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Receipt (pavti)

322/4932
Monday, April 10, 2023
12:59 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M
Regn.: 39M

पावती क्र.: 5615 दिनांक: 10/04/2023

गावाचे नाव: ओशिवरा
दस्तऐवजाचा अनुक्रमांक: वदर1-4932-2023
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: मीनाक्षी पांडेय -

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 135

रु. 30000.00
रु. 2700.00

एकूण:

रु. 32700.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
1:12 PM ह्या वेळेस मिळेल.

Saurabh
दुय्यम निबंधक, अंधेरी-१

बाजार मूल्य: रु.6190201.74 /-
मोवदला रु.9100000/-
भरलेले मुद्रांक शुल्क : रु. 546000/-

सह. दुय्यम निबंधक, अंधेरी क्र. १

- 1) देयकाचा प्रकार: DHC रक्कम: रु.700/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1004202307061 दिनांक: 10/04/2023
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रक्कम: रु.2000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1004202306927 दिनांक: 10/04/2023
बँकेचे नाव व पत्ता:
- 3) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH017604252202223M दिनांक: 10/04/2023
बँकेचे नाव व पत्ता:

Sty

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON... 09/11/2023

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)						
Valuation ID	202304101203			10 April 2023,11:07:34 AM		
मूल्यांकनाचे वर्ष	2023					
जिल्हा	मुंबई(उपनगर)					
मूल्य विभाग	50-ओशिवरे (अंधेरी)					
उप मूल्य विभाग	भूभाग: उत्तर, पूर्व व दक्षिणेस गावाची हद्द, पश्चिमेस वीरा देसाई मार्ग.					
सर्व्हे नंबर /न. भू. क्रमांक :	सि.टी.एस. नंबर#446					
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदा का	कार्यालय	दुकाने	औद्योगिक	मोजमापनचे एकक चौरस मीटर
	56350	121260	139450	166900	121260	
बांधीव क्षेत्राची माहिती						
बांधकाम क्षेत्र(Built Up)	41.36चौरस मीटर	मिळकतीचा वापर.	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव	
बांधकामाचे वर्गीकरण- उद्दवाहन सुविधा.	1-आर सी सी आहे	मिळकतीचे वय- मजला -	0 TO 2वर्षे 21st floor To 30th floor	बांधकामाचा दर -	Rs.30250/-	
रस्ता सन्मुख - Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018						
मजला निहाय घट/वाढ	= 115% apply to rate= Rs.139449/-					
घसा.यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा.यानुसार टक्केवारी)+ खुल्या जमिनीचा दर) = (((139449-56350) * (100 / 100))+56350) = Rs.139449/-					
A) मुख्य मिळकतीचे मूल्य	= वरील घटमागे मूल्य दर * मिळकतीचे क्षेत्र = 139449 * 41.36 = Rs.5767610.64/-					
E) बंदिस्त वाहन तळाचे क्षेत्र बंदिस्त वाहन तळाचे मूल्य	13.94चौरस मीटर = 13.94 * (121260 * 25/100) = Rs.422591.1/-					
Applicable Rules	= ,10,4,16					
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझोनाईन मजला क्षेत्र मूल्य + दगडच्या गच्चीचे मूल्य + तरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भौकतीय्य खुल्या जागेचे मूल्य + बंदिस्त वाहकनी + मेकॅनिकल वाहनतळ = A + B + C + D + E + F + G + H + I + J = 5767610.64 + 0 + 0 + 0 + 422591.1 + 0 + 0 + 0 + 0 + 0 =Rs.6190201.74/-					

Home Print

बंदर - ९
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CHALLAN
MTR Form Number-6



GRN	MH017604252202223M	BARCODE	[Barcode]		Date	27/03/2023-21:24:04	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	BDR1_JT SUB REGISTRAR ANDHERI NO 1			Full Name	Arun kumar pandey			
Location	MUMBAI			Flat/Block No.	Flat No. 2704, B Wing, Paradigm Alaya, Forming a			
Year	2022-2023 One Time			Premises/Building	part of Project registered under			
Account Head Details		Amount In Rs.		Road/Street	MahaRERA as Paradigm Antalya, Relief Road,			
0030045501	Stamp Duty	546000.00		Area/Locality	Jogeshwari West Mumbai			
0030063301	Registration Fee	30000.00		Town/City/District				
				PIN	4 0 0 1 0 2			
				Remarks (If Any)	SecondPartyName=Gajaanan Property Developers Private Limited-			
				Amount In	Five Lakh Seventy Six Thousand Rupees Only			
Total			5,76,000.00	Words				
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	69103332023032819735	724719217	
Cheque/DD No.				Bank Date	RBI Date	28/03/2023-19:18:48	Not Verified with RBI	
Name of Bank				Bank-Branch	IDBI BANK			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			

Department ID :
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 0000000000
 रजिस्टर घालणे केवळ दूरधर्म निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.

2832-2 83V
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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("Agreement") is made and entered into at Mumbai on this the 10th day of APRIL, 2023.

BETWEEN

GAJAANAN PROPERTY DEVELOPERS PRIVATE LIMITED a company incorporated under the provisions of the Companies Act, 2013 having its registered address at 201, Nivan, CTS No. E/751, S.V. Road, Khar (West), Opposite Podar International School, Mumbai - 400052, hereinafter referred to as the "Promoter" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the **ONE PART**;

AND

Mrs. Meenakshi Pandey and Dr. Arun Kumar Pandey, having their address at House No.01R/10A, Behind Maa Bharati School Tilak Nagar, Allahabad, Prayagraj, Uttar Pradesh-211006, hereinafter referred to as "the Allottee/s", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an individual his/her/their heirs, executors, administrators and permitted assigns and in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors and administrators of the last survivor and in case of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the co-parcenership and survivor/s of them and the heirs, executors, administrators and assigns of the last survivor/s of them and in case of a trust the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and the heirs, executors and administrators of the last surviving Trustee and his or her assigns and in case of a body corporate/company its successors and permitted assigns) of the **OTHER PART**;

WHEREAS:

- (i) The Maharashtra Housing and Area Development Authority ("MHADA") owner of the larger property admeasuring 38,990.94 square meters, bearing CTS Nos. 410 C/1 (part) and 446 C/2 (part) of Village Oshiwara, Taluka Andheri, at Relief Road, Jogeshwari (West), Mumbai - 400 102 ("Larger Property").

Promoter

Allottee/s

- (ii) The Deputy Collector (ENC) vide a declaration dated 14th October, 1977, bearing No.DC/ENC/ADH/32 declared inter-alia the said Property as slum under the provisions of Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971.
- (iii) There were 870 (Eight Hundred and Seventy) commercial structures which were occupied by the slum dwellers and 1 (one) religious structure (masjid) situated on the Larger Property. Initially the slum dwellers proposed to form and register 2 (two) separate societies known as Sahara SRA Co-operative Housing Society (Proposed) ("Sahara CHS") and Sangam SRA Co-operative Housing Society (Proposed) ("Sangam CHS").
- (iv) Earlier, the said Promoter was a partnership firm in the name and style of M/s. Gajanan Builders (referred to herein as the "Firm"). The Firm namely M/s. Gajanan Builders got itself registered as a private company limited by shares, being the Promoter herein and in this regard, a certificate of registration and incorporation dated 13th December, 2019, has been issued by the Registrar of Companies, Mumbai under the provisions of the Companies Act, 2013.
- (v) On 30th September, 2019, the members of Sahara CHS and Sangam CHS have registered one co-operative housing society under the provisions of the Maharashtra Co-operative Societies Act, 1960 as 'Sahara and Sangam SRA Co-operative Commercial Premises Society Limited', under registration number MUM/SRA/HSG/(TC)/13022/2019 (hereinafter referred to as the "said Society").
- (vi) By virtue of Development Agreements dated 10th September, 2009 and 27th August, 2020 and Power of Attorney dated 13th April, 2006, 10th August, 2006, two separate Powers of Attorney both dated 27th June, 2018 and 27th August, 2020, the Promoter became entitled to undertake the slum rehabilitation scheme

बदर - १	on the Larger Property.
२०३२	(vii) The Promoter proposed to develop the Larger Property in a phase wise manner.
२९/०९/२०	The Promoter proposed to develop on a portion of the Larger Property, admeasuring 1.72



admeasuring 1.72 on the Larger Property, which is more particularly described in the **First Schedule** hereunder written and shown in blue colour hatched lines on the layout plan (not to scale) annexed and marked as **Annexure '1'** hereto and (hereinafter referred to as the "said Property"), a composite building sanctioned by SRA as Sale Building No.2 comprising of (i) rehab component, (ii) commercial sale component and (iii) residential sale component comprising of 3

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Promoter

211
Allottee/s

(three) wings viz, Wing "A", Wing "B" and Wing "C" respectively and the same are hereinafter collectively referred to as "New Building". The copy of the Property Register Card that pertains to *inter-alia* the said Property is annexed and marked as Annexure '2' hereto.

(ix) The Allottee/s is/are aware that layout of the Larger Property including the right of way / access, prepared by the Promoter is a tentative layout, showing inter-alia the different portions presently envisaged to be developed by the Promoter is likely to be changed or revised as per the requirements of the Promoter and/or Slum Rehabilitation Authority ("SRA") and/or Municipal Corporation of Greater Mumbai ("MCGM") and/or other statutory authorities. The Promoter reserves their right to alter the layout design, elevation / make variations in the layout with such modifications thereto etc. as the Promoter may from time to time determine/ or as may be required, without the consent of the Allottee/s. The Promoter presently proposes to utilize a total Floor Space Index ("FSI") of 35,984 (Thirty-Five Thousand Nine Hundred and Eighty-Four) square metres on the said Property (defined herein).

(x) The Promoter is entitled to develop the Larger Property by consuming maximum Floor Space Index ("FSI") as more particularly set out in this Agreement and by constructing buildings thereon as mentioned in this Agreement.

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(xi) SRA has inter-alia issued the following permissions and approvals

- (a) Revised Letter of Intent ("LOI") bearing No. SRA/ENG/KW/MHL/LOI dated 07th September, 2020, in respect of the Larger Property. A Copy of the LOI dated 07th September is annexed and marked as Annexure '3' hereto;
- (b) Amended Intimation of Approval ("IOA") bearing No. KW/MHADA/0052/20060512/AP/S2 dated 25th November, 2022 respect of the Project (defined hereunder) and the same shall be amended/revised from time to time. A Copy of the relevant pages of the amended IOA dated 25th November, 2022 is annexed and marked as Annexure '4' hereto; and
- (c) Commencement Certificate ("CC") bearing No. KW /MHADA/ 0052/ 20060512/AP/S2 dated 29th July, 2022 and the same shall be revalidated from time to time. A Copy of the CC dated 29th July, 2022 is annexed and marked as Annexure '5' hereto;


Promoter


Allottee/s

- (xii) The details pertaining to the right and entitlement of the Promoter to undertake the redevelopment / slum rehabilitation scheme of the said Larger Property, Property, has been set out in the Report on Title dated 26th December, 2022 issued by O.P. Dubey, Advocate High Court ("Title Certificate"), a copy whereof is annexed and marked as Annexure '6' hereto.
- (xiii) The said Project is being developed in accordance with the provisions of the Development Control and Promotion Regulations for Greater Mumbai, 2034 as amended, modified from time to time ("DCPR") and applicable laws. The Allottee/s hereby acknowledge/s the same and hereby grants its irrevocable consent for the development of the Larger Property including the said Property/Project (defined hereunder) as envisaged by the Promoter and as it may deem fit.
- (xiv) The principal and material aspects of the development of the Larger Property as disclosed by the Promoter to the Allottee/s are briefly stated below:

- (a) The Larger Property is proposed to be developed in a phase wise manner;
- (b) The development of the sale component (including the Residential Sale Component and Commercial Sale Component in the New Building) in various phases on various portions of the Larger Property is collectively registered as a real estate project known as "Paradigm Antalya" ("the Project") with the Maharashtra Real Estate Regulatory Authority, under registration no. P51800020208 under the provisions of the Real Estate (Regulation and Redevelopment) Act, 2016 (hereinafter referred to as "RERA"). A copy of the registration certificate is annexed and marked as Annexure '7' hereto.

बदर - (c) १	Within the Project known as Paradigm Antalya, the Promoter will develop several phases. The Residential Sale Component comprised in the New Building is one such phase of the Project. The Residential Sale Component comprised in the Building known as " <u>Paradigm Alaya</u> ".
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- (d) The name of the project registered with RERA shall at all times be 'Paradigm Antalya' in common, along with such other phases of the Larger Property as the Promoter may deem fit.
- (e) The Larger Property would constitute a mixture of users as may be

J.M.
Promoter

Colony
Allottee/s

[Signature]
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permissible under applicable law from time to time.

- (f) The designated/proposed use of the buildings/structures/towers/wings on the balance portion on the Larger Property for future and further development on which the Promoter proposes to develop in phase wise manner, comprising *inter alia* Rehab Buildings, Project Affected Persons (“PAP”) Buildings, Amenity Open Space (“AOS”), sale component (as one or more composite structures including residential/non-residential user) in accordance with the applicable laws and the Promoter shall be entitled to club/amalgamate the Larger Property (or part thereof) with any other lands, properties, schemes or otherwise including as a separate independent layout, in a phase wise manner at its sole discretion and as it may deem fit.
- (g) The Larger Property is proposed to *inter alia also* comprise of apartments, flat/s, premises, combination flats/apartments, tenement/s, duplexes, penthouses in the residential building/s and/or commercial building/s and/or retail building/s and/or shopping mall and/or hotel and/or multiplex, cinema, restaurants, educational institutions and/or mix-user with or without shop line and such other user available for sale to the Promoter as permissible under the applicable laws (including amendments thereto).
- (h) The Allottee/s has/have also perused copies of the amended layout approval bearing No. KW/MHADA/0052/20060512/LAY dated 20th December, 2021, issued by the SRA. ~~Which~~ is annexed and marked as Annexure ‘8’ hereto.
- (i) The Promoter has informed the Allottee/s that as per the sanctioned Development Plan 1991, there was a 13.40 meter wide D.P. Road (“Road”), identified on the tentative layout plan (not to scale) at Annexure ‘9’ hereto, with letters “AA”, “BB”, “CC” and “DD” and shown in pink colour dotted lines, that was proposed to pass-through the Larger Property including a portion of the said Property. The Development Plan 2034 proposes deletion of the D.P. Road from its present location and its realignment and relocation to the location shown by the letters “EE”, “FF”, “GG” and “HH” and shown in light blue colour dotted lines on the tentative layout plan (not to scale) at Annexure ‘9’ hereto (“Re-Aligned D.P. Road”). The Re-Aligned D.P. Road is presently in the EP (“excluded portion”) of the Development Plan 2034 and is pending sanction. Upon sanction being accorded by the State Government to the concerned EP of Development Plan 2034, the Promoter will accordingly seek amendment of

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Promoter

[Signature]
Allottee/s

[Signature]

the layout of the Larger Property such that *inter-alia* the D.P. Road identified by pink colour dotted lines on the tentative layout plan (not to scale) at Annexure '9' hereto, would be deleted, and, the Re-Aligned D.P Road shown in blue colour dotted lines, on the tentative layout plan (not to scale) Annexure '9' hereto, would be duly reflected.

- (j) As per the layout presently approved for the Larger Property, the Promoter has made provisions for various internal roads within the Larger Property that are denoted by black colour arrow signs on the tentative layout plan (not to scale) Annexure '9', including an internal road admeasuring approximately 12 meters of width, marked in red colour arrow signs, is also proposed on the presently approved layout in respect of the Larger Property, falling on the western side of the said Property, i.e. passing between proposed Sale Building No. 3 identified on the plan annexed at Annexure '9' hereto and the New Building ("internal road"). The internal road constitutes the access to the Allottee/s and other allottees and occupants on the Larger Property and/or the New Building and connects to the 27.45 metre wide Relief which is shown denoted by green colour arrow sign on the tentative layout plan (not to scale) Annexure '9'. The Promoter has disclosed to the Allottee/s that it shall accord a right of way to the Allottee/s and other allottees and occupants in the New Building to pass over the internal road from the 27.45 metre wide Relief Road to the New Building on a non-exclusive basis in common with all other allottee/s and occupants (free sale and rehab) on the Larger Property. The Promoter has disclosed to the Allottee/s that it shall accord a right of way to a 1 other persons on the Larger Property to pass over the internal road on such terms it thinks fit. The Allottee/s is aware that the internal road shall be kept unhindered and open or enclosed as per Promoters discretion.

बदर - १	
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The nature and material aspects of the development of the said Property as disclosed by the Promoter are briefly stated below-

The construction and development of the New Building on the said Property is inter alia proposed to comprise of (i) rehab component situated from lower ground plus ground plus 1st (first) upper floor ("Rehab Component"), (ii) commercial sale component comprising of lower ground plus ground plus 1st (first) upper floor ("Commercial Sale Component") and (iii) the residential sale component comprising of 3(three) wings viz, Wing "A", Wing "B" and Wing "C" in the each wing situated from 2nd (second) upper floor (i.e. E-Deck floor) upto 44th (forty-four) upper floors ("Residential Sale


Promoter


Allottee/s

Component") respectively, which shall be approved, amended, modified, revised, varied, changed from time to time in accordance with the applicable laws as per the discretion of the Developer. The Rehab Component, Commercial Sale Component and the Residential Sale Component are all in the New Building, which is sanctioned by SRA as Sale Building No.2.

(b) The principal and material aspects of the New Building, are briefly stated below,-

(i) The construction and development of the New Building is presently sanctioned in the manner stated *inter-alia* in the IOD and CC (both defined below), which shall be amended, modified, revised, varied, changed from time to time by the Promoter.

(ii) The said New Building is proposed to *inter alia* comprise of apartments, flat/s, premises, units and areas that will consist of the Rehab Component, Commercial Sale Component and the Residential Sale Component;

(iii) The Promoter shall be entitled to put hoarding/boards of their Brand Name (including any brand name the Promoter is permitted to use), in the form of Neon Signs, MS Letters, Vinyl & Sun Boards and/or such other form as the Promoter may in its sole discretion deem fit on the New Building and on the façade, terrace, compound wall or other part of the New Building. The Promoter shall also be entitled to place, select, decide hoarding/board sites.

(iv) The Promoter shall be entitled to designate any spaces/areas, including the terrace levels, basement levels, lower ground levels, ground level, podium levels of the New Building and in the basement levels, lower ground levels, ground level, podium levels of the construction on the said Property, for third party service providers, for facilitating provision and maintenance of utility services (such as power, water, drainage and radio and electronic communication) to be availed by the Allottee/s and other allottees and occupants in the New Building and/or other allottees, users, occupants in the Larger Property. Such designation may be undertaken by the Promoter on lease, leave and license basis or such other method. For this purpose, the Promoter may lay and provide the necessary infrastructure such as cables, pipes, wires, meters, antennae, base stations, towers etc at such location(s) as the Promoter deems fit and the Allottee/s shall not challenge the same in any manner whatsoever.

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Promoter

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Allottee/s

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(xvi) The Promoter is entitled to develop inter-alia the said Property and construct the said New Building and other structures thereon including the said Project and sell the premises in the said Project and is also entitled to receive the sale consideration in respect thereof.

(xvii) Details of the litigation inter-alia with respect to the said Property are set out in the Annexure '10' hereto. ("the said Litigations").

