

Valuation ID: 20201203569		23 November 2024 12:15:24:124			
Property ID: 2020	Category: 12	Area: 374900	Value: 439900	Rate: 117410	Stamp Duty: 146540
Property Name: 12345 Main Road, Mumbai	Address: 12345 Main Road, Mumbai	Plot No: 1234	Building No: 5678	Floor: 10th	Area: 146.54 sq ft
Area: 1234 sq ft	Plot Area: 374900 sq ft	Building Area: 439900 sq ft	Carpet Area: 117410 sq ft	Construction Year: 2018	Completion Year: 2020
Area Type: Freehold	Property Type: Residential	Orientation: North	Facing: East	Floor: 10th	Area: 146.54 sq ft
Note: This summary is for informational purposes only. The final registration details will be provided after the registration process is completed.					
Total Value: $439,900 + 146,540 = 586,440$					
Total Stamp Duty: $146,540 \times 2.5\% = 3,663.50$					
Total Amount: $586,440 + 3,663.50 = 590,103.50$					

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$3,43,603 \times 25\% = 98,400.75$

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CHALLAN
MTR Form Number-8



GRN	MH00718464202021R	BARCODE				Date	10/11/2020-19:15:46	Form ID	025
Department		Inspector General of Registration			Payer Details				
Type of Payment					TAX ID / TAN (If Any)				
Bank Portal - Stamp in Receipt					PAN No. (If Applicable)				
					AAFC00006Q				
Office Name		BOMZ_J1 SUB REGISTRAR MUMBAI CITY 2			Full Name				
Location		MUMBAI			B ONE BUSINESS HOUSE PVT LTD				
Year		2020-2021 One Time			Flat/Block No.		URH 15/15D		
Amount Head Details		Amount In Rs.			Premises/BUILDING				
003045601	Stamp Duty(Bank Portal)	1494000.00			Road/Street		Lodha Codename		
001006001	Registration Fee	30000.00			Area/Locality		no 1 One Locha		
PIN					Town/City/District				
Remarks (If Any)					Prop		modif=chrmov=bl=Prop Amt=36487206.00=Prop		
					area=1591.00=Prop		area UOM=Sq.Feet=oh Prop		
					ID=PAN=AAACL1492J=oh Prop Name=Movatech Developers Limite d-				
Total					Amount In		Fourteen Lakh Eighty Four Thousand Rupees Only		
					Words				
Payment Details					FOR USE IN RECEIVING BANK				
Cheque/DD No.		Cheque/DD Details			Bank CIN		Ref. No.		
					0010030302011051567		689745709		
Name of Bank		Name of Branch			Bank Date		RBI Date		Not Verified with RBI
DBI BANK		DBI BANK			12/11/2020-19:15:26		12/11/2020-19:15:26		
Scan No. , Date		Not Verified with Scroll							



DEPARTMENT ID:
NOTE- This challan is valid for above mentioned amount only. Not valid for unregistered document.
अर्थ- यही चालान केवल उक्त विवरण में उक्त राशि के लिए ही मान्य है। अन्य किसी भी वस्तु के लिए यह चालान मान्य नहीं है।

B-ONE BUSINESS HOUSE PVT. LTD.
Krishna Jethwa
Director

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2020

**Data of Bank Receipt for GRN MH007184949202021R
Bank - IDBI BANK**

Bank/Branch :
 Print Trn Id : 689745709
 Print Dt/Time : 19/11/2020 19:15:26
 Challan/No : 69102332020111931507
 District : 7101 / MUMBAI
 Office Name : IGR183 / BOM2_JT SUB REGISTRAR MUMBAI CITY 2
 Simple Receipt
 Print Dt/Time :
 GRAS GRN : MH007184949202021R
 GRN Date : 19/11/2020 19:15:46

StDuty Schm : 0020045501-75/ Stamp Duty(Bank Portal)
 StDuty Amt : Rs 14,54,000.00/- (Rs Fourteen Lakh Fifty Four Thousand Rupees Only)

RightFee Schm : 0020063301-70 / Registration Fee
 RightFee Amt : Rs 30,000.00/- (Rs Thirty Thousand)

Only for verification purposes to be printed and used

Article : B25
 Prop Mvblty : Immovable
 Prop Descr : Unit 1515D , Lodha Codename
 Consideration : 5,04,67,208.00/-
 no 1 One Lodha
 400033

Duty Payer : PAN-AAFCB00350 B ONE BUSINESS HOUSE PVT LTD
 Other Party : PAN-AAACL1480J Macrotech Developers Limited



Challan/Receipt Details

Sl. No.	Remarks	Defacement No.	Defacement Date	Usr/Id	Defacement Amount
1	(51)-528-8415	000226036202021	20/11/2020-12-27-22	IGR549	30000.00
2	(51)-528-8415	000226036202021	20/11/2020-12-27-22	IGR549	1484000.00
Total Defacement Amount:					14,84,000.00



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 19/11/2020
 2020



Document Handling
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1911202009612

Receipt Date 20/11/2020

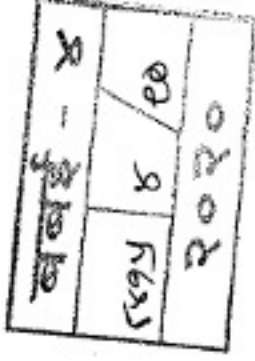
Received from Macrotech Developers Ltd, Mobile number 0000000000, an amount of Rs.1800/-, towards Document Handling Charges for the Document to be registered on Document No. 8415 dated 20/11/2020 at the Sub Registrar office Joint S.R. Mumbai 4 of the District Mumbai District.



Payment Details

Bank Name sbiepay	Payment Date 19/11/2020
Bank CIN 10004152020111907870	REF No. 202032402098357
Deface No 1911202009612D	Deface Date 20/11/2020

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





AGREEMENT TO SELL

THIS AGREEMENT TO SELL is made at Mumbai this 20th day of Nov, 2020

B E T W E E N:

MACROTECH DEVELOPERS LIMITED, a company incorporated and registered under the Companies Act 1956, having its registered office at 412, Floor- 4, 17G Vardhaman Chamber, Cawasji Patel Road, Horniman Circle, Fort -400001,, hereinafter referred to as "**THE COMPANY**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the **One Part**;

AND

B-One Business House Pvt Ltd and residing / having its address at **OFFICE-3, BLOCK-2, 4th FLOOR, BMC BHAWANI COMMERCIAL COMPLEX, SAHEED NAGAR, BHUBANESWAR 751007 ORISSA INDIA** and assessed to income tax under permanent account number (PAN) **AAFCB0035Q**, 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 (a) in case of an Individual, such individual's heirs, executors, administrators and assigns; (b) in case of a partnership firm, its partners for the time being, the survivors or the last survivor of them and legal heirs, executors, administrators or the permitted assigns of such last survivor of them; and (c) in case of a company or a body corporate or juristic entity, its successors and permitted assigns) of the **Other Part**.

The Company and the Purchaser are hereinafter individually referred to as the "**Party**" and collectively referred to as the "**Parties**"

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WHEREAS:

- A. The Company is/shall be constructing the Building (as defined herein) as part of the Project (as defined herein) on the Larger Property (as defined herein).
- B. The chain of title of the Company to the Larger Property is at Annexure 2 (Chain of Title).
- C. A copy of the Report on Title in respect of the Larger Property is at Annexure 3 (Report on Title).
- D. The Company has applied for and obtained various Approvals for the development of the Building(s). The key Approvals obtained are set out at Annexure 4 (Key Approvals). Applications for further Approvals may be under consideration of the relevant authorities and, or, the Company may obtain further approvals as may be permitted by applicable regulations.
- E. The Company has engaged the services of architects and structural engineers for the preparation of the design and drawings in respect of the Building and the construction of the Building shall be under the professional supervision of the said architects and structural engineers as required under the bye-laws of the local authorities.
- F. The Purchaser has applied to the Company for allotment of the Unit (as defined herein) in the Building.
- G. A copy of the floor plan in respect to the said Unit is hereto annexed and marked as Annexure 5 (Floor Plan).
- H. Relying upon the said application and the representations, declarations and assurances made by the Purchaser to faithfully abide by all the terms, conditions and stipulations contained in this Agreement, the Company has agreed to sell to the Purchaser and the Purchaser has agreed to purchase from the Company the Unit at the consideration and on the terms and conditions hereinafter appearing.

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

1. DEFINITIONS

- 1.1. 'Agreement' shall mean this Agreement together with the schedules and annexures hereto and any other deed and/or document(s) executed in pursuance thereof.
- 1.2. 'Applicable Law' shall mean, in respect of any relevant jurisdiction, any statute, law, regulation, ordinance, rule, judgment, order, decree, clearance, approval, directive, guideline, policy, requirement or other governmental restriction or any similar form of decision, or determination by, or any interpretation or administration of any of the foregoing by, any Authority whether in effect as on the date of this Agreement or thereafter and in each case as amended or modified.
- 1.3. 'Approvals' shall mean and include all licenses, permits, approvals, sanctions, consents obtained to be obtained from or granted to be granted by the competent Authorities in connection with the Project/ Building/ Unit and/or the development thereof.
- 1.4. 'Arbitrator' shall have the meaning ascribed to it in Clause 23.2 below.
- 1.5. 'Authority' shall mean (i) any nation or government or any province, state or any other political subdivision thereof, (ii) any entity, authority or body exercising executive, legislative, judicial, regulatory or administrative functions of or pertaining to government, including any governmental authority, agency, department, board, commission or instrumentality, or (iii) any court, tribunal or arbitrator.
- 1.6. 'BCAM Charges' shall mean the common area maintenance charges payable by the Purchaser inter alia to the members of the Unit/ Building, but shall not include FCAM Charges.
- 1.7. 'Building' shall mean a single residential building to be/ being constructed as part of the Project.
- 1.8. 'Building Conveyance' shall have the meaning ascribed to it in Clause 14.4 below.
- 1.9. 'Building Protection Details' shall mean the amounts specified in the Annexure-6/Unit and Project Details).
- 1.10. 'CAM Charges' shall have the meaning ascribed to it in Clause 15.5.



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1.11. "CAM Commencement Date" shall mean the day from which the Purchaser will be required to pay FCAM Charges and FCAM Charges (if applicable) and will be the first day of the immediately succeeding month after the Date of Offer of Possession regardless of whether the Purchaser takes possession of the Unit.

1.12. "Car Parking Spaces" shall mean a location where a 4 wheel passenger vehicle can be parked. Car Parking Spaces includes open / slilt / covered parking spaces and maybe located in the basement, car park (including multi-level car park), podium etc.). Shortest walking distance between the Building entrance lobby and entry to location where car is parked shall not exceed 750 meters.

1.13. "Carpet Area" shall mean the net usable area of the Unit including the area covered by the internal partition walls of the Unit but shall exclude the area covered by external walls, areas under service shafts, exclusive balcony/ verandah/open terrace area or any exclusive open terrace area. Carpet area is calculated prior to application of any finishes (i.e. on bare shell basis). Carpet area is subject to tolerance of +/- 3 per cent on account of structural, design and construction variances. In case of any dispute on the measurement of Carpet Area, the same shall be physically measured after removing all finishes that have been applied/fitted and the cost of removal and refitting of such finishes shall be borne by the Party which raises the dispute in relation to the measurement of Carpet Area.

1.14. "Cheque Bouncing Charges" shall mean the charges payable by either Party to this Agreement on account of a cheque issued pursuant to this Agreement is not honoured for any reason whatsoever including 'insufficient funds', 'stop payment' or 'account closed' and shall mean an amount equivalent to of 2.5 (two point five) per cent of the value of the cheque in question. If the amount of the said cheque and the cheque bouncing charges thereto are not paid within a period of 30 days from the date the cheque is not cleared in the first instance, the Cheque Bouncing Charges shall increase to 5 (five) per cent of the value of the cheque issued.

1.15. "Common Areas and Amenities" shall mean the common areas and amenities as are available to and for in respect of the Building/ Larger Property, as the case may be and more particularly described at Annexure 7 (Common Areas and Amenities).

1.16. "Company Notice of Termination" shall have the meaning ascribed to it in Clause 11.2.1.

1.17. "Confidential Information" shall have the meaning ascribed to it in Clause 27.1 below.

1.18. "Date of Offer of Possession" or "DOP" shall mean the date on which the Company, by written intimation, makes the Unit available to the Purchaser along with the OC in respect of the Unit (the OC maybe for part or whole of the Building). The estimated DOP is set out at Annexure 6 (Unit and Project Details).

1.19. "Direct Tax" or "Direct Taxes" shall mean income tax, corporate tax, or similar tax or levy, wherever and whenever charged, levied or imposed together with any interest and penalties in relation thereto.

1.20. "Exclusive Balcony/ Veranda/Open Terrace Area" or "EBVT Area" shall mean the floor area of the balcony (enclosed or open) and/or veranda and/or terrace and/or deck and/or elevation treatment and/or any other areas meant for the exclusive use of the Purchaser, other than the carpet area. EBVT Area is subject to tolerance of +/- 3 per cent on account of structural, design and construction variances. EBVT Area shall be physically measured after removal of all finishes that have been applied/fitted and the cost of removal and refitting of such finishes shall be borne by the Party which raises the dispute in relation to the measurement of EBVT Area.

1.21. "Extended" shall have the meaning ascribed to it in Clause 10.1 below.

1.22. "FCAM Charges" shall mean the Federation common area maintenance charges payable by the Purchaser for the maintenance of the Larger Property (excluding the Building), but shall not include FCAM Charges. FCAM Charges shall be applicable where the Project consists of more than one Ultimate Organisation and will be as set out at Annexure 6 (Unit and Project Details).

1.23. "Federation" shall mean the apex body to be formed by and consisting of the ultimate organisations formed in respect of various buildings constructed to be constructed in the Project, to maintain, administer and manage the Larger Property and the Project. This may be a company or a registered federation or any other management structure as permissible in law.



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- 1.24. "Federation Conveyance" shall have the meaning ascribed to it in Clause 14.5 below.
- 1.25. "FEMA" shall have the meaning ascribed to it in Clause 20(bb) below.
- 1.26. "FMC" shall have the meaning ascribed to it in Clause 15.1 below.
- 1.27. "Force Majeure" shall mean an event of flood, fire, cyclone, earthquake or any other calamity caused by nature affecting the regular development of the Project.
- 1.28. "FSI Free Constructed Spaces" shall have the meaning ascribed to it in Clause 15.13 below.
- 1.29. "Indirect Tax" or "Indirect Taxes" means goods and services tax, service tax, value added tax, sales tax, stamp duty, customs and import duties, levy, impost, octroi, and, or, duty of any nature whatsoever, whenever imposed and, or, levied, by any Authority, together with any interest and penalties in relation thereto, excluding any Direct Tax.
- 1.30. "Interest" shall mean simple interest at State Bank of India's (SBI) highest Marginal Cost of Lending Rate (MCLR) + 2 per cent per annum. The MCLR shall be taken as applicable on 1st day of each quarter (1st January, 1st April, 1st July, 1st October) and the same shall be deemed to be the applicable MCLR for the said quarter. Provided further that if SBI MCLR is no longer in use, MCLR will be replaced by equivalent benchmark rate used by SBI.
- 1.31. "Larger Property" means the land with details as described in Annexure 1 (Description of Larger Property). For clarity, there may be other building(s) and/or project(s) which will be constructed on the Larger Property.
- 1.32. "Liquidated Damages" shall mean an amount equivalent to 10 per cent of the Total Consideration.
- 1.33. "Loan" shall have the meaning ascribed to it in Clause 7.1 below.
- 1.34. "Maintenance Related Amounts" shall include the amounts collected by the Company to be utilized towards the management of the affairs of the Building and/or the Larger Property including but not limited to BCAM Charges, Property Tax and Building Protection Deposit. An indicative list of Maintenance Related Amounts is at Annexure 5 (Unit and Project Details).
- 1.35. "Net Area" shall mean the aggregate of the Carpet Area and the EBVT Area.
- 1.36. "OC" shall have the meaning ascribed to it in Clause 10.3 below.
- 1.37. "Possession Demand Letter" shall have the meaning ascribed to it in Clause 10.2 below.
- 1.38. "Project" shall mean the project with RERA registration number as stated in Annexure 6 (Unit and Project Details) and with details as available with the concerned RERA authority (including current and proposed parts of the project). The Project may be part of a layout on the Larger Property which may comprise of various other buildings and/or projects.
- 1.39. "Purchaser Notice of Termination" shall have the meaning ascribed to it in Clause 11.3.1.b) below.
- 1.40. "Refund Amount" shall mean:

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- 1.40.1. In case of termination pursuant to Clause 11.2.1 and Clause 11.2.2, an amount equivalent to the Total Consideration or part thereof paid by the Purchaser to the Company (excluding Interest or any other charges paid by the Purchaser on account of delayed payments) after deducting therefrom the Liquidated Damages and, if applicable, any amounts paid to 3rd parties by the Company on behalf of the Purchaser including but not limited to stamp duty, registration charges, brokerage charges (including any consideration, notary or other charges paid by the Company to any third party for facilitating, assisting or connection of sale of the Unit or identifying the Purchaser as a potential purchaser).
- For avoidance of doubt, it is clarified that the amount paid by the Purchaser which has been utilized towards payment of Interest to any Authority, shall not be refunded unless (and then only to the extent that) any receives credit for the same from the relevant Authority.
- 1.40.2. In case of termination pursuant to Clause 11.2.3 and 11.3.1.b) an amount equivalent to the aggregate of the Total Consideration or part thereof paid by the Purchaser to the Company (excluding Interest or any other charges paid by the Purchaser on account of



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delayed payments) and interest on such amounts from the date of receipt of the respective installments, after deducting therefrom any amounts paid to 3rd parties by the Company on behalf of the Purchaser (if applicable) including but not limited to stamp duty, registration charges, brokerage charges (including any consideration, monetary or otherwise, paid by the Company to any third party for facilitating, assisting in connection with the sale of the Unit or identifying the Purchaser as a potential purchaser), all the date of payment of the Refund Amount.

For the avoidance of doubt, it is clarified that interest will not be payable on any amounts paid by the Purchaser towards any Indirect Tax and, or, any other government levy.

1.41. "Reimbursements" shall include all expenses directly or indirectly incurred by the Company in providing or procuring services/facilities other than the Unit including but not limited to LUC, electricity deposit reimbursement, administrative expenses, utility connections, piped gas connection and related expenses, legal expenses and all applicable Taxes thereon. An indicative list of Reimbursements is at Annexure 6 (Unit and Project Details).

1.42. "RERA" shall mean the Real Estate (Regulation and Development) Act 2016 and the rules framed by the relevant State Government thereto and any amendments to the Act or the rules.

1.43. "Service Providers" shall have the meaning ascribed to it in Clause 15.13 below.

1.44. "Shortfall Amount" shall have the meaning ascribed to it in Clause 16.3 below.

1.45. "Structural Defects" shall mean any defect related to the load bearing structure of the Building and water proofing. It is further clarified that this shall not include any other non-load bearing elements or defects for reasons not attributable to the Company.

1.46. "Taxes" shall mean and include Direct Tax and Indirect Tax.

1.47. "Transfer" shall mean the sale, transfer, assignment, directly or indirectly, to any third party of:

- a. the Unit or any part of the right, title or interest therein; and, or,
- b. the benefit of this Agreement and, or,
- c. in case the Purchaser is a company, directly or indirectly, the change in (i) control and, or, management; and, or, (ii) shareholding constituting more than 25 per cent of the voting rights and, or, economic interest
- d. in case the Purchaser is a partnership firm or limited liability partnership, the change in constitution thereof.

The term "Transfer" shall be construed liberally. It is however, clarified that Transfer in favour of (i) a Relative (as defined under the Companies Act, 2013); or (ii) a holding/subsidiary company subject to Sub-Clause (c)(ii) above) shall not constitute a Transfer of the Unit.

