E Moses Road, Worli Naka, Mumbai-18.		<b>NORTH</b>		<b>ARCHITECT</b> <b>RSP Design Consultants (India) Pvt. Ltd.,</b> 503-504-505 Madhava Bandra Kurla complex, Bandra (East), Mumbai 400051	











संख्या - २४

क्र.सं.	दिनांक	विवरण	रकम
1	12/10/11	...	...
2	13/10/11	...	...
3	14/10/11	...	...
4	15/10/11	...	...
5	16/10/11	...	...
6	17/10/11	...	...
7	18/10/11	...	...
8	19/10/11	...	...
9	20/10/11	...	...
10	21/10/11	...	...
11	22/10/11	...	...
12	23/10/11	...	...
13	24/10/11	...	...
14	25/10/11	...	...
15	26/10/11	...	...
16	27/10/11	...	...
17	28/10/11	...	...
18	29/10/11	...	...
19	30/10/11	...	...
20	31/10/11	...	...

संख्या - २५

क्र.सं.	दिनांक	विवरण	रकम
1	...	...	...
2	...	...	...
3	...	...	...
4	...	...	...
5	...	...	...
6	...	...	...
7	...	...	...
8	...	...	...
9	...	...	...
10	...	...	...
11	...	...	...
12	...	...	...
13	...	...	...
14	...	...	...
15	...	...	...
16	...	...	...
17	...	...	...
18	...	...	...
19	...	...	...
20	...	...	...

संख्या - २६

क्र.सं.	दिनांक	विवरण	रकम
1	...	...	...
2	...	...	...
3	...	...	...
4	...	...	...
5	...	...	...
6	...	...	...
7	...	...	...
8	...	...	...
9	...	...	...
10	...	...	...
11	...	...	...
12	...	...	...
13	...	...	...
14	...	...	...
15	...	...	...
16	...	...	...
17	...	...	...
18	...	...	...
19	...	...	...
20	...	...	...

संख्या - २७

क्र.सं.	दिनांक	विवरण	रकम
1	...	...	...
2	...	...	...
3	...	...	...
4	...	...	...
5	...	...	...
6	...	...	...
7	...	...	...
8	...	...	...
9	...	...	...
10	...	...	...
11	...	...	...
12	...	...	...
13	...	...	...
14	...	...	...
15	...	...	...
16	...	...	...
17	...	...	...
18	...	...	...
19	...	...	...
20	...	...	...



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*Handwritten signature and stamp*

ANNEX - 4

**MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY**  
मुंबई महानगर प्रदेश विकास प्राधिकरण

1 OCT 2010

FORWARD TO: ...

Sl. No.	Particulars	Amount	Total
1	...	...	...
2	...	...	...
3	...	...	...
4	...	...	...
5	...	...	...
6	...	...	...
7	...	...	...
8	...	...	...
9	...	...	...
10	...	...	...
11	...	...	...
12	...	...	...
13	...	...	...
14	...	...	...
15	...	...	...
16	...	...	...
17	...	...	...
18	...	...	...
19	...	...	...
20	...	...	...

**क ल न २**

दस्तावेज क्र. १०२२६

क्र.सं.	दिनांक	विवरण	रकम
1	...	...	...
2	...	...	...
3	...	...	...
4	...	...	...
5	...	...	...
6	...	...	...
7	...	...	...
8	...	...	...
9	...	...	...
10	...	...	...
11	...	...	...
12	...	...	...
13	...	...	...
14	...	...	...
15	...	...	...
16	...	...	...
17	...	...	...
18	...	...	...
19	...	...	...
20	...	...	...



Pradip Garach  
Advocate  
High Court, Bombay

These last mentioned land parcels have been included and registered with the Sub-Register of Maharashtra under the provisions of Section 7 of the Maharashtra Land Revenue Act, 1948.

**PART - II - POWER OF THE SECOND AND THIRD PARTIES**

For the purpose of investigation, I have perused and verified the following documents in connection with the said land parcels:

Page 2 of 26

Pradip Garach  
Advocate  
High Court, Bombay

The said Second Land, and approximately one-third of the land in the said Second Land were sold and transferred to the said Plaintiff by the said Defendant on 19/11/2008.

**PART - II - POWER OF THE SECOND AND THIRD PARTIES**

For the purpose of investigation, I have perused and verified the following documents in connection with the said land parcels:

Page 3 of 26

Pradip Garach  
Advocate  
High Court, Bombay

1. Certified copy of irrevocable Power of Attorney dated 07/03/2008 executed by M/s. Devas Finance Builders and Developers in favour of Lata Chandra Prasad Chavan.

Page 4 of 26

Pradip Garach  
Advocate  
High Court, Bombay

In view of the fact that the said Plaintiff is a bona fide purchaser of the said land parcels, I have concluded that the said Defendant's title in relation to the said land parcels is liable to be extinguished.

Pradip Garach  
Advocate  
High Court, Bombay

1. I am informed that there are no pending proceedings in respect of the land parcels mentioned in the said Schedule.

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Pradip Garach  
Advocate  
High Court, Bombay

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Pradip Garach  
Advocate  
High Court, Bombay

Sl. No.	Area of the Land Parcel	Area (Sq. Ft.)	Area (Sq. Mts.)	Area of the Defendant's Right, No and Date	Name of the Defendant/Plaintiff
1	Suburban Doha Part I (370/2008)	121	0	0	Suburban Doha Part I (370/2008) - Lata Chandra Prasad Chavan
1	Suburban Doha Part II (370/2008)	121	0	0	Suburban Doha Part II (370/2008) - Lata Chandra Prasad Chavan
1	Suburban Doha Part III (370/2008)	121	0	0	Suburban Doha Part III (370/2008) - Lata Chandra Prasad Chavan
2	Suburban Doha Part IV (370/2008)	121	0	0	Suburban Doha Part IV (370/2008) - Lata Chandra Prasad Chavan



Pradip Garach Advocate High Court, Bombay

Table with 7 columns: Sl. No., Name of the Landholder / Owner, Survey No., Hissa No., Area in Sq. Yds., Name of the Document & Page, No. and Date, Name of the Defendant / Plaintiff.

Pradip Garach Advocate High Court, Bombay

Table with 7 columns: Sl. No., Name of the Landholder / Owner, Survey No., Hissa No., Area in Sq. Yds., Name of the Document & Page, No. and Date, Name of the Defendant / Plaintiff.

Pradip Garach Advocate High Court, Bombay

Table with 7 columns: Sl. No., Name of the Landholder / Owner, Survey No., Hissa No., Area in Sq. Yds., Name of the Document & Page, No. and Date, Name of the Defendant / Plaintiff.

Pradip Garach Advocate High Court, Bombay

Table with 7 columns: Sl. No., Name of the Landholder / Owner, Survey No., Hissa No., Area in Sq. Yds., Name of the Document & Page, No. and Date, Name of the Defendant / Plaintiff. Includes a circular stamp at the bottom.

Pradip Garach Advocate High Court, Bombay

Table with 7 columns: Sl. No., Name of the Landholder / Owner, Survey No., Hissa No., Area in Sq. Yds., Name of the Document & Page, No. and Date, Name of the Defendant / Plaintiff.

Pradip Garach Advocate High Court, Bombay

Table with 7 columns: Sl. No., Name of the Landholder / Owner, Survey No., Hissa No., Area in Sq. Yds., Name of the Document & Page, No. and Date, Name of the Defendant / Plaintiff.



No. of the Landholder / Owner	Survey No.	Plot No.	Area in sq. ft.	Name of the Donor & Date	Name of the Donee / Purpose
1	100	1	100	...	...
2	100	2	100	...	...
3	100	3	100	...	...
4	100	4	100	...	...
5	100	5	100	...	...
6	100	6	100	...	...
7	100	7	100	...	...
8	100	8	100	...	...
9	100	9	100	...	...
10	100	10	100	...	...

No. of the Landholder / Owner	Survey No.	Plot No.	Area in sq. ft.	Name of the Donor & Date	Name of the Donee / Purpose
11	100	11	100	...	...
12	100	12	100	...	...
13	100	13	100	...	...
14	100	14	100	...	...
15	100	15	100	...	...
16	100	16	100	...	...
17	100	17	100	...	...
18	100	18	100	...	...
19	100	19	100	...	...
20	100	20	100	...	...

No. of the Landholder / Owner	Survey No.	Plot No.	Area in sq. ft.	Name of the Donor & Date	Name of the Donee / Purpose
21	100	21	100	...	...
22	100	22	100	...	...
23	100	23	100	...	...
24	100	24	100	...	...
25	100	25	100	...	...
26	100	26	100	...	...
27	100	27	100	...	...
28	100	28	100	...	...
29	100	29	100	...	...
30	100	30	100	...	...

No. of the Landholder / Owner	Survey No.	Plot No.	Area in sq. ft.	Name of the Donor & Date	Name of the Donee / Purpose
31	100	31	100	...	...
32	100	32	100	...	...
33	100	33	100	...	...
34	100	34	100	...	...
35	100	35	100	...	...
36	100	36	100	...	...
37	100	37	100	...	...
38	100	38	100	...	...
39	100	39	100	...	...
40	100	40	100	...	...

THE DONOR'S DECLARATION

No. of the Landholder / Owner	Survey No.	Plot No.	Area in sq. ft.	Name of the Donor & Date	Name of the Donee / Purpose
1	100	1	100	...	...
2	100	2	100	...	...
3	100	3	100	...	...
4	100	4	100	...	...
5	100	5	100	...	...
6	100	6	100	...	...
7	100	7	100	...	...
8	100	8	100	...	...
9	100	9	100	...	...
10	100	10	100	...	...

No. of the Landholder / Owner	Survey No.	Plot No.	Area in sq. ft.	Name of the Donor & Date	Name of the Donee / Purpose
11	100	11	100	...	...
12	100	12	100	...	...
13	100	13	100	...	...
14	100	14	100	...	...
15	100	15	100	...	...
16	100	16	100	...	...
17	100	17	100	...	...
18	100	18	100	...	...
19	100	19	100	...	...
20	100	20	100	...	...
			Total	72142.00	





Pradip Garach  
Advocate  
High Court, Bombay

Table with 11 columns: SLP No., Name, SLP, Date, Amount, Cause of Complaint, ELAC No., and Date of Decision. Contains 22 entries.

Pradip Garach  
Advocate  
High Court, Bombay

Table with 11 columns: SLP No., Name, SLP, Date, Amount, Cause of Complaint, ELAC No., and Date of Decision. Contains 22 entries.

Pradip Garach  
Advocate  
High Court, Bombay

Table with 11 columns: SLP No., Name, SLP, Date, Amount, Cause of Complaint, ELAC No., and Date of Decision. Contains 11 entries.

Table with 7 columns: SLP No., Name, SLP, Date, Amount, Cause of Complaint, and Date of Decision. Contains 6 entries.