(xviii) The Developer has issued and allotted certain secured, redeemable, transferable, unlisted, interest-bearing non-convertible debentures in accordance with the terms and conditions as more particularly set out in the Debenture Trust Deed dated 01st April, 2022 ("DTD") executed by and between the Developer and others on one part and Beacon Trusteeship Limited, duly registered under the Security and Exchange Board of India (Debenture Trustees) Regulations, 1993 ("Debenture Trustee"), acting in its capacity as a debenture Trustee of the other part and which is duly registered with the Sub-registrar Andheri-4, under serial no. BDR-115/4933/2022, on the terms and conditions as more particularly set out therein. One of the conditions of the said DTD is that the Developer herein, to secure the secured obligations, as more particularly set out in the said DTD, have agreed to mortgage the Developer's development rights and its entitlement in the said Property (which is a part of the Larger Property) in favour of Debenture Trustee in accordance with the terms of the said DTD and other security documents as more particularly set-out therein. In accordance with the terms of the said DTD, the Debenture Trustee has issued its no objection letter dated 06-04-2023, copy whereof is annexed herewith as Annexure '11'. The Allottee/s has/have executed this Agreement after understanding the aforesaid in all respects.

(xix) The Promoter has entered into a prescribed agreement with an Architect, registered with the council of Architects known as Mr. Tushar Sali of Point to Point Consultants and also appointed Structural Engineers known as Gokani Consultants Private Limited for preparing structural designs, drawings and specifications of the New Building and the Allottee/s accept the professional supervision of the said Architect and the said Structural Engineers (or any replacements / substitutes thereof) till completion of the New Building.

(xx) The Allottee/s has/have demanded inspection from the Promoter and the

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Promoter

26/04
Allottee/s

26/04

Promoter have given inspection to the Allottee/s of all documents of title relating *inter-alia* to the said Property including all the documents mentioned in the recitals hereinabove and also the plans, designs and specifications prepared by the Promoter's Architects, the Title Certificate, revenue records and all other documents as specified under RERA and the rules made there under, as amended up to date and the Allottee/s is/are fully satisfied with the title of the Promoter in respect of the said Property and the Promoter's right to allot/sell various flat/ premises/ apartment/s in the said Project and other structures in the sale component to be constructed on the said Property and Allottee/s has/have agreed not to raise any requisitions on or objections to the same.

(xxi) While sanctioning the plans, approvals and permissions as referred hereinabove, the competent authorities have laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the said Larger Property and/or the New Building and/or the Project and upon due observance and performance of which only, the Occupation Certificate and Building Completion Certificate in respect of the Project and/or New Building shall be granted by the competent authority.

(xxii) The Allottee/s after having investigated and after being fully satisfied with respect to the title of said Property, has/have approached the Promoter and requested the Promoter to allot to him/her/them a residential apartment as is more particularly mentioned in the *Second Schedule*, in the Project being constructed on the said Property, which premises is shown in red colour hatched lines on the tentative floor plan (not to scale) annexed and marked as Annexure '12' hereto (hereinafter referred to as the "said Premises"), at the price and on the terms and conditions hereinafter appearing.

(xxiii) Under Section 13 of RERA, the Promoter is required to execute a written Agreement for Sale in respect of the said Premises, being in fact these presents and also to register this Agreement under the Indian Registration Act, 1908.

(xxiv) Relying upon the said applications, declaration and agreement contained, the Promoter have agreed to allot to the Allottee/s Premises, at the price and on the terms and conditions hereinafter appearing.

(xxv) In accordance with and subject to the terms and conditions set out in this


Promoter


Allottee/s

construction is being completed for the purpose of making payment of the installments of the Sale Price. The Promoter is not bound to give any further notice or intimation requiring any such payment and failure thereof shall not be pleaded by the Allottee/s as an excuse for non-payment of any amount/s due on the respective due dates or events.

3.5 In addition to the Sale Price, the Allottee/s shall also bear and pay the taxes (consisting of tax paid or payable by way of GST and all levies, duties and cesses or any other taxes which may be levied, in connection with the construction of and carrying out the New Building and/or with respect to the Premises and/or this Agreement). It is clarified that all such taxes, levies, duties, cesses (whether applicable/payable now or which may become applicable/payable in future) including GST, and all other indirect and direct taxes, duties and impositions applicable levied by the Central Government and/or the State Government and/or any local, public or statutory authorities/bodies on any amount payable under this Agreement and/or on the transaction contemplated herein and/or in relation to the said Premises, shall be borne and paid by the Allottee/s alone and the Promoter shall not be liable to bear or pay the same or any part thereof.

3.6 The Sale Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority / Local Bodies / Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee/s for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification / order / rule / regulation / demand, published/issued in that behalf to that effect along with the demand letter being issued to the Allottee/s, which shall only be applicable on subsequent payments. The said amount of the Sale Price referred to hereinabove excludes all taxes, which may be levied, in connection with the construction and development of and carrying out the New Building payable by the Promoter up to the date of expiry of period of 15 (fifteen) days from the possession date mentioned in the Possession Notice below) to take possession of the said Premises from the Promoter as herein below.

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3.7 The Promoter shall confirm the final carpet area that has been allowed to the Allottee/s after the construction of the said Project / New Building is complete and the Occupation Certificate is granted by the SRA, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of 3% (three per cent).

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Promoter

[Signature]
Allottee/s

[Signature]

The total Sale Price payable on the basis of the carpet area of the said Premises, shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit of 3%, then, the Promoter shall refund the excess money paid by the Allottee/s within 45 (forty-five) days with simple interest at the rate specified in the RERA Rules, from the date when such an excess amount was paid by the Allottee/s and the Allottee/s shall execute and register necessary documents, if any, as and when requested by the Developer. If there is any increase in the carpet area allotted to the Allottee/s, the Promoter shall demand additional amount from the Allottee/s towards the Sale Price, which shall be payable by the Allottee/s prior to taking possession of the said Premises and the Allottee/s shall execute and register necessary documents, if any, as and when requested by the Developer. It is clarified that the payments to be made by the Promoter/Allottee, as the case may be, under this Clause, shall be made at the same rate per square meter as agreed in Clause 3.1 above.

3.8 The Allottee/s authorize(s) the Promoter to adjust/appropriate all payments made by him/her/them and the Allottee/s undertake(s) not to object/demand/direct the Promoter to adjust his/her/their payments as per Allottee/s discretion and the Promoter is entitled to adjust/appropriate all payments made by the Allottee/s firstly towards interest for delayed payment towards outstanding sale price of the said Premises, secondly towards interest on outstanding statutory taxes and levies, thirdly towards outstanding statutory taxes and levies, fourthly towards any other previous outstanding dues and lastly towards outstanding payable in respect of the Sale Price of the said Premises.

3.9 On a written demand being made by the Promoter upon the Allottee/s with respect to a payment amount (whether the Sale Price or any other amount payable in terms of this Agreement), the Allottee/s shall pay such amount to the Promoter, within 7 (seven) days of the Promoter's said written demand, without any delay, demur or default.

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3.10 The Promoter shall be entitled to appropriate the Sale Price and other amounts payable by the Allottee/s towards the Sale Price (or any part thereof), in the manner permissible under RERA, in favour of any persons including banks/financial institutions and shall also be entitled to transfer and assign to any persons the right to directly receive the Sale Price and other amounts payable by the Allottee/s under this Agreement or any part thereof. Upon receipt of such intimation from the Promoter, the Allottee/s shall be required to make payment of the Sale Price and other amounts payable in accordance with this Agreement, in the manner as intimated.

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Promoter

[Signature]
Allottee/s

[Signature]

- 3.11 It is further clarified that the estimated input tax credit of Goods and Services Tax ("GST") (on pro rata basis) is already adjusted and appropriated in the determination of the Sale Price as agreed herein. It is mutually agreed between the Parties that Allottee/s will not claim any additional amount for input tax credit in future even if there is variation in the estimates versus actuals.
- 3.12 The Promoter may allow, in its discretion a rebate for early payments of the installments of the Sale Price payable by the Allottee/s by discounting such early payments at the Agreed Interest Rate per annum for the period by which the respective installment of the Sale Price has been preponed. Such rebate shall be provided to the Allottee/s only if mutually agreed upon between the Parties in writing. The provision for allowing rebate and the rate of rebate shall not be subject to any revision/withdrawal, once granted to the Allottee/s by the Promoter.
- 3.13 The term "Agreed Interest Rate" wherever the same appears in this Agreement shall be deemed to be a reference to the Interest Rate as mentioned in Rule 18 of the RERA Rules viz. "The rate of interest payable by the promoters to the allottees or by the allottees to the promoters, as the case may be, shall be the State Bank of India highest Marginal Cost of Lending Rate plus two percent. Provided that in case the State Bank of India Marginal Cost of Lending Rate is not in use it would be replaced by such benchmark lending rates which the State Bank of India may fix from time to time for lending to the general public".
- 3.14 It is clarified that the amount/quantum of the Sale Price as mentioned in *Second Schedule* is arrived at and agreed upon between the Parties after considering the rebate for early installments (and milestones) for payment of the Sale Price as set out in *Third Schedule* hereto; and accordingly, the installments (and milestones) for payment of the Sale Price, as set in *Third Schedule* hereto have been mutually agreed upon after considering and negotiating the quantum of the Sale Price, as arrived at and recorded herein. The Allottee/s shall not by virtue of making timely payment of the installments of the Sale Price as per *Third Schedule* here to claim or be entitled to claim any rebate or discount on the Sale Price.
- 3.15 The Sale Price as set out in *Second Schedule* here to, is arrived at by the Parties after considering the benefits/rebates/input tax credits available to the Promoter on account of indirect taxes/ GST paid/- payable in respect to the Project/New Building/said Premises and the same has been agreed and accepted by the Allottee/s.

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 Promoter

 Allottee/s

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3.16 The Allottee/s shall make all payments as mentioned in this Agreement to the Promoter together with relevant taxes through an account payee cheque/demand draft/pay order/wire transfer/RTGS/NEFT drawn in favour of/to the account of the Promoter, which account is detailed in the **Second Schedule** hereunder written, unless contrary written instructions are issued by the Promoter to the Allottee/s requesting the Allottee/s to deposit such amount in any other bank account. Any payment made into favour of any other account other than the Designated Account and/or any other account as may be instructed in writing by the Promoter as mentioned above shall not be treated as payment towards the said Premises and shall be construed as a breach on the part of the Allottee/s.

3.17 If Allottee/s is the resident outside India or having Non-Resident Indian ("NRI") status, shall solely be responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act ("FEMA"), Reserve Bank of India ("RBI") Act and Rules/Guidelines made/ issued there under and all other applicable laws including that of remittance of payments, acquisition/sale, transfer of immovable properties in India. Allottee/s shall also furnish the required declaration to the Promoter in the prescribed format, if necessary. In case any such permission is ever refused or subsequently found lacking by any Statutory Authority/ Promoter, the amount paid towards Sale Price will be refunded by Promoter as per rules without any interest and the allotment cancelled forthwith and Promoter will not be liable in any manner on such account. All refunds to Non-Resident Indians (NRI) and Persons of Indian Origin ("PIO"), if any, shall, however, be made in Indian Rupees and Allottee/s alone shall be liable to get all the necessary permission for getting the refund of the amount paid towards the Sale Price as mentioned above from the concerned authorities, after deducting the Earnest Money and after also deducting interest on any overdue payments, brokerage/referral fees, administrative charges as determined by the Promoter. In case there is a shortfall in the amount received from the Allottee/s while remitting any amounts online on account of currency difference or fluctuation, the Allottee/s

shall make good the shortfall by the due date failing which Allottee/s shall be deemed to have breached the terms of this Agreement and the Promoter shall be entitled to terminate this agreement on the terms and conditions as specified herein.

3.18 In case of foreign remittance, the net amount credited to bank shall be taken as amount received and necessary bank charges shall be borne by Allottee/s.

3.19 If any of the payment cheques/banker's cheque or any other payment instructions of/by the Allottee/s is/are not honoured for any reason whatsoever, then the same

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Promoter

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Allottee/s

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shall be treated as default as contemplated hereunder and the Promoter may at its option be entitled to exercise the recourse available hereunder. Further, the Promoter may, at its sole discretion, without prejudice to its other rights, charge a payment dishonour charge of Rs. 5,000/- (Rupees Five Thousand only) for dishonour of a particular payment instruction for first instance and for second instance the same would be Rs. 10,000/- (Rupees Ten Thousand only) in addition to the rate of interest at Agreed Interest Rate for delayed payment. Thereafter, no cheque will be accepted and all further payments shall be accepted through bank demand draft(s) only.

3.20 Subject to terms and conditions of these presents, the Allottee/s has/have permitted the Promoter to raise construction loan, project finance loan, loan against its entitlement on the said Property and / or other constructed apartment/s in the said Project, New Building, underwriting by mortgaging, hypothecating receivables and/or developable property (including but not limited to mortgage by way of deposit of title deeds) from Bank/financial institution/Non-Banking Financial Corporation ("Financial Institutions") and without having to seek further consent from Allottee/s in any manner whatsoever, written or otherwise, but without the Allottee/s being responsible / liable towards its repayment and incurring any liability in any manner whatsoever (financial or otherwise).

3.21 The Allottee/s shall deduct tax at source ("TDS") from each installment of the Sale Price as required under the Income-tax Act, 1961. The Allottee/s after making payment of each installments and Service Tax/ GST, on or before 7th day of next month, shall file Form 26QB with the Income Tax Authority in the prescribed format and on or before 22nd day of the month in which respective Form 26QB is filed, shall furnish Form 16B to the Promoter. The Allottee/s is/are aware that the time to make the payment of installments and service tax/GST and all other taxes and all other amounts as mentioned herein, is the essence of contract and in event of delay on part of the Allottee/s to make the payment of any of the installment together with Service Tax/GST and/or any other tax (including delivering Form 16B certificate thereof), then without prejudice to right of the Promoter to cancel and terminate this Agreement, the Allottee/s shall be liable to pay interest at the rate specified under the applicable laws per annum to the Promoter on all delayed payments from the due date till the date of realization thereof.

4. **DISCLOSURES TO THE ALLOTTEE & RIGHTS AND ENTIRE AGREEMENT OF THE PROMOTER:**

The Allottee/s agree(s), declare(s) and confirm(s) that:-


Promoter


Allottee/s

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4.1 Title:

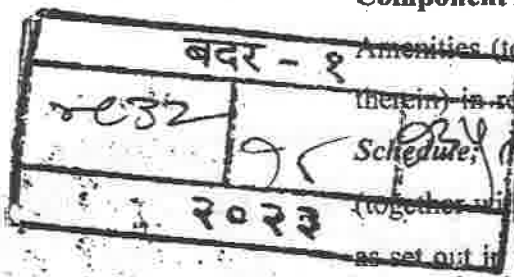
The Allottee/s has/have satisfied himself/herself/itself/themselves about the title of the Promoter to the said Property and the entitlement of the Promoter to develop the said Property. The Allottee/s shall not be entitled to further investigate the title of the Promoter and no requisition or objection shall be raised on any matter relating thereto.

4.2 Approvals:

4.2.1 The Allottee/s has/have satisfied himself/herself/itself/themselves with respect to the approvals and permissions issued in respect of the development of the New Building and the Larger Property.

4.2.2 The Allottee/s has/have satisfied himself/herself/itself/themselves with respect to the drawings, plans and specifications in respect of the said Project, the said Property, the New Building, the layout of the Larger Property, LOI, IOA, CC, building plans, approved layout plan, floor plans, designs and specifications, Limited Areas and Facilities, common areas, facilities and amenities to be provided in New Building (which shall also be used/accessed by the occupants of the Rehab Component, Commercial Sale Component and Residential Sale Component in the New Building). The Promoter has clearly demarcated (a) the common areas, amenities and facilities that are to be used by the Rehab Component, Commercial Sale Component and Residential Sale Component (hereinafter referred to as "the Common Amenities"); (b) the common areas, amenities and facilities that are to be used exclusively by the allottee/s in the Residential Sale Component (hereinafter referred to as "the Residential Sale Component Amenities"); and (d) the common areas, amenities and facilities that are to be used exclusively by the Rehab Component and the Commercial Sale Component (hereinafter referred to as "the Rehab & Commercial Sale Component Amenities") on the said Property. A (i) list of the proposed Common

Amenities (together with the equipment and amenities proposed to be installed therein) in respect of the New Building are as set out in the *Part I of Fourth Schedule*; (ii) list of the proposed Residential Sale Component Amenities (together with the equipment and amenities proposed to be installed therein) are as set out in the *Part II of Fourth Schedule*; (iii) list of the proposed Rehab & Commercial Sale Component Amenities (together with the equipment and amenities proposed to be installed therein) are as set out in the *Part III of Fourth Schedule*. The Allottee/s agrees and confirms that as the acquirer/s of the said Premises, the Allottee/s shall not claim any entitlement in respect of the Rehab & Commercial Sale Component Amenities and/or the facilities, equipment and/or



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Promoter

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Allottee/s

[Signature]

the amenities installed or provided in the Rehab & Commercial Sale Component Amenities. The Allottee/s is aware that the access i.e. entry and exit of the Residential Sale Component will be from the ground level falling of the west side of the New Building, shall be enjoyed in common with other allottees of the Residential Sale Component and the visitors and the allottee/s and the occupants of the Larger Property from time to time and the Allottee/s hereby gives his/her irrevocable consent for the same. The Allottee/s is further aware that the layout road shall be utilized in common with other allottee/s, occupants of the Larger Property and the said New Building and the rights with respect to the same shall vest with the Promoter at all times and the Allottee/s hereby gives his/her irrevocable consent for the same. The Allottee/s is aware that the rehab component and the Commercial Sale Component in the said New Building shall have a common separate access i.e. entry and exit to their respective premises and the same shall not be in common with the access of the Residential Sale Component.

4.2.3 The Allottee/s has/have satisfied himself/herself/itself/themselves with respect to the Internal Fittings and Fixtures to be provided in the said Premises, as listed in the *Fifth Schedule* hereunder written.


4.2.4 The Allottee/s has/have satisfied himself/herself/itself/themselves with respect to the designs and materials for construction of the New Building.

4.2.5 The Promoter currently envisages that whilst undertaking the development of the New Building/ Larger Property to its full and maximal potential as mentioned in this Agreement, there may be certain additions/modifications to the common areas and amenities and/or relocations/realignments/re-designations/changes therein, and the Allottee/s hereby consents and agrees to the same. The Allottee/s confirms, and has unconditionally and irrevocably given consent to the Promoter that he/she/ they has/have agreed to purchase the said Premises considering the development of the Property/Larger Property in accordance with this Agreement and has further confirmed that the Allottee/s have/has no objection to the construction of the full potential of the FSI available in respect of the Property/Larger Property and has expressly given informed consent to the Promoter as required under Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 and Rules made thereunder (collectively referred to as MOFA) and also under Real Estate (Regulation and Development) Act, 2016 and Rules and Regulations made thereunder (collectively referred to as RERA). The said consent is also for varying, amending, altering or modifying the plan of the said New Building or construction of additional floors on the said Project Building, or construction of additional building(s) in New Building/ Project and/or the said Larger Property. The Allottee/s is/are aware that the plans approved shall undergo changes, amendment, modification, alteration, variation, relocation, etc.

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Promoter


Allottee/s



in order to develop the said Larger Property including the said Property with the full FSI potential of the said Larger Property in accordance with the proposed development disclosed in this Agreement. The Promoter shall be entitled to make any changes, amendment, modification, alteration, variation, relocation, etc. in the layout or in any of the building/s and/or structures to be constructed on the Larger Property. The Promoter shall also be entitled to relocate and/or realign open spaces, parking spaces, amenities, etc. The Promoter shall be entitled to realign utility and service connections. The Allottee/s has given his/her/their unconditional and informed consent in favour of the Promoter, under the provisions of MOFA and RERA for carrying out all or any of the aforesaid purposes. The Allottee(s) has made informed decision to purchase the said Premises considering the aforesaid disclosure(s) made by the Promoter, and also based on the aforesaid irrevocable consent given to the Promoter.