"Consideration" shall mean the amounts payable/agreed to be paid by the Purchaser for the Unit and will be the aggregate of the Consideration Value set out at Annexure 6 (Unit and Project Details), Reimbursements, the Maintenance Related Amounts and all Indirect Taxes as well as any charges of Consideration Value as per the terms of Clause 4.2.

"Organization" shall mean the company/condominium/society/other permissible legal entity which shall be formed in respect of the Building as contemplated in Clause 14.

"Unit" shall mean the unit in the Building with the Carpet Area and EBVT Area as specified at Annexure 6 (Unit and Project Details) and floor plan thereto (with unit shaded) annexed hereto as Annexure 5 (Floor Plan).

2. **RULES FOR INTERPRETATION**

2.1. All references in this Agreement to statutory provisions shall be construed as meaning and including references to:

अनुच्छेद	or	किसी	statutory modification, consolidation or re-enactment (whether before or after the date of this Agreement) for the time being in force.
1695	e	b	All statutory instruments or orders made pursuant to a statutory provision; and
2020	c	Any	statutory provision of which these statutory provisions are a consolidation, re-enactment or modification.



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- 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. References to recitals, clauses or schedules are, unless the context otherwise requires, are references to recitals, to clauses or schedules to this Agreement.
- 2.5. Reference to days, months and years are to Gregorian days, months and calendar years respectively.
- 2.6. Any reference to the words "hereof," "herein", "herein" and "hereunder" and words of similar import when used in this Agreement shall refer to clauses or schedules of this Agreement as specified therein.
- 2.7. The words "include" and "including" are to be construed without limitation.
- 2.8. Any reference to the masculine, the feminine and the neutral shall include each other.
- 2.9. In determination of any period of days for the occurrence of an event or the performance of any act or thing shall be deemed to be exclusive of the day on which the event happens or the act or thing is done and if the last day of the period is not a working day, then the period shall include the next following working day.
- 2.10. The Purchaser confirms and warrants that the Liquidated Damages is a genuine/pre-estimate of the loss or damage that is likely to be suffered by the Company on account of breach of the terms of this Agreement by the Purchaser. The Liquidated Damages is also arrived at having regard to the cost of construction, the cost of funds raised by the Company, the ability or inability of the Company to resell the Unit, including losses due to brokerage/marketing spend, delay in receiving money towards the Unit and the possibility of loss of value of the Unit on resale, among others. The Purchaser waives his right to raise any objection to the payment or determination of Liquidated Damages in the manner and under the circumstances set out herein.
- 2.11. All amounts stated herein are exclusive of Taxes, including but not limited to service tax, Maharashtra value added tax, stamp duty, and all such Taxes, as maybe applicable from time to time, shall be borne and paid by the Purchaser separately, immediately upon the same being demanded by the Company as per Applicable Law.
- 2.12. In case of any conflict between the provisions of Clause 21 and any other provisions of this Agreement, the provisions of Clause 21 shall prevail.
- 2.13. The recitals above, the schedules and annexures hereto shall form an integral part and parcel of this Agreement and shall be read in conjunction with this Agreement.

3. **DISCLOSURES AND TITLE**

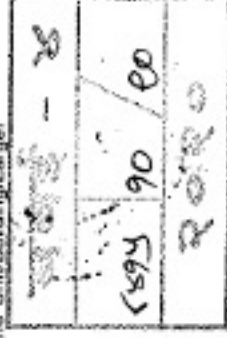
- 3.1. The Purchaser hereby declares and confirms that prior to the execution of this Agreement (i) the Company has made full and complete disclosure of its title to Larger Property; (ii) he has taken inspection of all the relevant documents; and (iii) he is satisfied in relation to the Unit/Larger Property, satisfied himself of inter alia the following:

- Nature of the Company's right over the Property;
- The Approvals (current and future);
- The drawings, plans and specifications;
- Nature and particulars of all encumbrances on the Property.

- 3.2. The Purchaser confirms that the Purchaser has entered into this Agreement out of his own free will and without any coercion, and after receiving and understanding a draft of this Agreement. The Purchaser has obtained suitable advice prior to entering into this Agreement and the Agreement is being entered into with full knowledge of the obligations and rights under this Agreement and the Applicable Law governing the same.

4. **AGREEMENT TO SELL AND CONSIDERATION**

- 4.1. The Purchaser hereby agrees to purchase/acquire from the Company and the Company hereby agrees to sell to the Purchaser, the Unit for the Total Consideration as set out at Annexure 6



K. J. A. C. W.
[Signature]

(Unit and Project Details) hereto subject to the terms and conditions mentioned herein and the Approvals.

- 4.2. The Total Consideration shall remain fixed as stated in **Annexure 6 (Unit and Project Details)** hereto, save and except for proportionate share (in ratio of Net Area) of any increase in costs/charges levied by any Authority, after date of start of construction of the Building and on account of any increase in the cost of construction of the Building due to depreciation of the rupee by more than 5 per cent beyond the prevailing exchange rate with the US Dollar (\$) as on the date of start of construction of the Building. Such increase will be certified by any one of the Big 6 accountancy firms (EY, KPMG, PWC, Deloitte, BDO, Grant Thornton in 2019 and as may vary over time) and the Purchaser shall pay such proportionate share, as demanded.
- 4.3. The Total Consideration shall be paid by the Purchaser to the Company from time to time in the manner more particularly described at **Annexure 6 (Unit and Project Details)**, time being of the essence. The Purchaser shall be responsible for ensuring that payment of each instalment is made within 14 (fourteen) days of the demand for the said instalment being made by the Company. Payment shall be deemed to have been made when credit is received for the same by the Company in its account.
- 4.4. The Purchaser acknowledges that he has chosen the 'Construction Progress Linked Payment Plan' since it offers several advantages to the Purchaser, including that the instalment payments may become due later in time than as envisaged at the time of entering into this Agreement, if the relevant construction milestones are delayed, thus compensating for the impact of any delay in construction on the Purchaser. This significantly reduces the risk of the Purchaser as compared to the 'Time Linked Payment Plan' option and the Purchaser has entered into this Agreement after taking into account the advantages and risks of the 'Construction Progress Linked Payment Plan'.
- 4.5. The Purchaser agrees and understands that Company has agreed to set the Unit to the Purchaser on the specific assurance of the Purchaser that the Purchaser:
- Shall make payment of the Total Consideration as per the timelines set out at **Annexure 6 (Unit and Project Details)**, without any delay or demur for any reason whatsoever;
 - Shall observe all the covenants, obligations and restrictions stated in this Agreement; and
 - Confirms that any breach or failure to observe the aforesaid covenants, obligations and restrictions would constitute a breach of the terms of this Agreement by the Purchaser.
- 4.6. It is clarified and the Purchaser accords his irrevocable consent to the Company to appropriate any payment made by him, notwithstanding any communication to the contrary, in the following manner:
- Firstly, towards the Cheque Bouncing Charges in case of dishonour of any cheque issued by the Purchaser;
 - Secondly, towards interest due as on the date of payment;
 - Thirdly, towards costs and expenses for enforcement of this Agreement and recovery of the Total Consideration, dues and Taxes payable in respect of the Unit or any other administrative or legal expense incurred by the Company on account of delay in payment by the Purchaser and consequential actions required to be taken by the Company; and
 - Fourthly, towards the Total Consideration including Total Consideration in respect of the Unit or under the Agreement.
- Under any circumstances, the Purchaser shall be responsible for the communication by the Purchaser to the Company in the manner as aforesaid, no express intimation or hereunder shall be required in the Company.
- 4.7. In case of the dishonour of any cheque issued by the Purchaser, the Cheque Bouncing Charges will be payable by the Party which issued the cheque.
- 4.8. The Parties agree that, in case of every instance of delayed payment, either Party shall be entitled to recover from the other Party responsible for such delayed payments, all costs associated with the administrative actions related to follow-up and recovery of such delayed payments, which are estimated to be 2 (two) per cent of the amount of the delayed payment per instance (subject to minimum of INR 20,000/- (Rupees Twenty Thousand Only) per

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instance of delayed payment in 2019 and shall be revised on 1st April of each year as per rate of Reserve Bank of India's consumer price index).

5. **CONSTRUCTION AND DEVELOPMENT**

5.1. The Company shall, subject to the terms hereof, construct the Building in accordance with the Approvals and, or, plans and amendments thereto as approved by the relevant Authorities.

5.2. The Purchaser is aware that while the Company has obtained some of the Approvals, certain other Approvals (or amendments to current Approvals) may be received from time to time. Having regard to the above position, the Purchaser has entered into this Agreement without any objection or demur and agrees not to raise and waives his right to raise any objection, in that regard.

5.3. The Parties agree that while the Company may make amendments to the plans or layouts of the Building and the Project as required for the execution of the Project or as may be directed by the competent Authorities. This may include any change wherein the Company, if permitted by the relevant Authorities, transferring the construction permissible on the Larger Property to any other property or transferring to the Larger Property the construction permissible on any other property at any time prior to conveyance of the Larger Property to the Federation/Ulimate Organisation. The Purchaser gives his consent for such changes provided such changes shall not result in change in location of the Unit (with respect to its direction on a given floor), lowering of the Unit (with respect to its height above ground) or reduction in the Net Area more than 3 per cent of the Net Area. In case a change is proposed which adversely impact any of the aforesaid factors, separate written consent shall be obtained from the Purchaser.

5.4. The Purchaser is aware and agrees that the Company shall allow various balcony/verandah/ open terraces (including the one located at the top of the Building) to be used, partly or wholly, by one (or more) unit purchaser(s) in the Building and such unit purchaser(s) shall have exclusive right to use the said areas as per the terms of the arrangement between the Company and the said unit purchaser(s). The Purchaser agrees not to raise any objection or make any claims in that regard and the claims in that regard shall be deemed to have been waived. In terms of the above, the Company shall be at absolute liberty to allot/assign the said right to such persons in the manner as the Company may deem fit and proper.

6. **SECURITIZATION OF THE TOTAL CONSIDERATION**

6.1. The Purchaser hereby grants his irrevocable consent to the Company to securitize the Total Consideration and/or part thereof and the amounts receivable by the Company hereunder and to assign to the banks / financial institutions the right to directly receive from the Purchaser the Total Consideration and / or part thereof and / or the amounts payable herein. It is further agreed that any such securitization shall not lead to an increase in the Total Consideration paid by the Purchaser for the Unit and any payment made by the Purchaser to the Company and/or any bank or financial institution nominated by the Company in writing, shall be treated as being towards the fulfillment of the obligations of the Purchaser under this Agreement to the extent of such payment.

7. **LOANS AGAINST THE UNIT**

7.1. The Parties agree that notwithstanding any loan or financial assistance availed or to be availed by the Purchaser in connection with the payments to be made pursuant to this Agreement, the Company and any mortgage created or to be created by the Purchaser shall remain solely and wholly responsible for the timely payment of the said loans and the amounts payable hereunder.

7.2. The Parties further agree that the Company shall not be liable or responsible for the repayment of the Loan taken by the Purchaser in connection with the procurement of the Loan and creation of a mortgage by the Purchaser and any changes to banks or financial institutions in this connection shall be the responsibility and exclusive liability of the Purchaser. Notwithstanding the provisions hereof, the Company shall not be liable for all the amounts payable hereunder have not been paid, the Company shall not be liable for the Unit to which the Purchaser has no objection and hereby waives his right to raise any objection in that regard.

7.3. The Purchaser hereby expressly agrees that the Company shall not be liable for the Loan and the Total Consideration remain unpaid/outstanding, the Purchaser subject to the terms hereof, shall not sell, Transfer, let out and/or deal with the Unit in any manner whatsoever without obtaining prior written permission

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of the Company and/or the relevant bank/financial institutions which have advanced the Loan. The Company shall not be liable for any of the acts of omission or commission of the Purchaser which are contrary to the terms and conditions governing the Loan. It shall be the responsibility of the Purchaser to inform the Ultimate Organisation about the lien/charge of such banks/financial institutions and the Company shall not be liable or responsible for the same in any manner whatsoever.

7.4. The Purchaser indemnifies and hereby agrees to keep indemnified the Company and its successors and assigns from and against all claims, costs, charges, expenses, damages and losses which the Company and its successors and assigns may suffer or incur by reason of any action that any bank/financial institution may initiate on account of the Loan or for the recovery of the Loan or any part thereof or on account of any breach by the Purchaser of the terms and conditions governing the Loan.

8. **CAR PARKING**

8.1. At the request of the Purchaser, the Company hereby permits the Purchaser to use the number of Car Parking Spaces as set out in **Annexure 6 (Unit and Project Details)** hereto within the Project/Larger Property. The Purchaser is aware that the Company has in the like manner allocated/ shall be allocating other car parking spaces to other purchasers of the units in the Building and in the Project and 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 further warrants and confirms that the Purchaser shall, upon formation of the Ultimate Organisation and/or execution of conveyance, as contemplated herein, cause such Ultimate Organisation to confirm and ratify and shall not permit the Ultimate Organisation to alter or change the allocation of Car Parking Spaces in the manner allocated by the Company to the various purchasers (including the Purchaser herein) of the units in the Building and the Project.

8.2. The Purchaser is aware and agrees and acknowledges that the Car Parking Spaces to be allotted / allocated to the Purchaser may be in stack or tandem or any other format or manner as may be permissible under Applicable Laws. The Purchaser hereby agrees, acknowledges and confirms that the Purchaser shall not raise any objection in respect of the format of Car Parking Spaces that may be allocated pursuant to this Agreement. The Purchaser hereby agrees not to raise any claim or grievance in respect of the Car Parking Spaces being allotted / allocated to the Purchaser.

9. **REGISTRATION**

9.1. It shall be the responsibility of the Purchaser to immediately, after the execution of this Agreement, at his own cost and expense, lodge the same for the registration with the relevant Sub-Registrar of Assurances. The Purchaser shall forthwith inform the Company the serial number under which the Agreement is lodged so as to enable the representative of the Company to attend the office of the Sub-Registrar of Assurances and admit execution thereof. The Company may extend its grace to the Purchaser for the registration of this Agreement at the cost and expense of the Purchaser. The Company shall not be responsible or liable for any delay or default in registration.

10. **POSSESSION**

10.1. Subject to the Purchaser not being in breach of any of the terms hereof and the Purchaser having paid all the dues and charges payable by the Purchaser to the Company, the Company shall endeavor to offer possession of the Unit to the Purchaser on or before the estimated DOP as extended by the grace of the Ultimate Organisation's (Unit and Project Details) and any further extension, as may be applicable pursuant to Clause 10.4 (cumulatively referred to as the **Extended DOP** i.e. estimated DOP as set out at **Annexure 6 (Unit and Project Details)** + grace period as set out at **Annexure 6 (Unit and Project Details)** + further extension as may be applicable pursuant to Clause 10.4).

10.2. The Purchaser shall make full payment of all amounts payable under the Agreement within 15 (fifteen) days of the Company informing him in writing, that the Unit is ready for possession (**Possession Demand Letter**) and shall, thereafter, take possession of the Unit. In the event the Purchaser fails and, or, neglects to take possession of the Unit within 2 (two) months from the date of the Possession Demand Letter, the Purchaser shall be liable to pay demurrage charges to the Company at the rate of INR 10/- per square foot of Net Area per month or part thereof from the expiry of the aforementioned 2 (two) month period till such time the Purchaser takes the possession of the Unit. The amounts payable by the Purchaser pursuant to this Clause 10.2 shall be in addition to the CAM Charges. Notwithstanding the aforesaid, it shall be deemed that the



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Purchaser has taken possession of the Unit on the expiry of the 2 months from the date of the Possession Demand Letter and the Purchaser shall alone be responsible/liable in respect any loss or damage that may be caused to the Unit after this date.

10.3. The Company shall obtain occupation certificate for the Unit (OC) (which shall also be deemed to be the Completion Certificate, if required, under Applicable Law) at any time prior to the Extended DOP. The OC may be for part or whole of the Building. Further, the Company shall endeavor to make available the key Common Areas and Amenities in respect of the Building within a period of 1 (one) year from the Extended DOP.

10.4. Notwithstanding any other provision of this Agreement, the Company shall, without being liable to the Purchaser in any way including in respect of payment of interest, be entitled to reasonable extension of time for making available the Unit for possession or completion of said Building if the same is delayed for reasons beyond the control of the Company including on account of any of the following:

- a. Any event of Force Majeure;
- b. Riots / other civil disturbances;
- c. Any notice, order, rule or notification of the Central or relevant State Government and/or any other public or competent Authority or of the court which affects the Building in which the Unit is located.

For the purposes of this Clause 10.4, a reasonable extension of time will, at the least, be equivalent to the aggregate of the period of the subsistence of an event or events stipulated in this Clause 10.4 and a 3 (three) month recommencement period.

11. TERMINATION

11.1. This Agreement is not terminable under any circumstances, save and except the specific circumstances stated below. Both Parties have entered into this Agreement, knowing fully well that the Total Consideration of the Unit may change (increase or decrease) in accordance with the provisions of this Agreement and both Parties confirm that they shall not seek to terminate this Agreement, under any pretext or guise, in order to benefit from and, or, escape from the impact of such change the Total Consideration.

Company's Right to Terminate

11.2. Company shall have right to terminate this Agreement only in the following circumstances:

11.2.1. Non-Payment: If the Purchaser is in default of any of his obligations under this Agreement, including (but not limited to) making payment of all due amounts as per Schedule of Payment set out at Annexure 6 (Unit and Project Details) (and interest thereon, if any) within 14 (fourteen) days of the date of the demand letter, the Purchaser shall be deemed to be in default. In the event of such default, the Company shall issue to the Purchaser notice of such default and the Purchaser shall be provided with a further period of 14 (fourteen) days from the date of such notice to cure the said default. In the event that the Purchaser fails to cure such default within 14 (fourteen) days from the date of notice of such default (or such default is not capable of being rectified), the Company shall have the option to terminate this Agreement by sending a notice of termination by registered AD/ speed post (Company-Notice of Termination).

11.2.2. Attempt to Defame: The Purchaser agrees, not to do or omit to do or cause to be done by any party known to him any act, deed or thing or behave inappropriately or correspond or communicate in a manner that would in any way cause, affect or prejudice or damage the Building / Project / Larger Property or the Company's interests in any way. In the event the Purchaser does or omits to do any such act, deed or thing or behave inappropriately or correspond or communicate in a manner that would in any way cause, affect or prejudice or damage the Building / Project / Larger Property or the Company's interests in any way, without prejudice to any other rights or remedies available in law, the Company shall be obliged to terminate this Agreement by sending a notice of Company Notice of Termination.

11.2.3. Prolonged Stoppage in Construction: In the event the construction of the Building in which the Unit is located has been stopped for a period of more than (three) year due to Applicable Law, the Company shall have the option to terminate this Agreement by sending a Company Notice of Termination.

Purchaser's Right to Terminate

11.3. Purchaser shall have right to terminate this Agreement only in the following circumstances:



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11.3.1. Delay in possession beyond Extended DOP: Subject to the Purchaser having paid all the amounts due and payable hereunder as per the timelines stated in Annexure 6 (Unit and Project Details), if the Company fails to offer possession of the Unit by Extended DOP, then:

- a. Within 30 (thirty) days of expiry of Extended DOP, the Company shall inform the Purchaser the revised date by which the Unit is likely to be ready for being offered for possession. On receipt of such written intimation, unless the Purchaser elects to terminate this Agreement in terms of Clause b) the DOP mentioned in Annexure 6 (Unit and Project Details) shall stand revised to and substituted by revised date communicated by the Company. The Company shall credit interest to the Purchaser for the period between the Extended DOP and the date on which possession is finally offered to the Purchaser, or
- b. Within 30 days from expiry of Extended DOP, the Purchaser may by giving notice in writing in the form set out in Annexure 8 (Purchaser Notice of Termination) elect to terminate this Agreement (Purchaser Notice of Termination). Where the Purchaser Notice of Termination is not received by the Company within the aforementioned period of 30 (thirty) days from expiry of the Extended DOP, the Purchaser shall be deemed to have elected to proceed in accordance and pursuant to the provisions of Clause 11.3.1(a).