Pradip Garach  
Advocate  
High Court, Bombay

Table with 11 columns: SLP No., Name, SLP, Date, Amount, Cause of Complaint, ELAC No., and Date of Decision. Contains 11 entries.

Large, complex table with multiple columns and rows, containing detailed data and signatures.

Table with multiple columns and rows, including a large circular stamp in the center and various administrative markings.



गौ.न.क्र. ७ व १२

मि. लोदा देवम प्रा. लि.  
गर्क शायरबाद नजिराबाद

२००९  
२०१०

२६ FEB 2010

गौ.न.क्र. ७ व १२

मि. लोदा देवम प्रा. लि.  
गर्क शायरबाद नजिराबाद

२००९  
२०१०

१५ DEC २०१०

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गौ.न.क्र. ७ व १२

मि. लोदा देवम प्रा. लि.  
गर्क शायरबाद नजिराबाद

२००९  
२०१०

२६ FEB 2010

गौ.न.क्र. ७ व १२

मि. लोदा देवम प्रा. लि.  
गर्क शायरबाद नजिराबाद

२००९  
२०१०

२६ FEB 2010

गौ.न.क्र. ७ व १२

मि. लोदा देवम प्रा. लि.  
गर्क शायरबाद नजिराबाद

२००९  
२०१०

२६ FEB 2010

क ल न २

गौ.न.क्र. ७ व १२

मि. लोदा देवम प्रा. लि.  
गर्क शायरबाद नजिराबाद

२००९  
२०१०

२६ MAR 2010





श्री. लोवा देवेसाय प्रा. लि.  
श्री. लोवा देवेसाय प्रा. लि.  
श्री. लोवा देवेसाय प्रा. लि.

703 9

18 NOV 2010

श्री. लोवा देवेसाय प्रा. लि.  
श्री. लोवा देवेसाय प्रा. लि.  
श्री. लोवा देवेसाय प्रा. लि.

703 2

18 NOV 2010

श्री. लोवा देवेसाय प्रा. लि.  
श्री. लोवा देवेसाय प्रा. लि.  
श्री. लोवा देवेसाय प्रा. लि.

703 3

18 NOV 2010

श्री. लोवा देवेसाय प्रा. लि.  
श्री. लोवा देवेसाय प्रा. लि.  
श्री. लोवा देवेसाय प्रा. लि.

703 3

18 NOV 2010

श्री. लोवा देवेसाय प्रा. लि.  
श्री. लोवा देवेसाय प्रा. लि.  
श्री. लोवा देवेसाय प्रा. लि.

703 2

02 FEB 2011

क ल न र

श्री. लोवा देवेसाय प्रा. लि.  
श्री. लोवा देवेसाय प्रा. लि.  
श्री. लोवा देवेसाय प्रा. लि.

706 21

15 DEC 2010





वेद्यम  
 श्री.न.क. उ व ११  
 कृष्ण नरनाथ

क्र.सं.	प्रा.सं.	पुस्तक सं.	विवरण	वर्ग
४६१२	३३३	३३३	मे लोका अवेर्क प्राली ये कामरेकर जवेरु मेरु	३३३

१५ JAN २०१०

३३३

वेद्यम  
 श्री.न.क. उ व ११  
 कृष्ण नरनाथ

क्र.सं.	प्रा.सं.	पुस्तक सं.	विवरण	वर्ग
४६१३	३३३	३३३	मे लोका अवेर्क प्राली ये कामरेकर जवेरु मेरु	३३३

१५ JAN २०१०

३३३

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वेद्यम  
 श्री.न.क. उ व ११  
 कृष्ण नरनाथ

क्र.सं.	प्रा.सं.	पुस्तक सं.	विवरण	वर्ग
४६१४	३३३	३३३	मे लोका अवेर्क प्राली ये कामरेकर जवेरु मेरु	३३३

१५ JAN २०१०

३३३

वेद्यम  
 श्री.न.क. उ व ११  
 कृष्ण नरनाथ

क्र.सं.	प्रा.सं.	पुस्तक सं.	विवरण	वर्ग
४६१५	३३३	३३३	मे लोका अवेर्क प्राली ये कामरेकर जवेरु मेरु	३३३

१५ JAN २०१०

३३३

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वेद्यम  
 श्री.न.क. उ व ११  
 कृष्ण नरनाथ

क्र.सं.	प्रा.सं.	पुस्तक सं.	विवरण	वर्ग
४६१६	३३३	३३३	मे लोका अवेर्क प्राली ये कामरेकर जवेरु मेरु	३३३

१५ JAN २०१०

३३३

क ल न २  
 श्री.न.क. उ व ११  
 कृष्ण नरनाथ

क्र.सं.	प्रा.सं.	पुस्तक सं.	विवरण	वर्ग
४६१७	३३३	३३३	मे लोका अवेर्क प्राली ये कामरेकर जवेरु मेरु	३३३

१५ JAN २०१०

३३३

113

पिढा ७२/७३

मि-म.क. ७७ ११

मल्लम नकपाव

दिले पुरोडा मी	मि-म.क. ७७ ११	मल्लम नकपाव
पुनः शिवा	७२/७३	७२/७३
मि-म.क. ७७ ११	७२/७३	७२/७३

१५ JAN २०१०

पिढा ७२/७३

मि-म.क. ७७ ११

मल्लम नकपाव

दिले पुरोडा मी	मि-म.क. ७७ ११	मल्लम नकपाव
पुनः शिवा	७२/७३	७२/७३
मि-म.क. ७७ ११	७२/७३	७२/७३

१५ JAN २०१०

७१ ११५

१३

१३

पिढा ७२/७३

मि-म.क. ७७ ११

मल्लम नकपाव

दिले पुरोडा मी	मि-म.क. ७७ ११	मल्लम नकपाव
पुनः शिवा	७२/७३	७२/७३
मि-म.क. ७७ ११	७२/७३	७२/७३

१५ JAN २०१०

पिढा ७२/७३

मि-म.क. ७७ ११

मल्लम नकपाव

दिले पुरोडा मी	मि-म.क. ७७ ११	मल्लम नकपाव
पुनः शिवा	७२/७३	७२/७३
मि-म.क. ७७ ११	७२/७३	७२/७३

१५ JAN २०१०

THE SEARCHED & SUB-REGISTERED

पिढा ७२/७३

मि-म.क. ७७ ११

मल्लम नकपाव

दिले पुरोडा मी	मि-म.क. ७७ ११	मल्लम नकपाव
पुनः शिवा	७२/७३	७२/७३
मि-म.क. ७७ ११	७२/७३	७२/७३

१५ JAN २०१०

पिढा ७२/७३

मि-म.क. ७७ ११

मल्लम नकपाव

**कलन २**

दिले पुरोडा मी	मि-म.क. ७७ ११	मल्लम नकपाव
पुनः शिवा	७२/७३	७२/७३
मि-म.क. ७७ ११	७२/७३	७२/७३

१५ JAN २०१०

११९



Form No. 1 (Part B) dated 16 DEC 2009. Contains handwritten entries and a large handwritten 'S'.

Particulars		Amount	Signature	Date
1	...	...	...	...
2	...	...	...	...
3	...	...	...	...
4	...	...	...	...
5	...	...	...	...
6	...	...	...	...
7	...	...	...	...
8	...	...	...	...
9	...	...	...	...
10	...	...	...	...
11	...	...	...	...
12	...	...	...	...
13	...	...	...	...
14	...	...	...	...
15	...	...	...	...

16 DEC 2009

Form No. 1 (Part B) dated 4 NOV 2010. Includes a large circular stamp and handwritten entries.

Particulars		Amount	Signature	Date
1	...	...	...	...
2	...	...	...	...
3	...	...	...	...
4	...	...	...	...
5	...	...	...	...
6	...	...	...	...
7	...	...	...	...
8	...	...	...	...
9	...	...	...	...
10	...	...	...	...
11	...	...	...	...
12	...	...	...	...
13	...	...	...	...
14	...	...	...	...
15	...	...	...	...

4 NOV 2010

Circular Stamp: THE SEA NEAR THE SUB-REGISTRAR'S OFFICE, KARAVELANGAL

Form No. 1 (Part B) dated 4 NOV 2010. Includes handwritten entries and a large handwritten 'S'.

Particulars		Amount	Signature	Date
1	...	...	...	...
2	...	...	...	...
3	...	...	...	...
4	...	...	...	...
5	...	...	...	...
6	...	...	...	...
7	...	...	...	...
8	...	...	...	...
9	...	...	...	...
10	...	...	...	...
11	...	...	...	...
12	...	...	...	...
13	...	...	...	...
14	...	...	...	...
15	...	...	...	...

4 NOV 2010

Form No. 1 (Part B) dated 4 NOV 2010. Includes a large circular stamp and handwritten entries.

Particulars		Amount	Signature	Date
1	...	...	...	...
2	...	...	...	...
3	...	...	...	...
4	...	...	...	...
5	...	...	...	...
6	...	...	...	...
7	...	...	...	...
8	...	...	...	...
9	...	...	...	...
10	...	...	...	...
11	...	...	...	...
12	...	...	...	...
13	...	...	...	...
14	...	...	...	...
15	...	...	...	...

4 NOV 2010

Circular Stamp: THE SEA NEAR THE SUB-REGISTRAR'S OFFICE, KARAVELANGAL

Form No. 1 (Part B) dated 20 SEP 2009. Includes handwritten entries and a large handwritten 'S'.

Particulars		Amount	Signature	Date
1	...	...	...	...
2	...	...	...	...
3	...	...	...	...
4	...	...	...	...
5	...	...	...	...
6	...	...	...	...
7	...	...	...	...
8	...	...	...	...
9	...	...	...	...
10	...	...	...	...
11	...	...	...	...
12	...	...	...	...
13	...	...	...	...
14	...	...	...	...
15	...	...	...	...

20 SEP 2009

Form No. 1 (Part B) dated 4 NOV 2010. Includes a large rectangular stamp and handwritten entries.

Particulars		Amount	Signature	Date
1	...	...	...	...
2	...	...	...	...
3	...	...	...	...
4	...	...	...	...
5	...	...	...	...
6	...	...	...	...
7	...	...	...	...
8	...	...	...	...
9	...	...	...	...
10	...	...	...	...
11	...	...	...	...
12	...	...	...	...
13	...	...	...	...
14	...	...	...	...
15	...	...	...	...