4.2.6 The Allottee/s hereby expressly consent/s to the Promoter to re-design the said New Building/ Project or increase in number of floors, adding new building or buildings or the recreation area or realigning any internal road, common area, club house, swimming pool, recreation area and passages and such other area or areas as the Promoter may desire to realign and re-design and if the said Project in which the Allottee/s has/have agreed to acquire the said Premises is completed earlier than other building/s structures, then the Allottee/s confirms that the Promoter will be entitled to utilise any F.S.I., TDR and all the benefits, potentials, yield, advantages etc. presently available and / or that may be available in the future for any reason including on account of change in regulations / law / act etc. in respect of the said Property/ Larger Property or any part thereof or any adjoining property or properties as the case may be, and till all the aforesaid is fully utilised by the Promoter, and all the premises etc. are sold, and the amount or amounts receivable by the Promoters is/are duly received by the Promoter and all the obligations required to be carried out by the Allottee/s herein and the allottee/s of premises are fulfilled by them, the Promoter shall not be bound and shall not be called upon or required to form any such said Organization/Apex Body as the case may be and the

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Allottee/s agrees and irrevocably consent/s not to have any demand or dispute or objection in that behalf.

4.2.7 The Promoter shall be entitled to construct additional podiums, revise internal roads, or parking lots or provide parking in basements or in stilt or in the podium(s) or in any other places or on any part of the Larger Property in any form, as the Promoter may deem fit from time to time and the Allottee(s) has given his unconditional and informed consent in favour of Promoter, under the provisions of MOFA or RERA for carrying out all or any of the aforesaid purposes.

4.2.8 The Promoter shall be entitled to obtain revised approved layout in respect of the


Promoter


Allottee/s

Larger Property with respect to any changes/ modifications/ amendments in the presently approved layout in respect of the Larger Property, including deletion of the D.P. Road and substitution with the Re-Aligned D.P. Road as and when the same is reflected in the final D.P. Remarks in respect of the said Larger Property and the Allottee(s) hereby grants its irrevocable and unconditional consent in respect of the same and every part thereof.

4.2.9 The Allottee/s is aware that on a portion of the Larger Property shown in orange colour hatched line on the tentative layout plan (not to scale) at Annexure '9' hereto ("Sale Building No.3 Portion"), the Promoter has presently proposed to construct a Sale Building No.3 which is presently proposed for shopping mall and other commercial/mercantile/retail users. The Promoter shall retain ownership of/title to the Sale Building No.3 Portion and the constructions thereon for itself and/or shall transfer and assign such rights to other persons/entities as per the discretion of the Developer. While developing the Sale Building No.3 Portion and the constructions thereon, the Promoter shall be providing such units, areas, spaces, common areas, facilities and amenities as the Promoter may deem fit which shall be for the exclusive use and enjoyment of the owners/allottees/occupants/users in and on the Sale Building No.3 Portion / the constructions thereon including the Sale Building No.3 and neither the Allottee/s nor any other persons on any other portion of the Larger Property and/or the New Building shall have any right of any nature in relation thereto. The Promoter shall be entitled to exclude the Sale Building No.3 Portion and the constructions thereon including Sale Building No.3 from the conferment of title to be undertaken as more particularly mentioned at Clause 12 below and therefore, the associations/societies to be formed by the allottees and/or occupants in the New Buildings and on the balance Larger Property and shall not have any right, title or interest (whether identified or undivided) in the Sale Building No.3 Portion or any of the constructions thereon.

4.2.10 It is agreed by the Allottee that no consent of Allottee(s) shall be required for constructing building(s) and/or structure(s) and/or tower(s) and/or wing(s) which can utilize the full FSI proposed to be utilized on the said Larger Property.

4.3 Construction & Finishing:

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4.3.1 The Promoter has appointed/will appoint, third party contractor(s) for construction and execution of development of the New Building. In case of defect(s) in construction or workmanship, the Promoter and the Allottee/s shall collectively approach the third party contractor(s) for the rectification of the defect(s).

4.3.2 In spite of all the necessary steps and precautions taken while designing and


Promoter


Allottee/s

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constructing the New Building, the concrete slabs/beams may deflect due to self-weight, imposed load, creep and/or shrinkage phenomena (the inherent properties of concrete), for years after construction. Further, the Allottee/s may come across cracks in finishes, flooring, ceiling, slab gypsum etc. as a result of such slab/beam deflection and also caused due to any renovation and/or alterations etc. carried out by the Allottee/s and any other allottee/s/occupants of the other apartments/flats/premises in the New Building. The Allottee/s agree(s) and covenant(s) not to hold the Promoter liable and/or responsible for any such defects arising out of inherent properties of concrete and/or caused due to any renovations and/or alterations etc. carried out by the Allottee/s and any other allottee/s/occupants of the New Building and the Allottee/s shall not raise any claim(s) against the Promoter in this regard.

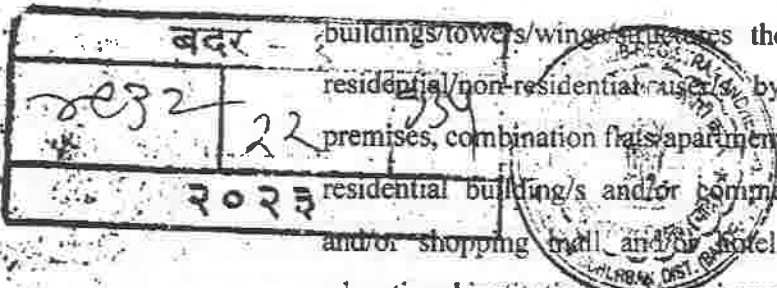
4.3.3 All materials including marble, granite, timber etc., contain veins and grains with tonality differences and though the Promoter shall pre-select such natural materials for installation in the New Building, their non-conformity, natural discolouration or tonal differences at the time of installation is unavoidable and the Promoter shall not be responsible and/or liable for the same and the Allottee/s shall not raise any claim(s) against the Promoter in this regard.

4.4 Rights and Entitlements of the Promoter & Nature of Development of the Larger Property and/or said Property:

The Allottee/s agree(s), accept(s) and confirm(s) that the Promoter is entitled to the rights and entitlements in this Agreement including as stated in this Clause in accordance with what is stated at Recitals hereinabove: -

4.4.1 The Larger Property is being developed in a phase-wise manner by constructing and developing Rehab Buildings, PAP Buildings, AOS, multiple buildings/towers/wings/structures thereon including the New Building, for residential/non-residential use/s, by constructing *inter* apartments, flat/s, premises, combination flats/apartments, tenement/s, duplexes, penthouses in the residential building/s and/or commercial building/s and/or retail building/s and/or shopping mall and/or hotel and/or multiplex, cinema, restaurants, educational institutions and/or mix-user with or without shop line and such other user as may be permissible under the applicable laws.

4.4.2 The Promoter shall be entitled to develop the Larger Property as the Promoter deems fit in accordance with the approvals and permissions as may be issued



[Signature]
Promoter

[Signature]
Allottee/s

[Signature]

from time to time and as stated in this Agreement and the Allottee/s has/have agreed to purchase the said Premises based on the unfettered rights of the Promoter in this regard. The Allottee/s agree/s, accept/s and confirm/s that the Promoter is entitled to develop the Larger Property in accordance with the layout and the Allottee/s have no objection with respect to the same and the Allottee/s give their irrevocable and unconditional consent in respect thereof. Allottee/s has/have agreed to purchase the said Premises based on the unfettered rights of the Promoter in this regard.

4.4.3 The Promoter will be entitled to develop the said Property and/or the Larger Property itself or in joint venture with any other person/entity and will also be entitled to mortgage and charge inter-alia the development rights in respect of the said Property and/or the Larger Property and it's respective sale component consisting of building/s and structures to be constructed thereon from time to time. The Promoter shall be entitled to utilise and exploit the incentive/additional FSI sanctioned by the SRA in lieu of development and delivery of the Rehab Buildings, PAP Buildings, AOS in the manner the Promoter may in its sole discretion deem fit. There is an existing religious structure on a portion of the Larger Property (which does not form a part of the said Property).

4.4.4 The Promoter shall retain its title to the internal road within the Larger Property shown in black colour and red colour arrow signs respectively, at Annexure '9' hereto. The said internal road shall not form part of the conferment of title to be undertaken in favour of the associations/societies to be formed by allottees and/or occupants in the New Building and in the balance Larger Property and the internal road shall be retained solely by the Promoter. The Promoter is entitled to provide a non-exclusive right of way over the internal road to the Allottee/s and all other allottees and occupants in the New Building and on the Larger Property as a means of access only on foot or light motor vehicle to and from the municipal roads bounding the Larger Property to their respective premises, and for no other purpose. ~~Saved~~ ~~and~~ ~~except~~ the bare right of way, Allottee/s shall not claim ~~any other~~ ~~or~~ ~~further~~ ~~right~~ ~~of~~ ~~any~~ ~~kind~~ ~~whatsoever~~ over the said internal road in the Larger Property. The Promoter, ~~other~~ apartment purchaser/s, occupant/s, executor/s, administrator/s, successor/s, assign/s, representative/s, nominee/s, developer/s, contractor/s, labourer/s, attorney/s, successor/s in interest, assign/s, visitor/s, agent/s, servant/s, apartment occupier/s, licensee/s, etc. and all the person or persons owning, occupying, enjoying and / or possessing and their agents, servants, relatives,

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[Signature]
Promoter

[Signature]
Allottee/s

etc. shall have irrevocable and perpetual right and shall be entitled to, at all times and from time to time, by night and day to pass and re-pass and/or egress and ingress over and across, the said right of way by foot, or on horseback or by any vehicle of whatsoever nature and/or with cattle and other animals, etc. for the purpose as an access to and fro the New Building and the Larger Property.

4.4.5 It is agreed between the Parties that the Promoter shall be entitled to develop the Larger Property in phase-wise manner as the Promoter may desire. The Promoter are retaining unto themselves full rights for the purpose of providing ingress or egress from the said Property/ Larger Property in the manner deemed fit by the Promoter and the Allottee/s unequivocally consents / agrees not to raise any objection or dispute regards the same now or any time in the future and the Allottee/s acknowledges that hardship may be caused during such time and undertakes expressly never to object to the same.

4.4.6 The Promoter shall be exclusively entitled to utilise, exploit and consume the entire inherent development potential of the said Property and or the remaining portion of the Larger Property and/or Adjoining Properties (defined below) (including by way of FSI and Transfer of Development Rights ("TDR") nomenclature in any manner including additional/ incentive/ special/ premium/ fungible/compensatory FSI), as well as any further/future development potential capable of being utilised on the said Property and /or the remaining portion of the Larger Property or any part thereof and Adjoining Properties or any part thereof (including FSI/TDR nomenclature in any manner and purchased TDR), whether balance or increased, at present or in future, and as may arise due to any reason including change in applicable law or policy. Such development potential shall vest with the Promoter and has been reserved by the Promoter unto itself, and may be utilised by the Promoter as the Promoter deems fit. The Promoter shall always have all the rights, title, interest to retain such apartment/s in the Project as per it's discretion and also in respect of the unsold apartment/s, unallotted/unassigned car parking spaces, common areas facilities and amenities open spaces, lotus, staircases, terrace, or any similar facility/ies and all other areas, etc. in New Building including Residential Sale Component Amenities and allot/transfer/assign/lease the same for any purpose as per the sole discretion of the Promoter as permissible under the applicable laws and the Allottee/s and the members of the proposed Society shall not raise any objection towards the same. The Promoter reserves to itself the exclusive right to the terrace in the New Building and the Allottee/s has/have agreed to

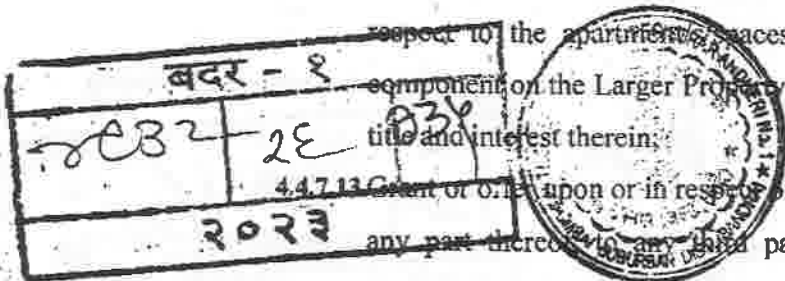
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Promoter


Allottee/s

inherent and further/future) at present and in future;

- 4.4.7.3 Apply for and obtain amended/substituted/revised/modified layout plans, building plans and floor plans sanctioning construction of the building/s in New Building and the Larger Property upto such floors as may be permissible whilst exploiting the full and maximal development potential of New Building and the Larger Property as stated in this Agreement;
- 4.4.7.4 Make amendments, modifications, variations, alterations, changes, deletions and revisions with respect to the development of the Larger Property;
- 4.4.7.5 Construct, develop and raise buildings, structures, towers and wings on the said Property / Larger Property, with and without common podium levels and other common levels;
- 4.4.7.6 Construct, develop and raise additional levels, floors and storeys in buildings, structures, towers and wings on the said Property/ Larger Property and the Allottee/s shall not have any claim(s) against the Promoter in this regard;
- 4.4.7.7 Construct lesser number of upper floors/ buildings/structures/towers/wings in the said Property and/or the New Building and/or any part thereof, and the Allottee/s shall not have any claim(s) against the Promoter in this regard.
- 4.4.7.8 Construct in, over or around or above the terrace of the New Building any additional area or facility, as may be permitted under applicable law, including the rules of the MCGM and/or any other statutory authority;
- 4.4.7.9 Construct site offices/sales lounge on the said Property and/or on the Larger Property (or part thereof) and to access the same at any time;
- 4.4.7.10 By itself or through its workmen, staff, employees, representatives and agents, enter into and upon the said Property and any construction thereon including the said Project, the New Building, the Larger Property including to view and examine the condition and state thereof;
- 4.4.7.11 Use the common areas, facilities and amenities, internal access roads and all facilities, amenities and services in the layout of the and the Larger Property including Residential Sale Component Amenities on the said Property;
- 4.4.7.12 Market, sell, transfer, mortgage, alienate and dispose of or grant rights with respect to the apartments, spaces/areas constructed as a part of the sale component on the Larger Property including the New Building and all its right, title and interest therein;
- 4.4.7.13 Grant or give upon or in respect of the said Property and/or Larger Property or any part thereof to any third party including allottee/s and/or occupants therein, all such rights, benefits, privileges, easements including right of way, right to draw water, right to draw from or connect to all drains, sewers, installations and/or services in the said Property / Larger Property.



Promoter

Allottee/s

Property (or part thereof) and the Adjoining Properties, which may be used in common by the allottee/s and/or occupants of apartment/s constructed on the Larger Property (or part thereof) and the Adjoining Properties,

- (iv) The development on/of the Adjoining Properties is still at a concept stage and on the approval of the plans for its redevelopment/development, the Promoter reserves it right(s) to amalgamate the Adjoining Properties with the Larger Property and all references in this Agreement to the said Property / Larger Property shall be construed as references to such amalgamated property unless the context otherwise requires and/or the Promoter shall be entitled to develop/redevelop the Adjoining Properties as a separate independent layout.

4.4.11 The Promoter may appoint a single and/or multiple third party/agency for the purpose of operating and maintaining the said New Building and /or the Larger Property or any part thereof including any common areas facilities and amenities and limited common areas on such terms and conditions as it may in its sole discretion deem fit.

4.4.12 Subsequent to the Proposed Transfer (defined below) to the Organization and the Other Organizations (defined below) and the Apex Body (defined below) and completion of development of the Larger Property, the Promoter will retain air rights for branding and designation of the Promoter with respect to the development of the Larger Property. The Proposed Transfer to the Organization and the Other Organizations shall be subject to the Promoter having an irrevocable license in perpetuity with respect to air rights and branding rights upon the New Building and the right to designate and brand the development of the New Building on the said Property. The Proposed Transfer in favour of Other Organizations and the Apex Body, shall be subject to the Promoter

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having an irrevocable license in perpetuity with respect to air rights and branding rights in/upon the Larger Property and the right to designate and brand the overall development of the Larger Property as the brand name the Promoter may deem fit.



4.4.13 The Promoter shall always be entitled to put a hoarding on any part of the New Building and/or the Larger Property including on the terrace and/or on the parapet wall, as the case may be, and the said hoardings may be illuminated or comprising of neon sign and for that purpose, the Promoter is fully authorized


Promoter


Allottee/s

to allow temporary or permanent construction or erection for installation either on the exterior of the New Building and/ or on the said Property and/or on the Larger Property as the case may be. The Promoter shall be entitled to use and allow third parties to use any part of the New Building and/or the said Property and/or the Larger Property respectively for installation of cables, satellite, communication equipment, cellular telephone equipment, radio turnkey equipment, wireless equipment and all other equipment etc. and the Promoter shall be entitled to receive, recover, retain and appropriate all the rents, profits and other compensation including any increase thereof which shall belong to the Promoter.

4.4.14 The Promoter shall be entitled to designate any spaces/areas on said Property and/or the Larger Property and/or the New Building, or any part thereof (including on the ground, terrace, podiums and basement levels of the New Building) for third party service providers, for facilitating provision and maintenance of utility services (including power, water, drainage and radio and electronic communication) to be availed by the allottee/s and/or occupants of the apartment/s to be constructed thereon. Such designation may be undertaken by the Promoter on lease, leave and license basis or such other method as the Promoter may in its sole discretion deem fit. Further, the infrastructure (including cables, pipes, wires, meters, antennae, base sub-stations, towers) in respect of the utility services may be laid/provided in the manner the Promoter may require, and may be utilized in common by allottee/s and/or occupants of apartment/s in the New Building and/or on the said Property and/or on the Larger Property/on the Adjoining Properties, as the case may be. The Promoter and its workmen/agents/contractors/employees and any third party contracts shall be entitled to access and service such infrastructure and utilities over the said New Building and/or Property and/or Larger Property.

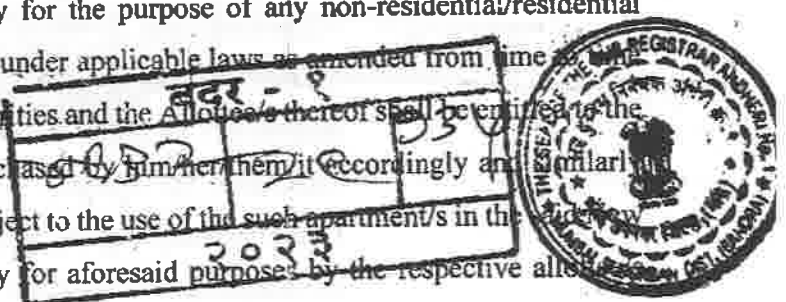
4.4.15 It is hereby expressly agreed that the Promoter shall always be entitled to sell any of the apartment/s in the said Project being constructed on the said Property/ Larger Property for the purpose of any non-residential/residential user as may be permitted under applicable laws as amended from time to time or by the concerned authorities and the Allottee/s thereof shall be entitled to the use of the apartment purchased by him/her/them/it accordingly and similarly the Allottee/s shall not object to the use of the such apartment/s in the Building/ Larger Property for aforesaid purposes by the respective allottee/s thereof.