11.4. Consequences of Termination and Payment of Refund Amount

11.4.1. On a termination of this Agreement by either Party in accordance with the provisions of this Clause 11, the booking / allotment of the Unit shall stand immediately terminated and the Purchaser shall have no right whatsoever with respect to the Unit, save and except the right to receive the Refund Amount in accordance with Clause 11.4.2.

11.4.2. Pursuant to the termination of this Agreement, the Refund Amount shall be deemed to be due and payable to the Purchaser at the end of 12 months from the date of receipt of (i) the Company Notice of Termination by the Purchaser, or (ii) the Purchaser Notice of Termination by the Company, as the case may be, and shall be paid by the Company to the Purchaser only on the registration of a Deed of Cancellation of this Agreement.

12. DEFECT LIABILITY

12.1. If, during a period of 60 (sixty) months from the Date of Offer of Possession, the Purchaser brings to the notice of the Company any Structural Defect in the Unit or in the material used therein (excluding wear and tear and misuse), wherever possible, such defects (unless caused by or attributable to the Purchaser) shall be rectified by the Company at its own costs. In the case it is not possible to rectify such defects, then the Purchaser shall be entitled to receive reasonable compensation from the Company for rectifying such defects, based on the estimated cost of rectifying such defects as determined by the Project Architect of the Company. Notwithstanding anything stated in this Clause, in this Agreement, the Company shall not be in any way liable to repair or rectify any Structural Defects as set out in this Clause 12 where the Purchaser has accepted any changes in the Unit or in the materials used thereon.

13. SET OFF / ADJUSTMENT

13.1. The Purchaser hereby grants the Company irrevocable and irrevocable consent to recover / set off / adjust the amount payable by the Purchaser to the Company including the Total Consideration, Interest and other amounts payable against any other amounts payable by the Purchaser to the Company or to the Purchaser pursuant to this Agreement and in relation to the Unit. 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.

ULTIMATE ORGANISATION

The Purchaser along with other purchasers of units in the Building shall join in forming and registering the Ultimate Organization in respect of the Building. The Ultimate Organization shall be known by such name as the Company may in its sole discretion decide for this purpose. The Purchaser and other unit holders in the Building shall, from time to time, duly fill in, sign and execute the application for registration and other papers and documents necessary for the formation and registration of Ultimate Organization and return the same to the Company within 7 (seven) days from receipt thereof so as to enable the Company to register the Ultimate Organization.



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14.2. The Purchaser is aware and agrees that if 40 per cent or more of the carpet area of the Building is retained by the Company (or its nominees), the Company may not form an Ultimate organization and in such case, the powers and responsibilities of the Ultimate organization shall vest with the Company (or its nominees).

14.3. Where the Project consists of more than one building, separate ultimate Organisations may be formed in respect of each building. The Company will apply for the registration of the Federation consisting of all such ultimate organisations after the occupancy certificate has been received for all buildings which form part of the Project. The Purchaser and other members of the Ultimate Organisation(s) shall from time to time, duly fill in, sign and execute the application for registration and other papers and documents necessary for the formation and registration of Federation and return the same to the Company within 7 (seven) days from receipt thereof so as to enable the Company to register the Federation.

14.4. Within 18 months from the date of occupation certificate in respect of the Building, the Company shall execute a Deed of Conveyance in favour of the Ultimate Organisation (Building Conveyance) in respect of the structure of the Building along with the FSI consumed in the Building subject to the right of the Company(i) to dispose of unsold units, if any and receive the entire consideration amount; and outstanding dues from the purchasers; and (ii) to consume the entire balance FSI, balance TDR and any additional future increase in FSI and TDR, additional FSI due to change in law or policies of any Authority on the Larger Property; and (iii) to use all internal roads and all the facilities, amenities and services for such future and/or ongoing development or otherwise.

14.5. Within 18 months from the receipt of the occupation certificate for the last building within the Larger Property, the Company shall execute a Deed of Conveyance in favour of the Federation (Federation Conveyance) in respect of all of the Company's right, title and interest in the Larger Property subject to and excluding the Building Conveyance and also subject to (i) the right of the Company (i) to dispose of unsold units, if any, and receive of the entire consideration amount and outstanding dues from the purchasers; and (ii) to consume the entire balance FSI, balance TDR and any additional future increase in FSI and TDR, additional FSI due to change in law or policies of any Authority on the Project / Larger Property; and (iii) to use all internal roads and all the facilities, amenities and services for such future and/or ongoing development or otherwise.

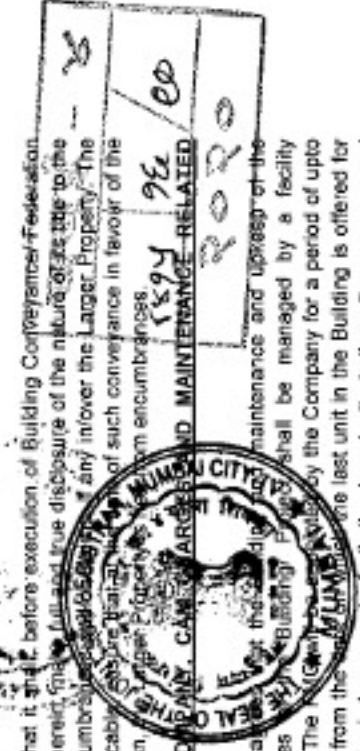
14.6. The Purchaser hereby agrees and undertakes that the Purchaser along with other unit holders in the Ultimate Organisation/ Federation shall be liable to pay all out of pocket expenses including stamp duty, registration charges, legal fees and all other applicable levies and Taxes, administrative expenses on the Building Conveyance and Federation Conveyance or any kind of document whereby ownership rights of the Building/ Larger Property are transferred to the Ultimate Organisation/Federation.

14.7. It is further clarified that save and except the rights agreed to be conferred upon the Purchaser and/or the Ultimate Organisation and/or the Federation, no other rights are contemplated or intended or agreed to be conferred upon the Purchaser or the Ultimate Organisation or the Federation, in respect of the Unit/ Building/ Larger Property and in this regard the Purchaser for himself and the Ultimate Organisation/ Federation hereby waives all his rights and claims and undertakes not to claim and cause the Ultimate Organisation/Federation not to claim any such right in respect of the Building/ Larger Property.

14.8. The Company hereby agrees that it shall, before execution of Building Conveyance/Federation Conveyance as contemplated hereof, file a full and true disclosure of the nature of the title to the Larger Property as well as encumbrances, if any, in favour of the Larger Property. The Company shall, as far as practicable, ensure that the Larger Property is free from encumbrances. Ultimate Organisation/Federation

15. **FACILITY MANAGEMENT COMPANY AND MAINTENANCE RELATED AMOUNTS**

15.1. The Purchaser is aware and agrees that the Building shall be managed by a facility management company (FMC). The FMC shall be appointed by the Company for a period of upto 60 (sixty) months commencing from the date of completion of the last unit in the Building is offered for possession in consideration of reimbursement of all direct costs (including all manpower and overhead costs) incurred along with a margin of 20 per cent margin on such costs and all applicable Taxes. The Purchaser along with the other purchasers in the Building shall undertake and cause the Ultimate Organisation to ratify the appointment of the FMC as aforesaid. On the



expiry of the 60 (sixty) month period, the Ultimate Organisation / Federation may appoint the FMC for a further term or choose to appoint any other facility management company.

15.2. The FMC shall be entitled to end its services by giving an advance written notice of 6 (six) months to the Ultimate Organisation in the event:

- a. the period of FMC's appointment has not been renewed at least 6 (six) months before expiry thereof; or
- b. the BCAM Charges and FCAM charges as applicable, have not been paid by 100 per cent of the unit purchasers at the due date (with a grace period of 30 days).

15.3. Notwithstanding anything stated elsewhere in this Agreement, the Ultimate Organisation shall also be entitled to end the services of the FMC with advance written notice of 6 (six) months if such termination has the written consent of 100 per cent of the unit purchasers of the Building.

15.4. The Purchaser agrees and undertakes to cause the Ultimate Organisation to be bound by the rules and regulations that may be framed by the FMC.

CAM Charges and Maintenance Related Amounts

15.5. The costs related to the upkeep and maintenance of the Building / Project / Larger Property shall be to the account of and jointly borne by the relevant unit purchasers proportionate to the Net Area of each unit and are payable as the BCAM Charges and FCAM Charges (collectively, the CAM Charges) as set out at Annexure 6 (Unit and Project Details). The CAM charges shall not include: (i) the cost associated with diesel (or any other fuel) consumption, water consumption and electricity/HVAC consumption within the Unit which shall be payable by the Purchaser on monthly basis based on actuals and (ii) Property Taxes.

15.6. The Purchaser shall be obliged to pay the same in advance onbefore the 1st day of each quarter. The FMC shall provide reconciliation of the expenses towards CAM charges onbefore 30th June after the end of the relevant financial year and the Parties hereto covenant that any credit/short there to shall be settled onbefore 30th August.

15.7. For the purposes of avoidance of doubt, it is clarified that the CAM Charges shall commence from the CAM Commencement Date, regardless of whether the Purchaser takes such possession or not.

15.8. The Purchaser is aware that the CAM charges stated hereinabove are provisional and based on estimates at the time of sales launch of the development. The said amount is subject to inflation increases as per market factors (currently estimated @ 7.5 to 10 per cent per annum). Further, these charges are subject to the revision every 12 months after the Date of Offer of Possession by 7.5 to 10 per cent per annum. In case the increase is to be higher than this amount, the same will have to be mutually agreed between the Purchaser and the FMC.

15.9. The Purchaser undertakes to pay out of the estimated BCAM charges and FCAM charges for the period stated in Annexure 6 (Unit and Project Details) from the CAM Commencement Date on or before the

15.10. Where units in the Building remain unsold after the expiry of 6 months from the date of the OC, the CAM Charges payable in relation to the Building shall be after the expiry of the aforementioned 6 months period shall

15.11. All Maintenance Related Expenses shall be compulsorily payable by the Company/Ulimate Organisation/Ultimate Organisation upon demand being raised by the Company/Ulimate Organisation. Whether the Purchaser uses some of the facilities provided by the Company/Ulimate Organisation or not, this Clause 15.11 shall constitute a breach of the terms of this Agreement and shall lead to suspension of access to all other facilities provided by the Company/Ulimate Organisation at such time all due amounts are paid together with interest for the period of delay in payment.

15.12. The Company shall provide expense details only in connection of Maintenance Related Amounts (excluding Building Protection Deposit) at the time of handover of the affairs of the Building to the Ultimate Organisation and shall not provide expense details for any other head.

Other Key Common Areas

15.13. The Purchaser is aware that the Company seeks to provide a superior quality of services and facilities for its residents and for such purpose, the Company has/shall enter into agreements with



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various third parties/operators (Service Providers) in relation to the operation of certain facilities/amenities which are located in constructed spaces that have not been counted in FSI (FSI Free Constructed Spaces) by the concerned authorities on account of such spaces so as to facilitate the recreation/comfort of the purchasers. The terms of such arrangements shall be binding on the Purchaser and the Ultimate Organisation, subject to the following restrictions:

- a. Such FSI Free Constructed Spaces cannot be sold. The tenure for use of such FSI Free Constructed Spaces by the Service Providers shall not exceed 15 (fifteen) years.
- b. Upon formation of the Ultimate Organisation, the Ultimate Organisation shall have ownership of such FSI Free Constructed Spaces, subject to the other terms and conditions of the arrangements with the Service Providers.
- c. Any external members of such facility shall abide by the security, dress and behavioral guidelines that would apply to the residents of the Building.

15.14. The Purchaser is aware that the Company is not in the business of or providing services proposed to be provided by the Service Providers/FMC or through the Service Providers/FMC. The Company does not warrant or guarantee the use, performance or otherwise of these services provided by the respective Service Providers/FMC. The Parties hereto agree that the Company 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.

15. **PROPERTY TAXES AND LAND UNDER CONSTRUCTION REIMBURSEMENT CHARGES**

15.1. Property Tax, as determined from time to time, shall be borne and paid by the Purchaser on and from the CAM Commencement Date, separately from any of other consideration / levy / charge/ CAM Charges, etc. The said amount shall be paid by the Purchaser on or before 30th April of each financial year, based on the estimate provided by the FMC, which shall be provided on or before 15th April of the relevant financial year.

15.2. The Purchaser undertakes to make payment of the estimated Property Tax for the first 12 (twelve) months simultaneously with the CAM Charges becoming payable as per the terms stated herein.

15.3. In the event of a shortfall between the amount deposited with the Company by the purchasers towards Property Tax and the demand raised by the authorities (Shortfall Amount), the Company shall inform the purchasers of such shortfall and the purchasers shall be liable to ensure that the same is paid to the Company within 15 (fifteen) days of receipt of intimation from the Company, failing which the Purchaser shall be liable to pay interest as levied by the concerned Authorities together with late payment charge amounting to 5 per cent of the Shortfall Amount or such part of the Shortfall Amount remaining unpaid. The Company shall not be responsible for any penalty/delay/action on account of such Shortfall Amount and the same shall entirely be to the account of the purchasers.

15.4. In case there is any surplus amount collected vis-à-vis the demand raised by the Authorities, the same shall be handed over to the Ultimate Organisation at time of handover of the affairs of the Ultimate Organisation to the purchasers.

15.5. If the Property Tax demand comes directly in the name of the Purchaser, the amount paid by the Purchaser to the Company towards the demand raised shall be refunded to the Purchaser within 15 (fifteen) days of the Company raising the demand. The Purchaser that such demand has been raised.

15.6. The Property Tax for any units not sold by the Company after the formation of the Ultimate Organization, shall be payable by the Company as per the demand raised by the competent Authorities, all such unsold units are sold.

15.7. The Purchaser undertakes to pay the Property Tax for the period of start of construction of the LUC for the period of start of construction of the LUC before the Date of Offer of Possession, Annexure 6 (Unit and Project Details) set out in Annexure 6 (Unit and Project Details) hereto. The Purchaser is aware that the LUC stated herein is provisional and in case the amount is higher than this amount, the Purchaser shall pay such increased amount as specified by the Company.

17. **BUILDING PROTECTION DEPOSIT**

17.1. The Purchaser shall, on or before the Date of Offer of Possession, pay to the Company, the Building Protection Deposit set out in Annexure 6 (Unit and Project Details) hereto.



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17.2. The Building Protection Deposit shall be returned to the Purchaser after completion of fit-out / interior work by the Purchaser and subject to the possession policy and permissible changes policy of the Company.

17.3. The Purchaser hereto agrees and acknowledges that, in order to claim the return of the said Building Protection Deposit, the Purchaser shall notify the Company about completion of all fit-out or interior works in the Unit. On receiving this notification, the Company representatives/ nominees shall inspect the Unit, its immediate vicinity and attached Common Areas and Amenities like lift lobbies, etc. for compliance with possession policy and attached Common Areas and changes. If all changes made by the Purchaser are in adherence to permissible changes policy then the Building Protection Deposit shall be returned.

17.4. In the event any violations are observed by the Company's representatives/ nominees then same shall be intimated to the Purchaser and the Purchaser shall get the same rectified within 15 (fifteen) days from the date of the said intimation at his cost and risk. In the event the Purchaser fails to do the same, then the Company shall get the same rectified at cost and risk of the Purchaser. The Purchaser shall be solely responsible for all costs incurred in this regard, which shall be recovered from the Building Protection Deposit.

17.5. The Company /FMC shall be entitled to date the said cheque and deposit the same for recovery of the amount the Purchaser shall ensure that sufficient balance is maintained in the account and shall not close the said bank account or issue any instructions for stop payment, etc. The Purchaser hereto provides unconditional and irrevocable consent to the Company to insert date on the cheque, as per its sole discretion and the Purchaser has no objection to the same and waives all his rights to raise any objection in future. Further, in case any excess amounts are to be recovered from the Purchaser, the Company /FMC shall raise bills/invoices on the Purchaser and the Purchaser undertakes to pay the same within 15 (fifteen) days from the date of such invoice. In case the Purchaser refrains from paying the additional amount, the same shall be adjusted from the CAM charges duly paid by the Purchaser and shall be reflected as arrears and shall be claimed from the Purchaser by the Ultimate Organisation, at the time same is formed.

18. INDIRECT TAXES AND LEVIES

18.1. The Purchaser agrees that all levies, charges, cess, Indirect Taxes, assignments of any nature whatsoever (present or future) in respect of the Unit or otherwise shall be solely and exclusively borne and paid by the Purchaser. All Direct Taxes in respect of profit (if any) earned from the development and sale to the Purchaser of the Unit shall be borne by Company.

18.2. The Purchaser is aware that the GST payable in respect of the purchase of the Unit has been determined in accordance with the GST law / regime prevailing on or prior to 24 February 2019 (Previous GST Regime). The Consideration Value has been determined on the basis of the GST payable pursuant to the Previous GST Regime, after due consideration of all aspects (including benefits) of the Previous GST Regime including applicability of input credit.

18.3. In the event of any change in the Applicable Law relating to GST which results in a change in the rate of GST applicable to the purchase of the Unit or non-availability of any benefit or input credit available under the Previous GST Regime (including an amount of election of any available option by the Company in accordance with the Applicable Law relating to GST) such 'GST Changes Impact' will be borne by and will be payable by the Purchaser.

18.4. The Purchaser agrees to pay the GST payable in respect of the Unit has been purchased after the consideration of the Applicable Law relating to GST and hereby confirms that he/she/ it shall not raise any objections or demands in connection with the GST payable pursuant to the provisions of this Clause 18.

19. INTEREST

19.1. The Purchaser agrees to pay the interest on the Building Protection Deposit (as defined at Clause 1.30) on all the amounts including the Building Protection Deposit / part thereof payable by the Purchaser to the Company under the terms of the Building Protection Deposit Policy and the Building Protection Deposit payable by the Purchaser to the Company within 14 (fourteen) days from the date the Company raises demand for the payment. Such instalment shall be the date of realization of such payment.

The Purchaser confirms that the payment of interest by the Purchaser shall be without prejudice to the other rights and remedies of the Company and shall not constitute a waiver of the same by the Purchaser to the Company, unless specifically provided by the Company in writing.