4 NOV 2010

Rectangular Stamp: क ल न र

10

17

सं. दिनांक 16 DEC 2009

पं. दिनांक 16 DEC 2009

16 DEC 2009

18

सं. दिनांक 16 DEC 2009

पं. दिनांक 16 DEC 2009

16 DEC 2009

17

सं. दिनांक 16 DEC 2009

पं. दिनांक 16 DEC 2009


16 DEC 2009

18

सं. दिनांक 16 DEC 2009

पं. दिनांक 16 DEC 2009

16 DEC 2009



17

सं. दिनांक 16 DEC 2009

पं. दिनांक 16 DEC 2009

16 DEC 2009

17

कलम 2

सं. दिनांक 16 DEC 2009

पं. दिनांक 16 DEC 2009

16 DEC 2009

13

















86

85

पिन-15  
 गा.न.क्र. ७ व १२  
 माला - ७७५५१

प्लान नं. ३८/३८३ (३३)  
 ३३३ ३३३ ३३३  
 ३३३ ३३३ ३३३

मे. श्रीवा. इन्वेंचर्स प्रा. लि.  
 एवं अप्पेयर-रजिस्ट्रेशन

३३३

०-०३-०  
 ०-०३-०  
 ०-०३-०  
 ०-०३-०  
 ०-०३-०  
 ०-०३-०

०२०  
 २०२०

६ NOV 2010

THE SEA OF THE SEA  
 KALYAN 2

पिन-15  
 गा.न.क्र. ७ व १२  
 माला - ७७५५१

प्लान नं. ३८/३८३ (३३)  
 ३३३ ३३३ ३३३  
 ३३३ ३३३ ३३३

मे. श्रीवा. इन्वेंचर्स प्रा. लि.  
 एवं अप्पेयर-रजिस्ट्रेशन

३३३

०-०३-०  
 ०-०३-०  
 ०-०३-०  
 ०-०३-०  
 ०-०३-०  
 ०-०३-०

०२०  
 २०२०

६ NOV 2010

THE SEA OF THE SEA  
 KALYAN 2

पिन-15  
 गा.न.क्र. ७ व १२  
 माला - ७७५५१

प्लान नं. ६०/३  
 ६० ३  
 ६० ३  
 ६० ३

मे. श्रीवा. इन्वेंचर्स प्रा. लि.  
 एवं अप्पेयर-रजिस्ट्रेशन

६० ३

०-०३-३  
 ०-०३-३  
 ०-०३-३  
 ०-०३-३  
 ०-०३-३  
 ०-०३-३

०२०  
 २०२०

६ FEB 2011

THE SEA OF THE SEA  
 KALYAN 2

पिन-15  
 गा.न.क्र. ७ व १२  
 माला - ७७५५१

प्लान नं. ६०/३  
 ६० ३  
 ६० ३  
 ६० ३

मे. श्रीवा. इन्वेंचर्स प्रा. लि.  
 एवं अप्पेयर-रजिस्ट्रेशन

६० ३

०-०३-३  
 ०-०३-३  
 ०-०३-३  
 ०-०३-३  
 ०-०३-३  
 ०-०३-३

०२०  
 २०२०

६ FEB 2011

THE SEA OF THE SEA  
 KALYAN 2

क ल न २  
 प्लान क्र-७०१०७ २०११  
 ७४ | ९५

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

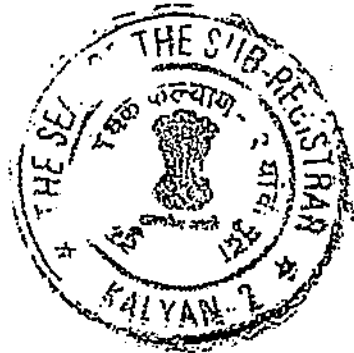
LODHA DWELLERS PRIVATE LIMITED



22/07/2005  
Permanent Account Number

AABCL1417D

22072005



इस कार्ड के साथ - धन का कृपया सुरक्षा करें - सावधानी  
अपना धन सुरक्षित रखें, एन एस डी यू  
सुरक्षित संकलन, दाईया टॉवर, कान्हा मिल्स कंपाउंड,  
एस. बी. मार्ग, लोअर पैर्य, मुंबई - 400 013.

If this card is lost / someone's lost card is found,  
please inform / return to  
Income Tax PAN Services Unit, NSDL  
1st Floor, Times Tower,  
Kansla Mills Compound,  
S. B. Marg, Lower Parel, Mumbai - 400 013.  
Tel: 91-22-2495 2650; Fax: 91-22-2495 0664.  
e-mail: Uninfo@nsdl.co.in

क ल न र	
दस्ता क्र. ७४०७	२०२२
७५	२५


**घोषणापत्र**

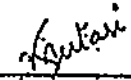
मी / आम्ही श्री. सुरेन्द्र नायर, मरीशा सुतारी, ऋतुजा ओक, तेजल इंजीनीयर याद्वारे घोषित करतो / करत की, दुय्यम निबंधक \_\_\_\_\_ यांचे कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. अमिनंदन लोढा, अभिशेक लोढा, सुरेन्द्र के. शाह, संदीप सक्सेना, मंगेश पुराणीक व इ.यांनी दि. २३.१२.२०१० रोजी आम्हाला दिलेल्या कुलमुखत्यारपत्राच्या आधारे आम्ही सादर दस्त नोंदणीस सादर केला आहे निष्पादीत करून कबुलीजवाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीती मयत झाले नाही किंवा अन्य कोणत्याही कारणांमुळे कुलमुखत्यारपत्र पुर्णपणे कुलमुखत्यारपत्र रद्दवातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पुर्णपणे वैध असून उपरोक्त कृती करण्यास मी आम्ही पुर्णता संक्षम आहे. सादरचे कयन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी आम्ही पात्र राहून राहू यांची मला आम्हाला जाणीव आहे.


तारीख :-


ठिकाण :-

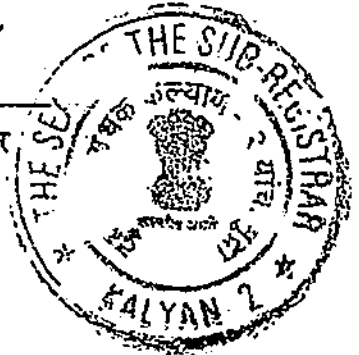
कुलमुखत्यारपत्रधारकांची सही व नाव.

  
श्री. सुरेन्द्र नायर,

  
मरीशा सुतारी,

  
ऋतुजा ओक,

  
तेजल इंजीनीयर



**SPECIAL POWER OF ATTORNEY**

To all to whom this present shall come, We 1) MACROTECH CONSTRUCTION PRIVATE LIMITED. (2) LODHA LAND DEVELOPERS PRIVATE LIMITED. (3) LODHA ESTATE PRIVATE LIMITED. (4) LODHA CONSTRUCTION PRIVATE LIMITED. (5) LODHA BUILDERS PRIVATE LIMITED. (6) ARJHANT PREMISES PRIVATE LIMITED (7) LODHA PROPERTIES DEVELOPMENT PRIVATE LIMITED. (8) LODHA HOME DEVELOPERS PRIVATE LIMITED. (9) SIMTO PRIVATE LIMITED. (10) LODHA BUILDCON PRIVATE LIMITED. (11) LODHA HOME BUILD FARMS PRIVATE LIMITED. (12) MAA PADMAVATI BUILDTech PRIVATE LIMITED. (13) LODHA HEALTHY CONSTRUCTION AND DEVELOPERS PRIVATE LIMITED. (14) COWTOWN LAND DEVELOPERS PRIVATE LIMITED. (15) LODHA CROWN BUILDSMART PRIVATE LIMITED. (16) LODHA DWELLERS PRIVATE LIMITED. (17) LODHA IMPRESSION REAL ESTATE PRIVATE LIMITED. (18) LODHA DEVELOPERS LIMITED. (19) LODHA PINNACLE BUILD TECH PRIVATE LIMITED. (20) GALAXY PREMISES PRIVATE LIMITED. (21) MAHAVIR BUILD ESTATE PRIVATE LIMITED (22) MICROTECH CONSTRUCTION PRIVATE LIMITED (23) SHREENIVAS COTTON MILLS LTD. (24) NATIONAL STANDARD INDIA LIMITED. (25) SANTHAGAR ENTERPRISES PRIVATE LIMITED. (26) LODHA QUALITY BUILDSMART PRIVATE LIMITED. (27) LODHA DEVELOPERS PRIVATE LIMITED (28) LODHA PRIME BUILD FARMS PRIVATE LIMITED. All of them Private Limited Companies registered under the Companies Act, 1956 and having its registered office at 216, Shah and Nihar, Dr. E. Moses Road, Worli, Mumbai - 400 018 and sales office at Lodha Pavilion, Apollo Mills Compound, N.M.Joshi Marg, Mahabzani (hereinafter for the sake of brevity collectively to as "the said Companies") and WE LODHA GROUP OF COMPANIES 2) M/S. VIVEK ENTERPRISES, 3) M/S. SHREE ENTERPRISES, 4) M/S PRANIK LANDMARK ASSOCIATES, All of the Partnerships registered under the Partnership Act, 1932 and having its principal office at 216, Shah and Nihar, Dr. E. Moses Road, Worli, Mumbai-400 018 and sales office at Lodha Pavilion, Apollo Mills Compound N.M.Joshi Marg, Mahabzani, Mumbai-400 011 ( hereinafter referred to as "the said Firms" )



For M. N. BANK LTD  
17/11/2011

क ल न २	
७०१०	२०११
७०१	२५

श्री. सुरेन्द्र नायर  
१७/११/२०११  
००१-९९९९९९९  
१४:१९

Customer's Copy	Ex. No.	Date	01/12/10
Deposit			
Particulars			
By			
To			
Balance Brought Forward			
By			
To			
Balance			

Stamp: १२ DEC 2010



And residing office at Lodha Paradise, Majiwada, Thane (West)

SEND GREETINGS

WHEREAS the said Companies are engaged in business of real estate and property development and constructing various Buildings comprised of Residential Flats, and such other premises and selling such Residential Flats and such other premises in Mumbai and elsewhere in India.

This said Companies are in process of executing Agreements for Sale with the Prospective Purchasers and for the said Companies are required from time to time sign, execute, admit, lodge and register the Agreements for Sale before the concerned Sub-Registrar of Assurance, and in order to facilitate the same the said Companies are desirous of appointing SHRI SURENDRAN NAIR, MRS. MARISHA SUTARI, MRS. RUTUJA OAK and MS. TEJAL ENGINEER as Constituted Attorneys of the said Companies with following powers and authorities.

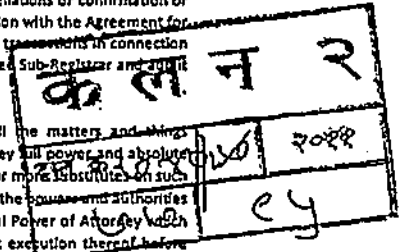


NOW KNOW YOU ALL AND THESE PRESENTS WITNESS that We ABHINANDAN LODHA, VISHWESH LODHA, MANGESH PURANIK, SANDEEP SAXENA, SURENDRA K. SHAH of Mumbai, Indian and one of the Director of the said Companies doth hereby appoint, nominate and constitute the said SHRI SURENDRAN NAIR, MRS. MARISHA SUTARI, MRS. RUTUJA OAK and MS. TEJAL ENGINEER as true and lawful attorneys or agents of the said respective Companies with full powers and authority to jointly and severally do and execute all acts, matters, deeds and things as hereinafter mentioned on behalf of, in the name of and for the Companies viz.