4.4.16 The Promoter shall be entitled to control advertising, marketing, signage, hoarding and all other forms of signage whatsoever within the Larger Property


Promoter


Allottee/s


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and/or the New Building. Such advertising and signage may comprise of hoardings, print media, electric signs, and may be constructed in a permanent or temporary manner and may be maintained, serviced, repaired and replaced and the Promoter and its nominees shall have access to such hoardings, print media and electric signage for this purpose.

4.4.17 It is further agreed that Promoter is entitled to sell or allot or grant for exclusive use on a license or leasehold basis, the terrace/s or pocket terrace/s or extended balcony/ies, which may be abutting the respective apartment/s for the exclusive use of the allottee/s of such apartment/s in the Project/New Building and/or the Larger Property. The Promoter may at its sole and absolute discretion, grant license or lease for exclusive use or maintenance in respect of the terrace/s to the allottee/s/occupant/s of the apartment/s that is abutting (or next to) the terrace. The terrace/s if so permitted to be used by the Promoter, shall not be enclosed by the respective allottee/s/occupant/s without the permission in writing obtained from the SRA and all other concerned planning authorities and the Promoter. The Allottee/s hereby give his/her/their no-objection to such rights being retained by the Promoter for such terraces and the Allottee/s shall not object thereto and/or claim any such terraces and/or have/make any other claim in respect of such terraces against the Promoter and/or its nominee/s/allottee/s/transferee/s/ licensee/s.

4.4.18 The name of the development of the said Property and Larger Property shall always be "Paradigm Antalya" and the name of the Residential Sale Component in the New Building shall always be "Paradigm Alaya", and both the names shall not be changed without the prior written permission of the Promoter.

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In the event any apartment/s in the New Building are unsold/ unallotted/ unassigned on execution and registration of the lease/sub-lease/conveyance of the New Building/said Property to Organization/ Apex Body as stated in this Agreement, the Promoter shall continue to be entitled to such unsold apartment/s and shall continue to undertake marketing etc. in respect of such unsold apartment/s as stated hereinabove. After the receipt of the Full Occupation Certificate, the Promoter shall be required to pay a sum of Rs.1000/- (Rupees One Thousand only) per month in respect of each unsold apartment/s towards the outgoings, maintenance and other charges by whatever name called and shall not be liable or required to bear and/or pay any other amount by way of contribution, outgoings, deposits, transfer fees/charges and/or non-occupancy charges, donation, premium any amount, compensation whatsoever to the


Promoter


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Organization/Apex Body for the sale/allotment or transfer of the unsold apartment/s in the New Building or elsewhere, save and except the municipal taxes at actuals (levied on the unsold apartment/s).

4.4.20 The Promoter and their surveyors and agents and assigns with or without workmen and others, shall be permitted at reasonable times to enter into the said Premises or any part thereof for the purpose of making, laying down maintaining, repairing, rebuilding, cleaning, lighting and keeping in order and good condition (including repairing) all services, drains, pipes, cables, water covers, gutters, wires, walls, structure or other conveniences belonging to or serving or used for the New Building. The Allottee/s is/are aware that the main water/drainage pipes of the New Building may pass through certain areas within the said Premises. The Allottee/s agree/s that he/she/it/they shall not undertake any civil works/fit out works in such areas within the said Premises, and/or permanently cover/conceal such areas within the said Premises, nor shall in any manner restrict the access to the water/drainage pipes and/or damage the water/drainage pipes.

4.5 Rights & Entitlements of The Promoter Being Essence of the Contract:

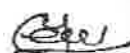
4.5.1 The Allottee/s agree/s that since the scheme of development of the said Property and/or Larger Property placed before the Allottee/s as disclosed in this Agreement envisages the development of the Larger Property in a phased manner to the full development potential, the Allottee/s has/have, after understanding the nature of the scheme, agreed to the rights and entitlements of the Promoter as listed in this Agreement and this Clause and the proposed future and further development of the Larger Property, and the retention of these rights by the Promoter unto itself until completion of development of the Larger Property as stated herein and as may be permissible under applicable law and these rights and entitlements shall be the essence of this Agreement. The Allottee/s agree/s, undertake/s and confirm/s that he/she/it/they will not obstruct, hinder or interfere with the development of the New Building and/or said Property and/or the Larger Property and/or the Adjoining Properties and all infrastructure thereon including common areas facilities and amenities and the Rehab Buildings/PAP Buildings/AOS, Commercial Sale Component, sale component (as one or more composite building/s as envisaged by the Promoter under the scheme of development.

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4.5.2 The Promoter would be entitled to aggregate any contiguous land parcel for development of the Larger Property, as provided under the provision to Rule-4(4)


Promoter


Allottee/s



proportionate share of taxes levied by concerned local authority and other outgoings) on the Allottee/s committing any 3 (three) defaults of payment of installments of the Sale Price as mentioned in *Third Schedule* and all other amounts contemplated hereunder, the Promoter shall be entitled to at its own option and discretion to terminate this Agreement, without any reference or recourse to the Allottee/s. Provided that, the Promoter shall give notice of 15 (fifteen) days in writing to the Allottee/s ("**Default Notice**"), by Courier and/or E-mail and/or Registered Post A.D. at such address provided by the Allottee/s in the *Second Schedule* of this Agreement, of its intention to terminate this Agreement with detail(s) of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee/s fail(s) to rectify the breach or breaches mentioned by the Promoter within the period of the Default Notice, including making full and final payment of any outstanding dues together with the Agreed Interest Rate thereon, then at the end of the Default Notice, the Promoter shall be entitled to terminate this Agreement by issuance of a written notice to the Allottee/s ("**Promoter's Termination Notice**"), by Courier and/or E-mail and/or Registered Post A.D. at such address provided by the Allottee/s in the *Second Schedule* of this Agreement. On the receipt of the Promoter's Termination Notice by the Allottee/s, this Agreement shall stand terminated and cancelled. On termination and cancellation of this Agreement and without prejudice to the other rights, remedies and contentions of the Promoter, the Promoter shall be entitled to forfeit the Earnest Money. Upon the termination of this Agreement, the Allottee/s shall have no claim of any nature whatsoever on the Promoter and/or the said Premises and the Promoter shall be entitled to sell, transfer, deal with and/or dispose off the said Premises in the manner it deems fit and proper.

5.3 Further upon execution and registration of the deed of cancellation at the costs, charges and expenses of the Allottee/s in respect of the said Premises, handing over the original of this Agreement to the Promoter and upon resale of the said Premises i.e. upon the Promoter subsequently selling and transferring the said Premises to another allottee and receipt of the sale price thereon, the Promoter shall after adjusting the Earnest Money and after also deducting interest on any overdue payments, brokerage/referral fees, administrative charges as determined by the Promoter and ~~exclusive~~ any indirect taxes, stamp duty and registration charges, refund to the Allottee/s, within a period of thirty days, the balance amount, if any of the paid-up Sale Price.

5.4 The Allottee/s hereby agree/s and undertake/s that he/she/they are not entitled to and shall not have any right, title, interest, share, claim, demand of any nature


Promoter


Allottee/s


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whatsoever and howsoever arising against the Promoter/its transferee/s/allotted/s/nominee/s and/or otherwise into/ upon the said Premises, in such an event of termination of this Agreement by the Promoter *PROVIDED HOWEVER THAT* strictly without prejudice to the aforesaid, the Promoter in its sole and absolute discretion may (without being obliged or being bound to do so), instead of terminating this Agreement as aforesaid, permit the Allottee/s to pay the said installments after their respective due dates but after charging interest thereon at the Agreed Interest Rate (as defined herein) on such outstanding amounts (from the date such amount/s has/have become due to be paid by the Allottee/s till the date of actual payment thereof).

5.5 In the event of any delayed payment being received by the Promoter from the Allottee/s, the Promoter shall, notwithstanding any instructions to the contrary, by the Allottee/s accompanying such payment, be entitled to appropriate the amount received first towards the taxes and statutory dues in relation to the said Premises and/or this Agreement, interest receivable from the Allottee/s in respect of the delayed amounts payable hereunder and thereafter towards the principal amount of the delayed payment. Under any circumstances and except in the manner as aforesaid, no express intimation or communication by the Allottee/s, with regard to appropriation / application of the payments made hereunder shall be valid or binding upon the Promoter.

5.6 The Allottee/s declares and affirms that in case of joint purchase, their liabilities and obligations would be joint and several. The failure to pay by anyone shall be deemed as failure to pay by both and all Allottee/s shall be treated as one single person for the purpose of this Agreement and both shall be liable for the consequence jointly as well as severally.

5.7 That in case there are joint Allottee/s all communications shall be sent by the Promoter to the Allottee/s whose name appears first in this Agreement and at the address given by him/her/it which shall for all purposes be considered as sent upon all the Allottee/s.

5.8 In the event of delay and/or default on the part of the Allottee/s in making payment of any interest, GST, TDS or any other tax, levies, cess etc., then with respect to any other rights or remedies available to the Promoter under this Agreement under applicable law, the Promoter shall be entitled to adjust against any subsequent amounts received from the Allottee/s, the said unpaid tax levy, cess etc. along with interest, penalty etc. payable thereon, from the due date till the

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Promoter


Allottee/s

date of adjustment. The Allottee/s is also aware that they are liable to pay the applicable GST on the interest (if any) payable to the Promoter by the Allottee/s.

5.9 The Promoter shall have a first and prior charge on the said Premises with respect to any amounts due and payable by the Allottee/s to the Promoter under this Agreement.

5.10 Notwithstanding anything to the contrary contained herein, it is agreed that the Promoter shall have the irrevocable and unconditional right and entitlement to apply and/or appropriate and/or adjust any and all the amounts paid by the Allottee/s to the Promoter either under or pursuant to this Agreement or otherwise, in such manner and in such order and against such amounts payable by the Allottee to the Promoter under this Agreement including any amount that may be outstanding on account of non-payment of TDS or non-submission of TDS certificate, as the Promoter may in its sole discretion deem fit.

5.11 The details of the respective Permanent Account Numbers of the Promoter and the Allottee is/are as more particularly mentioned in the *Second Schedule* hereunder written.

5.12 **Loan & Mortgage:-**

5.12.1 The Allottee/s shall be entitled to avail loan from a nationalised bank/financial institution and to mortgage the said Premises by way of security for repayment of the said loan to such bank/financial institution, with the prior written consent of the Promoter subject to the first charge of the Promoter on the said Premises for the entire Sale Price and all other amounts payable hereunder and subject to the terms herein. The Promoter shall be entitled to refuse permission to the Allottee/s for availing any such loan and for creation of any such mortgage/charge, in the event the Allottee/s has/have defaulted in making payment of the Sale Price and/or other amounts payable by the Allottee/s under

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All the costs, expenses, fees, charges and taxes in connection with procuring and availing of the said loan, mortgage of the said Premises, servicing and repayment of the said loan and any default with respect to the said loan and/or the mortgage of the said Premises, shall be and exclusively borne and incurred by the Allottee/s. The Promoter shall not incur any liability or obligation (monetary or otherwise) with respect to such loan or mortgage.

5.12.3 The agreements and contracts pertaining to such loan and mortgage shall not impose any liability or obligation upon the Promoter in any manner, and shall be subject to and shall ratify the right and entitlement of the Promoter to receive


Promoter


Allottee/s

the balance Sale Price and balance other amounts payable by the Allottee under this Agreement. However, such loan should be strictly personal to the Allottee/s and the right of the Promoter to receive the balance Sale Price and other sums as hereunder provided from the Allottee/s, shall override the rights of the financial institution/bank in respect of the loan so availed of by the Allottee/s. The repayment of the loans, interest and other charges on such loan shall be the sole responsibility of the Allottee/s. Once the Allottee/s has/have paid the full Sale Price as payable under this Agreement and has/have taken possession of the said Premises, thereafter due to non-payment of the loan by the Allottee/s, the recourse available to the financial institution would be only against the said Premises and against the Allottee/s personally and not against the said Promoter/New Building/Property/Larger Property or any one of them or any of the other apartments in the New Building, and not against any other assets/rights of the Promoter. It is clarified that in the event, the Allottee/s defaults in its payment obligation to such lender, the rights of such lender shall be subject to the first charge of the Promoter on the said Premises for the entire Sale Price, tax on sale and transfer of said Premises or, maintenance charges, outgoings and all other amounts payable by the Allottee/s under this Agreement. Further, in the event that this Agreement is cancelled and/ or terminated at any time, then the Allottee/s shall ensure that such lender returns to the Promoter, the original Agreement for Sale, Registration Receipt, Index II and any other document in respect of the said Premises which may be in their possession. The Allottee/s shall inform and give proper notice to the Organization as and when formed, about the said Premises being so mortgaged and the Promoter shall not be under any obligation to provide such intimation in any manner whatsoever.

5.12.4 In the event of (a) the Allottee/s committing a default of the payment of the installments of the Sale Price as mentioned in the *Third Schedule* herein, and (b) the Promoter exercising its right to terminate this Agreement, the Allottee/s shall clear the mortgage debt outstanding at the time of the said termination. The Allottee/s at his/her own cost and expenses, shall obtain the necessary letter/no dues certificate from such lender stating that the Allottee/s has/have cleared the mortgage/debt/charge within 15 (fifteen) days from the termination date of receipt of such letter from the lender, the Allottee/s shall be (subject to what is stated in Clause 5.2 regarding the forfeiture) be entitled to refund only in resale of the said Premises i.e. upon the Promoter subsequently selling and transferring the said Premises to another allottee and receipt of the thereon, the Promoter shall after adjusting the Earnest Money and after also deducting interest on any overdue payments, brokerage/referral fees, administrative charges as determined by the Promoter and exclusive of any

15 (fifteen) days from the termination date
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 Promoter

 Allottee/s

indirect taxes, stamp duty and registration charges, refund to the Allottee/s, within a period of thirty days, the balance amount, if any of the paid-up Sale Price. In any event, the Promoter shall be entitled to directly pay the amount payable to the Allottee/s lender being financial institution, bank, their employer or such other institutions by the Allottee/s from the balance amount standing to the credit of the Allottee/s with the Promoter (if any) towards the said Premises (paid by the Allottee/s to the Promoter towards the Sale Price) to the extent so as to clear the mortgage/debt/charge on the said Premises. Notwithstanding all that is stated hereinabove, it shall always be obligatory on the part of the Allottee/s to pay the installments of the Sale Price as and when due under the terms of this Agreement, irrespective of the fact that the Allottee/s has / have applied for the loan to the Lender and further irrespective of the fact that the said loan is under process and sanction is awaited and/or is rejected. All the rights and/or remedies of the Promoter including aforesaid rights and remedies of the Promoter are cumulative and without prejudice to one another.

5.12.5 The Allottee/s hereby expressly agrees that so long as the loan and the total Sale Price remain unpaid/outstanding, the Allottee subject to the terms hereof, shall not sell, transfer, let out and/or deal with the said Premises in any manner whatsoever without obtaining prior written permission of the Promoter and/or the relevant banks/financial institutions which have advanced such loan. The Promoter shall not be liable for any of the acts of omission or commission of the Allottee/s which are contrary to the terms and conditions governing the loan. It shall be the responsibility of the Allottee/s to inform the Organization/Apex Body about the lien/charge of such banks/financial institutions and the Promoter shall not be liable or responsible for the same in any manner whatsoever.

5.12.6 The Allottee/s indemnifies and hereby agrees to keep indemnified the Promoter and its successors and assigns from and against all claims, costs, charges, expenses, damages and losses which the Promoter 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 Allottee/s of the terms and conditions governing the Loan.

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6 CAR PARKING SPACE/S:

6.1 If any car parking space/s is allotted by the Promoter to the Allottee/s then : (a) the Promoter shall provide to the Allottee/s, permission to park the Allottee/s's own vehicle and for no other purpose whatsoever; (b) the exact location and identification of such car parking space/s will be earmarked by the Promoter only upon completion of the New Building in all respects; (c) the Allottee/s agrees and confirms that the

Promoter

Allottee/s

qualified drivers and parking operators, for ease of parking and removing of vehicles from the parking slots in the Mechanical Parking system. The Allottee/s hereby confirm/s that the Allottee/s has/have no objection to the same and that the Allottee/s shall not park his/her/their car/s at any place in the New Building and/or said Property and/or Larger Property save and except as earmarked by the Promoter. The Allottee/s hereby agree/s and undertake/s that the Allottee/s shall alongwith the occupants of the Rehab Component and the Commercial Sale Component and other allottee/s of the Residential Sale Component and allottee/s and occupants of the Larger Property, proportionately bear the costs and expenses of the maintenance of such Mechanical Parking system or also keep such valet parking facility at his/her/their costs for parking or removal of cars from the Mechanical Parking system. The Allottee/s shall not refuse to bear such costs and/or expenses on the ground of non-utilization of such Mechanical Parking system or valet parking facility or on any other ground whatsoever and howsoever arising to the Promoter or the Organization, as the case may be.

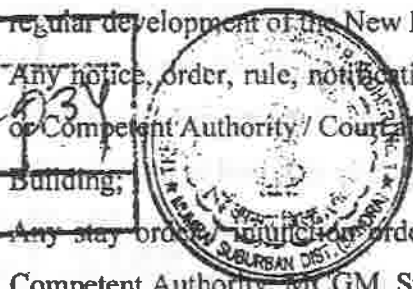
7 ALLOTTEE/S' RIGHTS AND ENTITLEMENTS:

7.1 Possession of the Premises:

7.1.1 The Promoter shall endeavour to complete the construction of the said Premises and obtain the Occupation Certificate from the statutory authorities for the said Premises by the date as more particularly mentioned in the **Second Schedule** hereunder written with an additional grace period of 12 (twelve) months ("Completion Date") and provided however, that the Promoter shall be entitled to extension of time for giving delivery of the said Premises on the Completion Date, if the completion of the New Building / Project is delayed on account of any or all of the following factors:-

- (i) Any force majeure event including War, Civil Commotion, Flood, Drought, Fire, Cyclone, Earth Quake, Act of God, any calamity by nature affecting the regular development of the New Building;
- (ii) Any notice, order, rule, notification of the Government and/or other Public or Competent Authority / Court affecting the regular development of the New Building;
- (iii) Any stay order or injunction order issued by any Court of Law, Tribunal, Competent Authority, MCGM, Statutory Authority, High Power Committee etc. affecting the regular development of the New Building and/or the Larger Property;
- (iv) Delay in providing basic amenities like water, electricity, drainage system etc. by the local body;
- (v) If any Competent Authority(ies) refuses, delays (including administrative

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Promoter


Allottee/s



delays), withholds, denies the grant of necessary approvals for the said New Building or;

- (vi) If any matters, issued relating to such approvals, permissions, notices, notifications by the Competent Authority(ies) become subject matter of any suit/ writ before a competent court or
- (vii) Any delay attributed towards confirmation of deletion of the said D.P. Road and its re-alignment in the final D.P Remark with respect to the Larger Property;
- (viii) Any delay attributed towards obtaining of revised approved layout in respect of the Larger Property vis-à-vis deletion of the D.P Road.
- (ix) Any other circumstances that may be deemed reasonable by the Real Estate Regulatory Authority established under Section 20(1) of RERA.
- (x) Any calamity, epidemics, pandemics or any infectious diseases (including COVID-19 and all its variants and offshoots) that result in slowing down of work and construction, manpower issues, slowing down of approvals and permissions or any other causes/reasons that affects the Project/and/or the New Building and/or the Larger Property.

7.1.1.1 In such event, the date of handover of possession of the said Premises shall be extended to the extent of loss of time.