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20. PURCHASER'S COVENANTS

- 20.1. The Purchaser, for himself and with the intention to bring all persons into whosever hands the Unit may come, hereby covenants and undertakes:
- a. To maintain the Unit at the Purchaser's own cost in good tenable repair and proper condition from the Date of Offer of Possession and shall not do or suffer to be done anything in or to the Building against the rules, regulations or bye-laws of the Ultimate Organisation / Federation or concerned local or any other Authority or change / alter or make addition in or to the Unit or the Building or any part thereof and shall:
- (i) Not carry out any additions or alterations in the Unit and, or, Building which affect the structure, facade and/or services of the units/wing (including but not limited to not making any change or to alter the windows and/or grills provided by the Company);
 - (ii) Not make any changes to the common area/lobby and structural changes in the Building;
 - (iii) Not relocate brick walls onto any location which does not have a beam to support the brick wall;
 - (iv) Not change the location of the plumbing or electrical lines (except internal extensions);
 - (v) Not change the location of the wet/waterproofed areas;
 - (vi) Not make any alteration in the elevation and outside color scheme of the Building;
 - (vii) Not chisel or in any other manner damage or cause damage to columns, beams, walls, slabs or RCC, Partis or other structural elements in the Unit without the prior written permission of the Company and/or the Ultimate Organisation;
 - (viii) Not to put any wire, pipe, grill, plant, outside the windows of the Unit to inter all but any articles outside the Unit or the windows of the Unit or any storage in any area which is visible from the external facade of the Building, save and except the utility area (if applicable); and
 - (ix) Keep the sewers, drains pipes in the Unit and appurtenant thereto in good tenable repair and condition, and in particular so as to support shelter and protect the other parts of the Building.
- b. The Purchaser agrees to comply with the possession policy and the permissible changes policy of the Company as amended from time to time.
- c. The Purchaser shall be entitled to use any area outside the Unit (including open plaza, if any) only with the prior written permission of the Company and subject to payment of charges as may be prescribed for all the purchasers/tenants from time to time. The Purchaser shall ensure that any usage of such area is as per the guidelines prescribed by the Company and shall not violate any applicable regulations. The Purchaser also agrees and acknowledges that the Company may at any time withdraw, revoke, terminate the permission granted in its sole absolute discretion and Purchaser will abide by any such decision without any delay or demur.
- d. The Purchaser shall adhere to the guidelines prescribed by the Company regarding signage which is visible on any external facade of the building(s) and shall obtain prior written permission for the same from the Company which shall generally be granted no later than 30 days from the date of such application being made with the requisite details.
- e. The Purchaser hereby agrees and acknowledges that he/she/it are aware that some or all of the EBVT area is a notified area under the provisions of the Environmental Protection Act, 1986. The Purchaser has studied and understood the plans approved by the concerned authorities and agrees to raise no claim in relation to the matter of approval of the EBVT area.
- f. In the event "Piped Gas Connection" is provided as an amenity to be provided within the Unit/building, the Purchaser hereby agrees that such connection will be provided by a third party service provider generally available in the vicinity of the building. The Purchaser shall endeavour to provide the piped gas portion of the building is occupied, the Company shall endeavour to provide the piped gas



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connection and supply of gas through such connection within a period of 24 months from the Extended DOP. In the event such Piped Gas Connection is not provided within the aforementioned period any and all amounts paid by the Purchaser towards such Piped Gas Connection will be refunded to the Purchaser without any interest thereon (**Piped Gas Connection Charges**). The Purchaser agrees and acknowledges that on the refund of the Piped Gas Connection Charges, the Company will not have any further obligation or liability towards the Purchaser in this regard.

g. The Purchaser shall ensure and cause the Ultimate Organisation to ensure that the Building is painted once every 5 years from the Date of Offer of Possession and kept in good and proper condition.

h. The Purchaser shall not store any goods which are of hazardous, combustible or of dangerous nature in the Unit, other than cooking gas, which may damage the construction or structure of the Building or the storage of which is objected to by the concerned local or other Authority or the Ultimate Organisation / Federation;

i. The Purchaser shall not carry or cause to be carried heavy packages on upper floors which may damage or is likely to damage the staircases, common passages or any other structure of the Building, including entrances of the Building. In case any damage is caused to the Building on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of such breach.

j. The Purchaser agrees and undertakes to cause the Ultimate Organisation to ratify and confirm that the name of the Building and/or Ultimate Organisation shall not be changed without the prior written consent of the Company.

k. The Purchaser shall not allow the Unit to be used for user different from the nature of the user that it is intended for use by the Company i.e. residential units shall be used for residential use only, office units for office use only, retail units for retail use only etc.

l. The Purchaser shall use the Car Parking Space only for purpose of parking the Purchaser's own vehicles.

m. Not to put any claim in respect of the restricted amenities including open spaces, any space available for hoardings, gardens attached to other units or terraces and the same are retained by the Company as restricted amenities. The Purchaser is aware that certain parts of the Building shall be allocated for exclusive use of certain users/residents. The price of the Unit has been determined taking this into consideration and the Purchaser waives his right to raise any dispute in this regard.

n. To pay to the Company within 7 (seven) days of demand by the Company its share of security deposit demanded by concerned local authority or government for giving water, electricity or other services in connection to the Building in which the Unit is situated.

o. To pay to the Company (several) days of demand by the Company, his share of HVA/C charges in the Unit which will be calculated on a pro-rata basis.

p. To pay to the Company the development charges, water charges, insurance and such other charges as are imposed by any Authority, on account of change of use of the Unit by the Purchaser.

q. In the event the Municipality of the Unit has not been installed by the Date of Offer of Possession, the Company shall be obliged to provide power supply to the Unit. The power supply will be in line with the supply generally provided by the electricity distribution company in that area, subject to the duration and voltage. The Purchaser shall pay a fixed monthly sum as set out at Annexure 6 (Unit and Project Details) as provisional electricity charges to the Company for providing this supply. The Purchaser undertakes to make payment in advance of the provisional electricity charges for the first 4 (four) months from the Date of Offer of Possession. In the event the electric meter of the Unit is not installed within the aforesaid period of 4 months, then the Purchaser undertakes to pay the provisional electricity charges till installation of the electric meter for the Unit.

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The Purchaser shall not sell, lease, let, sub-let, Transfer, assign or part with Purchaser's interest or benefit under this Agreement or part with the possession of the Unit till such time that the OC is received and all the amounts payable by the Purchaser are paid in full

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and the Purchaser is not in breach of any of the terms and conditions of this Agreement. Any sale/Transfer of the Unit after this time shall require written approval from the Ultimate Organisation (and till such time that the Ultimate Organisation is formed, of the Company) to ensure that the inherent nature of the society is not compromised by bringing in any member who does not subscribe to the guidelines and/or objectives of the Ultimate Organisation. Any document for sale/Transfer/lease etc. which is entered into without obtaining written approval of the Ultimate Organisation (and till such time that the Ultimate Organisation is formed, of the Company) shall not be valid and not binding on the Company.

9. The Purchaser agrees and acknowledges that the sample unit constructed by the Company and all furniture's, items, electronic goods, amenities etc. provided thereon are only for the purpose of show casing the unit and the Company is not liable/required to provide any furniture, items, electronic goods, amenities, etc. as displayed in the sample unit, other than as expressly agreed by the Company under this Agreement.
1. The Purchaser confirms that this Agreement is the binding arrangement between the Parties and overrides any other written and/or oral understanding, including but not limited to the application form, allotment letter, brochure or electronic communication of any form.
- u. Until a Building Conveyance/Federation Conveyance in favour of the Ultimate Organisation/Federation is executed and the entire Project is declared by the Company as completed, the Purchaser shall permit the Company and their surveyors and agents, with or without workmen and others, at all reasonable times to enter into and upon the Unit / Building/ Project / Larger Property and, or, any part thereof to view and examine the state and condition thereof.
- v. The Purchaser agrees and undertakes to not, in any manner, impede and to prevent, to the best of his ability, all other purchasers of units in the Building and, or, Project from impeding, the ability of the Company or its representatives to enter into the Building and, or, the Project and, or, the Larger Property (or any part thereof) for the purposes of showing any unsold units to prospective purchasers or brokers and, or, showing the Building / Project to investors or other 3rd parties and, or, in general for any marketing, promotional, photographic or other legitimate purpose of the Company. In case the Purchaser, directly or indirectly, breaches this undertaking, he shall be liable to pay to the Company an amount equal to 0.5 per cent of the Total Consideration of the Unit for every day that any such breach continues within 15 days from the receipt of a written notice from the Company in this regard and the Company shall have a lien over the Unit for such amount till the payment in full.
- w. The Purchaser agrees and acknowledges (and the Purchaser shall cause the Ultimate Organisation to agree and ratify) that the Company shall have the unconditional and irrevocable right to sell, transfer, lease, encumber and/or create any right, title or interest in the unsold units without any consent/no-objection, of any nature whatsoever in this regard from and payment of any transfer fees to the Ultimate Organisation and such purchaser of such unsold units shall be deemed to be a member of the Ultimate Organisation. Where consent/no-objection may be required from the Ultimate Organisation pursuant to any applicable laws, for electronic, the Purchaser shall cause the Ultimate Organisation to issue such consent/no-objection and, or, permissions forthwith on request.
- x. The Purchaser agrees and acknowledges (and the Purchaser shall cause the Ultimate Organisation to agree and ratify) that the Company shall have the unconditional and irrevocable right to sell, transfer, lease, encumber and/or create any right, title or interest in the unsold units without any consent/no-objection, of any nature whatsoever in this regard from and payment of any transfer fees to the Ultimate Organisation and such purchaser of such unsold units shall be deemed to be a member of the Ultimate Organisation. Where consent/no-objection may be required from the Ultimate Organisation pursuant to any applicable laws, for electronic, the Purchaser shall cause the Ultimate Organisation to issue such consent/no-objection and, or, permissions forthwith on request.
- y. The Purchaser hereto agrees and acknowledges that at the time of handover of the Ultimate Organisation, the Company shall earmark certain parking spaces for use by

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such unsold units and the Purchaser hereby agrees and shall cause the Ultimate Organisation to ensure that these car parking spaces are kept available for use by the purchasers/occupants of the unsold units.

z. The Purchaser is aware that in order to ensure safety of the workmen and the Purchaser, the Purchaser shall not be allowed to visit the site during the time that the Building is under construction. The Company shall provide photographic updates of the construction progress (quarterly or half-yearly basis). The Purchaser shall be given the opportunity for inspecting the Unit only after making payment of the Total Consideration.

aa. Upon and after handover of the management of the Building to the Ultimate Organisation, the Ultimate Organisation (and its members) will be responsible for fulfilment of all obligations and responsibilities in relation to approvals / permissions as may be required by the concerned Authorities from time to time.

bb. The Purchaser, if resident outside India, shall solely be responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999 (FEMA), Reserve Bank of India Act and Rules made thereunder or any statutory amendment(s) / modification(s) made thereof and all other applicable laws including that of remittance of payment, acquisition/sale/transfer of immovable properties in India, etc. and provide the Company with such permission, approvals which would enable the Company to fulfil its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of FEMA or statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other Applicable Law. The Purchaser understands and agrees that in the event of any failure on his part to comply with the applicable guidelines issued by the Reserve Bank of India, he shall be liable for action under the FEMA as amended from time to time. The Company accepts no responsibility/liability in this regard. The Purchaser shall keep the Company fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Purchaser subsequent to the signing of this Agreement, it shall be the sole responsibility of the Purchaser to intimate the same in writing to the Company immediately and comply with necessary formalities if any under the applicable laws. The Company shall not be responsible towards any third party making payment/remittances on behalf of any Purchaser and such third party shall not have any right in the application/alienment of the said Unit applied for herein in any way and the Company shall be issuing the payment receipts in favour of the Purchaser only.

The Purchaser is aware that various purchasers have chosen to buy unit(s) in the development with the assurance that the conduct of all users of the development shall be appropriate and in line with high standards of social behavior. Similarly, the Company has agreed to sell this Unit to the Purchaser on the premise that the Purchaser shall conduct himself in a reasonable manner and shall not cause any damage to the reputation of or bring disrepute to or cause nuisance to any of the other purchasers in the project and/or the Company and/or the development. Any Purchaser who indulges in any action which does not meet such standards shall be deemed to be in default of his obligations under this Agreement.

60. The Purchaser shall observe all other stipulations and rules which are provided herein in the Building/flat being purchased to be well maintained and enable all purchasers to enjoy the full use and enjoyment of these areas as originally designed.

21. **SPECIAL CONDITIONS**
21.1. The Parties shall be deemed to have agreed to the Special Conditions set out in Annexure 9 (Special Conditions) and agree that these shall prevail over any other conflicting provision of this document.

22. **MISCELLANEOUS**
22.1. Nothing contained in this Agreement is intended to be or shall be construed as a grant, demise or assignment in law of the Building, Project or Larger Property or any part thereof.

22.2. All notices to be served on the Company and/or the Purchaser shall be deemed to have been duly served if sent by Registered Post A.D. / Under Certification of Posting / standard mail or courier at the address set out at Annexure 6 (Unit and Project Details). Electronic communication (eg. Email) shall not be deemed to be valid form of communication, save and except in case of intimation of demand for payment instalment being due and receipt for payment thereof.

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- 22.3. The Parties agree that unless a Party informs the other Party in writing about a change in address/email ID, the address/email ID available at the time of this Agreement shall be deemed to be the valid address/email ID for all communication.
- 22.4. Any correspondence from the Purchaser should carry the customer ID quoted in Annexure 6 (Unit and Project Details) hereto in the subject line in following manner 'OI: xxxxxxx'. Any correspondence not mentioning the customer ID shall be deemed to be non-est/ null and void.

23. **DISPUTE RESOLUTION AND GOVERNING LAW**

- 23.1. 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 and Agreement.

- 23.2. If the dispute or difference cannot be resolved within a period of 7 (seven) days, from the notice by the aggrieved Party under Sub-Clause 23.1 above, then the dispute shall be referred to arbitration to be conducted in accordance with the provisions of the Arbitration and Conciliation Act, 1996 or any other statutory modifications or replacement thereof. All arbitration proceedings will be in the English language and the venue and seat of the arbitration will be Mumbai. The arbitration shall be conducted by a sole arbitrator who shall be appointed by the Company (Arbitrator).

- 23.3. The decision of the Arbitrator shall be in writing and shall be final and binding on the Parties. The arbitral award may include costs, including reasonable attorney fees and disbursements. Judgment upon the award may be entered by the Courts in Mumbai.

- 23.4. This Agreement and rights and obligations of the Parties shall remain in full force and effect pending the Award in any arbitration proceeding hereunder.

- 23.5. 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.

24. **SEVERABILITY**

- 24.1. If at any time, any provision of this Agreement is or becomes illegal, invalid or unenforceable in any respect under Applicable Law that shall not affect or impair the legality, validity or enforceability of any other provision of this Agreement and all other provisions of the Agreement shall survive.

- 24.2. The Parties shall negotiate in good faith to replace such unenforceable provisions with the effect nearest the provision being replaced, and that preserves the Party's commercial interests under this Agreement.

25. **WAIVER**

- 25.1. Any delay tolerated or indulgence shown by the Company in enforcing any of the terms of this Agreement or any forbearance or extension of time of this Agreement shall not be construed as a waiver of the Company's compliance of any of the terms and conditions of this Agreement by the Purchaser or non-compliance in any manner prejudice or affect the rights of the Company by the Purchaser nor the same shall in any manner prejudice or affect the rights of the Company by the Purchaser.

26. **ENTIRE AGREEMENT**

- 26.1. The Parties agree that the Agreement, including all exhibits and any amendments thereto, constitute the entire understanding between the Parties concerning the subject matter hereof. The terms and conditions of this Agreement, including all exhibits, supersede, cancel any prior oral or written all agreements, negotiations, correspondence, discussions, representations and warranties made by the Company in any document, brochures, advertisements, hearings, etc. and/or through any other medium heretofore agreed upon, between the Company 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.

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to be given to the Purchaser by the Company in enforcing any of the terms of this Agreement or any forbearance or extension of time of this Agreement shall not be construed as a waiver of the Company's compliance of any of the terms and conditions of this Agreement by the Purchaser or non-compliance in any manner prejudice or affect the rights of the Company by the Purchaser.



K. Sahas
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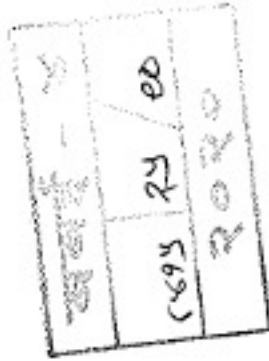
27. **CONFIDENTIALITY**

27.1. The Parties 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 without the prior written consent of the other Party. The confidentiality obligations under this Clause shall survive even after handing over of the Unit and is legally binding on the Parties and shall always be in full force and effect.

27.2. Either Party shall not make any public announcement regarding this Agreement without prior consent of the other Party.

27.3. 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 Organisation or other recognized investment exchange having jurisdiction over the Parties; or
- b. such disclosure is required in connection with any litigation; or
- c. such Information has entered the public domain other than by a breach of the Agreement.



K. Jadhav

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

SIGNED AND DELIVERED

By the Company within named

MACROTECH DEVELOPERS LIMITED

through the hands of Constituted Attorney

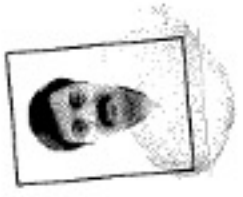
Mr. Surendran Nair

authorised vide Power of Attorney

dated _____

in the presence of:

1. _____
2. _____



SIGNED AND DELIVERED

By the within named Purchaser

B-One Business House Pvt Ltd Through

Director Krishna Sahoo

In the presence of:

1. _____
2. _____



B-ONE BUSINESS HOUSE PVT. LTD.
Krishna Sahoo
Director



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Annexure 1

(Description of Larger Property)

Cadastral Survey No.	As per Document (in sq. meters)	As per Property Card (in sq. meters)
443	9413.12	4744.84
444	3552.73	3906.55
2/445	2282	2282
446	48594.89	44336.04
	63852.74	55876.43

known as Shreenivas Mills, lying being and situated at Senapati Bapat Marg, Lower Panel, Mumbai - 400 013 and assessed by the Municipal Corporation in 'G' South Ward under various ward numbers.



K. Saha
[Signature]

Annexure 2

(Chain of Title)

1. By a Deed of Conveyance dated 7th August 1935 (registered with the office of Sub Registrar of Assurances at Mumbai under serial no.3385 of 1935 on 9th September 1935) executed amongst (i) Fazulboy Mills Limited (in liquidation), therein referred to as Vendor, of the One Part, (ii) the Official Liquidator, therein referred to as the Official Liquidator, of the Second Part, (iii) Hazratmal Somani and 14 Others, partners of Hazratmal Somani and therein referred to as Confirming Parties, of the Third Part and (iv) Shreejiwas Cotton Mills Limited (SCML), therein referred to as Purchaser, of the Fourth Part, the said Vendor, with the confirmation of the Official Liquidator and Confirming Parties, sold and conveyed to SCML all that Foras land bearing Cadastral Survey no. 446 of Lower Parel Division admeasuring 58,119 sq. yards equivalent to 48,594.89 sq. mts. and more particularly described in Annexure 1 (Description of Larger Property).
2. By a Deed of Conveyance dated 25th November, 1935 (registered with the office of Sub Registrar of Assurances at Mumbai under sr. no. 5179 of 1935 on 29th January 1936) executed between Shantaram Bauram Rawats and Others, therein referred to as Vendors of the One Part and Shreejiwas Cotton Mills Limited, therein referred to as Purchasers of the Other Part, the said Shantaram Bauram Rawate and Others sold and conveyed to SCML all that piece and parcel of land bearing in Cadastral Survey No.443 Lower Parel Division admeasuring 11,258 sq. yards equivalent to 9413.12 sq. mts., more particularly described in Annexure 1 (Description of Larger Property).
3. By a Deed of Conveyance dated 31st January, 1956 (registered with the office of Sub Registrar of Assurances at Mumbai under sr. no.1458 of 1959 on 27th August 1958) executed between Kantilal Jivabhai, therein referred to as a Vendor of the One Part, and Shreejiwas Cotton Mills Limited, therein referred to as Purchasers of the Other Part, the said Kantilal Jivabhai sold and conveyed to SCML all that portion of piece and parcel of land comprised in Cadastral Survey No.444 of Lower Parel Division admeasuring 2639 sq. yards equivalent to 2205.46 sq. mts., more particularly described in Annexure 1 (Description of Larger Property).
4. By an Indenture dated 16th July, 1963 (registered with the office of Sub Registrar of Assurances at Mumbai under sr. no. 3036 of 1963 on 5th October 1964) executed between Kantilal Jivabhai, in his personal capacity and as a Karta and Manager of his Joint Hindu family comprise of his wife Sushila, sons Balkrishna and Umesh (minor) and daughters Rashmi and Meenu (minor), therein referred to as Vendors of the One Part and Shreejiwas Cotton Mills Limited, therein referred to as the Purchaser of the Other Part, the said Vendors granted, sold, released, conveyed, transferred and assured to and unto SCML, all that piece and parcel of land bearing Cadastral Survey No.444 of Lower Parel Division admeasuring 1622 sq. yards equivalent to 1365.15 sq. mts. and more particularly described in Annexure 1 (Description of Larger Property).
5. By an Indenture dated 30th June, 1973 (registered with the office of Sub Registrar of Assurances at Mumbai under sr. no. 2582 of 1973 on 29th October 1975) executed between Madhusudan Mills Limited, therein referred to as Vendor of the One Part and Shreejiwas Cotton Mills Limited, therein referred to as the Purchaser of the Other Part, the said Vendor had granted, sold, released, conveyed, transferred and assured to and unto said Vendor had granted, sold, released, conveyed, transferred and assured to and unto the Division and admeasuring 344 sq. yards equivalent to 291.55 sq. mts. and more particularly described in Annexure 1 (Description of Larger Property).
6. The Company has, thus, acquired the said property and is entitled to develop and possess the said Larger Property particularly described in Annexure 1 (Description of Larger Property).