1. TO SIGN AND EXECUTE Letter of Allotment for the purpose of sale and allotment of Residential flats and such other premises in buildings constructed by the said Companies on the properties in different development projects in terms of Allotment letter approved by the said Companies or any of them.
2. TO ENTER INTO, SIGN AND EXECUTE Agreements for sale in connection with the Residential Flats, and such other premises in Building/s constructed by the said Companies on the properties in different development projects and incidental thereto sign necessary forms and papers for the purpose of effective registration of such Agreements.
3. Subject to prior approval of the management of the Company TO SIGN AND EXECUTE all forms, writing, affidavit and other ancillary papers and documents, as may be required, to enable the prospective Purchasers of the Residential Flats, and such other premises to secure loans and financial assistance from the bankers and financial institutions for the purpose of the payment of the consideration payable by the such prospective Purchasers to the Companies without making any monetary or others commitments or any other liabilities of

whatsoever nature thereto on behalf and against the said Companies to pay to the banker or financial institution.

4. TO APPEAR BEFORE AND ATTEND TO the concerned Sub-Registrar and TO LODGE AND PRESENT before him AND TO ADMIT execution of the Agreement for Sale executed by the Attorney with the prospective Purchasers lodged for registration in connection sale of the Residential Flats, and such other premises in the building constructed by the Companies or any of them and to do all necessary acts deeds matters and things for effectively registering the said Agreement of Sale.
5. TO SIGN AND EXECUTE Deed of Rectification or Cancellations or confirmation or any other documents, as may be required, in connection with the Agreement for sale of Residential Flats, and such other premises and to execute the same in connection therewith and lodge for registration with the concerned Sub-Registrar and admit execution thereof.
6. For the better doing, performing and executing all the matters and things aforesaid, I hereby further grant into the said Attorney full power and absolute authority to substitute and appoint in his place. One or more substitutes on such terms as he shall think fit and to exercise all or any of the powers and authorities and to do all acts, deeds and things under this Special Power of Attorney which includes execution of Agreement for Sale and admit execution thereof before concerned Sub Registrar of Assurance for effective, registration of such document and to revoke any such appointment from time to time and to substitute or appoint any others in his place as the said Attorney from time to time as he think fit and / or proper subject to terms stated therein.



Provided that notwithstanding anything herein before contained, the said Attorney shall always act within and not outside the instruction or directions received by him from the management and board of directors of the said Companies and the said Companies hereby agree to ratify and confirm all acts and things lawfully done by the said attorney, pursuant to the powers hereinbefore contained.

This Power of Attorney shall remain valid and in force till same is revoked or cancelled by all or any of the Companies and/or so far as the said attorney is in employment in one of the said Companies.

IN WITNESS WHEREOF the Companies have put their respective seals on this

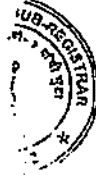
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SIGNED SEALED AND DELIVERED  
BY and withinnamed  
MACROTECH CONSRUCTION PRIVATE LIMITED.  
By and through their one of the Director  
Mr. Abhinandan lodha  
Pursuant to the resolution of the Board  
Of Directors dated \_\_\_\_\_ 2010  
In the presence of \_\_\_\_\_



SIGNED SEALED AND DELIVERED  
BY and withinnamed  
LODHA DEVELOPERS LIMITED  
By and through their one of the Director  
Mr. Abhinandan Lodha  
Pursuant to the resolution of the Board  
Of Directors dated \_\_\_\_\_ 2010  
In the presence of \_\_\_\_\_



*Abhinandan Lodha*

SIGNED SEALED AND DELIVERED  
BY and withinnamed  
LODHA ESTATE PRIVATE LIMITED.,  
By and through their one of the Director  
Mr. Abhinandan Lodha  
Pursuant to the resolution of the Board  
Of Directors dated \_\_\_\_\_ 2010  
In the presence of \_\_\_\_\_

*Abhinandan Lodha*

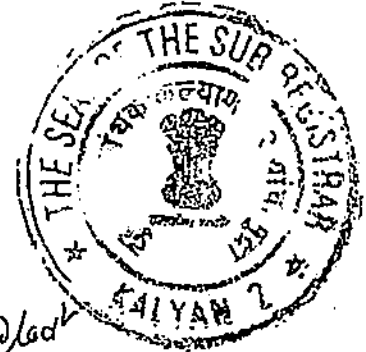
SIGNED SEALED AND DELIVERED  
BY and withinnamed  
LODHA CONSTRUCTION PRIVATE LIMITED.  
By and through their one of the Director  
Mr. Abhinandan Lodha  
Pursuant to the resolution of the Board  
Of Directors dated \_\_\_\_\_ 2010  
In the presence of \_\_\_\_\_

*Abhinandan Lodha*

*9 K*

*Abhinandan Lodha*

SIGNED SEALED AND DELIVERED  
BY and withinnamed  
LODHA HOME DEVELOPERS PRIVATE LIMITED.  
By and through their one of the Director  
Mr. Abhinandan Lodha  
Pursuant to the resolution of the Board  
Of Directors dated \_\_\_\_\_ 2010  
In the presence of \_\_\_\_\_



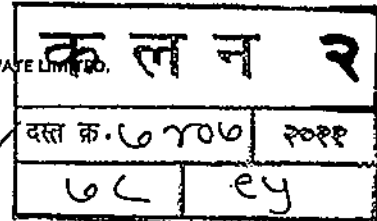
*Abhinandan Lodha*

SIGNED SEALED AND DELIVERED  
BY and withinnamed  
LODHA BUILDCON PRIVATE LIMITED.,  
By and through their one of the Director  
Mr. Abhinandan Lodha  
Pursuant to the resolution of the Board  
Of Directors dated \_\_\_\_\_ 2010  
In the presence of \_\_\_\_\_

*Abhinandan Lodha*



SIGNED SEALED AND DELIVERED  
BY and withinnamed  
LODHA HEALTHY CONSTRUCTION AND DEVELOPERS PRIVATE LIMITED.,  
By and through their one of the Director  
Mr. Abhinandan Lodha  
Pursuant to the resolution of the Board  
Of Directors dated \_\_\_\_\_ 2010  
In the presence of \_\_\_\_\_



*Abhinandan Lodha*

SIGNED SEALED AND DELIVERED  
BY and withinnamed  
LODHA CROWN BUILDMART PRIVATE LIMITED.  
By and through their one of the Director  
Mr. Abhinandan Lodha  
Pursuant to the resolution of the Board  
Of Directors dated \_\_\_\_\_ 2010  
In the presence of \_\_\_\_\_

*Abhinandan Lodha*

SIGNED SEALED AND DELIVERED  
BY and withinnamed  
LODHA DEVELOPERS PRIVATE LIMITED.

*9 K*

SIGNED SEALED AND DELIVERED  
BY and withInnamed  
M/S. VIVEK ENTERPRISES  
By and through their one of the Partner  
Mr. Abhinandan Lodha  
In the presence of ...

*A. Lodha*

SIGNED SEALED AND DELIVERED  
BY and withInnamed  
M/S. SHREE SAJNATH ENTERPRISES  
By and through their one of the Partner  
Mr. Abhinandan Lodha  
In the presence of ...

*A. Lodha*



SIGNED SEALED AND DELIVERED  
BY and withInnamed  
MAA PADMAVATI BUILTECH PRIVATE LIMITED.  
By and through their one of the Director  
Mr. ABHISHECK LODHA  
Pursuant to the resolution of the Board  
Of Directors dated \_\_\_\_\_ 2010  
In the presence of \_\_\_\_\_



*A. Lodha*

SIGNED SEALED AND DELIVERED  
BY and withInnamed  
LODHA DWELLERS PRIVATE LIMITED.  
By and through their one of the Director  
Mr. Abhishek Lodha  
Pursuant to the resolution of the Board  
Of Directors dated \_\_\_\_\_ 2010  
In the presence of \_\_\_\_\_

*A. Lodha*

SIGNED SEALED AND DELIVERED  
BY and withInnamed  
LODHA QUALITY BUILD MART PRIVATE LIMITED.  
By and through their one of the Director  
Mr. Abhishek Lodha  
Pursuant to the resolution of the Board

*A. Lodha*

*A. Lodha*

By and through their one of the Director  
Mr. Abhinandan Lodha  
Pursuant to the resolution of the Board  
Of Directors dated \_\_\_\_\_ 2010  
In the presence of ...



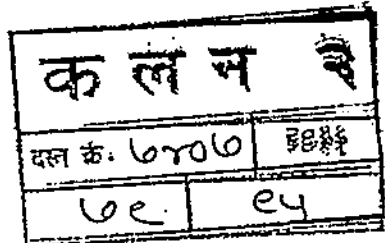
*A. Lodha*

SIGNED SEALED AND DELIVERED  
BY and withInnamed  
LODHA PRIME BUILD FARMS PRIVATE LIMITED  
By and through their one of the Director  
Mr. Abhinandan Lodha  
Pursuant to the resolution of the Board  
Of Directors dated \_\_\_\_\_ 2010  
In the presence of \_\_\_\_\_



SIGNED SEALED AND DELIVERED  
BY and withInnamed  
LODHA BUILDERS PRIVATE LIMITED.  
By and through their one of the Director  
Mr. Abhinandan Lodha  
Pursuant to the resolution of the Board  
Of Directors dated \_\_\_\_\_ 2010  
In the presence of \_\_\_\_\_

*A. Lodha*



*A. Lodha*

SIGNED SEALED AND DELIVERED  
BY and withInnamed  
COWTOWN LAND DEVELOPMENT PRIVATE LIMITED.  
By and through their one of the Director  
Mr. Abhinandan Lodha  
Pursuant to the resolution of the Board  
Of Directors dated \_\_\_\_\_ 2010  
In the presence of \_\_\_\_\_


SIGNED SEALED AND DELIVERED  
BY and withInnamed  
M/S. LODHA GROUP OF COMPANIES  
By and through their one of the Partner  
Mr. Abhinandan Lodha  
In the presence of ...

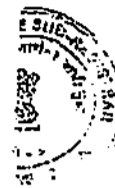
*A. Lodha*

*A. Lodha*

Pursuant to the resolution of the Board  
Of Directors dated \_\_\_\_\_ 2010  
In the presence of ....

SIGNED SEALED AND DELIVERED  
BY and withinnamed  
M/S. PRANIK LANDMARK ASSOCIATES  
By and through their one of the Partner  
Mr. Sandeep Saxena  
In the presence of ....