7.1.2 The date of delivery of possession of the said Premises shall be the Completion Date or such extended date of delivery of possession by RERA authorities from the Completion Date or such further extended date of possession on account of events as stipulated in Clause [7.1.1] hereinabove and even after extension of the date of possession due to the events as stated in the preceding Clause, if the Promoter fails to give possession of the said Premises or license to enter the said Premises to the Allottee/s, then and only in such an event, the Allottee/s shall at its own discretion be entitled either (i) to continue with the arrangement as recorded in this Agreement and receive amount to be calculated on a monthly basis at the Agreed Interest Rate on the amount of Sale Price that is till then paid by the Allottee/s to the Promoter and received by the Promoter, from the extended date of delivery of possession till the date of offer of possession of the said Premises by the Promoter to the Allottee/s; or in the alternative (ii) to give notice to the Promoter, thereby terminating the Agreement, in which event, the Promoter shall refund to the Allottee/s the amount of Sale Price (save and except any taxes, levies, charges, stamp duty, registration fees, brokerage, cost of any white good/s, commodities, gift or facility of cost, as an by way of promotional activity to the Allottee/s, etc. or amounts, that may have been paid by the Allottee/s) till then received by the Promoter from the Allottee/s hereunder together with interest at the Agreed Interest Rate from the date of extended date of delivery of possession of the said Premises

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till the date of refund thereof to the Allottee/s. It is clarified that the Promoter shall not be liable to pay or refund to the Allottee/s any additional amount/s, either as liquidated damages or costs, charges, expenses in the event of such termination. It is further clarified that in the event if the provisions of this Clause are applicable then in such an event, if the Allottee/s once exercises the option to continue with this Agreement (and not to terminate it), then the Allottee/s shall subsequently not be entitled exercise the alternative option to terminate this Agreement, regardless of the further period of delay in the delivery of possession of the said Premises. Save and except as provided in this Clause, the Allottee/s shall not be entitled to withdraw from this Agreement or terminate this Agreement.

7.1.3 The refund to be made to the Allottee/s pursuant to Clause [7.1.2] shall be made by the Promoter to the Allottee/s within a period of 30 (thirty) days from the date when the Allottee/s terminate/s this Agreement/s as per Clause [7.1.2] hereinabove. In case of termination by the Allottee/s as provided in Clause [7.1.2], upon the aforesaid payment/s being made by the Promoter to the Allottee/s, neither Party shall have any claim against the other in respect of the said Premises or otherwise arising out of this Agreement and the Promoter shall be at liberty to sell, transfer and dispose of the said Premises and/or create third party rights therein in favour of any other person/s at such purchase price and upon such terms and conditions as the Promoter may deem fit and proper, in the Promoter's sole and absolute discretion, without any reference and/or recourse to the Allottee/s. However, it is clarified that refund to be made to the Allottee/s pursuant to Clause [7.1.2] hereinabove shall be provided that the Allottee/s executes a Deed of Cancellation in respect of the said Premises with the Promoter and admits execution of such Deed of Cancellation before the concerned sub-registrar of assurances at the costs and expenses of the Allottee/s and hand over of originals of all the documents executed in respect of the said Premises including the Agreement for Sale, to the Promoter. It is clarified that in case of

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termination by the Allottee/s as provided in Clause [7.1.2], in the event if the Promoter finds a willing buyer/purchaser to acquire the said Premises prior to the refund to the Allottee/s under this Clause, then the Promoter shall be entitled to sell the said Premises to such new buyer/purchaser but the Allottee/s shall have a charge on the amounts receivable by the Promoter from the new purchaser/acquirer to the extent of the amounts receivable by the Allottee/s under this Clause.

7.2 Further, in case of the refund to be made to the Allottee/s pursuant to Clause [7.1.2] then it has been expressly agreed that in those cases where the Allottee/s have obtained a loan against the said Premises pursuant to the Promoter written consent, then in such event the Promoter shall first refund the amount outstanding and payable to the lender of the Allottee/s in respect of the said Premises and thereafter

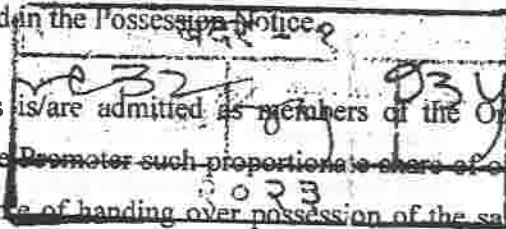

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

Allottee/s

the balance amount only shall be refunded to the Allottee/s. It is expressly agreed that upon such termination by the Promoter, the Allottee/s shall have no right, title, interest, demand, claim or lien over the said Premises and the Car Parking Space(s) (allotted to the Allottee/s, if any) of any nature whatsoever.

7.3 Within 7 (seven) days of the obtainment of the Occupation Certificate of the said Premises from the concerned authorities, the Promoter shall give notice offering possession of the said Premises on a date specified therein to the Allottee/s in writing ("Possession Notice"). The Allottee/s agree/s to pay the maintenance charges as determined by the Promoter under this Agreement or by the Organization. Post 15 (fifteen) days of the date mentioned in the Possession Notice, the Allottee/s shall be liable to bear and pay his/her/its proportionate share i.e. in proportion to the carpet area of the said Premises, of outgoings/maintenance charges in respect of the Project/New Building, Organization formation charges, share application charges, as determined by the Promoter at the time of delivery of possession of the said Premises, other taxes of every nature, or such other levies by the statutory authorities or other concerned local authority and all other expenses necessary and incidental to the management and maintenance of the Project/New Building. It is clarified that the Promoter shall be liable to hand-over possession to the Allottee/s only on receipt of the entire Sale Price and all other amounts due and payable in terms of this Agreement. The Allottee/s shall take possession of the said Premises within 15 (fifteen) days of the date mentioned in the Possession Notice. The Allottee/s shall be liable to pay holding charges being an amount of Rs. 30/- (Rupees Thirty only) per sq. ft of the carpet area of the said Premises per month from the date of Possession Notice till such time the Allottee/s takes the possession of the said Premises, in addition to all balance consideration and the charges payable as mentioned herein. Nevertheless, to mention that, it shall be deemed that the Allottee/s have/has taken the possession of the said Premises from the expiry of the 15th day of the date mentioned in the Possession Notice, to offer possession of the said Premises and the Allottee/s shall alone be responsible/liable in respect of any loss and/or damage that may be caused to the said Premises from the expiry of 15th day of the date mentioned in the Possession Notice.

7.4 Until the said Allottee/s is/are admitted as members of the Organization, the Allottee/s shall pay to the Promoter such proportionate share of outgoings as may be determined. At the time of handing over possession of the said Allottee/s shall pay to the Promoter the sums as set out in *Sixth Schedule* written as determined by the Promoter and interest earned whereon shall be utilized by the Promoter/Organization/Apex Body for maintenance and management of the




Promoter


Allottee/s



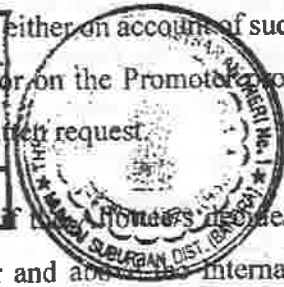
infrastructure, common area and facilities such as lights, car parking spaces, storm water drains, drainage system, sewerage, water tank, gardens, security etc. The amounts so paid by the Allottee/s to the Promoter shall not carry any interest. The share application money of the Organization, entrance fees, maintenance amounts (post deducting expenses incurred by the Promoter for maintenance of the New Building) mentioned in the *Sixth Schedule* hereunder written shall be handed over by the Promoter to the Organization, (without any interest, if any), at the time of handover. The Allottee/s undertake/s to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever otherwise interest at the rate of 2% per month will be charged. The right of the Promoter to charge the said interest is without prejudice to their rights including right to terminate this Agreement, levy cancellation charges, etc.

7.5 Before delivery of possession or grant of license to enter the said Premises to the Allottee/s, the Allottee/s shall inspect the said Premises (including the size thereof) and the Internal Fittings and Fixtures provided therein; and thereafter the Allottee/s will have no claim whatsoever and howsoever arising against the Promoter with regard to any shortfall in size or the construction of the said Premises or the provision of the Internal Fittings and Fixtures therein.


7.6 It is expressly agreed that the said Premises shall contain specifications, fixtures, fittings, and amenities as set out in *Fifth Schedule* hereto (hereinafter referred to as "the Internal Fittings and Fixtures") and the Allottee/s confirm/s that the Promoter shall not be liable to provide any other additional specifications fixtures, fittings, and amenities in the said Premises.

7.7 The Allottee/s agree/s not to claim any rebate and/or discount and/or concession in

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the Sale Price either on account of such change/substitution of such Internal Fittings and Fixtures or on the Promoter's providing bare shell/raw flat to the Allottee/s at his/her/its written request. In the event of the Allottee/s to avail any additional internal fittings and fixtures (over and above the Internal Fittings and Fixtures as mentioned in *Fifth Schedule* hereto) and/or requires the Promoter to carry out internal changes in the said Premises, the Allottee/s further agrees to promptly bear and pay the necessary costs, charges and expenses in this regard, together with all taxes including GST, Service Tax, VAT and all other indirect taxes thereon to the Promoter such further amounts for the same as may be mutually decided between the Parties. Such sum shall be over and above the Sale Price and other amounts payable by the Allottee/s


Promoter


Allottee/s



to the Promoter hereunder.

- 7.9** In case of the construction work or development of New Building is delayed due to more than the 20% of the Allottee/s not paying their installment(s) or dues on their respective due dates, then the Allottee/s herein will not hold the Promoter responsible or liable for delay in delivery of possession of the said Premises.
- 7.10** The Promoter shall not put the Allottee/s in possession of the said Premises unless and until:
- 7.10.1** The Allottee/s has/have paid the entire Sale Price as provided in the *Second Schedule* hereto and has/have also paid all other amounts payable by him/her/them hereunder and/or otherwise in respect of the said Premises to the Promoter, as set out in this Agreement.
- 7.10.2** The Promoter has received the Occupation/Occupancy Certificate from the SRA or other concerned authorities in relation to the said Premises.
- 7.11** After completion of construction of the New Building and only after receipt of the entire Sale Price and all other amounts due and payable in terms of this Agreement, the Promoter may at its discretion permit the Allottee/s to enter upon the said Premises, limited for the purpose of carrying out fit out works/interior works of non-structural nature like installation of fixture and furniture in the said Premises at the request of and at the entire risks and costs of the Allottee/s. The Allottee/s acknowledge/s that the Promoter shall not be obliged to permit the Allottee/s to enter upon the said Premises under any circumstances and such permission may or may not be granted entirely at the sole discretion of the Promoter. The Allottee/s further acknowledge/s that at such stage the Occupation/Occupancy Certificate in respect of the Project may not have been received by the Promoter from the MCGM / SRA or any other concerned authorities and at such stage the said Premises may not be capable of being occupied by the Allottee/s. The Allottee/s agree/s and undertake/s that in the event so permitted to enter upon the said Premises to carry out the said fit out works as contemplated in this Clause, the Allottee/s shall not occupy the same or commence any use thereof for any reasons whatsoever and howsoever arising. The Allottee/s further agree/s and undertake/s that in the event if the Allottee/s are so permitted to enter upon the said Premises to carry out the said fit out works/interior works as contemplated in this Clause, then in such an event the Allottee/s shall be solely and exclusively responsible and liable to employ that their work men, labourers, agents and other representatives of the Allottee/s so upon the said Premises shall comply with and adhere to all health and safety guidelines, rules and regulations as may be prescribed by the Promoter from time to

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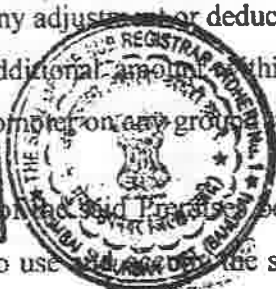
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Allottee/s

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time. Under no circumstances, shall the Allottee/s carry out any structural alterations of any nature whatsoever in or around the said Premises and/or the car parking spaces/s (allotted, if any). The Allottee/s acknowledge/s that Promoter shall not be liable and/or responsible for untoward incident that may occur by virtue of the Allottee/s being permitted to carry out the fit out works or to enter upon the said Premises as contemplated in this Clause.

7.12 The Allottee/s has/have also agreed and hereby undertake/s that prior to commencing any fit out or interior works or interior works (post receipt of occupation certificate) in respect of the said Premises, the Allottee/s shall for the due adherence and performance with the terms and conditions of the Fit-out Guidelines (as may be drawn up by the Promoter containing the guidelines for carrying out the fit-out works/interior works in the said Premises in the Project) keep deposited with the Promoter such sum as may be decided by the Promoter at the relevant time, as and by way of an interest free refundable security deposit and which amount shall be refunded by the Promoter to the Allottee/s on completion of the fit out works and/or interior works of the said Premises. In the event, if the Allottee/s commit/s any breach/es of the terms and conditions of the Fit Out Guidelines or cause/s any damage or nuisance to the said Premises and/or other apartment/s and/or Project and/or any Common Amenities and/or Residential Component Amenities Rehab & Commercial Component Amenities therein and/or in any adjoining apartment/s to the said Premises, then and in any such event, the Promoter shall be entitled to adjust or deduct any expenses incurred or likely to be incurred by the Promoter from such interest free refundable security deposit for setting right such breach or rectifying such damage or nuisance caused. Further, in the event, the quantum of damage caused by the Allottee/s to the said Premises and/or New Building and/or any Common Amenities and/or Residential Sale Component Amenities, Rehab & Commercial Component Amenities therein and/or in any adjoining apartments, exceeds the interest free refundable security deposit, the Allottee/s shall on demand, forthwith pay such additional amount. The Allottee/s shall not dispute any adjustment or deduction from the interest free security deposit

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or paying such additional amount within 7 (seven) days from the date of such demand by the Promoter on any ground whatsoever and howsoever arising.

Upon possession of the said Premises being offered to the Allottee/s, he/she/they shall be entitled to use the said Premises for residential purpose only and for no other purpose whatsoever unless otherwise specifically stated herein. Upon the Allottee/s taking possession of the said Premises or being granted a license to enter the said Premises, he/she/they shall have no claim against the Promoter in

 Promoter

 Allottee/s

respect of any item of work in the said Premises, which may be alleged not to have been carried out or completed. In the event, if the Allottee/s commit/s any breach/es of the terms and conditions of the Fit Out Guidelines or cause/s any damage or nuisance to the said Premises and/or other apartment/s and/or New Building and/or any Common Amenities and/or Residential Sale Component Amenities Rehab & Commercial Component Amenities therein and/or in any adjoining apartment/s to the said Premises, post receipt of possession of the said Premises, then and in any such event, the Promoter shall be entitled to adjust or deduct any expenses incurred or likely to be incurred by the Promoter from the interest free refundable security deposit (deposited with the Promoter as per Clause 7.12 hereinabove) for setting right such breach or rectifying such damage or nuisance caused. Further, in the event, the quantum of damage caused by the Allottee/s to said Premises and/or the New Building and/or any Common Amenities and or Residential Sale Component Amenities and/or Rehab & Commercial Component Amenities therein and/or in any adjoining apartment/s, exceeds the interest free refundable security deposit, the Allottee/s shall on demand, forthwith pay such additional amount. The Allottee/s shall not dispute any adjustment or deduction from the interest free security deposit or paying such additional amount on any ground whatsoever and howsoever arising.

- 7.14 The Promoter shall not be held responsible or liable for not performing or delay in performing any of its obligations or undertakings provided for in this Agreement if such performance is prevented, delayed or hindered due to happening of the factors as stated in Clause 7.1.1 of this Agreement or on account of defaults by the Allottee/s.
- 7.15 If the structures/buildings in New Building or any part thereof gets damaged on account of the force majeure or for any reason whatsoever after the completion thereof then the loss incurred due to such damage will be fully sustained by the Allottee/s along with the other allottee/s and/or occupants of the structure so damaged and the Promoter shall not be liable or responsible for any such damage.
- 7.16 If the Car Parking Space(s) or any part thereof constructed or being constructed in the car parking tower/s/ New Building gets demolished or gets damaged during the course of construction and/or after the completion thereof on account of force majeure or for any reason whatsoever then the loss incurred due to such damage or demolition will be fully sustained by the Allottee/s along with the other allottee/s the structure so damaged or demolished and the Promoter shall not be responsible for any such damage or demolition.
- 7.17 Post receipt of the Possession Notice, the Allottee/s may undertake any fit out


Promoter


Allottee/s



activities and/or interior works in the said Premises at his/her/its/their sole cost, expense and risk, after obtaining all the requisite approvals and permissions from the competent authorities and in accordance with the Fit-Out Guidelines (which shall be prepared by the Promoter which will be provided to the Allottee/s at the time of handing over possession of the said Premises) and after depositing such amount as may be specified by the Promoter as an interest-free deposit to secure compliance with the Fit Out Guidelines and, which will be refunded without interest upon completion of the fit outs and / or interior works in accordance with the Fit-Out Guidelines. The Allottee/s is/are aware that the said refund shall be subject to deduction of amounts towards damages, if any, to the said New Building and the Common Amenities and Rehab & Commercial Component Amenities and Residential Sale Component Amenities, etc., and/or any neighboring apartment/s in the said Project/the New Building and/or the equipment's installed therein and subject to the debris being completely removed from the said Project, the New Building and/or the Larger Property.

7.18 Upon receiving the Possession Notice from the Promoter as per Clause 7.3 above, the Allottee/s shall take possession of the said Premises from the Promoter, within a period of fifteen days from the date of such offer of possession, by executing necessary indemnities, undertakings and such other documentation as may be prescribed by the Promoter, and the Promoter shall give possession of the said Premises to the Allottee/s. Irrespective of whether the Allottee/s takes or fails to take possession of the Premises within the time provided in Clause 7.3 above, such Allottee/s shall continue to be liable to pay maintenance charges and all other charges with respect to the Premises, as applicable and as shall be decided by the Promoter.

7.19 The Allottee/s shall, before delivery of possession of the said Premises in accordance with this Clause, deposit such amounts as mentioned in the *Sixth Schedule* hereunder written with the Promoter. The Allottee/s shall make payments

of such amounts as more particularly mentioned in the *Sixth Schedule* hereunder to the bank account of the Promoter, as detailed in the *Second Schedule* hereunder written or such other account as per the details provided by the Promoter. For the purposes of this Clause, the expression "Promoter" includes its nominee/s.

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7.20 Common Areas Facilities:

7.20.1 The proposed common areas, facilities and amenities in the New Building for Residential Sale Component, Commercial Sale Component and Rehab Component are listed in *Part 1 of the Fourth Schedule* hereunder written.

7.20.2 The Allottee/s agree(s) that the Promoter shall be entitled to provide and designate

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Promoter

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Allottee/s

7.20.5 The Allottee/s undertake(s) to not raise any objection to or interfere with the use of the aforesaid areas by the aforesaid persons, notwithstanding that there may be any perceived or actual risks, nuisance, annoyance or inconvenience that could arise by virtue of such common use, access and entry.

7.20.6 It is also clarified that certain facilities shall have usage charges in addition to the said membership fees and the same shall be paid by the Allottee/s as and when demanded by the Promoter along with applicable taxes thereon.

7.20.7 The rights and entitlements of the Allottee/s under this Agreement are restricted to the right and entitlement to receive the said Premises, subject to the terms and conditions of this Agreement.

7.21 Transfer of the said Premises:-

7.21.1 The Allottee/s shall be entitled to let, sub-let, transfer, assign, sell, lease, give on leave and license, or part with interest or benefit factor of this Agreement or part with the possession of the said Premises or dispose of or alienate otherwise howsoever, the said Premises and/or its rights, entitlements and obligations under this Agreement only after the expiry of a period of 36 (thirty-six) months from the date of execution and registration hereof and only after obtaining the prior written permission of the Promoter in that behalf, the same being subject to payment of the entire amount of Sale Price due, if any, and all other dues payable by the Allottee/s to the Promoter under this Agreement.