K. Sahas



1. The first part of the document is a declaration of the parties to the agreement, including their names and addresses.

2. The second part of the document is a declaration of the terms and conditions of the agreement, including the nature of the property and the rights of the parties.

3. The third part of the document is a declaration of the witnesses to the agreement, including their names and addresses.

4. The fourth part of the document is a declaration of the date and place of the execution of the agreement.

5. The fifth part of the document is a declaration of the signatures of the parties to the agreement.

Witnesses:
Name: _____
Address: _____
Signature: _____

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5. The fifth part of the document is a declaration of the signatures of the parties to the agreement.

Witnesses:
Name: _____
Address: _____
Signature: _____

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Witnesses:
Name: _____
Address: _____
Signature: _____

12/1/20

THE REGISTRAR, MUMBAI CITY-TIV
MUMBAI
I have received from you a copy of the application for registration of the instrument dated 12/1/20 and I am pleased to inform you that the same has been registered.

Table with columns for registration details.

Yours faithfully,
The Registrar

12/1/20

THE REGISTRAR, MUMBAI CITY-TIV
MUMBAI
I have received from you a copy of the application for registration of the instrument dated 12/1/20 and I am pleased to inform you that the same has been registered.



12/1/20

THE REGISTRAR, MUMBAI CITY-TIV
MUMBAI
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Table with columns for registration details.

Yours faithfully,
The Registrar

12/1/20

THE REGISTRAR, MUMBAI CITY-TIV
MUMBAI
I have received from you a copy of the application for registration of the instrument dated 12/1/20 and I am pleased to inform you that the same has been registered.

Yours faithfully,
The Registrar

12/1/20

THE REGISTRAR, MUMBAI CITY-TIV
MUMBAI
I have received from you a copy of the application for registration of the instrument dated 12/1/20 and I am pleased to inform you that the same has been registered.

Table with columns for registration details.

Yours faithfully,
The Registrar

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THE REGISTRAR, MUMBAI CITY-TIV
MUMBAI
I have received from you a copy of the application for registration of the instrument dated 12/1/20 and I am pleased to inform you that the same has been registered.

Yours faithfully,
The Registrar

Table with multiple columns and rows, containing dense text and possibly numerical data.

Page 1 of 1
 Date: 20/07/2020
 Time: 14:30:00

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Page 2 of 2
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Page 3 of 3
 Date: 20/07/2020
 Time: 14:30:00



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Page 4 of 4
 Date: 20/07/2020
 Time: 14:30:00

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Page 5 of 5
 Date: 20/07/2020
 Time: 14:30:00

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Page 6 of 6
 Date: 20/07/2020
 Time: 14:30:00

THE REGISTRAR, MUMBAI CITY IV

IN THE MATTER OF THE APPLICATION OF ...

FOR THE PURPOSES OF THE ...

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THE REGISTRAR, MUMBAI CITY - IV

NOTICE TO THE PUBLIC

REGISTRATION OF TRANSFERS

1. Name of the transferee	
2. Address of the transferee	
3. Nature of the property	
4. Date of registration	

REGISTRATION OF TRANSFERS

REGISTRATION OF TRANSFERS

1. Name of the transferee	
2. Address of the transferee	
3. Nature of the property	
4. Date of registration	

THE REGISTRAR, MUMBAI CITY - IV



1. Name of the transferee	
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1. Name of the transferee	
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3. Nature of the property	
4. Date of registration	

1. Name of the transferee	
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3. Nature of the property	
4. Date of registration	

THE REGISTRAR, MUMBAI CITY - IV

THE REGISTRAR OF THE JOINT SUB-REGISTRAR, MUMBAI CITY-IV

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Annexure 4
(Key Approvals)

No.	Approval/Document	Date of Document	Document Ref No.	Issuing Authority
1.	Information of Disapproval	17 June 2010	EB/5113/GS/A	Municipal Corporation for Greater Mumbai
2.	Amended Intimation of Disapproval	25 April 2019	EB/5113/GS/A	Municipal Corporation for Greater Mumbai
3.	Environmental Clearance	11 November 2010	SEAC-2010/CR-280/TC-2	Environment Department, Government of Maharashtra
4.	Amended Environmental Clearance	29 April 2013	SEAC-2013/CR-209/TC-1	Environment Department, Government of Maharashtra
5.	Commencement Certificate	10 August 2010	EEB/CI/5113/GS/A	Municipal Corporation for Greater Mumbai
6.	Amended Commencement Certificate	13 May 2019	EB/5113/GS/A	Municipal Corporation for Greater Mumbai

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LODHA

B-ONE BUSINESS HOUSE PVT. LTD.

ANNEXURE 5



*Plan not to the scale. For accurate measurements of carpet area, please follow polyline method. The carpet area calculated assuming unfinished surfaces and any finishes may reduce the physical area accordingly. Carpet area may vary by +/-3% on account of construction or design tolerances.

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UNIT NO. 1515D	LEVEL 15	ONE LODHA PLACE, UPPER WORLI
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Annexure 6

(Unit and Project Details)

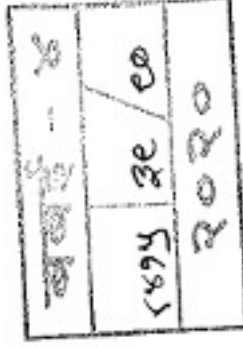
- (i) **CUSTOMER ID** : 1296086
- (ii) **Correspondence Address of Purchaser:** OFFICE-3, BLOCK-2, 4th FLOOR,BMC BHAWANI COMMERCIAL COMPLEX,SAHEED NAGAR, BHUBANESWAR 751007 ORISSA INDIA
- (iii) **Email ID of Purchaser:** bhabatosh71@gmail.com

(IV) Unit Details:

- (i) **Development/Project** : One Lodha Place - Floors 9 to 18
- (ii) **Building Name** : Lodha Codename No.1
- (iii) **Wing** :
- (iv) **Unit No.** : 1515D
- (v) **Area** :

	Sq. Ft.	Sq. Mtrs.
Carpet Area	1,581	146.88
EBVT Area	0.00	0.00
Net Area (Carpet Area +EBVT Area)	1,581	146.88

- (vi) **Car Parking Space allotted:** 2 nos



- (V) **Consideration Value (CV):** Rs.564,67,206/- (Rupees Six Crore Sixty-Four Lakh Sixty-Seven Thousand Two Hundred Six Only)

(VI) Payment Schedule for the Consideration Value (CV):

Sr. no.	On Initiation of below milestones	Amount (In Rs.)	Due Date
1	Booking Amount I	18,00,000	30-12-2019
2	Booking Amount II	38,46,721	30-12-2019
3	Booking Amount III	84,70,081	31-03-2020
4	On date of offer of Possession	523,50,404	Due As Per Construction

The aforesaid schedule is not chronological and payment for any of the aforesaid milestones may become due before or after the other milestones, depending on the date of initiation of the relevant milestone.

- (VII) **Reimbursements:** Payable on/before the Date of Possession (If any):



- 1) Land Under Construction (LUC) Reimbursement: Rs. 237,150/- (Rupees Two Lakhs Thirty Seven Thousand One Hundred Fifty Only) towards reimbursement of LUC from the stand construction till the Date of Offer of Possession.
- 2) Electricity Deposit Reimbursement: Rs. 10,50,000/- (Rupees Ten Lakhs Five Hundred Only) towards provisional amount of reimbursement of deposit towards electricity supply company on the Purchaser's behalf. The benefit of the said deposit shall stand transferred to the Purchaser when meter is transferred to the Purchaser's name.
- 3) Utility connection and related expenses: Rs. 89,855.00/- (Rupees Eighty Nine Thousand Eight Hundred and Fifty Five only)

K. Saha

4) Share Money: Rs.1,100,00/- (Rupees One Thousand One Hundred only)

(VIII) **Maintenance Related Amounts:** Provisional amounts (subject to actuals) covering period of months from Date of Offer of Possession. Payable on/before the Date of Offer of Possession:

- 1) BCAM Charges: Rs.426,870.00/- (Rupees Four Lakhs Twenty Six Thousand Eight Hundred Seventy Only) covering period of 18 months from DOP.
- 2) FCAM Charges (if applicable): Rs.426,870.00/- (Rupees Four Lakhs Twenty Six Thousand Eight Hundred Seventy Only) covering period of 60 months from DOP.
- 3) Property Tax (Estimated): Rs.9,96,030.00/- (Rupees Nine Lakhs Ninety Six Thousand Thirty Only) covering period of 18 months from DOP.

Building Protection Deposit: Undated cheque of Rs.1,58,100.00/- (Rupees One Lakh Fifty Eight Thousand One Hundred Only) towards Building Protection Deposit which shall be encashed only if there is violation of guidelines in respect of execution of fit out/interior works.

Total Consideration = Consideration Value (CV) + Reimbursements + Maintenance Related Amounts.

All amounts stated hereinabove are exclusive of Indirect Taxes (including but not limited to service tax, MWAT, GST, stamp duty etc.) and all such Indirect Taxes/levies have to be borne and paid by the Purchaser separately immediately upon the same being demanded by the Company.

(vii) **Date of Offer of Possession:** 30-04-2021, subject to additional grace period of 18 (eighteen) Months and any extension as may be applicable on account of the provisions of Clause 10.4.

(viii) **Project Details:**

- 1) Project Name: One Lodha Place - Floors 9 to 18
- 2) RERA Registration Number: P51900014984
- 3) No. of Buildings: 1

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Annexure 7

Legal Amenities List

Common Areas

1. Air-conditioned Entrance lobby.
2. Passenger & Service elevator lobbies.
3. Mechanised Car Parking in podium levels
4. Refuge areas as per norms.

Common Amenities

1. Passenger & Service Elevators, Lift machine rooms & shafts
2. Electric Sub Station & Diesel Generator room.
3. LT Panel & Meter room.
4. Sewage Treatment Plant.
5. Water tanks & Pump Room.
6. Fire Sprinkler system in common areas, service areas & Parking floors.
7. Smoke detector system in common areas, service areas & Parking floors.
8. Public address system in common areas, service areas & Parking floors.
9. BMS room.
10. Hi side Air-conditioning.
11. Gated Entry.
12. Landscaped green area.
13. CCTV surveillance for common areas.

Key Amenities for Offices:

1. Provision for Executive Toilet in each office.
2. Common Toilet on each office floor for ladies and gents.



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Annexure 8
(Purchaser Notice of Termination)

To, [Name and address of the Company] [dated]

Sub: Notice of Termination

Dear Sir,

We refer to the Agreement to Sell dated [date of execution] (ATS) executed in respect of Unit [unit number] (Unit) on the [floor number] floor of the building known as [building name] at [address].

All capitalised terms used in this Letter but expressly defined shall bear the meaning assigned to the term in the ATS.

As estimated DOP as set out at Annexure 6 (Unit and Project Details) of the ATS and the Extended DOP have passed and the Unit has not been offered for possession, I / we would like to exercise my / our right to terminate the ATS pursuant to Clause Error! Reference source not found. of the ATS.

I / we agree and acknowledge that, pursuant to the provisions of the ATS:

1. This Notice of Termination shall be valid and binding on the Company only if it is received by the Company prior to the expiry of 30 days from the Extended DOP;
2. On and from the receipt of the Notice of Termination by the Company, the ATS shall stand terminated and I / we shall have no further right, title or interest in the Unit except in relation to the Refund Amount;
3. The Refund Amount is to be determined and paid to me/us in accordance with the provisions of the ATS; and
4. On the receipt of the Refund Amount in accordance with the ATS, I / we shall have no claim of any sort whatsoever against the Company in respect of the Unit or otherwise.

Please treat this as the Notice of Termination referred to at Clause Error! Reference source not found. of the ATS and proceed with the termination of the ATS in accordance with Clause Error! Reference source not found. of the ATS.

Yours sincerely,

[name of customer]



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Annexure 9

(Special Conditions)

1. The Purchaser is aware that the Building / Project may be subject to redevelopment / upgradation / major repairs / renewal (Renewal Activity) at any time on or after the expiry of 20 (twenty) years from the Date of Offer of Possession. If such Renewal Activity is proposed to be undertaken, the Purchaser undertakes, agrees and confirms that:

a. In the event the owners of more than 50 per cent of the Net Area of the Building / Project agree to a Renewal Activity, the Purchaser shall also consent to such Renewal Activity and provide all necessary cooperation in this regard including providing peaceful and vacant possession of the Unit within 3 months of the date of the notice requiring the Purchaser to do so provided that the Purchaser is entitled to receive:

(i) a unit in the Building / Project after the completion of the Renewal Activity with a Net Area (on a bare shell basis) equivalent to the Net Area of the Unit; and

(ii) the then prevailing market rent for a similar unit for the period during which Renewal Activity is ongoing.

2. The Purchaser further agrees and undertakes that in the event the Purchase fails to hand over possession of the Unit in accordance within Clause 2(a) above, the Purchaser will be liable to pay an amount equivalent to 10 times the monthly rent payable to the Purchaser pursuant to Clause 2(a)(i) for the period of delay in handover of the possession of the Unit.

3. The Purchaser is aware and agrees and confirms that an Ultimate Organisation may not be formed in respect of the Building as the Company intends to primarily rent / lease units in the Building. The activities to be undertaken by the Ultimate Organisation will be undertaken by a nominee / entity as may be determined by purchasers of units comprising of more than 50 per cent of the Net Area of the Building or the Company where not more than 50 per cent of the Net Area of the Building has been sold.

4. The Purchaser is aware that the Company is constructing a greater than 50% part with all or any part of the Larger Property in pursuance of the Approvals obtained which are to be handed over to the Municipal Corporation for Greater Mumbai on completion.



5. The Purchaser shall not (i) Transfer, sell, lease, let, sub-let, assign or otherwise dispose of part of Purchaser's interest or benefit under this Agreement; or (ii) part with the possession of any part or entirety of the Unit without prior written consent of the Ultimate Organisation or the Company, as the case may be. On the receipt of a request for consent pursuant to the provisions of this Special Condition, the Company shall not be liable to take any consideration including but not limited to financial standing, reputation, creditworthiness or business of the proposed purchaser/lessee/sub lessee/transferee. The Ultimate Organization or Company, as the case may be, shall respond to a request for consent pursuant to this Special Condition within a period of 15 days from the date of receipt of the request without any cost to the Purchaser.

6. The Purchaser agrees and undertakes to use and cause the Ultimate Organization / Federation (to the extent possible) to use the public amenities provided / to be provided by the Company in the Property, for public purposes in accordance with the regulations laid down in Appendix IX of the Development Control Regulations for Greater Mumbai, 1991 and/or in accordance with Approvals.

7. The Purchaser agrees and undertakes and shall cause the Ultimate Organization / Federation (to the extent possible) to carry out fire safety audit from time to time through the authorized agency of the Municipal Corporation for Greater Mumbai and as per the requirements of the Chief Fire Officer (CFO). The Purchaser also agrees and undertakes and shall cause the Ultimate Organization / Federation to preserve and maintain the following documents/plans and subsequent periodical structural audit reports and repair history -

1. ownership Documents,

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- ii. copies of IOD, CC and subsequent amendments thereto, OC, Building Completion Certificate (BCC) and corresponding canvas mounted plans,
- iii. copies of soil investigation reports,
- iv. reinforced Cement Concrete (RCC) details and canvas mounted structural drawings,
- v. structural Stability Certificate from licensed structural engineer,
- vi. structural audit reports,
- vii. all details of repairs carried out in the Building,
- viii. supervision certificate issued by the licensed site supervisor,
- ix. BCC issued by licensed surveyor/architect,
- x. no objection certificate and Completion Certificate issued by the CFO and;
- xi. fire safety audit carried out as per the requirement of CFO.

"Purchaser has requested that he/she would like to finish the unit as per their own design. Hence, developer/owner has agreed to handover the unit on bare shell basis (viz. with no finishes) and in lieu thereof, pay an amount of Rs.1,00,00,000/- to the purchaser towards finishing expenses (finishing allowance)."

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MUNICIPAL CORPORATION OF GREATER MUMBAI
Amended Plan Approval Letter

File No. EB/S113/GS/AG/377/A/T/and dated 08.02.2020

To,
SHASHIKANTSLAXMAN SJAHDHAV
B-166, NATRAJ BLDG., MULLUND
(W)

CC (Owner),
M/S Shrotrinis cotton mills Ltd.
412, Floor-4, 17G Vardhaman
Chamber, Gawasli Patel Road,
Hortimian Circle, Fort,

Mumbai-400001

Subject: Proposed PPL / Residential / Commercial building on plot bearing C.S. No. 443, 444, 20445 and 446 of Lower Panel Division situated at Senapati Bapat Marg (Shrotrinis Cotton Textile Mills) in GDSouth Ward..

Reference : Online submission of plans dated 23.10.2019

Dear Applicant/ Owner/ Developer,

There is no objection to your carrying out the work as per amended plans submitted by you online under reference for which competent authority has accorded sanction, subject to the following conditions.

- 1) That all the conditions of I.O.D. under even No. dated 17.6.2010 and amended plan approved letter dated 16.9.2010, 16.10.2010, 31.12.2010, 11.2.2011, 25.10.2011, 27.12.2011, 3.9.2013, 28.7.2014, 30.6.2014, 21.02.2015 & 20.10.2016 & 14.02.2018. Part Occupation letter dated 30.05.2016, 10.08.2016, 29.07.2017, 29.01.2019 & 25.04.2019 shall be complied with.
- 2) That the revised structural design/calculation/sections/drawings shall be submitted before endorsement of C.C.
- 3) That the payments towards following shall be made before asking for C.C. a) Premium towards open space deficiency, b) Development charges c) Labor welfare Cess d) Premium towards deficient AVS.
- 4) That the final N.O.C. from C.F.O shall be submitted before seeking for Occupation permission.
- 5) That the C.C. shall be got endorsed as per the amended plan.
- 6) That the work shall be carried out strictly as per approved plan.
- 7) That the final structural stability certificate shall be submitted before asking for B.C.C.
- 8) That the supervision certificate shall be submitted periodically from the L.S. Engineer Structural Engineer / Supervisor or Architect as the case may be as per DCPR 2004 regarding satisfactory construction on site.
- 9) That all the conditions stipulated in the order of Hon. Supreme Court of India dated 10.03.2016 the Dumping Ground Case shall be complied with.
- 10) That adequate safeguards be employed in consultation with SWM Dept. of MCGM for preventing dispersal of particles through air and the construction debris generated shall be deposited in specific sites inspected and approved by MCGM.
- 11) That the debris shall be managed in accordance with the provision of construction and demolition waste Management Rules 2016.
- 12) The payment as per schedule of installment granted by Dy.Ch.E (BP) shall be made.
- 13) That the work shall be carried out between 6:00 A.M. to 10:00 pm only in accordance with Rule 5A(3) of the Noise Pollution (Regulation & Control) Rules, 2000 and the notification issued by Ministry of Environment & Forest Deptt. from time to time shall be duly observed.



✓
Name: JAGDAN RAJENDRA
KUMHAR
Designation: Executive
Engineer
Department: Municipal
Corporation of Greater Mumbai
Date: 06-Feb-2020 14:55:10

For and on behalf of Local Authority
Municipal Corporation of Greater Mumbai
Executive Engineer, Building Proposal
City

Copy to:

- 1) Assistant Commissioner, G:South
- 2) A.E.W.V., G:South
- 3) D.O. G:South

Forwarded for information please.