*[Handwritten signature]*  
  
*[Handwritten signature]*



SIGNED SEALED AND DELIVERED  
BY and withinnamed  
LODHA LAND DEVELOPERS PRIVATE LIMITED.  
By and through their one of the Director  
Mr. Mangesh Puranik  
Pursuant to the resolution of the Board  
Of Directors dated \_\_\_\_\_ 2010  
In the presence of .....

SIGNED SEALED AND DELIVERED  
BY and withinnamed  
ARIHANT PREMISES PRIVATE LIMITED.  
By and through their one of the Director  
Mr. Mangesh Puranik  
Pursuant to the resolution of the Board  
Of Directors dated \_\_\_\_\_ 2010  
In the presence of .....







*[Handwritten signature]*

SIGNED SEALED AND DELIVERED  
BY and withinnamed  
LODHA NOVEL BUILD FARMS PRIVATE LIMITED.  
By and through their one of the Director  
Mr. Mangesh Puranik  
Pursuant to the resolution of the Board  
Of Directors dated \_\_\_\_\_ 2010  
In the presence of .....

*[Handwritten signature]*

*[Handwritten initials]*  
*[Handwritten initials]*  
*[Handwritten initials]*

SIGNED SEALED AND DELIVERED  
BY and withinnamed  
NATIONAL STANDARD INDIA LIMITED  
By and through their one of the Director  
Mr. Mangesh Puranik  
Pursuant to the resolution of the Board  
Of Directors dated \_\_\_\_\_ 2010  
In the presence of ....

*[Handwritten signature]*  
  
  
  
  
  


SHRI SURENDRA NAIR

*[Handwritten signature]*



MRS. MARISHA SUTARI -

*[Handwritten signature]*

MRS. RUTUJA OAK -

*[Handwritten signature]*

MS. TEJAL ENGINEER

*[Handwritten signature]*

Signature and Photograph of Constituted Attorney

Dated this Day of 24 Dec 2010

*[Handwritten initials]*  
*[Handwritten initials]*  
*[Handwritten initials]*

2) *[Signature]*



3) *[Signature]*



3) *Surenchandra K. Shah*



7) *[Signature]*

4) *[Signature]*



8) *[Signature]*



4) *Subairi*

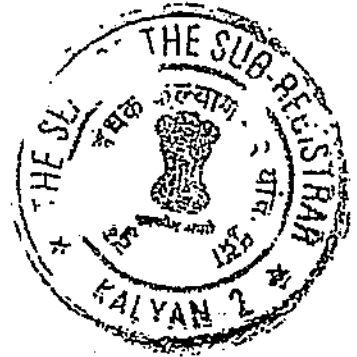


5) *Rak*



WE.


- MACROTECH CONSTRUCTION PRIVATE LIMITED.
- LODHA DEVELOPERS PRIVATE LIMITED.
- LODHA LAND DEVELOPERS PRIVATE LIMITED.
- LODHA ESTATE PRIVATE LIMITED.
- LODHA CONSTRUCTION PRIVATE LIMITED.
- LODHA BUILDERS PRIVATE LIMITED.
- ARIHANT PREMISES PRIVATE LIMITED.
- LODHA PROPERTIES DEVELOPMENT PRIVATE LIMITED.
- LODHA HOME DEVELOPERS PRIVATE LIMITED.
- SIMTOOLS PRIVATE LIMITED.
- LODHA BUILDCON PRIVATE LIMITED.
- LODHA NOVEL BUILD FARMS PRIVATE LIMITED.
- MAA PADMAVATI BUILDTECH PRIVATE LIMITED.
- LODHA HEALTHY CONSTRUCTION AND DEVELOPERS PRIVATE LIMITED.
- COWTOWN LAND DEVELOPMENT PRIVATE LIMITED.
- LODHA CROWN BUILD MART PRIVATE LIMITED.
- LODHA IMPRESSION REAL ESTATE PRIVATE LIMITED.
- SHREENIWAS COTTON MILLS LTD.
- LODHA DEVELOPERS LIMITED.
- LODHA DWELLERS PRIVATE LIMITED.
- LODHA PINNACLE BUILD TECH PRIVATE LIMITED.
- GALAXY PREMISES PRIVATE LIMITED.
- MAHAVIR BUILD ESTATE PRIVATE LIMITED.
- MICROTEC CONSTRUCTION PRIVATE LIMITED.
- NATIONAL STANDARD INDIA LIMITED.
- SANTHANAGAR ENTERPRISES LIMITED.
- LODHA QUALITY BUILD MART PRIVATE LIMITED.
- LODHA PRIME BUILD FARMS PRIVATE LIMITED
- M/S. LODHA GROUP OF COMPANIES
- M/S. VIVEK ENTERPRISES
- M/S. SHREE SAHAYATH ENTERPRISES
- M/S. PRANIK LANDMARK ASSOCIATES



क ल न ३	
दस्ता क्र. ७००६	२०११
८२	९५

*[Handwritten signatures]*

*D.*

e) 

10/11/2020

भारत मुद्राभांड पत्र आज दि 22/11/2020 रोजी

1) भांडोरेक नान्यद्वयन मालि तर्फे आधारेकर नंतर

2) श्री अमिनंदन लोडा नसमक नंतर सुर्वे

3) श्री पद्मवती भिन्देशेक मालि व नंतर तर्फे आधारेकर

4) श्री अभिषेक लोडा नसमक नंतर सुर्वे

5) श्री संदीप सक्सेना मालि व नंतर तर्फे आधारेकर

6) श्री लोडा लोड देवदत्त मालि व नंतर तर्फे आधारेकर

7) श्री मंगेश पुण्याक नसमक नंतर सुर्वे

8) श्री सुरेन्द्र नाथ व नंतर नंतर सुर्वे

9) श्री अशोक सुमरी नसमक नंतर सुर्वे

10) श्री अशोक सुमरी नसमक नंतर सुर्वे

11) श्री अशोक सुमरी नसमक नंतर सुर्वे

12) श्री अशोक सुमरी नसमक नंतर सुर्वे

13) श्री अशोक सुमरी नसमक नंतर सुर्वे

14) श्री अशोक सुमरी नसमक नंतर सुर्वे

15) श्री अशोक सुमरी नसमक नंतर सुर्वे

16) श्री अशोक सुमरी नसमक नंतर सुर्वे

17) श्री अशोक सुमरी नसमक नंतर सुर्वे

18) श्री अशोक सुमरी नसमक नंतर सुर्वे

19) श्री अशोक सुमरी नसमक नंतर सुर्वे

20) श्री अशोक सुमरी नसमक नंतर सुर्वे

21) श्री अशोक सुमरी नसमक नंतर सुर्वे

22) श्री अशोक सुमरी नसमक नंतर सुर्वे

23) श्री अशोक सुमरी नसमक नंतर सुर्वे

24) श्री अशोक सुमरी नसमक नंतर सुर्वे

25) श्री अशोक सुमरी नसमक नंतर सुर्वे

26) श्री अशोक सुमरी नसमक नंतर सुर्वे



27) श्री अशोक सुमरी नसमक नंतर सुर्वे

28) श्री अशोक सुमरी नसमक नंतर सुर्वे

29) श्री अशोक सुमरी नसमक नंतर सुर्वे

30) श्री अशोक सुमरी नसमक नंतर सुर्वे



  
P. P. Kumbhar  


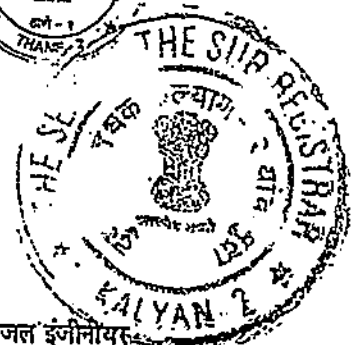
सह दुय्यम निबंधक ठाणे क्र २

द्वितीय नंबर मुद्राभांड पत्रांमध्ये ११ नंबर पाठे अक्षर  
रमक रक्षित आहे नाही

सह दुय्यम निबंधक ठाणे क्र २

घोषणापत्र

मी / आम्ही श्री. सुरेन्द्र नाथ, मरीशा सुतारी, ब्रतुजा ओक, तेजल इंजीनियर याद्वारे घोषित करतो / करते की, दुय्यम नियंघक: \_\_\_\_\_ यांचे कार्या लयात करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. अमिनंदन लोडा, अभिषेक लोडा, सुरेन्द्र के. शाह, संदीप सक्सेना, मंगेश पुण्याक व इ.यांनी दि. २३.१२.२०१० रोजी आम्हाला दिलेल्या कुलमुखत्यारपत्राच्या आधारे आम्ही सादर दस्त नोंदणीस सादर केला आहे निष्पादीत करून कडुलीजवाव दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तींपैकी कोणीही मयत झाले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र पुर्णपणे कुलमुखत्यारपत्र रद्दवातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पुर्णपणे वैध असून उपरोक्त कृती करण्यास मी आम्ही पुर्णतः संक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी आम्ही पात्र राहिन राहू याची मला आम्हाला जाणीव आहे.



कलम न २	
दस्त क्र: ७२०७	२२
२३	२५

तारीख :-

ठिकाण :-

कुलमुखत्यारपत्रधारकाची सही व नाव

HDFC BANK LTD.

PART III

For the Customer

ACKNOWLEDGEMENT

Serial No. : 211772

1910

Received from SURENDRAN NAIR

For the Amount : 500/-

Charges : 40/-

Total : 540/-

Vide P/O No. / 1910 Number/Charge Cash

Drawn in

or Cash through banking of document

Signature / Charge of Bank

Signature of Customer : [Signature]

I hereby declare that I have checked the contents of this document and the same is not liable for any error or fraud in the document.