7.21.2 In the event of the Promoter granting such consent, the Allottee/s shall be liable to and shall pay to the Promoter such sums as the Promoter may in its absolute discretion determine by way of the transfer charges and administrative and other costs, charges, expenses pertaining to the same *PROVIDED HOWEVER* that such transferee/s/assignee/s of the Allottee/s shall always be bound and liable by the terms, conditions and covenants hereof and on the part of the Allottee/s to be observed, performed and complied with. All the provisions of this Agreement shall ipso facto and automatically apply mutatis mutandis to such transferee/s/assignee/s also.

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8.1	The Allottee/s by himself/herself/itself/themselves with intention to bind all persons into whose hands these Premises and other apartment/s may hereinafter come,
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hereby covenants with the Promoter as follows, for the purpose of *inter-alia* ensuring the soundness and safety of the said Project, the New Building and the Larger Property, for maintaining the value of the said Project, the New Building and the Larger Property, and for ensuring that any easement in respect of any of the aforesaid remains unaffected:


Promoter


Allottee/s

glass of the said Project and the New Building and not cover/enclose the planters and service slabs or any of the projections from the said Premises, within the said Premises, nor chisel or in any other manner cause damage to the columns, beams, walls, slabs or RCC partition or walls, external façade, pardis or other structural members in the said Premises, nor do/cause to be done any hammering for whatsoever use on the external/dead walls of the said Project and/or the New Building or do any act to affect the FSI/development potential of the Larger Property.

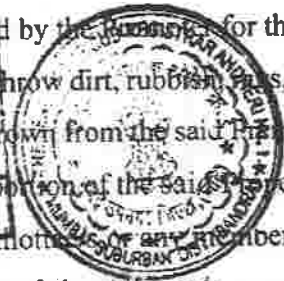
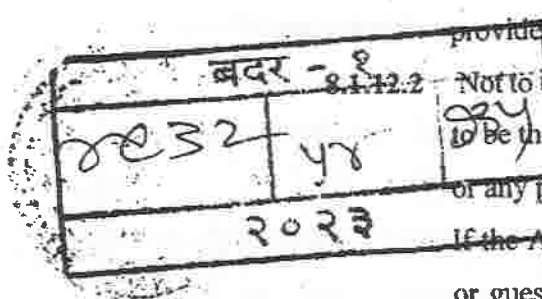
8.1.11 Not to do or permit to be done any renovation/repair within the said Premises. In the event of the Allottee/s carrying out any renovation/repair within the said Premises then in such event the Promoter shall not be responsible for rectification of any defects noticed within the said Premises or of any damage caused to the said Premises or the said Project and the New Building on account of such renovation/repair and the Promoter's obligation to rectify any defect(s) or compensate for the same as more particularly described in this Agreement shall immediately cease and the Allottee/s/the Organization/the Other Organizations'/the Apex Body shall have no claim(s) of whatsoever nature against the Promoter in this regard.

8.1.12 To maintain the aesthetics of the said Project and the New Building and to ensure the quiet and peaceful enjoyment by all the allottee/s/occupants therein and for the common benefit of all, and to preserve and maintain the safety, security and value of the said Premises, the said Project, the New Building, the Larger Property, the Allottee/s agree and covenant as follows:

8.1.12.1 Not to affix any fixtures or grills on the exterior of the said Project/the New Building for the purposes of drying clothes or for any other purpose and not to have any laundry drying outside the said Premises. The Allottee/s may fix grills on the inside of the windows. The standard design for the same shall be obtained by the Allottee/s from the Promoter and the Allottee/s undertake(s) not to fix any grill having a design other than the standard design approved by the Promoter. Not to install a window air-conditioner within or outside the said Premises save and except in the slot provided by the Promoter for the same.

8.1.12.2 Not to throw dirt, rubbish, ashes, garbage or other refuse or permit the same to be thrown from the said Premises into the compound or the refuge floor or any portion of the said Property and the said Project/the New Building. If the Allottee/s or any members of the Allottees/s' family or any servant or guest of the Allottee/s commit(s) default of this sub-clause then the Allottee/s shall forthwith rectify any damage and default immediately at his / her own cost.

8.1.12.3 Not to at any time cause or permit any public or private nuisance or to use the loud speaker, not to butcher animals, use explosives, etc. in or upon the




Promoter


Allottee/s

said Premises, the said Project, the New Building or the Larger Property or any part thereof or do anything which shall cause an annoyance, inconvenience, suffering, hardship or disturbance to the occupants/allottee/s of New Building/Larger Property/the Property or to the Promoter. The Allottee/s shall ensure that the Allottee/s's pets and/or domesticated animals, if any, in or upon the said Premises, the said Project, the New Building, the said Property or the Larger Property or any part thereof shall not enter the restricted areas/no entry zones as may be designated by the Promoter in the said Project/the New Building/the Property/the Larger Property and/or pose a health or safety hazard and/or cause nuisance to the other occupiers of the said Project/the New Building/the Property/the Larger Property and or the lifts installed in the said Project/the New Building.

8.1.12.4 Not to discharge, dump, leave or burn nor to cause or permit the discharging, dumping, leaving or burning of any wastage including but not limited to pollutants into the surface or other drains or in or upon any part of the said Premises and/or the said Project and/ or the New Building and/or the said Property and/or open spaces nor litter or permit any littering in the New Building and/or the said Property and/or in the Rehab & Commercial Sale Component Amenities and/or Residential Sale Component Amenities and/or in or around the said Premises. The Allottee/s shall at his/her/their own cost and expense make good and sufficient provision for the safe and efficient disposal of all waste generated at the said Premises and/or the said Project and/or the New Building and/or the said Property and/or open spaces to the requirement and satisfaction of the Promoter and/or relevant government and statutory authorities.

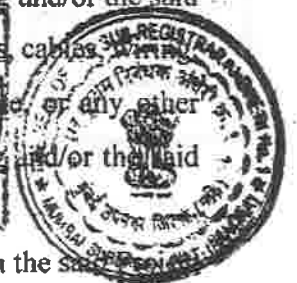
8.1.12.5 Not to do either by himself/herself/itself/themselves or through any other person anything which may or is likely to endanger or damage said Project and/or the New Building and/or the said Property or any part thereof, the garden, greenery, fencing, saplings, shrubs, trees and the installations for providing facilities in said Project and/or the New Building and/or the said Property. No damage shall be caused to the electricity poles, cables, telephone cables, sewage line, water line, compound gate, or any other facility provided in said Project and/or the New Building and/or the said Property.

8.1.12.6 Not to display/permit to be displayed at any place in/upon the said Project and/or the New Building and/or the said Property and/or the Larger Property or any part thereof including on any construction thereon, any bills, posters, hoardings, advertisement, name boards, signboards


Promoter


Allottee/s


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including neon and illuminated, placards, posters, notice, advertisement, name plate, sign, flag-staff, air conditioning unit, television or wireless mast or aerial or any other thing whatsoever. The Allottee/s shall not stick or affix pamphlets, posters or any paper on the walls of the New Building and/or the said Property and/or common area therein or in any other place or on the window, doors and corridors of the said Property and/or the New Building.


8.1.12.7 To make suitable arrangement for removal of debris arising out of any interior decoration, renovation, furniture making or any other allied work in the said Premises prior and/to or post receipt of possession of the said Premises. The Allottee/s's labourers/contractors shall be responsible for the removal of debris such as marble pieces or any such wastage material etc. from the said Premises on a daily basis. The Allottee/s /labourers/contractors shall at their own cost remove such wastage materials/debris. Such wastage materials shall not be accumulated or placed in the common passages, corridors and basement or in any area within the said the said Property and/or the New Building/Larger Property. If the Allottee/s or members of the Allottee/s family or any servant or guest of the Allottee/s commits default of this sub- clause mentioned hereinabove then the Allottee/s shall immediately take remedial action and shall also become liable to pay a sum of Rs. 20,000/- (Rupees Twenty Thousand Only) to the Promoter on each occasion on which the Allottee/s or any members of the Allottee/s family or any servant or guest of the Allottee/s commits default of this sub-clause. The aforesaid amounts shall be payable by the Allottee/s in addition to the cost of rectification for the default committed. In the event the Allottee/s fail(s) to rectify the default within 15 (fifteen) days from committing such default at the Allottee/s own cost, then the Promoter shall be entitled to send a notice to the Allottee/s intimating the Allottee/s that the Promoter shall, within a period of 48

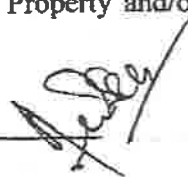
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(forty-eight) hours from the date thereof, enter the said Premises to rectify such defect. After such (forty-eight) hour period, the Promoter through its agents, shall have a right to enter upon the said Premises and dismantle at the Allottee/s's cost such fixtures or grills or air conditioner or the outdoor condensing unit or such other fixture which is/are in contravention of this sub-clause or any other provision of this Agreement.

8.1.13 Not to violate and to abide by all rules and regulations framed by the Promoter / its designated Project Manager and/or by the Organization and/or the Apex Body, for the purpose of maintenance and up-keep of the said Property and/or the Project


Promoter


Allottee/s



and/or the New Building and in connection with any interior / civil works that the Allottee/s may carry out in the said Premises and to generally comply with building rules, regulations and bye- laws for the time being of the concerned authority and of government and other public bodies.

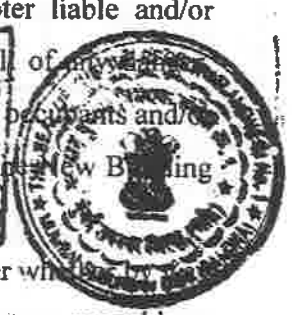
8.1.14 Not to violate and to observe and perform all the rules and regulations which the Promoter/ its designated Project Manager or the Organization or the Apex Body may have at its inception and the additions or amendments thereof that may be made from time to time for protection and maintenance of the said Property and/or said Project and/or the New Building and the apartment/s therein and for the observance and performance of the building rules, regulations and bye-laws for the time being of the concerned authority and of government and other public bodies. The Allottee/s shall also observe and perform all the stipulations and conditions laid down by the Promoter/its designated Project Manager or the Organization or the Apex Body regarding the occupation and use of the said Premises in the said Project and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement.


8.1.15 Not to object or cause any impediment to the right and authority of the Promoter and its workmen, staff, employees, representatives and agents to the access, ingress and egress into and upon the said Property including the said Project, the New Building, the Rehab & Commercial Sale Component Amenities, Residential Sale Component Amenities without any restriction or interference whatsoever including for the purpose of maintenance repair and upkeep of the electricity, communication and utility lines, cables and meters etc. or any other reason, notwithstanding that there shall or may be any perceived or actual risks, nuisance, annoyance or inconvenience that could arise by virtue of such common access and entry.


8.1.16 Not do or permit or suffer to be done anything in or upon the said Premises or any part of the said Project and/or the New Building and/or the said Property which is or may, or which in the opinion of the Promoter is or may, at any time be or become a danger, a nuisance or an annoyance to or interference with the operations, enjoyment, quiet or comfort of the occupants of adjoining apartment/s or the neighbourhood provided always that the Allottee/s shall not hold the Promoter liable and/or responsible to for any loss, damage or inconvenience as a result of any nuisance, annoyance or any interference whatsoever caused by the occupants and/or allottee/s of the adjoining apartment/s of the said Project and/or the New Building and/or the said Property.

8.1.17 Not to obstruct, cause or permit any form of obstruction whatsoever whether by way of depositing or leaving any article, item or thing of whatsoever nature, movable or otherwise, in or on the common stairways, refuge areas, corridors and passageways in and of the said Project/the New Building and/or the said Property.

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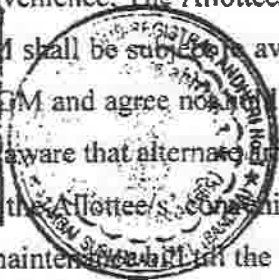

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- 8.1.18** Not to, in any manner, enclose any flower beds/planters/ledges/pocket terrace/s/deck areas and other areas to be kept open in any manner including installing any temporary or part shed or enclosure and shall not include the same in the said Premises and shall keep the same unenclosed at all time.
- 8.1.19** Not to affix, erect, attach, paint or permit to be affixed, erected, attached, painted or exhibited in or about any part of the said Project/the New Building/said Property or the exterior wall of the said Premises or on or through the windows or doors thereof any placard, poster, notice, advertisement, name plate or sign or announcement, flag-staff, air conditioning unit, television or wireless mast or aerial or any other thing whatsoever.
- 8.1.20** Not to park at any other place and shall park all cars in the car parking space/s (allotted to the Allottee/s, if any) only as may be permitted/allotted by the Promoter in New Building.
- 8.1.21** Shall cause the Organization to paint the said Project at least once in every 5 (five) years maintaining the original colour scheme even after the Proposed Transfer of New Building in favour of the Organization and the sale component comprised in the remaining portion of the Larger Property in favour of the Apex Body and shall bear his/her/it's/their respective share of expenses to paint, repair, water proof and refurbish the said Project and to do all other acts and things for the upkeep and maintenance thereof and to bear and pay the proportionate costs, charges and expenses thereof as the Promoter may determine and to extend all co- operation, assistance and facilities for the same.
- 8.1.22** Not to object to the permission granted/to be granted by the Promoter to other flat allottee/s for the use of their respective appurtenant spaces and the car parking spaces in New Building and/or the said Property.
- 8.1.23** Not to raise any objection and or claims about the unavailability of supply of water from MCGM and shall not raise any objection and/or claims regarding liability to bear and pay for alternate arrangements for water supply through tankers made for his/her/their convenience. The Allottee/s acknowledge(s) that the water connection from the MCGM shall be subject to availability and the rules, regulations and bye laws of the MCGM and agree not to hold the Promoter responsible for the same. The Allottee/s is/are aware that alternate arrangements for water supply through tankers will be made for the Allottee/s convenience. Expenses incurred for the same will be charged in the maintenance fund till the MCGM water connection is received.
- 8.1.24** Shall accept, follow abide by the Fit-Out Guidelines framed by the Promoter from time to time for maintenance and management of the said Premises and other rules and regulations, the said Property, the said Project and the New Building and/or the security thereof or of the aesthetics and ambience of the said Project/the New Building/ the said Property, it being clearly agreed that in the event the Allottee/s

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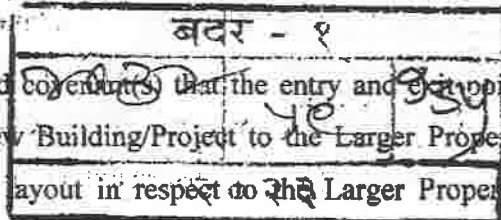


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violate(s) the Fit-Out Guidelines and such other rules/regulations made from time to time, the Allottee/s shall be liable to make good and/or compensate for any loss and/or damage whatsoever, caused by the Allottee/s and/or by his employees or agents. Further, the Allottee/s shall ensure that the labourer, contractors appointed by the Allottee/s shall also strictly follow the same.

- 8.1.25** Not to do any act, deed, matter or thing during the course of fit-out/furnishing the said Premises resulting in leakage/damage to the said Premises or other apartment/s in the New Building or its common passages, staircases etc. and shall be responsible to make good such leakages, damages (if any caused) entirely at his/her/their costs and expenses.
- 8.1.26** Not to, make any structural/internal masonry/dummy flooring/plumbing changes in any manner whatsoever.
- 8.1.27** Not to obstruct/close the drain out points of the aluminum window tracks while laying the flooring materials, in order to avoid any water seepage and retention in the slab.
- 8.1.28** Shall on completion of the fit-outs of the said Premises, submit to the Promoter without delay a completion letter stating therein that the fit-outs of the said Premises have been carried out in accordance with the approved plans.
- 8.1.29** Not to do or permit to be done any act or thing which may render void or voidable any insurance (if any) of the said Property, the said Project and the New Building or any part thereof or whereby any increase in the premium shall become payable in respect of the insurance.
- 8.1.30** If any allottee/s/occupants in the New Building including the Allottee/s make any internal structural/non-structural changes to any apartment/s in the said Project, the New Building including the said Premises, the Promoter shall stand discharged of all its expressed and implied warranties under this Agreement.
- 8.1.31** The Allottee/s agree(s) and covenant(s) that the common areas and amenities to be constructed and developed on the Larger Property shall be exclusively made available to and usable by such person(s) as the Promoter may in its sole discretion deem fit and shall not be available to the Allottee/s or any other allottees/occupants of apartment/s in the New Building and that the Allottee/s shall not be entitled to use and enjoy the same.
- 8.1.32** The Allottee/s agree(s) and covenant(s) that the entry and exit points and access from the said Property/New Building/Project to the Larger Property as may be reflected in the approved layout in respect to the Larger Property shall be in common to all allottee/s, users and occupants in the Larger Property including all buildings, towers and structures proposed to be constructed thereon. The Allottee/s agree(s) and covenant(s) not to object to such common entry and exit points and access at any point of time and/or demand any access and/or entry/exit point




Promoter


Allottee/s

the New Building.

8.1.40 It is agreed, confirmed and covenanted by the Allottee/s that the Promoter shall have full right and absolute authority and shall be entitled to, at any time hereafter, change, alter and amend the layout, plans, designs, elevation, etc. of the said Project and/or the said Property and/or the said New Building and/or the said Larger Property and/or get the said Property and/or the Larger Property sub-divided into small portions or parts or amalgamate the same with any other property or properties and the Allottee/s shall not have any objection in this regard. Further it is agreed between the Parties hereto that the Allottee/s shall not be entitled to, nor shall he/she/they demand sub-division of the said Property/ Larger Property/ or be entitled to any FSI exceeding the FSI used and consumed in the New Building out of any FSI available now or in future and that the Allottee/s and/or the said Organization and/or Apex Body shall not be entitled to put up any further or additional construction on the said New Building exceeding the FSI consumed therein at the time of lease or conveyance to be executed in favour of Organization / Apex Body or for any reason whatsoever and shall not demand that a compound wall be constructed around the New Building.

9 EVENTS OF DEFAULT:

9.1 If one or more of the events or circumstances set out in Clause 9.2 ("Event of Default") hereinbelow, shall have occurred, then the Promoter shall call upon the Allottee/s by way of a written notice ("Rectification Notice") to rectify the same within a period of 15 (fifteen) days from the date thereof ("Cure Period"). If the Allottee/s fails to rectify such Event of Default within the Cure Period, then the same shall be construed as a default ("Default").

9.2 The following events shall be construed as an Event of Default, -

9.2.1 If the Allottee/s delay/s or commit/s default in making payment of any installment or any other amount payable under this Agreement, including taxes, etc. or otherwise, including as set out in this Agreement;

9.2.2 If the Allottee/s fails to take possession of the said Premises in terms of Clause 7.3 above;


9.2.3 If the Allottee/s commit/s breach of any terms, conditions, covenants, undertakings and/or representations and/or warranties as given by the Promoter/they in this Agreement (including in Clause 8 (Covenants of the Allottee/s) and/or any other writings and/or the terms and conditions of layout, CC, Permissions, N.O.C. and other sanctions, permissions, undertakings, affidavits etc.;

9.2.4 If the Allottee/s has/have been declared and/or adjudged to be insolvent, bankrupt

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Promoter


Allottee/s



within a period of thirty days the balance amount, if any, (i) after adjusting the Earnest Money, (ii) after deducting interest on any overdue payments, brokerage/referral fees, administrative charges as determined by the Promoter and exclusive of any indirect taxes, stamp duty and registration charges and (iii) the balance amount if any, of the paid-up Sale Price.