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FORM 31

THE CITY MUNICIPAL CORPORATION OF GREATER MUMBAI
MUMBAI CITY MUNICIPAL CORPORATION FORM 31
(Under Section 227A of the Municipal Corporation Act, 1947)

FORM 31

MUNICIPAL CORPORATION OF GREATER MUMBAI
MUMBAI CITY MUNICIPAL CORPORATION FORM 31
(Under Section 227A of the Municipal Corporation Act, 1947)

MUMBAI CITY MUNICIPAL CORPORATION
COMMERCIAL OFFICE

For use in Municipal Corporation
Municipal Corporation of Greater Mumbai
President Registrar - Building Approval
City of Greater Mumbai

City of Greater Mumbai
City of Greater Mumbai

1. The City Municipal Corporation (M.C.C.) has received your application No. 000000000000000000 dated 11 Aug 2019 for
Development Permission and plan for construction of Commercial Building under Section 227A of the Municipal Corporation
Act, 1947. The application is being processed in accordance with the provisions of the Municipal Corporation Act, 1947 and
the rules made thereunder. The application is being processed in accordance with the provisions of the Municipal Corporation
Act, 1947 and the rules made thereunder. The application is being processed in accordance with the provisions of the
Municipal Corporation Act, 1947 and the rules made thereunder.

The Development Permission (D.P.) is being issued for the following conditions:-

- The land subject to development of the development of the subject land must vest in the City Municipal Corporation.
- The land is being used for the purpose of the development of the subject land for the purpose of the development of the subject land.
- The Development Permission (D.P.) is being issued for the purpose of the development of the subject land for the purpose of the development of the subject land.
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11 Aug 2019

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Date: 08 Aug 2019

Application Number: 1899 SC / 00

Remarks:

The D.P. is granted for the purpose of the development of the subject land for the purpose of the development of the subject land.

Approved By:

Date: 08 Aug 2019

Application Number: 1899 SC / 00

Remarks:

The D.P. is granted for the purpose of the development of the subject land for the purpose of the development of the subject land.

Approved By:



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11 Aug 2019

Page 1 of 1

- 01 The work shall be done in accordance with the approved plans.
- 02 A detailed list of all work items shall be submitted to the City Engineer at least 10 days before the start of work.
- 03 The City Engineer shall have the right to stop work at any time if the work is not being carried out in accordance with the approved plans.
- 04 The contractor shall be responsible for obtaining all necessary permits and licenses for the work.
- 05 The contractor shall be responsible for obtaining all necessary insurance for the work.
- 06 The contractor shall be responsible for obtaining all necessary bonds for the work.
- 07 The contractor shall be responsible for obtaining all necessary approvals for the work.
- 08 The contractor shall be responsible for obtaining all necessary clearances for the work.
- 09 The contractor shall be responsible for obtaining all necessary easements for the work.
- 10 The contractor shall be responsible for obtaining all necessary rights-of-way for the work.
- 11 The contractor shall be responsible for obtaining all necessary utility easements for the work.
- 12 The contractor shall be responsible for obtaining all necessary traffic control for the work.
- 13 The contractor shall be responsible for obtaining all necessary safety measures for the work.
- 14 The contractor shall be responsible for obtaining all necessary environmental measures for the work.
- 15 The contractor shall be responsible for obtaining all necessary historical preservation measures for the work.
- 16 The contractor shall be responsible for obtaining all necessary archaeological measures for the work.
- 17 The contractor shall be responsible for obtaining all necessary paleontological measures for the work.
- 18 The contractor shall be responsible for obtaining all necessary historical resources measures for the work.
- 19 The contractor shall be responsible for obtaining all necessary cultural resources measures for the work.
- 20 The contractor shall be responsible for obtaining all necessary historic resources measures for the work.

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Municipal Register - April 17, 1994

- 1. That the contractor shall be responsible for obtaining all necessary permits and licenses for the work.
- 2. That the contractor shall be responsible for obtaining all necessary insurance for the work.
- 3. That the contractor shall be responsible for obtaining all necessary bonds for the work.
- 4. That the contractor shall be responsible for obtaining all necessary approvals for the work.
- 5. That the contractor shall be responsible for obtaining all necessary clearances for the work.
- 6. That the contractor shall be responsible for obtaining all necessary easements for the work.
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- 16. That the contractor shall be responsible for obtaining all necessary cultural resources measures for the work.
- 17. That the contractor shall be responsible for obtaining all necessary historic resources measures for the work.



- 21. That the contractor shall be responsible for obtaining all necessary permits and licenses for the work.
- 22. That the contractor shall be responsible for obtaining all necessary insurance for the work.
- 23. That the contractor shall be responsible for obtaining all necessary bonds for the work.
- 24. That the contractor shall be responsible for obtaining all necessary approvals for the work.
- 25. That the contractor shall be responsible for obtaining all necessary clearances for the work.
- 26. That the contractor shall be responsible for obtaining all necessary easements for the work.
- 27. That the contractor shall be responsible for obtaining all necessary rights-of-way for the work.
- 28. That the contractor shall be responsible for obtaining all necessary utility easements for the work.
- 29. That the contractor shall be responsible for obtaining all necessary traffic control for the work.
- 30. That the contractor shall be responsible for obtaining all necessary safety measures for the work.
- 31. That the contractor shall be responsible for obtaining all necessary environmental measures for the work.
- 32. That the contractor shall be responsible for obtaining all necessary historical preservation measures for the work.
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- 34. That the contractor shall be responsible for obtaining all necessary paleontological measures for the work.
- 35. That the contractor shall be responsible for obtaining all necessary historical resources measures for the work.
- 36. That the contractor shall be responsible for obtaining all necessary cultural resources measures for the work.
- 37. That the contractor shall be responsible for obtaining all necessary historic resources measures for the work.

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City Engineer

- 38. That the contractor shall be responsible for obtaining all necessary permits and licenses for the work.
- 39. That the contractor shall be responsible for obtaining all necessary insurance for the work.
- 40. That the contractor shall be responsible for obtaining all necessary bonds for the work.
- 41. That the contractor shall be responsible for obtaining all necessary approvals for the work.
- 42. That the contractor shall be responsible for obtaining all necessary clearances for the work.
- 43. That the contractor shall be responsible for obtaining all necessary easements for the work.
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- 45. That the contractor shall be responsible for obtaining all necessary utility easements for the work.
- 46. That the contractor shall be responsible for obtaining all necessary traffic control for the work.
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- 48. That the contractor shall be responsible for obtaining all necessary environmental measures for the work.
- 49. That the contractor shall be responsible for obtaining all necessary historical preservation measures for the work.
- 50. That the contractor shall be responsible for obtaining all necessary archaeological measures for the work.
- 51. That the contractor shall be responsible for obtaining all necessary paleontological measures for the work.
- 52. That the contractor shall be responsible for obtaining all necessary historical resources measures for the work.
- 53. That the contractor shall be responsible for obtaining all necessary cultural resources measures for the work.
- 54. That the contractor shall be responsible for obtaining all necessary historic resources measures for the work.

The C.C. is valid upto 09/09/18

Issue On: 10 Aug 2018
Valid Upto: 09 Aug 2019

Application Number:

Remarks:
The C.C. is issued and is valid for the residential building 8 with the area of 10.26 sq. m. for public parking for 10 motor vehicles per 100 sq. m. of built-up area.

Approved By:

Issue On: 10 Aug 2018
Valid Upto: 09 Aug 2019

Application Number:

Remarks:
The C.C. is issued and is valid for the residential building 8 with the area of 10.26 sq. m. for public parking for 10 motor vehicles per 100 sq. m. of built-up area.

Approved By:

Issue On: 10 Aug 2018
Valid Upto: 09 Aug 2019

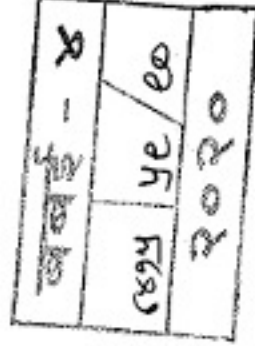
Application Number:

Remarks:
The C.C. is issued and is valid for the residential building 8 with the area of 10.26 sq. m. for public parking for 10 motor vehicles per 100 sq. m. of built-up area.

Approved By:

EB11105684PC/6/ward

Page 4 of 10 - 10 Aug 2018



Issue On: 10 Feb 2018
Valid Upto: 09 Aug 2019

Application Number:

Remarks:
The C.C. is issued and is valid for the residential building 8 with the area of 10.26 sq. m. for public parking for 10 motor vehicles per 100 sq. m. of built-up area.

Approved By:

Issue On: 10 Apr 2018
Valid Upto: 09 Aug 2019

Application Number:

Remarks:
The C.C. is issued and is valid for the residential building 8 with the area of 10.26 sq. m. for public parking for 10 motor vehicles per 100 sq. m. of built-up area.

Approved By:

Issue On: 10 Aug 2018
Valid Upto: 09 Aug 2019

Application Number:

Remarks:
The C.C. is issued and is valid for the residential building 8 with the area of 10.26 sq. m. for public parking for 10 motor vehicles per 100 sq. m. of built-up area.

Approved By:

Issue On: 27 Dec 2018
Valid Upto: 26 Dec 2019

Application Number:

EB11105684PC/6/ward
Page 11 of 10 - 10 Aug 2018

Remarks:

The C.C. is issued and is valid for the residential building 8 with the area of 10.26 sq. m. for public parking for 10 motor vehicles per 100 sq. m. of built-up area.

Approved By:

Issue On: 10 Aug 2018
Valid Upto: 09 Aug 2019

Application Number:

Remarks:
The C.C. is issued and is valid for the residential building 8 with the area of 10.26 sq. m. for public parking for 10 motor vehicles per 100 sq. m. of built-up area.

Approved By:

Issue On: 10 Aug 2018
Valid Upto: 09 Aug 2019

Application Number:

Remarks:
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Approved By:

EB11105684PC/6/ward

Page 11 of 10 - 10 Aug 2018

Approved By:
Assistant Engineer, Building Department
City Engineer's Office

Approved By:
Assistant Engineer, Building Department
City Engineer's Office





REGISTRAR, MUMBAI CITY
 THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI CITY
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REGISTRAR, MUMBAI CITY
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 THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI CITY

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THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI CITY JV

1. NAME OF THE PARTY TO WHOM THE INSTRUMENT IS TO BE REGISTERED: _____

2. ADDRESS OF THE PARTY TO WHOM THE INSTRUMENT IS TO BE REGISTERED: _____

3. NAME OF THE PARTY BY WHOM THE INSTRUMENT IS TO BE REGISTERED: _____

4. ADDRESS OF THE PARTY BY WHOM THE INSTRUMENT IS TO BE REGISTERED: _____

5. DATE OF THE INSTRUMENT: _____

6. VALUE OF THE INSTRUMENT: _____

7. NATURE OF THE INSTRUMENT: _____

8. DATE OF REGISTRATION: _____

9. REGISTERED VALUE: _____

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18. REGISTERED VALUE: _____

19. REGISTERED NATURE: _____

20. REGISTERED DATE: _____



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THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI CITY JV

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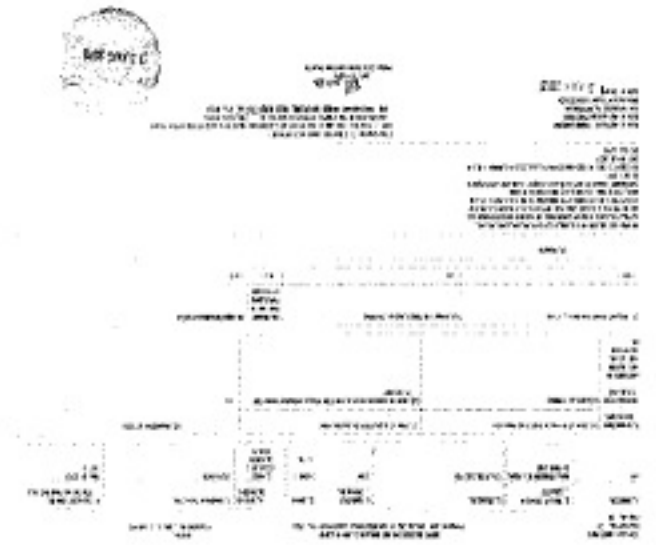
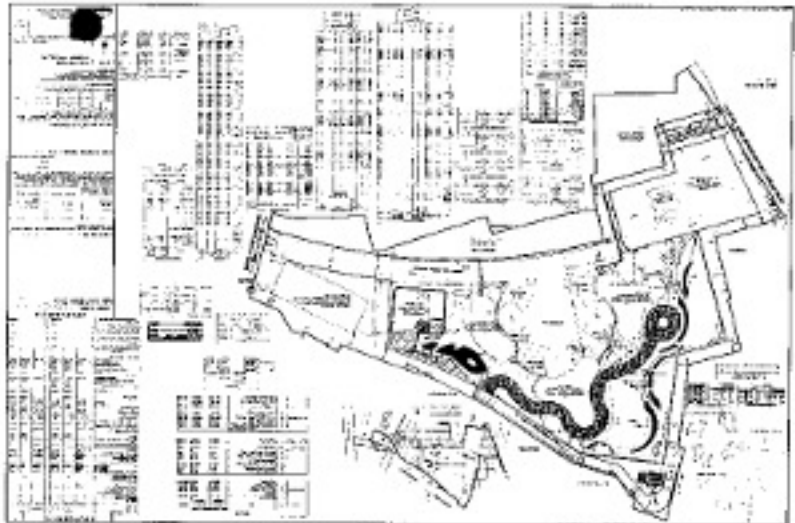
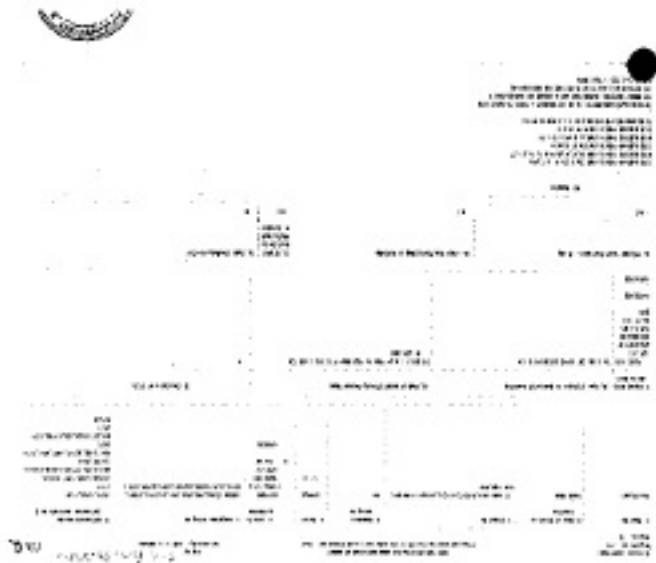
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Joint Sub-Registrar, Mumbai City-IV
 The Seal of the Joint Sub-Registrar, Mumbai City-IV
 MUMBAI

51. INCORPORATION
52. INCORPORATION

14. Further alterations made in paragraph 19 (b) of the Memorandum of Association to be approved by the Board of Directors of the Company in accordance with the provisions of section 205 of the Companies Act, 2013 and the provisions of the Articles of Association of the Company.

15. Approval of the Memorandum of Association and the Articles of Association of the Company.

16. The undersigned hereby certify that the Memorandum of Association and the Articles of Association of the Company are in accordance with the provisions of the Companies Act, 2013 and the provisions of the Articles of Association of the Company.

17. The undersigned hereby certify that the Memorandum of Association and the Articles of Association of the Company are in accordance with the provisions of the Companies Act, 2013 and the provisions of the Articles of Association of the Company.



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53. INCORPORATION
54. INCORPORATION

18. Further alterations made in paragraph 19 (b) of the Memorandum of Association to be approved by the Board of Directors of the Company in accordance with the provisions of section 205 of the Companies Act, 2013 and the provisions of the Articles of Association of the Company.

19. Approval of the Memorandum of Association and the Articles of Association of the Company.

20. The undersigned hereby certify that the Memorandum of Association and the Articles of Association of the Company are in accordance with the provisions of the Companies Act, 2013 and the provisions of the Articles of Association of the Company.



55. INCORPORATION
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57. INCORPORATION
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59. INCORPORATION
60. INCORPORATION



1. Further alterations made in paragraph 19 (b) of the Memorandum of Association to be approved by the Board of Directors of the Company in accordance with the provisions of section 205 of the Companies Act, 2013 and the provisions of the Articles of Association of the Company.

2. Approval of the Memorandum of Association and the Articles of Association of the Company.

3. The undersigned hereby certify that the Memorandum of Association and the Articles of Association of the Company are in accordance with the provisions of the Companies Act, 2013 and the provisions of the Articles of Association of the Company.

4. Further alterations made in paragraph 19 (b) of the Memorandum of Association to be approved by the Board of Directors of the Company in accordance with the provisions of section 205 of the Companies Act, 2013 and the provisions of the Articles of Association of the Company.

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6. The undersigned hereby certify that the Memorandum of Association and the Articles of Association of the Company are in accordance with the provisions of the Companies Act, 2013 and the provisions of the Articles of Association of the Company.



COMPOSITE SCHEME OF ARRANGEMENT

BETWEEN
SUNDEEP PATH SOLUTION PRIVATE LIMITED
(FIRST TRANSFEROR COMPANY)

AND
MARINEWAL COTTON MILLS LIMITED
(SECOND TRANSFEROR COMPANY)

AND
GURIA DEVELOPERS LIMITED
(TRANSFEREE COMPANY)

AND

THEIR RESPECTIVE SHAREHOLDERS

UNDER SECTION 230 TO 232 READ WITH SECTION 44 OF THE
COMPANIES ACT, 2013 AND OTHER APPLICABLE PROVISIONS OF THE
COMPANIES ACT, 1956 AND RULES FRAMED THEREUNDER

1. PREAMBLE

The Composite Scheme of Arrangement (Scheme) is proposed under section 230 to 232 read with Section 44 of the Companies Act, 2013 and other applicable provisions of the Companies Act, 1956 and the Rules framed thereunder. The

a) Release of share capital of Sundeep Path Solution Private Limited (First Transferor Company) and Marinewal Cotton Mills Limited (Second Transferor Company) together referred to as the 'Transferor Companies' with Guria Developers Limited (Transferree Company)



3. PARTS OF THE SCHEME

For the sake of convenience, the Scheme is divided into following parts:

- (i) PART I deals with the preliminary aspects of the Scheme, Aims, objectives of the same and a list of Schemes and their Capital.
- (ii) PART II deals with Reconstitution of Invest Capital of Transocean Cruise Mills Limited.
- (iii) PART III deals with reorganization of Transocean Company with the Transocean Company.
- (iv) PART IV deals with General Terms and Conditions applicable to all Schemes.

Part II & III of the Scheme are interdependent and are inseparable. Each part shall be deemed to have taken effect as per the chronological sequence provided for in the Scheme.

4. PART I - PRELIMINARY ASPECTS, BACKGROUND, OBJECTIVES AND AIMS

RELEVANT CAPITAL

- 3.1. Background: Transocean Private Limited (hereinafter referred to as "Transocean Company" or "TSCPL") was originally incorporated as a private limited company under the Companies Act, 1956, on the 27th day of January, 2008 under the name and style of "Transocean Builders & Private Finance Limited" vide Corporate Identity Number: U10320MH2008PTC151988. Subsequently, it changed its name to "Transocean Builders Finance Limited", and a fresh certificate of Incorporation was issued on 10th June 2008.
- 3.2. Shareholder: Transocean Builders Finance Limited, (hereinafter referred to as "Transocean Company" or "TSCPL") was originally incorporated as an unlisted public limited company under the Indian Companies Act, 1956, on the 27th day of February, 1955 under the name and style of "Transocean Green Mills Limited" vide Corporate Identity Number: U0104MH01955PL232244.
- 3.3. Lucha Developers Limited, (hereinafter referred to as "Transocean Company" or "TSCPL") was originally incorporated as a private limited company under the Companies Act, 1956, on the 29th day of September 1995 under the name and style of "Lucha Developers Private Limited" vide Corporate Identity Number: U10320MH01995PTC03341. On 12th August, 2008, the Transocean Company was converted into a Public Limited Company and its name was changed to "Lucha Developers Limited". Subsequently, on 17th January, 2013, the Transocean Company again got converted into a Private Limited Company and its name of the Transocean Company was changed to "Lucha Developers Finance Limited", and a fresh certificate of Incorporation was issued on 10th June 2008.