SPECIAL POWERS OF ATTORNEY

To all to whom this presents shall come, We Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI, MRS. RUTUJA OAK and MS. TEJAL ENGINEER of Mumbai, Indian Inhabitant and Power of Attorney Holders of MACROTECH CONSTRUCTION PRIVATE LIMITED, (2) LODHA LAND DEVELOPERS PRIVATE LIMITED, (3) LODHA ESTATE PRIVATE LIMITED, (4) LODHA CONSTRUCTION PRIVATE LIMITED, (5) LODHA BUILDERS PRIVATE LIMITED, (6) ARIHANT PREMISES PRIVATE LIMITED (7) LODHA PROPERTIES DEVELOPERS PRIVATE LIMITED, (8) LODHA HOME DEVELOPERS PRIVATE LIMITED, (9) SIMTOOLS PRIVATE LIMITED, (10) LODHA BUILDCON PRIVATE LIMITED, (11) LODHA NOVEL BUILD FARMS PRIVATE LIMITED, (12) MAA PADMAVATI BUILDTECH PRIVATE LIMITED, (13) LODHA HEALTHY CONSTRUCTION AND DEVELOPERS PRIVATE LIMITED, (14) COWTOWN LAND DEVELOPMENT PRIVATE LIMITED, (15) LODHA CROWN BUILDMART PRIVATE LIMITED, (16) LODHA DWELLERS PRIVATE LIMITED, (17) LODHA USEFUL ESTATE PRIVATE LIMITED, (18) LODHA DEVELOPERS LIMITED, (19) LODHA PINNACLES PRIVATE LIMITED, (20) GALAXY PREMISES PRIVATE LIMITED, (21) MAHAVIR BUILD ESTATE PRIVATE LIMITED, (22) MICROTECH CONSTRUCTION PRIVATE LIMITED (23) SHREENIVAS COTTON MILLS LTD., (24) PRATONER STANDARD INDIA LIMITED, (25) SAHITHAGAR ENTERPRISES LIMITED, (26) LODHA QUANTITY LODHA PRIVATE LIMITED, (27) LODHA DEVELOPERS PRIVATE LIMITED, (28) LODHA PRIME BUILDERS PRIVATE LIMITED all of them Private Limited Companies registered under the Companies Act, 1956 and having their registered office at 216, Shah and Nahar, Dr. E. Moses Road, Worli, Mumbai - 400 018 and sales office at Lodha Pavilion, Apolo Mills Compound, N.M. Joshi Marg, Mahalaxmi - 400 011 (hereinafter for the sake of brevity collectively to as "the said Companies") and 3) M/S. LODHA GROUP OF COMPANIES, 2) M/S. VIVEK ENTERPRISES, 3) M/S. SHREE SAHITH ENTERPRISES, 4) M/S. PRANIK LANDMARK ASSOCIATES, all of them Partnership Firms registered under the Partnership Act, 1932 and having its principal office at 216, Shah and Nahar, Dr.E.Moses Road, Worli, Mumbai-400 018 and sales office at Lodha Pavilion, Apolo Mills Compound N.M Joshi Marg, Mahalaxmi, Mumbai-400 011 ( hereinafter referred to as "the said Firms" )



SEND GREETINGS WHEREAS:

- (a) The Companies and Firms are engaged in the business of Real Estate and Property Development and in the course of its said business the said Companies and said Firms are constructing various buildings and selling Residential Flats/Shops/Bunglows in the said Buildings and for that purpose the said Companies and said Firms are entering into Agreements for Sale with prospective Purchasers.
(b) We authorized vide Power of Attorney dated \_\_\_\_\_ to sign Agreements for Sale of Residential Flats/ Shops/Bunglows and such other premises as constituted attorney Holder of said Companies and said Firms and exercise powers and authorities for an on behalf of the Said Companies and said Firms.
(c) In order to facilitate the registration before the office of Sub-Registrar of Mumbai and all other States of Maharashtra and for admitting the execution of the said Agreement for Sale, we therefore Desirous of appointing Mr. Pandhari Kesarkar, Mr. Rahul Wandeekar, Mr. Ramesh Rawal, Mr. Pramod Kamble and Mr. Anil Palande the Attorney to act on Our behalf in the manner hereinafter appearing.



NOW KNOW YE ALL AND THESE PRESENTS WITNESS that We, Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI, MRS. RUTUJA OAK AND MS. TEJAL ENGINEER of Mumbai, Indian Inhabitant and in my capacity as Power of Attorney Holders of the said Companies and said Firms do hereby nominate, constitute and appoint (1) MR. PANDHARI KESARKAR of Mumbai, Indian Inhabitant, Residing at Gafurkhan Chawl, Room No.7, New Mill Road, Sambhaj Chowk, Kurla (West) Mumbai - 400 070 . (2) MR. RAHUL WANDEKAR of Mumbai, Indian Inhabitant, residing at Room No. 1, Athawale Building, Chitale Path, Bhavanji Shankar Road, Dadar (West), Mumbai 400 028. (3) Mr. Ramesh Rawal Residing at Mumbai, Indian Inhabitant, Residing at Hanuman Nagar, Pragati Nagar, Sewa Sangh, Room No. 4, Motilal Nagar, M.G.Road, Goregaon (West), Mumbai 400 090 (4) Mr. Pramod Kamble of Mumbai, Indian Inhabitant, Residing at B/15, Mata Ramabai Ambedkar Road, Dr. E. Moses Road, Worli, Mumbai - 400 018 and (5) Mr. Anil Palande of Mumbai, Indian Inhabitant residing at A - 202 Chandresh Enclave, M.D. Nagar, Achole Road, Hallazopara ( East ), Mumbai 400 109 and lawful substituted Attorneys (hereinafter referred to as " the said Attorneys" ) Individually and severally to do all or any of the following acts, deeds, matters and things for the said Companies and said Firms and in the name and on behalf of the said Companies and said Firms that is to say:

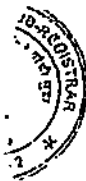
- 1. To lodge for registration various Agreements for sale of Flats/Shops/Bunglows executed by US and behalf of the said Companies and said Firms with Sub-Registrar of Assurances at Mumbai and all other States of Maharashtra and to admit execution thereof on Our behalf for the said Companies and said Firms by any one of them.
2. We hereby specifically authorize the said Attorneys to attend and appear for Registration and to admit execution of agreements for Sale of Flats/ Shops /Bunglows and such other premises on behalf of the said Companies and said Firms before the said Sub Registrar of assurances.

Handwritten table with columns for registration details, including 'कलनर' (Kalanar) and dates like '2022' and '24'.

Handwritten signatures and initials at the bottom of the page.

- 1. To do all or any other acts, deeds, matter and things for the purpose of effectually getting the said Agreements for Sale of Flats/Shops/Bunglows and such other premises registered with Sub-Registrar of Assurance at Mumbai and for all States of Maharashtra.
- 4. This Power of Attorney is still valid and subsisting till the same is revoked or cancelled by me and/or the aforesaid constituted attorneys remain in employment in one of the group Companies/ Firms and /or ceased to be constituted attorneys holder of the said Companies and said Firms.
- 5. AND we hereby agree to ratify and confirm in capacity as Power of Attorney Holders of the said Companies and said Firms whatever the said Attorneys shall do or cause to be done by virtue of these presents.

IN WITNESS WHEREOF WE Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI, MRS. RUTUJA OAK and MS. TEJAL ENGINEER, Constituted Attorney holders of the said Companies and said Firms have put my hands to these presents on \_\_\_\_\_



SIGNED SEALED AND DELIVERED  
BY and withInnamed  
MACROTECH CONSTRUCTION PRIVATE LIMITED  
By and through its Constituted Attorney  
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI,  
MRS. RUTUJA OAK and MS. TEJAL ENGINEER  
In the presence of \_\_\_\_\_

*Handwritten signature: Suresh*

SIGNED SEALED AND DELIVERED  
BY and withInnamed  
MICROTEC CONSTRUCTION PRIVATE LIMITED  
By and through its Constituted Attorney  
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI,  
MRS. RUTUJA OAK and MS. TEJAL ENGINEER  
In the presence of \_\_\_\_\_

*Handwritten signature: Suresh*

SIGNED SEALED AND DELIVERED  
BY and withInnamed  
LODHA DEVELOPERS PRIVATE LIMITED  
By and through its Constituted Attorney  
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI,  
MRS. RUTUJA OAK and MS. TEJAL ENGINEER  
In the presence of \_\_\_\_\_

*Handwritten signature: Suresh*

SIGNED SEALED AND DELIVERED  
BY and withInnamed

LODHA LAND DEVELOPERS PRIVATE LIMITED  
By and through its Constituted Attorney  
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI,  
MRS. RUTUJA OAK and MS. TEJAL ENGINEER  
In the presence of \_\_\_\_\_



SIGNED SEALED AND DELIVERED  
BY and withInnamed  
LODHA ESTATE PRIVATE LIMITED.  
By and through its Constituted Attorney  
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI,  
MRS. RUTUJA OAK and MS. TEJAL ENGINEER.  
In the presence of \_\_\_\_\_

*Handwritten signature: Suresh*

SIGNED SEALED AND DELIVERED  
BY and withInnamed  
LODHA CONSTRUCTION PRIVATE LIMITED  
By and through its Constituted Attorney  
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI,  
MRS. RUTUJA OAK and MS. TEJAL ENGINEER  
In the presence of \_\_\_\_\_



SIGNED SEALED AND DELIVERED  
BY and withInnamed  
LODHA BUILDERS PRIVATE LIMITED  
By and through its Constituted Attorney  
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI,  
MRS. RUTUJA OAK and MS. TEJAL ENGINEER.  
In the presence of \_\_\_\_\_

क ल न २	
दस्ता क्र. ७४०७	२०११
८५	८५

*Handwritten signature: Suresh*

SIGNED SEALED AND DELIVERED  
BY and withInnamed  
ARIHANT PREMISES PRIVATE LIMITED  
By and through its Constituted Attorney  
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI,  
MRS. RUTUJA OAK and MS. TEJAL ENGINEER  
In the presence of \_\_\_\_\_

*Handwritten signature: Suresh*

SIGNED SEALED AND DELIVERED  
BY and withInnamed  
LODHA PROPERTIES DEVELOPMENT PRIVATE LIMITED  
By and through its Constituted Attorney  
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI,  
MRS. RUTUJA OAK and MS. TEJAL ENGINEER  
In the presence of \_\_\_\_\_

*Handwritten signature: Suresh*

SIGNED SEALED AND DELIVERED  
BY and withInnamed  
LODHA HOME DEVELOPERS PRIVATE LIMITED  
By and through Its Constituted Attorney  
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI  
MRS. RUTUJA OAK and MS. TEJAL ENGINEER  
In the presence of .....

*[Handwritten signature]*  
Sutari  
Oak

SIGNED SEALED AND DELIVERED  
BY and withInnamed  
SIMTOOLS PRIVATE LIMITED  
By and through Its Constituted Attorney  
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI,  
MRS. RUTUJA OAK and MS. TEJAL ENGINEER  
In the presence of .....

*[Handwritten signature]*  
Sutari  
Oak



SIGNED SEALED AND DELIVERED  
BY and withInnamed  
LODHA BUILDCON PRIVATE LIMITED,  
By and through Its Constituted Attorney  
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI  
MRS. RUTUJA OAK and MS. TEJAL ENGINEER  
In the presence of .....

*[Handwritten signature]*  
Sutari  
Oak

SIGNED SEALED AND DELIVERED  
BY and withInnamed  
LODHA NOVEL BUILDFARMS PRIVATE LIMITED  
By and through Its Constituted Attorney  
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI  
MRS. RUTUJA OAK and MS. TEJAL ENGINEER  
In the presence of .....