9.3.2 It is agreed that all the rights and remedies of the Promoter, including aforesaid rights and remedies of the Promoter, are cumulative and without prejudice to one another.

10 FORMATION OF THE ORGANIZATION AND OTHER ORGANIZATIONS

10.1 Formation of the Organization and Other Organizations:

10.1.1 The Promoter shall at its sole discretion and at the cost and expenses of the allottee/s of the apartment/s in the Residential Sale Component and/or New Building, submit application for registration of separate and independent or common co-operative society/ies as may be permissible under the applicable law for the time being in force under the Maharashtra Co-operative Societies Act 1960 or Apartment Owners Association/Condominium under Maharashtra Apartment Ownership Act 1970 or Limited Company under the Companies Act, 2013 in respect of said Residential Sale Component and/or the New Building as the Promoter may decide (such co-operative society/s or condominiums or limited company comprising of holders of apartment/s shall hereinafter be referred to as the "said Organization").

10.1.2 The Allottee/s shall, join in forming the said Organization.

10.1.3 For this purpose, the Allottee/s shall from time to time sign and execute the application for registration and/or membership and all other papers, forms, writings and documents necessary for the formation and registration of the Organization and for becoming a member thereof, including the bye-laws of the Organization and shall fill in, sign and return to the Promoter within 7 (seven) days of the same being made available to the Allottee/s, so as to enable the Promoter to register the Organization. No objection shall be taken by the Allottee/s if any changes or modifications are made in the draft/final bye-laws of the Organization, as may be required by the Competent Authority. The Allottee/s shall also accept(s) and agree(s) that certain changes may be required to the application forms and other writings including the requisite registers to be filled in, including deletion and substitution of the Allottee/s/other allottees in the project consequent to sale and transfer of the said Premises/their respective apartments and the Allottee/s shall not object to the same.

10.1.4 The name of the Organization shall be solely decided by the Promoter and as per


Promoter


Allottee/s

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Rule 9(1) (i) of the Rules, the application for registration of the Organization shall be made within three months from the date on which fifty-one percent of the total number of allottee/s in the Residential Sale Component and/or New Building have booked their apartments.

10.1.5 The Organization shall admit all allottee/s of apartment/s in the Residential Sale Component and/or New Building (as may be decided by the Promoter) as members, in accordance with its bye-laws and applicable laws.

10.1.6 The Promoter shall be entitled, but not obliged to, join as a member of the Organization in respect of unsold apartment/s in the New Building, if any.

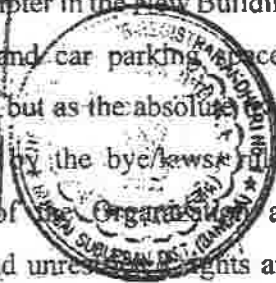
10.1.7 The Promoter shall at its sole discretion and at the cost and expenses of the purchaser/s of the apartment/s in the other building/s constructed, proposed to be constructed on the remaining portions of the Larger Property (i.e. other than the said Property), submit similar applications for registration of separate co-operative society/s under the Maharashtra Co-operative Societies Act 1960 or Condominium under Maharashtra Apartment Ownership Act or Limited Company in respect of other building/s to be known by such other name as the Promoter may decide (such co-operative society/s or condominiums or limited company comprising of holders of apartment/s ("Other Organizations")).

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

10.1.9 As and when the Organization is formed in terms of the applicable laws and if by then all the apartment/s and car parking space(s) are not allotted by the Promoter,

then the Promoter in the New Building shall be entitled to hold/retain such unsold apartment/s and car parking space(s) in its name not as member(s) of the Organization but as the absolute owners thereof and it shall not be subject to or be governed by the bye-laws or regulations including the tenancy or regulations of the Organization and the Promoter shall have unqualified, unfettered and unrestricted rights and authority to sell, transfer and dispose or lease or license such unsold apartment/s and car parking space(s) which are not allotted/licensed, to any person, of the Promoter's choice and the Organization and/or its members being the Allottee/s of the apartment/s in the New Building, shall not object to any such sale or disposal or lease or license by the Promoter nor shall it or they refuse to enroll the Allottee/s of such unsold apartment/s and

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Promoter


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car parking space(s) which are not licensed from the Promoter, as members thereof. It is further clarified that for allotment/sale of such unsold apartment/s and allotted of car parking space/s, the Promoter shall not be liable to take any permission/consent of the Organization/Apex Body (if any). Apartment/s remaining unsold and car parking space(s) which are not allotted/licensed on the date of execution of the Deed of Lease/Deed of Sub-Lease in favour of the Organization / Other Organisations / Apex Body (if any) then the Promoter shall be at liberty and be entitled to allow such unsold apartment/s and car parking space(s) which are not licensed to be used by any person of its choice on leave and license basis and/or on rental basis or under the "Time Share Scheme or Service Apartments Scheme" and/or Airbnb and/or such other similar schemes pending disposal thereof on ownership basis without obtaining the approval, sanction or consent of the Allottee/s and/or Organization of the Allottee/s. The Allottee/s shall not be entitled to object to the same for the period of such use and occupation of such unsold apartment/s and car parking space/s by the Promoter through such persons. The Promoter shall not pay to the Organization any actual outgoings and sinking fund contribution due in respect thereof and shall not be liable to contribute any amount towards any account non-occupancy charges or for any other fund provided for under the bye-laws, rules and regulations or resolutions of the Organization, including after handover of the building/s/ New Building and Residential Sale Component to the Organization in respect of those apartment/s which are unsold / unoccupied by the Promoter.

10.2 Alterations of Unsold apartment/s.

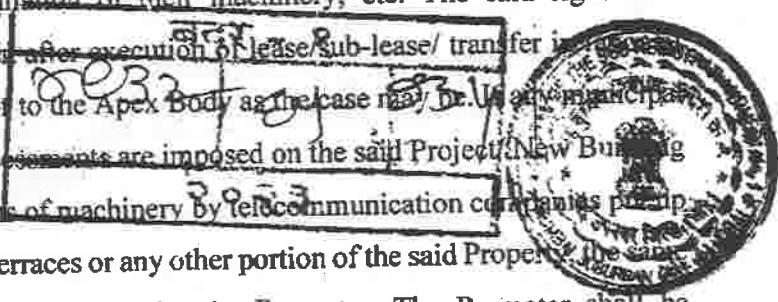
10.2.1 The Promoter shall have right, without any approval of any allottee/s in the said New Building/ Project to make any alterations, additions, improvements or repairs, interior work or exterior work, ordinary or extra ordinary in relation to any unsold apartment/s within the New Building/ Project and the Allottee/s agrees not to raise objections or make any claims on this account.

10.2.2 The Promoter hereby reserve the right to allow telecommunication companies to use the terrace of the New Building in such manner, as it may deem fit and proper including installation of their machinery, etc. The said right shall continue to subsist even after execution of lease/sub-lease/ transfer in favour of the Organization and/or to the Apex Body as the case may be. All any municipal rates, taxes, cesses, assessments are imposed on the said Project/New Building due to such installations of machinery by telecommunication companies participating on the open spaces or terraces or any other portion of the said Property shall be borne and paid wholly by the Promoter. The Promoter shall be exclusively entitled to the income and profits that may be derived by way of


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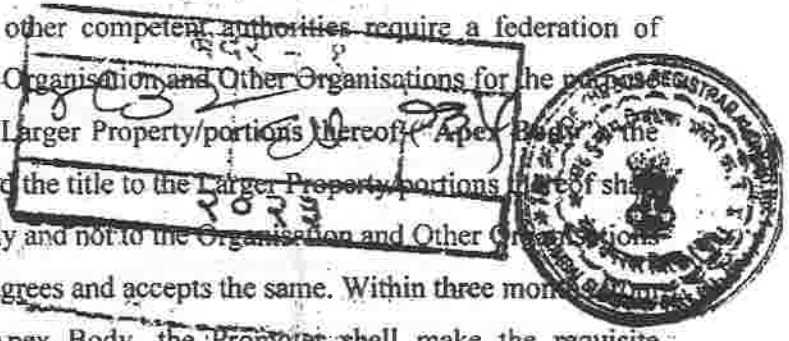
be decided by the Promoter at its absolute discretion. The Allottee/s shall not raise any objection to or dispute such amalgamation with the said Property/Larger Property by the Promoter.

12 CONFERMENT OF TITLE TO THE ORGANIZATION/OTHER ORGANIZATIONS:

12.1 Upon the completion of the last wing/tower of the last building on the Larger Property in all respects and after receipt of Occupation/Completion Certificate in respect of the last tower/wing of the last building on the Larger Property and after formation of all the Organization and Other Organizations, the Promoter shall make the requisite applications to the concerned authorities including MHADA/ SRA to execute in favour of the Organization and Other Organizations lease/s or sub-leases (in case MHADA/SRA execute the lease in favour of the Promoter) of identified portions of the Larger Property, or, of proportionate undivided right, title and interest in the portion of the Larger Property excluding the Building No.3 Property and the internal roads and any other areas to be deducted as identified by the Promoter. At the same time, the Promoter shall apply to MHADA/SRA and other competent authorities for conferment of title by way of sale/lease or otherwise of the respective buildings/towers/wings on the Larger Property in favour of the Organisation and Other Organisations. The conferment of title and transfers proposed and envisaged under this Clause are hereinafter collectively referred to as "the Proposed Transfer".

12.2 It has been expressly explained to the Allottee/s that the Promoter has a very limited role to play in the Proposed Transfer and that the same shall be finally effected by MHADA/SRA and other competent authorities in the manner as may be in vogue at the time and as per the prevailing policy and Applicable Law. For the purpose of conferment of title to the Larger Property/portions thereof, the Allottee/s is aware that MHADA/SRA and other competent authorities may require portions of the Larger Property to be sub-divided and the Allottee/s expressly consents to the same.

12.3 In case MHADA/SRA and other competent authorities require a federation of societies to be formed by the Organisation and Other Organisations for the purpose of conferment of title to the Larger Property/portions thereof, the Apex Body of the same shall be duly formed and the title to the Larger Property/portions thereof shall be conferred to the Apex Body and not to the Organisation and Other Organisations and the Allottee/s expressly agrees and accepts the same. Within three months from the date of formation of Apex Body, the Promoter shall make the requisite applications to the concerned authorities including MHADA/ SRA and cause them



Promoter

Allottee/s

onerous in nature.

12.6 The Promoter shall at its discretion be entitled to give/grant right of way/access or other easementary rights to any building/structure within the said Property or in the vicinity of the said Property/Larger Property or in favour of any other person/s over or through the said Property/Larger Property or any part thereof and the Promoter shall be entitled to sign, execute and register the deed or agreement of grant of right of way or other easement, as the case may be and all types of agreements and writings as they may deem fit and proper without there being any claim /recourse/objection from the Allottee/s either individually or through the Organization and the Allottee/s hereby grants his/her/their irrevocable consent and confirmation for the same. Any such documents executed by the Promoter shall be binding on the Allottee/s and the Other Organizations or the Apex Body (as the case may be). The Promoter shall execute and register similar documents for the Proposed Transfer to the Other Organizations to be formed by the allottee/s in each building of the sale component to be constructed on the remaining portion of the Larger Property ("**Other Organizations' Proposed Transfer**").


12.7 Formation of the Apex Body:-

12.7.1 The Promoter has informed the Allottee/s and the Allottee/s is/are aware that the Promoter propose to form an Apex Body of the Organization and Other Organizations as per RERA. The Apex Body to be formed shall be a body incorporated under the provisions of the Maharashtra Co-operative Societies Act 1960 OR a company which shall be incorporated under the provisions of the Companies Act 2013 or any other organization as per the sole discretion of the Promoter.

12.7.2 The Allottee/s shall make his/her/their contribution as may from time to time be required to be made to the Organization formed for the purpose of the said New Building and the Project in which the said Premises is agreed to be allotted for enabling such Organization to pay its contribution to the Apex Body for the aforesaid purpose.

12.7.3 The cost, charges, expenses, levies, fees, rates, duties, including stamp duty and registration charges, with respect to the formation of the Apex Body, including in respect of (a) any documents, instruments, papers and writings, (b) profession fees charged by the Advocates & Solicitors engaged by the Promoter in preparing, drafting and approving all such documents, shall be borne and paid by the Apex Body and its members/intended members, and the Promoter shall not be liable towards the same.


Promoter


Allottee/s



12.8 Lease/Sub-Lease to the Apex Body:-

- 12.8.1 It is clarified that the designated recreation ground areas, the clubhouse and swimming pool forming part of the said Property (not being part of the Organization/Other Organizations') shall form a part of the Proposed Transfer only to the Apex Body and the Allottee/s shall not and/or cause the Organization to claim any right(s), title, interest with respect to the same.
- 12.8.2 The cost, charges, expenses, levies, fees, taxes, duties, including stamp duty and registration charges, with respect to the Proposed Transfer to the Apex Body and the transaction contemplated thereby, including in respect of (a) any documents, instruments, papers and writings, (b) professional fees charged by the Advocates & Solicitors engaged by the Promoter for preparing, drafting and approving all such documents, shall be borne and paid by the Apex Body and its members/intended members, and the Promoter shall not be liable towards the same.
- 12.8.3 Neither the Apex Body nor the Organization/Other Organizations shall ever claim and/or demand for partition or the sub-division of the Larger Property or any part thereof.

12.9 Formation of Association: -

- 12.9.1 For the purpose of convenience and day to day management of the affairs of the New Building comprising of the Rehab Component and the Residential Sale Component and the Commercial Sale Component, the Promoter may form an association of persons between the Organization that will be formed by the Allottee(s) and other allottee(s) of the Project alongwith the organization/ society the Rehab Component which shall be for the sole purpose of administrating and regularizing the entire affairs of the New Building and the scope of work of such association of persons shall be more particularly defined in the deed of association of persons to be executed between the above two organizations i.e. the Organization that will be formed by the Allottee(s) and other allottee(s) of the Project alongwith the organization/ society of the rehab component Association). The Promoter shall be entitled to dispense with the Association in case a single Organization is formed for the New Building in which the occupants in the Rehab Component and the allottees in Residential Sale Component and Commercial Sale Component are members.

- 12.9.2 The Allottee/s, alongwith and other allottee(s) of the Project agrees and undertakes that pursuant to the formation and registration of the Organization and admission of the Allottee/s thereto, the Allottee/s shall cast his/her/their votes in the first general meeting or shareholder's meeting of the Organization in favour of approving the draft of the deed of association of persons to be executed

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Promoter


Allottee/s




between both the two organizations i.e. the Organization that will be formed by the Allottee(s) and other allottee(s) of the Project alongwith the organization/ society of the Rehab Component and shall also authroise the concerned managing committee members or the board of directors as the case may be to sign and execute such deed of association of persons for and on behalf of the two organizations i.e. the Organization that will be formed by the Allottee(s) and other allottee(s) of the Project alongwith the organization/ society of the rehab component.

12.9.3 The Allottee/s will be bound to abide with the rules and regulations as may be framed under the said deed of association of persons to be formed by the above referred two organizations i.e. the Organization that will be formed by the Allottee(s) and other allottee(s) of the Project alongwith the organization/ society of the Rehab Component and shall be bound to adhere to the rules and regulations framed therein in its true spirit.

13 REPRESENTATIONS AND WARRANTIES OF THE ALLOTTEE/S:

13.1 The Allottee/s represent/s and warrant/s to the Promoter that: -

- 13.1.1 He/she/it/they/is/are entitled to and not prohibited from entering into this Agreement and/or to undertake the obligations, covenants etc. contained herein or enter into this Agreement and/or to undertake the obligations, covenants etc. contained herein;
- 13.1.2 He/she/it/they/has/have not been declared and/or adjudged to be an insolvent, bankrupt etc. and/or ordered to be wound up or dissolved, as the case may be;
- 13.1.3 No receiver and/or liquidator and/or official assignee or any person is appointed in the case of the Allottee/s or all or any of his/her/their/its assets and/or properties;
- 13.1.4 None of his/her/their/its assets/properties is attached and/or no notice of attachment has been received under any rule, law, regulation, statute etc.;
- 13.1.5 No notice is received from the Government of India (either Central, State or Local) and/or from any other Government abroad for his/her/their involvement in any money laundering or any illegal activity and/or is declared to be proclaimed offender and/or a warrant is issued against him/her/they;
- 13.1.6 No execution or other similar process is issued and/or levied against him/her/them/it and/or against any of his/her/their/its assets and properties;
- 13.1.7 He/she/it/they has/have not compounded payment with his/her/their/its creditors;
- 13.1.8 He/she/it/they is/are not convicted of any offence involving moral turpitude and/or sentenced to imprisonment for any offence not less than 6 (six) months;
- 13.1.9 He/she/it/they is/are not an undesirable element and/or will not cause nuisance


Promoter


Allottee/s

SRA and other concerned authorities; and is/are aware that some of such conditions and/or obligations shall or may require compliance in continuity even after the development and construction of the New Building/Project is completed; and the Allottee/s has/have agreed to abide by and comply with such continuing conditions and obligations after being put in possession of the said Premises.

15 REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:

15.1 The Promoter hereby represents and warrants to the Allottee/s as follows, subject to what is stated in this Agreement and all its Schedules and Annexes, subject to what is stated in the Report on Title: -

15.1.1 The Promoter is entitled to develop the said Property and/or the said Larger Property and construct the New Building and other building/s/ wing/s and /or structures thereon and sell the premises therein;

15.1.2 The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the said Premises, which will, in any manner, affect the rights of Allottee/s under this Agreement;

15.1.3 The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Premises to the Allottee/s in the manner contemplated in this Agreement;


15.1.4 The Promoter is entitled to seek amendment of the presently approved layout of the Larger Property for any reason whatsoever including deletion of the D.P. Road, upon receipt of confirmation of deletion of the said D.P. Road in the final D.P. Remarks to be issued in respect of the Larger Property.


16 DEFECT LIABILITY:

16.1 If within a period of 5 (five) years from the date of issuance of occupancy permissions by statutory authorities in respect of the said Premises, the Allottee/s brings to the notice of the Promoter any structural defect in the said Premises or the New Building or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at its own cost and in case it is not possible to rectify such defects, then the Allottee/s shall be entitled to receive from the Promoter, compensation for such defect (at actuals) in the manner as provided under the RERA. It is clarified that the Promoter shall not be liable for any such defects if the same have been caused by reason of the default and/or negligence of the Allottee/s and/or any other allottees of the adjoining apartment/s in the New Building and/or other allottee/s of New Building and/or acts of third party(ies) or on account of any force majeure events including on account of any repairs /

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Promoter


Allottee/s



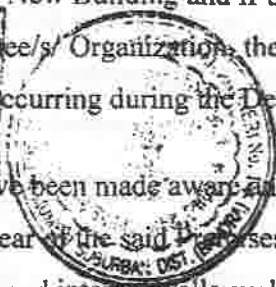
redcoration / any other work undertaken by the Allottee/s and/or any other allottee/person in the New Building and/or the Larger Property. The Allottee/s is/are aware that the said New Building is a monolithic structure and any change(s), alteration(s) including breaking of walls or any structural membranes or the construction of any new wall or structural member may adversely impact the said New Building at various places or in its entirety and hence any change(s) or alteration(s) as mentioned hereinabove will result in immediate ceasing of the Promoter's obligation to rectify any defect(s) or compensate for the same as mentioned in this Clause and the Allottee/s/the Organization/ the Association/ the Apex Body shall have no claim(s) of whatsoever nature against the Promoter in this regard.