Company. Mumbai: Transocean, on 14th March, 2013 the Transocean Company again got converted into a Public Limited Company, and its name was changed to "Lucha Developers Limited" vide Corporate Identity Number: U10320MH2013PL03341, for which a fresh certificate of Incorporation was issued upon change of name was issued by the Registrar of Companies, Mumbai.

5.1 "Act" or "the Act" means the Companies Act, 2013, and amendments, rules and regulations made thereunder, and shall include any statutory modifications, alterations or amendments thereof for the time being in force. Reference in this Scheme to particular provisions of the Act are references to particular provisions of the Companies Act, 2013, unless stated otherwise.

4. RATIONALE OF THE SCHEME

This Scheme will achieve the following primary benefits:

- Since TSCPL is not listed, there is no trading position available to the Public Shareholders of TSCPL, and the terms of SCML, have no liquidity. Accordingly, this Scheme provides to the Public Shareholders a fair valuation.
- Strategic entry of all shareholders of TSCML, will be enhancement of net worth of the combined business to equities on a free growth potential, optimal utilization of resources.
- Further, the merger would offer a greater potential to the combined entity to develop and further grow and diversify with better optimization of assets and efficient utilization of resources.
- The merger is crucial as it will have beneficial impact on the Companies, their shareholders, employees and all concerned.
- Achieving operational efficiencies and management efficiencies, and
- Reducing operational and compliance costs.

5. REPRESENTATIONS

In this Scheme, unless intimated with the subject or context, the following representations shall have the following meanings:



5.2 "Appointed Date" for the purpose of the Scheme means the 1st day of April, 2014 or such other date as may be fixed or approved by the MCLT.

5.3 "Board of Directors" means the respective Board of Directors of Transocean Company or the Transocean Company, as the case may be and shall include any committee of directors constituted or appointed and authorized for the purpose of matters pertaining to the Scheme or any other matter relating thereto.

5.4 "Effective Date" means the date of the deed by which the completed copies of the various instruments relating to the Scheme, passed by the National Company Law Tribunal at Mumbai, are filed with the Registrar of Companies, Mumbai by the Transocean Company and the Transocean Company, any reference to any Scheme to the date of "coming into effect of this Scheme" or "upon the Scheme becoming effective" shall mean the Effective Date.

5.5 "Lucha" or "Transocean Company" means Lucha Developers Limited, a company incorporated under the Companies Act, 1956 having its registered office at 412, Floor - 4, 100, Veerwadekar Chawl, Convent Road East, Dapoli, Mumbai - 400008.

5.7 "Transferor Shareholders" means Sachdevan International Finance Private Limited and Laska Developments Limited or any other firms or individuals who are the subscribers of LLC form documents.

5.8 "Public Shareholders" means shareholders of ICFM, other than Transferor Shareholders who are holding shares as at Second Date, whose shares shall be treated as per Part II of the Scheme.

5.9 "SCLTY" or "SCLTY Trust" means SCLTY Trust Company Limited, Mumbai, having banking facilities in relation to the Transferee Companies and the Transferee Company and shall be deemed to include, if applicable, a reference to each other firm or authority which may be named with any of the persons mentioned in the Scheme under the Act.

5.10 "Second Date" means date on which the Board of Directors of ICFM, by the passage of its resolution, has approved or forwarded by the NCLT, a scheme of amalgamation of the Transferee Companies with the Transferee Company as set forth in Part II of the Scheme.

5.11 "Registrar of Companies" means the Registrar of Companies, Mumbai, Maharashtra.

5.12 "SCLTY" or "SCLTY Trust" means SCLTY Trust Company Limited, Mumbai, having banking facilities in relation to the Transferee Companies and the Transferee Company and shall be deemed to include, if applicable, a reference to each other firm or authority which may be named with any of the persons mentioned in the Scheme under the Act.

5.13 "Scheme" or "the Scheme" or "the Scheme of Amalgamation and Arrangement" is a scheme of amalgamation of the Transferee Companies with the Transferee Company as set forth in Part II of the Scheme, as approved or forwarded by the NCLT or such other competent authority, as may be applicable.

5.14 "SCLTY" or "SCLTY Trust" means SCLTY Trust Company Limited, Mumbai, having banking facilities in relation to the Transferee Companies and the Transferee Company and shall be deemed to include, if applicable, a reference to each other firm or authority which may be named with any of the persons mentioned in the Scheme under the Act.

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registered office at 412, Flats A, 170, Narhebus Complex, Chawl Road Road, Mumbai 400061.

5.15 "Transferee Companies" means referentially to First Transferee Company and the Second Transferee Company, reference to Transferee Companies shall include, when the context so requires to such Transferee Company.

All terms and words not defined in this Scheme shall, unless required or necessary to be defined in relation to the Scheme, have the same meaning ascribed to them under the Act and other applicable laws, rules, regulations, bye laws, or any statutory modification or amendment thereof from time to time.

A. DATE OF TAKING EFFECT AND OPERATIVE DATE

The Scheme as set forth in its present form, or with any modifications approved or approved or forwarded by the NCLT shall be deemed to have been given effect to as per the following chronology and impetus:

1. PART II - Intention of the Board of Directors of the Transferee Companies with the Transferee Company.

2.11 expressly intended for a scheme of amalgamation of SCLTY, SCLTY, and ICFM, the date of the amalgamation contemplated under Part II and Part III of the Scheme shall be the date of the Scheme as approved or forwarded by the NCLT in its entirety.

T. SHARE CAPITAL

T.1 The share capital of the First Transferee Company as on 29th September, 2018 was as under:

Particulars	Amount in INR	Approximate %
Authorized Capital	10,00,000	100.00%
10,00,000 Equity Shares of Rs. 10/- each	10,00,000	
Total	10,00,000	

As per Part II of the Scheme, the share capital of the First Transferee Company as on 29th September, 2018 was as under:

Particulars	Amount in INR	Approximate %
Authorized Capital	20,00,000	100.00%
20,00,000 Equity Shares of Rs. 100/- each	20,00,000	
20,00,000 Preference Shares of Rs. 100/- each	20,00,000	
TOTAL	40,00,000	



T.2 The share capital of the Transferee Company as on 18th September, 2018 was as under:

Particulars	Amount in INR	Approximate %
Authorized Capital	10,00,000	100.00%
10,00,000 Equity Shares of Rs. 10/- each	10,00,000	
10,00,000 Preference Shares of Rs. 10/- each	10,00,000	
TOTAL	20,00,000	

As per Part II of the Scheme, the share capital of the Transferee Company as on 18th September, 2018 was as under:

Particulars	Amount in INR	Approximate %
Authorized Capital	10,00,000	100.00%
10,00,000 Equity Shares of Rs. 10/- each	10,00,000	
10,00,000 Preference Shares of Rs. 10/- each	10,00,000	
TOTAL	20,00,000	



Year	1984-1985
Share Subscribed and Paid up Capital	
As on 31.03.1985 Equity Shares of Rs. 10 each, fully paid up	195,87,00,000
TOTAL	195,87,00,000

PART II
REDUCTION OF SHARE CAPITAL OF SCML

4. REDUCTION OF SHARE CAPITAL OF SCML

8.1 Upon the Scheme becoming effective and subject to conditions of this Schedule, the equity shares of Rs.100 each of SCML held by Public Shareholders in an Escrow Demat shall stand cancelled. Consequently, upon effectiveness of this Scheme, the same shall be deemed to have been cancelled. The proposed reduction of share capital of SCML, as set out in the Schedule, shall be deemed to have been cancelled and the equity shares of Rs. 100 (Rupees Hundred) each held by the Public Shareholders of SCML, as set out in the Schedule, shall be deemed to have been cancelled. The proposed reduction of share capital of SCML, as set out in the Schedule, shall be deemed to have been cancelled and the equity shares of Rs. 100 (Rupees Hundred) each held by the Public Shareholders of SCML, as set out in the Schedule, shall be deemed to have been cancelled.

8.2 The authorized reduction of paid-up share capital shall be effected by paying to Public Shareholders an amount of Rs. 1,98,17,00,000 (One Thousand Eight Hundred and Thirty Five Lacs and Seven Paise only) per equity share of Rs. 1000 (Rupees One Thousand) each held by the Public Shareholders of SCML, as set out in the Schedule. The authorized reduction of public shareholdings will be effected within 10 days of the Board Date.

8.3 The reduction of paid-up equity share capital of SCML, as aforesaid, shall be effected by the cancellation of liability in respect of unpaid share capital for payment of paid-up equity shares required to the shareholders of SCML. The proposed reduction of share capital of SCML, as set out in the Schedule, shall be deemed to have been cancelled and the equity shares of Rs. 100 (Rupees Hundred) each held by the Public Shareholders of SCML, as set out in the Schedule, shall be deemed to have been cancelled. The proposed reduction of share capital of SCML, as set out in the Schedule, shall be deemed to have been cancelled and the equity shares of Rs. 100 (Rupees Hundred) each held by the Public Shareholders of SCML, as set out in the Schedule, shall be deemed to have been cancelled.



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8.4 With respect to the equity shares of SCML, held by Public Shareholders in dematerialized form, as on the Board Date, necessary corporate action shall be required with Registrar and Depository agent for effecting the proposed reduction of share capital. With respect to the equity shares of SCML, held by Public Shareholders in physical form, the same shall be cancelled and the equity shares of Rs. 100 (Rupees Hundred) each held by the Public Shareholders of SCML, as set out in the Schedule, shall be deemed to have been cancelled.

8.5 The amount of the paid-up share capital as mentioned above shall be effected as an integral part of the Scheme and in accordance with Explanation to Section 205, the provisions under Section 68 of the Act is not required to be followed separately. The order of the MCA 21, concerning the Scheme shall be deemed to be the order under Section 68 of the Act for the purpose of enforcing the reduction.

8.6 In the event of any objection to the proposed reduction of share capital of SCML, as set out in the Schedule, the same shall be deemed to have been cancelled and the equity shares of Rs. 100 (Rupees Hundred) each held by the Public Shareholders of SCML, as set out in the Schedule, shall be deemed to have been cancelled.

5. ACCOUNTING TREATMENT IN THE BOOKS OF SCML

On effectiveness of the Scheme, SCML shall ensure the maintenance of proper books of account in the books of account by making the paid-up share capital being cancelled.



part or less shall be recognized in profit or loss in each reporting period. Consideration paid shall be recognized directly in equity/retained earnings as per Indian Accounting Standards as notified under Section 132 of the Act and with the necessary inter-branch transfer.

PART II
AMALGAMATION OF TRANSFEROR COMPANIES WITH THE
TRANSFEREE COMPANY

14. TRANSFER AND VESTING

14.1 Upon the Scheme becoming effective, and with effect from the Approved Date or the date of the Transfer of the business, the assets and liabilities of the Transferor Company shall vest in the Company in accordance with the provisions of Section 200 to 207 and other applicable provisions of the Act, and persons in the status of the Transferor or other appropriate parties, if any, mentioned in the Scheme shall without any further act, deed, writing or entry being made be deemed to have become members in the Company in accordance with the provisions of Section 202(a) of the Companies Act, 1956.

14.2 With effect from the Approved Date, the whole of the business of the Transferor Company, as a going concern, including its business, its assets and liabilities, debts and obligations and all other assets, properties, rights, titles and benefits, whether movable or immovable, real or personal, in possession or to be acquired or incorporated, tangible or intangible, present or contingent and including all other assets being transferred to and used by the Company (whether owned, leased, licensed, mortgaged, pledged or otherwise) shall vest in the Company in accordance with the provisions of Section 200 of the Companies Act, 1956, together with the business, its assets and liabilities, debts and obligations and all other assets, properties, rights, titles and benefits, whether movable or immovable, real or personal, in possession or to be acquired or incorporated, tangible or intangible, present or contingent and including all other assets being transferred to and used by the Company (whether owned, leased, licensed, mortgaged, pledged or otherwise) shall vest in the Company in accordance with the provisions of Section 200 of the Companies Act, 1956, together with the business, its assets and liabilities, debts and obligations and all other assets, properties, rights, titles and benefits, whether movable or immovable, real or personal, in possession or to be acquired or incorporated, tangible or intangible, present or contingent and including all other assets being transferred to and used by the Company (whether owned, leased, licensed, mortgaged, pledged or otherwise) shall vest in the Company in accordance with the provisions of Section 200 of the Companies Act, 1956.

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14.3 With effect from the Approved Date and upon the Scheme becoming effective, any statutory licenses, permits, approvals, licences or contracts in force in the name of the Transferor Company and all other assets, properties, rights, titles and benefits, whether movable or immovable, real or personal, in possession or to be acquired or incorporated, tangible or intangible, present or contingent and including all other assets being transferred to and used by the Company (whether owned, leased, licensed, mortgaged, pledged or otherwise) shall vest in the Company in accordance with the provisions of Section 200 of the Companies Act, 1956, together with the business, its assets and liabilities, debts and obligations and all other assets, properties, rights, titles and benefits, whether movable or immovable, real or personal, in possession or to be acquired or incorporated, tangible or intangible, present or contingent and including all other assets being transferred to and used by the Company (whether owned, leased, licensed, mortgaged, pledged or otherwise) shall vest in the Company in accordance with the provisions of Section 200 of the Companies Act, 1956.



14.4 With effect from the Approved Date and upon the Scheme becoming effective, any statutory licenses, permits, approvals, licences or contracts in force in the name of the Transferor Company and all other assets, properties, rights, titles and benefits, whether movable or immovable, real or personal, in possession or to be acquired or incorporated, tangible or intangible, present or contingent and including all other assets being transferred to and used by the Company (whether owned, leased, licensed, mortgaged, pledged or otherwise) shall vest in the Company in accordance with the provisions of Section 200 of the Companies Act, 1956.



14.5 With effect from the Approved Date and upon the Scheme becoming effective, any statutory licenses, permits, approvals, licences or contracts in force in the name of the Transferor Company and all other assets, properties, rights, titles and benefits, whether movable or immovable, real or personal, in possession or to be acquired or incorporated, tangible or intangible, present or contingent and including all other assets being transferred to and used by the Company (whether owned, leased, licensed, mortgaged, pledged or otherwise) shall vest in the Company in accordance with the provisions of Section 200 of the Companies Act, 1956.



14.6 With effect from the Approved Date and upon the Scheme becoming effective, any statutory licenses, permits, approvals, licences or contracts in force in the name of the Transferor Company and all other assets, properties, rights, titles and benefits, whether movable or immovable, real or personal, in possession or to be acquired or incorporated, tangible or intangible, present or contingent and including all other assets being transferred to and used by the Company (whether owned, leased, licensed, mortgaged, pledged or otherwise) shall vest in the Company in accordance with the provisions of Section 200 of the Companies Act, 1956.

14.7 With effect from the Approved Date and upon the Scheme becoming effective, any statutory licenses, permits, approvals, licences or contracts in force in the name of the Transferor Company and all other assets, properties, rights, titles and benefits, whether movable or immovable, real or personal, in possession or to be acquired or incorporated, tangible or intangible, present or contingent and including all other assets being transferred to and used by the Company (whether owned, leased, licensed, mortgaged, pledged or otherwise) shall vest in the Company in accordance with the provisions of Section 200 of the Companies Act, 1956.



whenever they enter the field) to be paid to by the Transforce Company for interest in the subordinated shares capital in the event. Further, in the event of any increase in the subordinated share capital of Transforce Companies and/or Transforce Company before the Effective Date, on account of the any value increase by the NCLT, such increase shall be given effect to which regarding the subordinated share capital.

38.2 Consequently, save the savings, the Authorized Share Capital of the Transforce Company will be available share capital as under:

Authorized Share Capital	Amount (in Rs.)
1,23,04,17,79 Equity Shares of Rs. 10/- each	12,30,41,77,900/-
11,21,62,58,70 Preference Shares of Rs. 10/- each	11,21,62,58,700/-
Total	23,52,04,36,600/-

38.3 It is clarified that the contents of the Memorandum to the Scheme shall be deemed to be authentic for the purposes of effecting the arrangements, and no further modification under Section 15, 14 and 41 of the Act or any other applicable provisions of the Act, would be required to be separately presented.

PART IV
GENERAL, MISCELLANEOUS PROVISIONS

20. RESOLUTION WITHOUT HINDERING BY OF THE TRANSFORCE COMPANIES

COMPLAINTS

The Transforce Companies shall file Complaints without writing up, in as much as may be the NCLT.

21. AFFILIATION TO THE NCLT OR SUCH OTHER COMPETENT

AUTHORITY

The Transforce Companies and the Transforce Company shall, with or without applications and petitions, whenever required, under Section 230 to 232 read with Section 46 of the Act and other applicable provisions of the Act to the NCLT for seeking approval of the Scheme and for Execution of the Transforce Companies.

22. MODIFICATION / AMENDMENT TO THE SCHEME

22.1 Subject to approval of the NCLT, the Transforce Companies and/or the Transforce Company, through their respective Board of Directors may amend or modify the Memorandum to the Scheme or to any conditions or particulars like the NCLT and/or any other statutory or regulatory authority may deem fit in event or manner or which may otherwise be considered necessary, desirable or appropriate by the Board of Directors, The Transforce Company's Board by such authority authorized to take all such steps as may be necessary, desirable or proper to receive any orders, directions or questions wherever by reason of any directions or orders of any authority or regulatory authorities or otherwise however writing up of or under the scheme of the Scheme and/or any other conditions or conditions of the Scheme.



in the event of any of the conditions imposed by the Tribunal or other authorities, which the Transforce Company may give and as authorized in the Memorandum to the Scheme.

22.2 In the event of any of the conditions imposed by the Tribunal or other authorities, which the Transforce Company may give and as authorized in the Memorandum to the Scheme, in which or in part, then the Transforce Company shall be liable to comply with the conditions imposed by the Tribunal or other authorities, which the Transforce Company may give and as authorized in the Memorandum to the Scheme.

22.3 The Transforce Company shall be liable to comply with the conditions imposed by the Tribunal or other authorities, which the Transforce Company may give and as authorized in the Memorandum to the Scheme.

23. COMPETITION QUALITY OF THE SCHEME

The Scheme is conditional upon and subject to the following conditions (where applicable) of the Transforce Companies and the Transforce Company or depending on the results, as may be decided by the NCLT. 23.1 The members of the NCLT, under the provisions of Section 236 to 239 read with Section 46 of the Act in favor of the Transforce Companies and the Transforce Company, in the event of the said provisions not to the necessary order according to the Scheme being obtained.

23.2 The verified copy of the order of the Tribunal according to the Scheme being filed with the Registrar of Companies, Mumbai by the Transforce Companies and the Transforce Company.



24. EFFECT OF NON-RECEIPT OF APPROVALS / SANCTIONS

24.1 In the event of any of the said conditions and approvals referred to in the preceding Clause 23 not being obtained and/or the Scheme not being sanctioned by the NCLT, the Scheme shall stand void, cancelled and be of no effect, save and except in respect of any or some of the provisions in a contemplation of the order or in the event of any or some of the provisions which have been or will be specifically provided in the Scheme or in any other instrument in law, then every such law and part of the Scheme, shall be deemed to be in force and in connection with the Scheme.

24.2 The Transforce Companies and the Transforce Company shall be deemed to be in force and in connection with the Scheme, in the event of the coming into effect of the Scheme under the above provisions of the Transforce Companies and/or the Transforce Company.