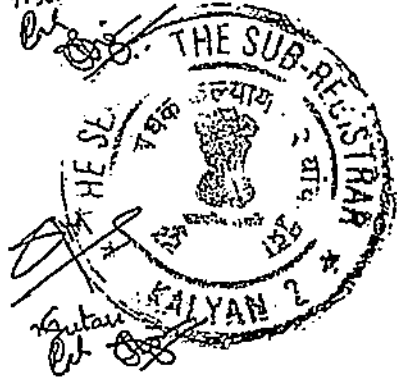
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Sutari  
Oak

SIGNED SEALED AND DELIVERED  
BY and withInnamed  
MAA PADMAVATI BUILDTech PRIVATE LIMITED  
By and through Its Constituted Attorney  
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI  
MRS. RUTUJA OAK and MS. TEJAL ENGINEER  
In the presence of .....

*[Handwritten signature]*  
Sutari  
Oak

SIGNED SEALED AND DELIVERED  
BY and withInnamed  
LODHA HEALTHY CONSTRUCTION AND DEVELOPERS PRIVATE LIMITED  
By and through Its Constituted Attorney  
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI  
MRS. RUTUJA OAK and MS. TEJAL ENGINEER  
In the presence of .....

*[Handwritten signature]*  
Sutari  
Oak



SIGNED SEALED AND DELIVERED  
BY and withInnamed  
COWTOWN LAND DEVELOPMENT PRIVATE LIMITED  
By and through Its Constituted Attorney  
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI  
MRS. RUTUJA OAK and MS. TEJAL ENGINEER  
In the presence of .....

*[Handwritten signature]*  
Sutari  
Oak

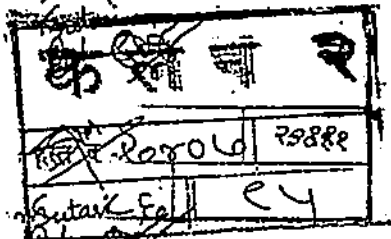
SIGNED SEALED AND DELIVERED  
BY and withInnamed  
LODHA CROWN BUILDMART PRIVATE LIMITED  
By and through Its Constituted Attorney  
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI  
MRS. RUTUJA OAK and MS. TEJAL ENGINEER  
In the presence of .....

*[Handwritten signature]*  
Sutari  
Oak



SIGNED SEALED AND DELIVERED  
BY and withInnamed  
LODHA DWELLERS PRIVATE LIMITED  
By and through Its Constituted Attorney  
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI  
MRS. RUTUJA OAK and MS. TEJAL ENGINEER  
In the presence of .....

*[Handwritten signature]*  
Sutari  
Oak



SIGNED SEALED AND DELIVERED  
BY and withInnamed  
LODHA IMPRESSION REAL ESTATE PRIVATE LIMITED  
By and through Its Constituted Attorney  
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI  
MRS. RUTUJA OAK and MS. TEJAL ENGINEER  
In the presence of .....

*[Handwritten signature]*  
Sutari  
Oak

SIGNED SEALED AND DELIVERED  
BY and withInnamed  
SHREENIVAS COTTON MILLS LTD.,  
By and through Its Constituted Attorney  
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI  
MRS. RUTUJA OAK and MS. TEJAL ENGINEER  
In the presence of .....

*[Handwritten signature]*  
Sutari  
Oak

SIGNED SEALED AND DELIVERED  
BY and withInnamed



LODHA DEVELOPERS LIMITED  
By and through its Constituted Attorney  
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI  
MRS. RUTUJA OAK and MS. TEJAL ENGINEER  
In the presence of ...

*[Handwritten signature]*  
Rutai  
Pah

SIGNED SEALED AND DELIVERED  
BY and withInnamed  
LODHA PINNACLE BUILD TECH PRIVATE LIMITED  
By and through its Constituted Attorney  
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI  
MRS. RUTUJA OAK and MS. TEJAL ENGINEER  
In the presence of ...

*[Handwritten signature]*  
Rutai  
Pah

SIGNED SEALED AND DELIVERED  
BY and withInnamed  
GALAXY PREMISES PRIVATE LIMITED  
By and through its Constituted Attorney  
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI  
MRS. RUTUJA OAK and MS. TEJAL ENGINEER  
In the presence of ...

*[Handwritten signature]*  
Rutai  
Pah

SIGNED SEALED AND DELIVERED  
BY and withInnamed  
MAHAVIR BUILD ESTATE PRIVATE LIMITED  
By and through its Constituted Attorney  
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI  
MRS. RUTUJA OAK and MS. TEJAL ENGINEER  
In the presence of ...

*[Handwritten signature]*  
Rutai  
Pah

SIGNED SEALED AND DELIVERED  
BY and withInnamed  
NATIONAL STANDARD INDIA LTD  
By and through its Constituted Attorney  
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI  
MRS. RUTUJA OAK and MS. TEJAL ENGINEER  
In the presence of ...

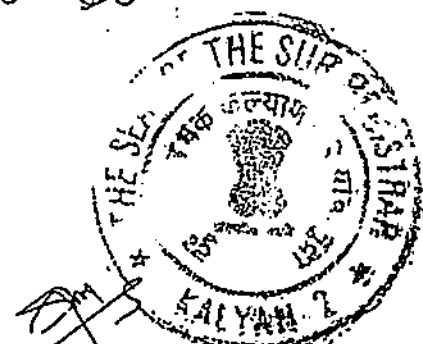
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Rutai  
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SIGNED SEALED AND DELIVERED  
BY and withInnamed  
SANTHAGAR ENTERPRISES LTD  
By and through its Constituted Attorney  
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI  
MRS. RUTUJA OAK and MS. TEJAL ENGINEER  
In the presence of ...

*[Handwritten signature]*  
Rutai  
Pah

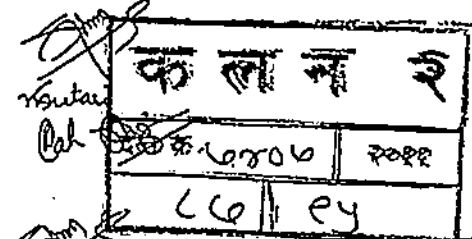


SIGNED SEALED AND DELIVERED  
BY and withInnamed  
LODHA QUALITY BUILD MART PRIVATE LIMITED  
By and through its Constituted Attorney  
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI  
MRS. RUTUJA OAK and MS. TEJAL ENGINEER  
In the presence of ...



*[Handwritten signature]*  
Rutai  
Pah

SIGNED SEALED AND DELIVERED  
BY and withInnamed  
LODHA PRIME BUILD FARMS PRIVATE LIMITED  
By and through its Constituted Attorney  
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI  
MRS. RUTUJA OAK and MS. TEJAL ENGINEER  
In the presence of ...



*[Handwritten signature]*  
Rutai  
Pah

SIGNED SEALED AND DELIVERED  
BY and withInnamed  
M/S. LODHA GROUP OF COMPANIES  
By and through its Constituted Attorney  
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI  
MRS. RUTUJA OAK and MS. TEJAL ENGINEER  
In the presence of ...

*[Handwritten signature]*  
Rutai  
Pah

SIGNED SEALED AND DELIVERED  
BY and withInnamed  
M/S. VIVEK ENTERPRISES  
By and through its Constituted Attorney  
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI  
MRS. RUTUJA OAK and MS. TEJAL ENGINEER  
In the presence of ...

*[Handwritten signature]*  
Rutai  
Pah

SIGNED SEALED AND DELIVERED  
BY and withInnamed  
M/S. SHREE SAINATH ENTERPRISES  
By and through its Constituted Attorney  
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI  
MRS. RUTUJA OAK and MS. TEJAL ENGINEER  
In the presence of ...

*[Handwritten signature]*  
Rutai  
Pah

*[Handwritten signature]*

*[Handwritten mark]*

*[Handwritten mark]*

SIGNED SEALED AND DELIVERED  
BY and with/named  
M/S. PRAJIX LANDMARK ASSOCIATES  
By and through its Constituted Attorney  
Mr. SURENDRAH NAIR, MRS. MARISHA SUTARI  
MRS. RUTUJA OAK and MS. TEJAL ENGINEER  
In the presence of ...

Mr. SURENDRAH NAIR, MRS. MARISHA SUTARI  
MRS. RUTUJA OAK and MS. TEJAL ENGINEER

Signature and Photograph of Constituted Attorney

Dated this Day of \_\_\_\_\_ 2010

1. PANDHARI KESARKAR - P.P. Kumbh

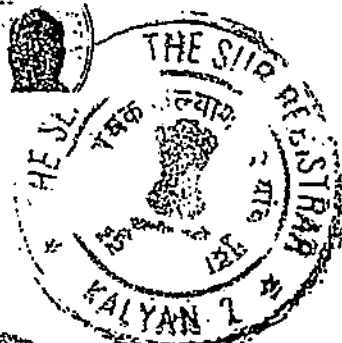
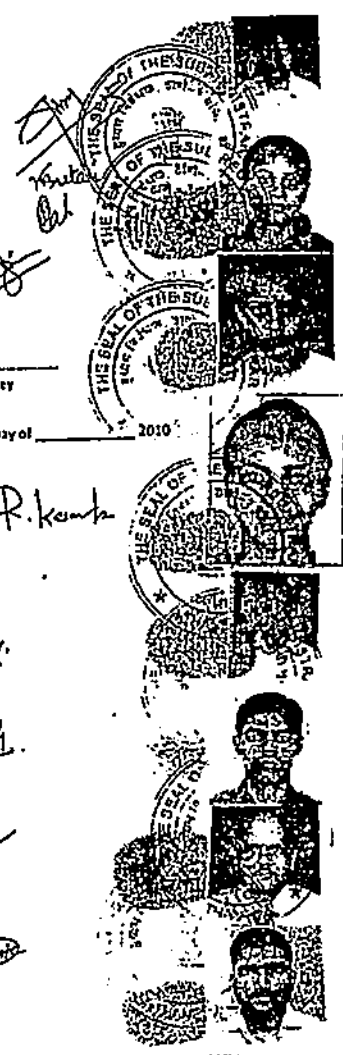
2. RAHUL WANDEKAR

3. RAMESH RAWAL

4. PRAMOD KAMBLE

5. AJAY PALANDE

Witness  
1) P. Pawar (P. Pawar)  
2) S. Mose (S. Mose)



1) [Signature] [Fingerprint]

2) Sutari [Fingerprint]

3) Oak [Fingerprint]

क ल न २  
दस्तावेज क्र. 10746 / 2010  
[Signature] [Fingerprint] [Fingerprint]  
[Notary Seal]

4) P.P. Kumbh [Fingerprint]

5) Kamble [Fingerprint]

6) Ramesh [Fingerprint]

7) Kamble [Fingerprint]

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Power of attorney holder of.