25. MISCELLANEOUS

25.1 The Transforce Companies and/or the Transforce Company shall be deemed to be in force and in connection with the Scheme, in the event of the coming into effect of the Scheme under the above provisions of the Transforce Companies and/or the Transforce Company.

26. SIGNATURES

26.1 The Transforce Companies and/or the Transforce Company shall be deemed to be in force and in connection with the Scheme, in the event of the coming into effect of the Scheme under the above provisions of the Transforce Companies and/or the Transforce Company.



27. MISCELLANEOUS

It may not of this Scheme have been invited, noted or filed by any Court of companies. In addition to microfilm copies of the records, there will be the transfer of the Scheme to the Scheme that may not be verified from the records of the Scheme, and the Scheme that may be followed by the Scheme of such persons. It may be that the Scheme to become a company scheme in any party, in which case the Scheme that may be followed by the Scheme, as well as persons. It may not be possible to verify the Scheme, as well as persons. It may not be possible to verify the Scheme, as well as persons.

Number of Shares: 1,12,50,000
 Date of Application: 28/01/2013
 Number of Applicants: 27
 Name of the Applicant: [Handwritten Name]
 Address of the Applicant: [Handwritten Address]
 Date of Payment: 28/01/2013
 Total Amount Paid: [Handwritten Amount]



C.P. (N.A.)/2013/4023/2013

In the name of the Company (as per 2007)

In the name of the Company (as per 2007)

In the name of the Company (as per 2007)

MAHARAJA HOTEL DEVELOPERS LIMITED
 (FORMERLY KNOWN AS LUMBA DEVELOPERS LIMITED)



... the said Company (as per 2007)

CERTIFIED COPY OF ORDER DATED 20/01/2013 IN CASE NO. CP (N.A.)/2013/4023/2013

ADVOCATES FOR PETITIONERS
 M. B. BANSAL & CO.
 27, MARKET STREET, MUMBAI - 400 025

2013/01/20
 6895
 2020





Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P51900014984

Project: **One Lodha Place - Floors 9 to 18, Plot Bearing / CTS / Survey / Final Plot No.-443, 444, 2/445, 446 at Mumbai City, Mumbai City, Mumbai City, 400012.**

1. **Macrotech Developers Limited** having its registered office / principal place of business at **Tehsil, Mumbai City, District, Mumbai City, Pin- 400001.**

2. This registration is granted subject to the following conditions, namely:-

- o The promoter shall enter into an agreement for sale with the allottees;
- o The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartments or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.
- o The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (f) of sub-section (2) of section 4 read with Rule 5;

OR

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

- o The Registration shall be valid for a period commencing from the date of registration of the project and shall be renewed by the Maharashtra Real Estate Regulatory Authority under rule 6.

o The promoter shall comply with the provisions of the Act and the Rules thereunder.

- o That the promoter shall take all the pending approvals from the competent authorities before the registration.
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the Rules thereunder.



2022-23	18
6893	02/00
2020	

Signature valid
Digitally Signed by
Dr. Vagdevi Pramanand Prabhu
(Secretary, Maharashtra)
Date: 22/04/2020 17:30:01

Dated: 15/01/2018
Place: Mumbai

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

घोषणापत्र

मी. सुरेन्द्रन नायर / पॅट्रिक मोलिस / नमिता बक्षी या द्वारे घोषित करतो की, दुय्यम निबंधक फुड्स-४ यांचे कार्यालयात कुवाटनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. अभिषेक तोटा / स्मिता घाग यांनी दिनांक 25/08/2019 रोजी आमहाला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, दर दस्त नोंदणीस सादर केला आहे / निष्पादीत करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही, किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मर्यात झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्द घातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे बंध असून उपरोक्ता कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथत चुकीचे आढळून आल्यास, नोंदणी अधिनियम 1906 चे कलम 42 अन्वये शिक्षेस मी पात्र राहिल्याची मला जाणीव आहे.

ठिकाण : मुंबई

दिनांक : 20/09/2020

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सही



कुलमुखत्यार पत्राचे घोषणापत्र लिहून देणार

घोषणापत्र

मी, पंढरी केसरकर / रामनाथ रावल / राहुल वडेकर / प्रमोद कांबळे / प्रताप सातवेंकर / शैलेश मोरे या द्वारे घोषित करतो की, दुय्यम निबंधक म्हणून कार्यवाहतात करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. सुरेन्द्रन नायर / पॅट्रिक मोनिस / नमिता बक्षी यांनी दिनांक 25/06/2019 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीत सादर केला आहे / लिष्वादीत करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही, किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तींपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्द बातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पुर्णतः सक्षम आहे. सादरचे कथन सत्य आणि अचूक आल्यास, नोंदणी अधिनियम 1908 चे कलम 62 अन्वये शिर्षकाच्या नावा जाणवू आहे.

ठिकाण : मुंबई

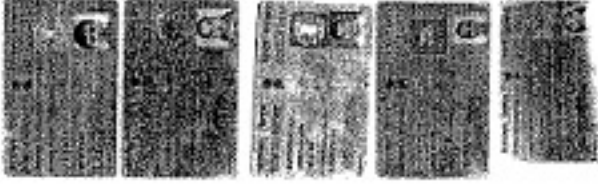
दिनांक : 20/09/2020



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404 MV

कुलमुखत्यार पत्राचे घोषणापत्र लिहून देणार

C893 / 04 ९०



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Handwritten initials.



Handwritten text: 2020, 27/02/2020, 2020

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Small printed text block, possibly a stamp or label.



Handwritten text: 2020, 27/02/2020, 2020

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Handwritten text: 2020, 27/02/2020, 2020



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Vertical text on the left side of the document, possibly a stamp or label.

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Vertical text on the left side of the document, possibly a stamp or label.

Handwritten text and signatures in a rectangular box.



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1. **Applicant's Details:**
 Name: Mr. R. S. Patil
 Address: Flat No. 101, Building No. 10, Sector 10, Vashi, Mumbai - 401 302
 Telephone: 2234 5678

2. **Photographs:**
 (Two small black and white photographs of the applicant are pasted here.)

3. **Signature and Stamp:**
 Signature: [Handwritten Signature]
 Stamp:

4. **Declaration:**
 I hereby declare that the information furnished above is true and correct to the best of my knowledge and belief.

Date: 10/10/2020

Form No. 112B

1. **Applicant's Details:**
 Name: Mr. R. S. Patil
 Address: Flat No. 101, Building No. 10, Sector 10, Vashi, Mumbai - 401 302
 Telephone: 2234 5678

2. **Photographs:**
 (Two small black and white photographs of the applicant are pasted here.)

3. **Signature and Stamp:**
 Signature: [Handwritten Signature]
 Stamp:

4. **Declaration:**
 I hereby declare that the information furnished above is true and correct to the best of my knowledge and belief.

Date: 10/10/2020

1. **Applicant's Details:**
 Name: Mr. R. S. Patil
 Address: Flat No. 101, Building No. 10, Sector 10, Vashi, Mumbai - 401 302
 Telephone: 2234 5678

2. **Photographs:**
 (Two small black and white photographs of the applicant are pasted here.)

3. **Signature and Stamp:**
 Signature: [Handwritten Signature]
 Stamp:

4. **Declaration:**
 I hereby declare that the information furnished above is true and correct to the best of my knowledge and belief.

Date: 10/10/2020

5. **Additional Information:**
 Remarks: R - 101/10/10
2020

Form No. 112B

1. **Applicant's Details:**
 Name: Mr. R. S. Patil
 Address: Flat No. 101, Building No. 10, Sector 10, Vashi, Mumbai - 401 302
 Telephone: 2234 5678

2. **Photographs:**
 (Two small black and white photographs of the applicant are pasted here.)

3. **Signature and Stamp:**
 Signature: [Handwritten Signature]
 Stamp:

4. **Declaration:**
 I hereby declare that the information furnished above is true and correct to the best of my knowledge and belief.

Date: 10/10/2020



REGISTRATION OFFICER

TO ALL BY WHOM THESE RECORDS HAVE BEEN KEPT, TO ALL BY WHOM THESE RECORDS HAVE BEEN KEPT...

Form with handwritten text: २, १५/१५, १५/१५

1. The said records are kept in books of...

2. The Agreement is in Agreement to...

3. The said book of Agreement...

4. There is no other...

Handwritten signature and notes at the bottom of the first page.

AND WHEREBY...

Form with handwritten text: २, १५/१५, १५/१५

AND WHEREBY...

AND WHEREBY... with names and signatures: SHRI. MOHAN DAS...



Form with handwritten text: २, १५/१५, १५/१५

TO ALL BY WHOM THESE RECORDS HAVE BEEN KEPT...

1. The said records are kept in books of...

2. The Agreement is in Agreement to...

3. The said book of Agreement...

4. There is no other...

Form with handwritten text: २, १५/१५, १५/१५

Form with handwritten text: २, १५/१५, १५/१५

AND WHEREBY...

AND WHEREBY...

AND WHEREBY... with names and signatures: SHRI. MOHAN DAS...





MAHARASHTRA GOVT.
MUMBAI REGISTERED OFFICE

Office of the Registrar (Company)
Office, 107, State Bldg., Market, Chhatrapati Shivaji Maharaj

For all other offices, please refer to the website of the Registrar of Companies, Maharashtra.

Corporate Information System (CIS) - 1 (2020) 1 (2020) 1 (2020)

For more details, please visit the website of the Registrar of Companies, Maharashtra at www.mca.gov.in

For more details, please visit the website of the Registrar of Companies, Maharashtra at www.mca.gov.in

For more details, please visit the website of the Registrar of Companies, Maharashtra at www.mca.gov.in



REGISTRATION OF COMPANIES ACT, 1956
(1956) (1956) (1956) (1956)
REGISTRATION OF COMPANIES ACT, 1956
(1956) (1956) (1956) (1956)

MUMBAI
1956

2020
R - 30/10
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2020

REGISTRATION OF COMPANIES ACT, 1956
(1956) (1956) (1956) (1956)



MUMBAI
1956

MUMBAI REGISTERED OFFICE
Office of the Registrar (Company)
Office, 107, State Bldg., Market, Chhatrapati Shivaji Maharaj

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2020
R - 30/10
RGS
2020



REGISTRATION OF COMPANIES ACT, 1956
(1956) (1956) (1956) (1956)

MUMBAI
1956

1. Name of the person(s) applying for the passport: _____
 2. Date of birth: _____
 3. Sex: _____
 4. Marital status: _____
 5. Education: _____
 6. Occupation: _____
 7. Present address: _____
 8. Permanent address: _____
 9. Date of issue: _____
 10. Validity: _____
 11. Fee: _____
 12. Remarks: _____



1. Name of the person(s) applying for the passport: _____
 2. Date of birth: _____
 3. Sex: _____
 4. Marital status: _____
 5. Education: _____
 6. Occupation: _____
 7. Present address: _____
 8. Permanent address: _____
 9. Date of issue: _____
 10. Validity: _____
 11. Fee: _____
 12. Remarks: _____

१३०२
 १४/०४/२०२०
 २०२०



२०२०
 १४/०४
 १३०२

१३०२
 १४/०४/२०२०
 २०२०

1. Name of the person(s) applying for the passport: _____
 2. Date of birth: _____
 3. Sex: _____
 4. Marital status: _____
 5. Education: _____
 6. Occupation: _____
 7. Present address: _____
 8. Permanent address: _____
 9. Date of issue: _____
 10. Validity: _____
 11. Fee: _____
 12. Remarks: _____



1. Name of the person(s) applying for the passport: _____
 2. Date of birth: _____
 3. Sex: _____
 4. Marital status: _____
 5. Education: _____
 6. Occupation: _____
 7. Present address: _____
 8. Permanent address: _____
 9. Date of issue: _____
 10. Validity: _____
 11. Fee: _____
 12. Remarks: _____



B-ONE BUSINESS HOUSE PVT. LTD.

CIN:U05002OR2012PTC015247 GST NO.: 21AAFCB0035Q1ZW

CORP. OFF. OFFICE 3, 4TH FLOOR, BLOCK-2, BMC BHAWANI COMMERCIAL COMPLEX
SAHID NAGAR, BHUBANESWAR-751007, ODISHA, INDIA. PH NO. 0674-2546161, E-MAIL: bsb@b-one.com

(A GOVERNMENT RECOGNISED ONE STAR EXPORT HOUSE)

copy	cy/ed
2020	

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF (B-ONE BUSINESS HOUSE PVT LTD) HELD (OFF-3, 4TH FLOOR, BLOCK-2, BMC BHAWANI COMMERCIAL COMPLEX, SAHID NAGAR, BHUBANESWAR-751007, ODISHA).

The Board of directors deems it desirable and in the best interest of the company to acquire office premises located at One LODHA Place, Next to World Towers, Senapati Bapat Marg, Lower Parel, Mumbai , Maharashtra, Pin Code – 400013 for business purpose. Therefore the board discussed the said matter and passed the following resolutions.

"RESOLVED THAT pursuant to the applicable provisions of the companies act,2013 and the relevant acts, Rules and Regulations. If any, consent of the board of directors of the company be and is hereby accorded to acquire by purchase or otherwise the office premises or other property, located at One LODHA Place, Next to World Towers, Senapati Bapat Marg, Lower Parel, Mumbai , Maharashtra, Pin Code – 400013 for business purpose on such terms and conditions as may consider appropriate."

"FURTHER RESOLVED THAT (Krishna Sahoo, Director) Authorize Signatory of the Company be and is hereby authorized, directed and empower to execute for and on behalf of the company in its name, any and all agreements, documents, papers require in connection with the said office, but not limited to purchase agreement and escrow documents."

"FURTHER RESOLVED THAT in pursuance of the articles of the Association of the company, the directors of the company be and is hereby empower and authorize to execute for and on behalf of the company, if require or any documents referred above.

Authorized Signatory
B-ONE BUSINESS HOUSE PVT. LTD.

Krishna Sahoo

Mrs. Krishna Sahoo
(Director)



For B-ONE BUSINESS HOUSE PVT. LTD.
B-ONE BUSINESS HOUSE PVT. LTD.

Bhabatosh Sahoo

Mr. Bhabatosh Sahoo
(Managing Director)

For B-ONE BUSINESS HOUSE PVT LTD
B-ONE BUSINESS HOUSE PVT. LTD.

Krishna Sahoo

Mrs Krishna Sahoo
(Director)





9669 65696

Government of India



पैन क्र
V/SIRMA 64300
एन सीडी/डोडी - 08/03/1973
मई/1/मई



2259 7057 5067

ମନା ଆକାର, ମନା ପରିଚୟ

आयकर विभाग
TAXES DEPARTMENT
भारत सरकार
GOVT. OF INDIA
B-ONE BUSINESS HOUSE PRIVATE
LIMITED

18/04/2012

पैन क्र/एन सीडी/डोडी

AAPCB00000

B-ONE BUSINESS HOUSE PVT. LTD.

Krishna Sahas

Director



Unique Identification Authority of India



23/03/12

Date: 23/03/12
पैन क्र/एन सीडी/डोडी: 08/03/1973
विवरण: 0-82-एन सीडी/डोडी/08/03/1973
000, गंगुली, 0-00 0-000, कार्ड 0
00 0-000, 00-00, 703214
Address: W/O: Bhawanesh Sanyal, FLAT NO -A-02, UTRAL ROYAL RESIDENCY, 22/UTAM NAGAR, BHUBANESHWAR, B.J.B Nagar, Ph:067, 010 Naga, Odisha, 751014

2259 7057 5067



पैन क्र/एन सीडी/डोडी

2259 7057 5067

अवधि - ४	
18/04/2012	18/04/2012
2020	

संघीय प्रजासत्ताक



04190 000200
Prityabrak Behera
99 0600 (DOB: 01/01/1990)
QSEB/MALE



Mobile No: 9157521192

7941 7226 8176
UID: 9147 4334 7308 9103

मेरा आधार, मेरी पहचान

बवई - ४
CSY WED
RORO

R

संघीय प्रजासत्ताक



04190 000200
Prityabrak Behera
99 0600 (DOB: 01/01/1990)
QSEB/MALE

Mobile No: 9157521192

7941 7226 8176
UID: 9147 4334 7308 9103





भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नोंदविलेखण क्रमांक / Enrollment No.: 1248/21415145368

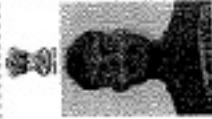
To
श्री/श्री. शिवराज शिंदे
Ground Complex/Chowk Scheme
Block No-3 New Municipal Block No-10, 47th/5th E Road
No-29
New Chitrakut
Mumbai
Distt
Mumbai Municipal
166/4000000 4000022
9900007927
39000098



आपला आधर क्रमांक / Your Aadhaar No.

7266 5158 2298

आधर - सामान्य माणसाचा आधर



भारत सरकार
Government of India
श्री/श्री. शिवराज शिंदे
Ground Complex/Chowk Scheme
असत आधर / OOS - 2140/11/194
मुंबई / Maharashtra

(Signature)

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आधर - सामान्य माणसाचा अधिकार

व्य. क्र. ई.	४
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Summary I (GoshwaraBhag-1)

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म.प्र.

दस्ता गोपबारा भाग-1

खर्चा ९६/१०

या सत्रात: 8415/2020

वेळ: १२:२३

वेळ: १४:५४

वेळ: २०:११

वेळ: २३:३८

वेळ: २७:०४

वेळ: ३०:३२

वेळ: ३४:०६

वेळ: ३७:३६

वेळ: ४०:०६

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वेळ: ४९:३६

वेळ: ५३:०६

वेळ: ५६:३६

वेळ: ६०:०६

प्रतिज्ञापत्र

मला दस्तऐवज द्यावी याबाबत संपूर्ण माहिती मजकूर घेऊन घेतल्या गेल्या असून मजकूर खरोखरच असा आहे. संपूर्ण माहिती घेतल्यावर मजकूर खरोखरच असा आहे. संपूर्ण माहिती घेतल्यावर मजकूर खरोखरच असा आहे. संपूर्ण माहिती घेतल्यावर मजकूर खरोखरच असा आहे.

Krunal Gokul
कृष्ण गोखले

Krunal Gokul
कृष्ण गोखले

कृष्ण गोखले





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 कृपया ध्यान दें - कृपया

कॉन्सोलिडेटेड रिपोर्ट

कॉन्सोलिडेटेड रिपोर्ट
 दिनांक 04/15/2020

क्र. सं. / प्रमाणित करण्यात येणाऱ्या व्यक्तीचा नाव / आधार क्र. / प्रमाणित करण्यात येणाऱ्या व्यक्तीचा पत्ता / प्रमाणित करण्यात येणाऱ्या व्यक्तीचा तारखेचा दिनांक

1. व्यक्तीचा नाव : **Krishna Jha**
 आधार क्र. : 44
 पत्ता : ...
 तारखेचा दिनांक : ...



2. व्यक्तीचा नाव : ...
 आधार क्र. : ...
 पत्ता : ...
 तारखेचा दिनांक : ...



ध्यान देणे - ...
 दिनांक 04/15/2020 12:37:19 PM

प्रमाणित करण्यात येणाऱ्या व्यक्तीचा नाव : ...
 आधार क्र. : ...

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...



...

प्रमाणित करण्यात येणाऱ्या व्यक्तीचा नाव : ...
 आधार क्र. : ...
 तारखेचा दिनांक : 20/09/2020



क्र. सं.	प्रमाणित करण्यात येणाऱ्या व्यक्तीचा नाव	आधार क्र.	प्रमाणित करण्यात येणाऱ्या व्यक्तीचा पत्ता	प्रमाणित करण्यात येणाऱ्या व्यक्तीचा तारखेचा दिनांक
1	Krishna Jha	44
2

१. यावेळी सुधारित दिस्ताने भरण्यात येणाऱ्या व्यक्तीचा नाव ...
 २. यावेळी सुधारित दिस्ताने भरण्यात येणाऱ्या व्यक्तीचा पत्ता ...