- MACROTECH CONSTRUCTION PRIVATE LIMITED.
- LODHA DEVELOPERS PRIVATE LIMITED.
- LODHA LAND DEVELOPERS PRIVATE LIMITED.
- LODHA ESTATE PRIVATE LIMITED.
- LODHA CONSTRUCTION PRIVATE LIMITED.
- LODHA BUILDERS PRIVATE LIMITED.
- ARIHANT PREMISES PRIVATE LIMITED.
- LODHA PROPERTIES DEVELOPMENT PRIVATE LIMITED.
- LODHA HOME DEVELOPERS PRIVATE LIMITED.
- SIMTOOLS PRIVATE LIMITED.
- LODHA BUILDCON PRIVATE LIMITED.
- LODHA NOVEL BUILDFARMS PRIVATE LIMITED.
- MAA PADMAVATI BUILDTECH PRIVATE LIMITED.
- LODHA HEALTHY CONSTRUCTION AND DEVELOPERS PRIVATE LIMITED.
- COVTDOWN LAND DEVELOPMENT PRIVATE LIMITED.
- LODHA CROWN BUILDMART PRIVATE LIMITED.
- LODHA IMPRESSION REAL ESTATE PRIVATE LIMITED.
- SHREENIWAS COTTON MILLS LTD.
- LODHA DEVELOPERS LIMITED.
- LODHA DWELLERS PRIVATE LIMITED.
- LODHA PINNACLE BUILD TECH PRIVATE LIMITED.
- GALAXY PREMISES PRIVATE LIMITED.
- MAHAVIR BUILD ESTATE PRIVATE LIMITED.
- MICROTEC CONSTRUCTION PRIVATE LIMITED.
- NATIONAL STANDARD INDIA LIMITED.
- SANTHINAGAR ENTERPRISES LIMITED.
- LODHA QUALITY BUILDMART PRIVATE LIMITED
- LODHA PRIME JULIO FARM PRIVATE LIMITED
- M/S. LODHA GROUP OF COMPANIES now known LODHA PALAZZO
- M/S. VIVEK ENTERPRISES
- M/S. SHREE SAINATH ENTERPRISES
- M/S. PRANIK LANDMARK ASSOCIATES



Handwritten signature and a circular stamp.

७७९/२०२०

सदर मुहत्कार पत्र आज दिने २३ १२ २०२० रोजी

- १) श्री. अशोक जैजभाई दासो सिद्धेश्वर मर्कु
  - २) श्री. सुरेंद्र नाथर सजान नाथ सुभई
  - ३) श्री. मनीषा सुतायी सजान नाथ सुभई
  - ४) श्री. अशुजा, श्री. सजान नाथ सुभई
  - ५) श्री. राजल हंजिगिर सजान सुभई
  - ६) श्री. विठ्ठल विठ्ठल नाथ सुभई
  - ७) श्री. पंढरी केशकर सजान नाथ सुभई
  - ८) श्री. नरहरी वैदेकर सजान नाथ सुभई
  - ९) श्री. नरेश नाथक सजान नाथ सुभई
  - १०) श्री. सुभाष कांबळे सजान नाथ सुभई
  - ११) श्री. अशोक पातारे सजान नाथ सुभई
- सं ५ ले ९ मिळून वगैरे यांनी आपल्या  
 स्वतःसाठी करून दिले व त्यांच्या कोठडी  
 दिवशी श्री. सुभाष पवार सजान नाथ सुभई  
 यांनी श्री. अशोक मोरे सजान नाथ सुभई यांनी  
 परावृत्ताने

<b>क ल न र</b>	
क्र. ७४०७	२०२०
२९	२५

आगुळ्यात ७७९/२०२० प्रमाणित फी २००/- मु. सु. पु. ००।

सह दुय्यम निबंधक ठाणे क्र २

सदर मुहत्कार पत्रासह १२ १० पाठविले जाईल याबाबत नोंदी.



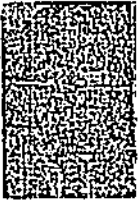
सह दुय्यम निबंधक ठाणे क्र २

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 VIDYA SANJAY PAWAR  
 संपत क्रिष्णा वरपे  
 SAMPAT KRISHNA VARPE  
 10/10/1971  
 Permanent Account Number  
 AAZPP0406H  
 भारत सरकार  
 GOVT. OF INDIA  
 कलन र  
 कलन र

*Pawar*

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AAZPP1796M



नाम / NAME

SANJAY DATTATRAY PAWAR

पिता का नाम / FATHER'S NAME

DATTATRAY JAGANNATH PAWAR

जन्म तिथि / DATE OF BIRTH

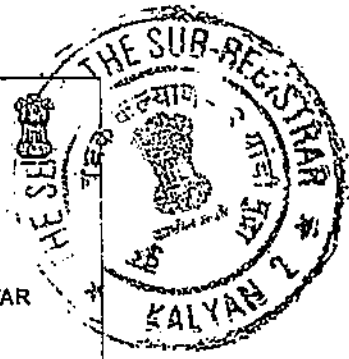
20-06-1964

हस्ताक्षर / SIGNATURE

*[Signature]*

आयकर आयुक्त (कम्प्यूटर सेन्टर)

Commissioner of Income-tax (Computer Operations)



*[Handwritten signature]*

क ल न र	
दस्ता नं. 6706	२०११
६०	६५

**Twinkle Star**  
 Relationship Beyond Handing

**ROYAL TWINKLE STAR CLUB PVT. LTD.**  
 (Regn. No. : U55101MH2008PTC181844 DT. 8-8-2008)

**PRAGNEY P UKARDAY**

Name :  
 Busl. ID : 18010463  
 Branch : KALYAN Issue Dt. : 20/10/2007  
 Address : 206 DNYNGITAI  
 SURHASH RD CHINCHOLI PADA  
 DOMBIVALI THANE

Busl. Asso.'s Signature

Auth. Signatory

कलन २

दस्ता # ७४०० २०११

२९ ०५



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AIFPP9723N



नाम / NAME

VIJAY KESHAV POYEKAR

पिता का नाम / FATHER'S NAME

KESHAV NARAYAN POYEKAR

जन्म तिथि / DATE OF BIRTH

10-11-1962

हस्ताक्षर / SIGNATURE

*[Handwritten Signature]*

*P.R. Sharma*

अध्यक्ष (कंप्यूटर सेल)

Commissioner of Income-tax (Computer Operations)



क ७ ७ २	
दस्ता क्र. ८४०५	२०११
<i>SR</i>	<i>ey</i>



09/07/2011

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

दस्त क्र 7407/2011

eje4

12:02:24 pm

कल्याण 2

दस्त क्रमांक : 7407/2011

दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव: विदया संजय पवार - -  
पत्ता: घर/प्लॉट नं: -  
गल्ली/रस्ता: -  
ईमारतीचे नाव: -  
ईमारत नं: अंधेरी मुंबई  
पेट/वसाहत: -  
शहर/गाव:-  
तालुका: -  
पिन: -  
पॅन नम्बर: ANJPP 0406 H

लिहून घेणार

वय 39

सही



2 नाव: संजय डि पवार - -  
पत्ता: घर/प्लॉट नं: -  
गल्ली/रस्ता: -  
ईमारतीचे नाव: -  
ईमारत नं: सवर  
पेट/वसाहत: -  
शहर/गाव:-  
तालुका: -  
पिन: -  
पॅन नम्बर: AAZPP 1796 M

लिहून घेणार

वय 47

सही



3 नाव: मे. लोढा डवेलर्स प्रा.लि तर्फे कु.मु. म्हणुन सुरेंद्रन  
नायर यांचे तर्फे कु.मु. म्हणुन प्रमोद कांबळे

लिहून घेणार

वय 31

सही



AABCL1117D - -  
पत्ता: घर/प्लॉट नं: -  
गल्ली/रस्ता: -  
ईमारतीचे नाव: -  
ईमारत नं: -  
पेट/वसाहत: 2



1 OF 1

दस्तऐवज करून देणार तथाकथित [करारनामा] दस्तऐवज करून दिल्याचे कबूल करतात.



दस्त क्र. [कलन2-7407-2011] चा गोपवारा  
वाजार मुल्य :1989000 मोवदला 2723364 भरलेले मुद्रांक शुल्क : 146500

पावती क्र.:7455 दिनांक:09/07/2011  
पावतीचे वर्णन  
नांव: विदया संजय पवार - -

दस्त हजर केल्याचा दिनांक :09/07/2011 11:59 AM  
निष्पादनाचा दिनांक : 08/07/2011  
दस्त हजर करणा-याची सही :

27240 :नोंदणी फी  
1900 :नक्कल (अ. 11(1)), पृष्ठांकनाची  
नक्कल (आ. 11(2)),  
रुज्यात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी

29140: एकूण

दस्ताचा प्रकार :25) करारनामा

- शिकका क्र. 1 ची वेळ : (सादरीकरण) 09/07/2011 11:59 AM
- शिकका क्र. 2 ची वेळ : (फी) 09/07/2011 12:02 PM
- शिकका क्र. 3 ची वेळ : (कवुली) 09/07/2011 12:02 PM
- शिकका क्र. 4 ची वेळ : (ओळख) 09/07/2011 12:02 PM

दस्त नोंद केल्याचा दिनांक : 09/07/2011 12:02 PM

ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीस ओळखतात व त्यांची ओळख पटवितात.

1) प्रमोद उकारडे - - , घर/प्लॉट नं: - -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

2) विजय पोयेकर - - , घर/प्लॉट नं: - -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

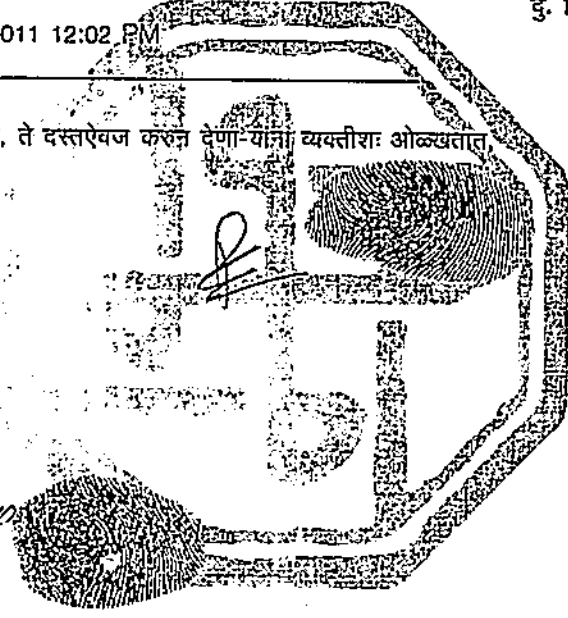
ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -



दु. निबंधकाची सही, कल्याण 2

दु. निबंधकाची सही  
कल्याण 2



प्रमाणित करण्यात येते की,  
द.क्र. ०४००/२०११ मध्ये  
२५ ... आहेत.  
पुस्तक ... दस्त क्र. ०४००/०  
२९/०७/२०११ ... नोंदला  
सह. दु. निबंधक, कल्याण-२  
दि. ०९/०७/२०११