16.2 The Allottee/s shall not carry out any alterations of the whatsoever nature in the said Premises and in specific any alteration to the structure of the Project, which shall include but not limited to alteration to columns, and beams of the Project. The Allottee/s shall not make any alterations to any of the fittings, pipes, water supply connections or any erection or make any alteration in the bathroom, toilet or kitchen of the said Premises, which may result in leakage and/or seepage of the water. If any of such work is carried out, without the written consent of the Promoter, then the defect liability of the Promoter shall automatically become inoperative. The word "defect" herein shall mean only the manufacturing and workmanship defect caused on account of willful neglect on the part of the Promoter, and shall not mean defect caused by normal wear and tear and/or due to negligent use of the said Premises /New Building/ Project by the Allottee/s or other occupants/allottee/s of New Building;

16.3 The Allottee/s shall be responsible to maintain the said Premises in a proper manner and take all due care needed including but not limited to taking of due care of the joints in the tiles installed in the said Premises by regularly filling white cement/epoxy therein, so as to prevent water seepage;

16.4 Where the manufacturer's warranty as shown by the Promoter to the Allottee/s expires before the Defect Liability Period and such warranty is covered under the maintenance of the said Premises / New Building and if the annual maintenance contracts are not renewed by the Allottee/s/ Organization, then the Promoter shall not be responsible for any such defects occurring during the Defect Liability Period;

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16.5



16.5 The Allottee/s has/have been made aware and that the Allottee/s expressly agree that the regular wear and tear of the said Premises / New Building includes minor hairline cracks on the external and internal walls excluding the RCC structure, which happens due to variation in temperature of more than 20 degree Celsius and which does not

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Promoter

[Signature]
Allottee/s

[Signature]

17 NOMINEE:

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

17.2 The heirs and legal representatives of the Allottee/s shall be bound by any or all the acts, deeds, dealings, breaches, omissions, commissions etc. of and/or done by the Nominee.

18 INDEMNITY:

The Allottee/s shall indemnify and keep indemnified, saved, defended and harmless the Promoter against any or all demands, notices, claims, actions, proceedings, losses, damages, expenses, costs or other liabilities incurred or suffered by the Promoter from or due to any breach by the Allottee of any of its covenants, representations and warranties under this Agreement or due to any act, omission, default on the part of the Allottee/s in complying/performing his/her/their obligations under this Agreement.

19 CONSTRUCTION OF THIS AGREEMENT:

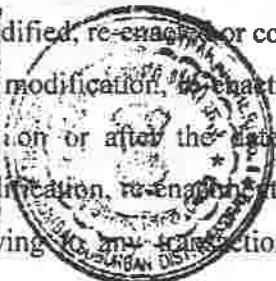
In this Agreement where the context admits:

19.1 any reference to any statute or statutory provision shall include:


19.1.1 all subordinate legislation made from time to time under that provision (whether or not amended, modified, re-enacted or consolidated); and

19.1.2 any amendment, modification, re-enactment, substitution or consolidation thereof (whether before, on or after the date of this Agreement) to the extent such amendment, modification, re-enactment, substitution or consolidation applies or is capable of applying to any transactions entered into under this Agreement as applicable, and (to the extent liability thereunder may exist or can arise) shall include any past statutory provision (as from time to time amended, modified, re-enacted,

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Promoter


Allottee/s



substituted or consolidated) which the provision referred to has directly or indirectly replaced.

- 19.2 any reference to the singular shall include the plural and vice-versa;
- 19.3 any references to the masculine, the feminine and/or the neuter shall include each other;
- 19.4 the Schedules form part of this Agreement and shall have the same force and effect as if expressly set out in the body of this Agreement, and any reference to this Agreement shall include any schedules to it;
- 19.5 references to this Agreement or any other document shall be construed as references to this Agreement or that other document as amended, varied, novated, supplemented or replaced from time to time;
- 19.6 each of the representations and warranties provided in this Agreement is independent of other representations and warranties in this Agreement and unless the contrary is expressly stated, no clause in this Agreement limits the extent or application of another clause;
- 19.7 references to a person (or to a word importing a person) shall be construed so as to include:
 - 19.7.1 an individual, firm, partnership, trust, joint venture, company, corporation, body corporate, unincorporated body, association, organization, any government, or state or any agency of a government or state, or any local or municipal authority or other governmental body (whether or not in each case having separate legal Personality/separate legal entity); and
 - 19.7.2 that person's successors in title and assigns or transferees permitted in accordance with the terms of this Agreement.

20 NOTICE:

- 20.1 All notices to be served on the Allottee/s and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Courier and/or Registered Post A.D and/or notified Email ID/Under Certificate of Posting and/or hand delivery at their respective addresses as specified in this Agreement and/or the *Second Schedule* hereunder written.
- 20.2 It shall be the duty of the Allottee/s to inform the Promoter of any change in the postal and/or email address subsequent to the execution of this Agreement in the above address by Registered Post A.D within a period of seven days from the date of such change of address failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoter or the Allottee/s in the case may be.

Stamp: RECEIVED BY THE PROMOTER
DATE: 14/11/2011
TIME: 11:30 AM



[Signature]
Promoter

[Signature]
Allottee/s

THE FOURTH SCHEDULE HEREINABOVE REFERRED TO:

PART - I - Common Amenities

(Being description of the proposed common areas, facilities and amenities of the New Building)

- 1) Underground domestic water tank;
- 2) Underground flushing water tank;
- 3) Underground fire-fighting tank;
- 4) Sewerage Treatment Plant;
- 5) Diesel Generator Set;
- 6) Electric Sub-Station
- 7) Mechanical Parking system.

PART - II - Residential Sale Component Amenities

(Being description of the proposed common areas, facilities and amenities of Residential Sale Component in the New Building)

- 1) Grand Entrance Lobby;
- 2) Designer lift lobby on each floor;
- 3) Elevators;
- 4) Gymnasium;
- 5) Indoor games room;
- 6) Swimming Pool

PART - III - Rehab & Commercial Sale Component Amenities

(Being description of the common areas, facilities and amenities of Rehab and Commercial Sale Component in the New Building)

- 1) Elevators,
- 2) Escalators and
- 3) Electric meter room

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THE FIFTH SCHEDULE HEREINABOVE REFERRED TO:

(Being description of the proposed Internal Fittings and Fixtures in the said Premises)

Sr No	Details of Internal Fittings and Fixtures
1.	Vitrified tile flooring and skirting for living, dining, kitchen and all bedrooms.
2.	Anti-skid Vitrified/ceramic tiles for bathroom flooring and dado.
3.	Granite Kitchen Platform with stainless steel sink.
4.	Vitrified/ceramic tiles dado 2 feet high above kitchen platform.
5.	Anodized aluminium windows.
6.	Concealed plumbing in all toilet.

[Signature]

Promoter

[Signature]

Allottee/s

[Signature]

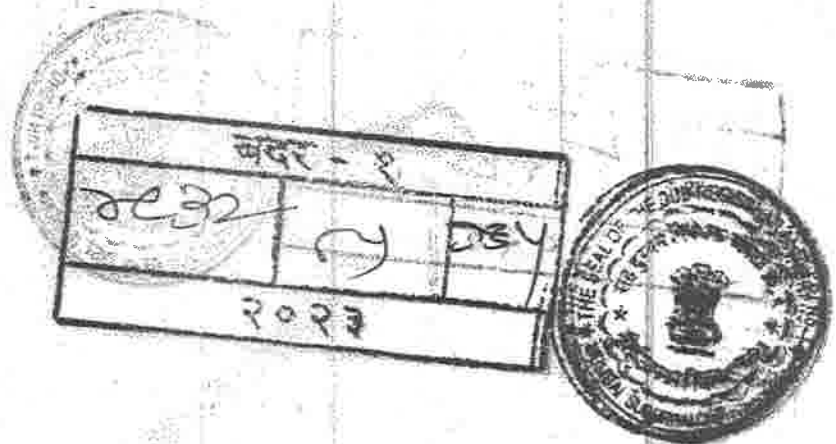
7.	Branded sanitary wares.
8.	Branded C.P. sanitary fittings.
9.	Concealed copper wiring and circuit breakers.
10.	Branded electrical switches..
11.	POP finish on walls in entire apartment.
12.	Premium Quality Paint.
13.	Laminated flush door.

THE SIXTH SCHEDULE HERFINABOVE REFERRED TO:

(being the amounts to be paid by the Allottee/s in accordance with this Agreement)

Sr. No	Particulars	Amount (Rs.)
1	Share application money of the Organization	520/-
2	Entrance Fees of Organization (per Allottee)	100/-
3	Provisional maintenance charges calculated @ Rs.12/- (Rupees Twelve only) per square feet of the carpet area of the said Premises for 18 (eighteen) months in advance (taxes to be paid separately by the Allottee/s as per applicable laws)	87,430/-
4	Proportionate contribution for formation and registration of the Organization	30,000/-
5.	Development charges	2,50,000/-

SIGNATURE PAGE FOLLOWS



_____ 21 _____
Promoter

_____ 21 _____

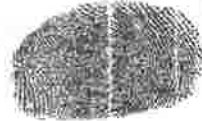
Allottee/s

IN WITNESS WHEREOF the Parties hereto have hereunto set an. subscribe their respective hands on the day and year the first above written.

SIGNED AND DELIVERED by the)
withinnamed "Promoter")
Gajaanan Property Developers Private Limited)
through its Authorized Signatory/s)
Mr. Rupah Rudekar)
authorized vide Board Resolution)
dated 30th September, 2022)
in the presence of)



RH



1. Ashutosh Pandey
ASHUTOSH

2. ISHUTOSH PANDEY
Ishutosh



SIGNED AND DELIVERED by the)
withinnamed "Allottee/s")

1. Mrs. Meenakshi Pandey)

Meenakshi



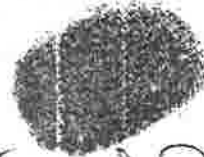
2. Dr. Arun Kumar Pandey)

in the presence of...)

1. ASHUTOSH PANDEY Ashutosh Pandey

2. ISHUTOSH PANDEY

Ishutosh



Dr. Arun



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RH
Promoter

Allottee/s

RECEIPT

RECEIVED of and from the within named Allottee/s a sum of Rs. 15,30,450/- (Rupees Fifteen Lakhs Thirty Thousand Four Hundred Fifty Only) as part payment out of the total Sale Price of Rs. 91,00,000/- (Rupees Ninety One Lakhs Only) (as per the Second Schedule hereinabove written) on execution hereof for the purchase of the said Premises bearing no. 2704 on 27th floor "B" Wing, of 'Paradigm Alaya'

WE SAY RECEIVED

For Gajaanan Property Developers Private Limited

Mr. PH

Authorised Signatory/s

Witnesses:

1. Asmitosh Pandey
2. Ishu Singh

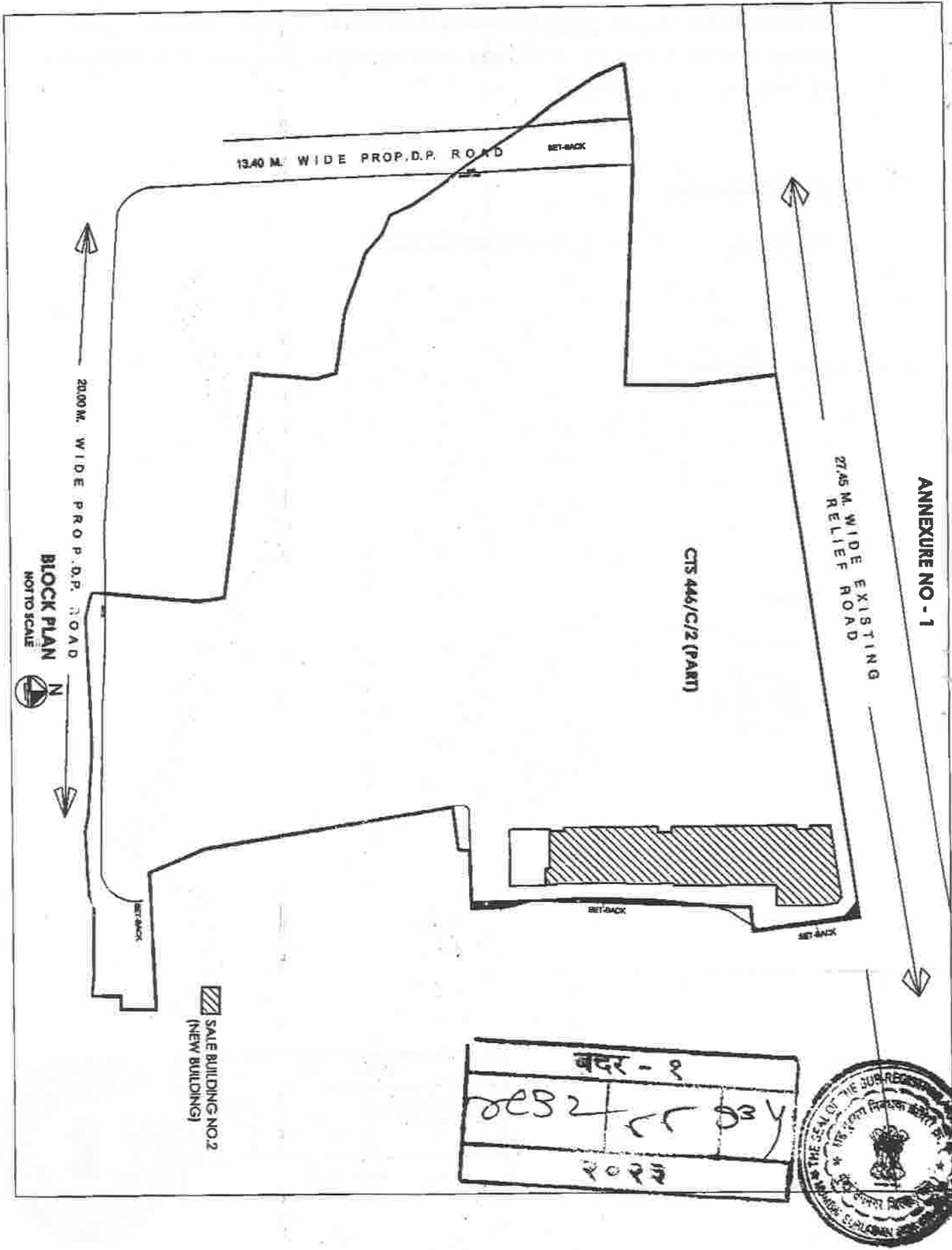
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PH
Promoter

Ishu Singh
Allottee/s

Annexure-1



मालमत्ता पत्रक					6947
नाव/पेठ : ओशिवरा		तालुका/न.मु.का. : नगर भूमापन अधिकारी, अंधेरी		जिल्हा : मुंबई उपनगर	
नगर भूमापन क्रमांक	शिट/प्लॉट नंबर/नंबर	क्षेत्र चौ.मी.	धारणाधिकार	सासनाला दिलेल्या आकारणाचा किंवा भाड्याचा तपसिल आणि त्याच्या फेरतपासणीची नियत वेळ	
४४६/क/२		११६९७.१०	शेती	०	

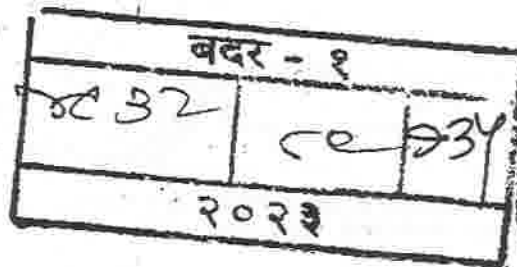
सुविधाधिकार
हक्काचा मुळ धारक
वर्ष:
पट्टेदार
इतर भार
इतर श्रे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा) पट्टेदार(प) किंवा भार	साक्षात्कन
२३/१०/२००३	मा.जिल्हाधिकारी मु.उ.जि.यांचेकडील आदेश क्र.सी/कार्या ३-क/पो.वि/एस.आर.ए.३५२दि.१२/०६/०३ चे पोटविभाजन व इकडील आदेश क्र.न.मु.अ.अंधेरी /ओशिवरा/साधारण/मो.र.न.व -५३/०३न.मु.क्र.१क.४१० व ४४६/०३ दि.२३/१०/०३ अन्वये नैसर्गिक पोटविभाजनहोत असलेले न.मु.क्र.४४६क अशी स्वतंत्र मिल्कत पत्रिकाउघडली. सत्ता प्रकार शेतीदाखल केला			फेरफार क्रं.९४ प्रमाणे सही- २३/१०/२००३ न.मु.अ.अंधेरी
०४/०२/२००४	मा.जिल्हाधिकारी मु.उ.जि.यांचे कडील आदेश क्रमांक/सी.-कार्या-३क/पो.वि/ असेस आर ए/०६१ दि.१४/१२/०४ चा पोट विभाजन आदेश इकडील मो. र.न.घ- ११५/३/५/०५व आदेश/न.मु.ओशिवरा/४४६क/०५ दि.४/२/०५ अन्वये न.मु.क्र. ४४६क या मिल्कत पत्रिकेवरील १६६०४.५ चौ.मी.क्षेत्रामधून नविन उघडलेल्या न.मु.क्र.४४६क/३ चौ.क्षेत्र ५१०७.४ चौ.मी.वजा करून ११४९७.१ चौ.मी.क्षेत्र कायम केले.४४६क चा ४४६क/२ असा शेज बदल केला. सत्ता प्रकार पुर्वि प्रमाणे कायम ठेवला.			फेरफार क्रं.१६४ प्रमाणे सही- ०४/०२/२००४ न.मु.अ.अंधेरी
१६/१२/२०१५	मा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (न. राज्य) पुणे यांचेकडील परिपत्रक क्र.न.मु.१/ मि.प/अक्षरी नोंद/२०१५ पुणे दिनांक १६/०२/२०१५ व इकडील आदेश क्र.न.मु.ओशिवरा/फ.क्र.४११ दिनांक १६/१२/२०१५ अन्वये मिल्कत पत्रिकेवरील नमूद अंकी क्षेत्र अक्षरी रूपांतरित कर १ अकरा हजार चारशे सत्याणव पुर्णांक एक दशांश चौ.मी नमूद केले.			फेरफार क्रं.७११ प्रमाणे सही- १६/१२/२०१५ न.मु.अ.अंधेरी

हे सत्यताप पत्रक मॅट्रिकरीत जाणव करेले आहे

हि मिल्कत पत्रिका (दिनांक २३/०१/२०१९ १२:००:०० AM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्याची आवश्यकता नाही. मिल्कत पत्रिका डाऊनलोड दिनांक ०४/०२/२०२१ ११:२५:३० AM

वेद्यताप पडताळणी साठी <http://aapibhulabh.mahabhumi.gov.in/DSLRA/propertycard> या संकेत स्थळावर जाऊन २२०४१००००१६६४२८७ हा क्रमांक वापरावा.



Annexure-3



SLUM REHABILITATION AUTHORITY

No.: SRA/ ENG/631/KW/MHL/LOI

Date: 7 SEP 2020

1. **Architect** : **Shri. Tushar S. Sali of**
M/s. Point To Point Architects and Consultants,
702, 765- Fly Edge, Near Kora Kendra Flyover,
Opp. Pushp Vinod - 1, S. V. Road, Borivali (W),
Mumbai - 400 092.
2. **Developer** : **M/s. Gajaanan Property Developers Pvt. Ltd.**
(Formerly known as Gajaanan Builder)
202 2nd floor, G-52, Roopmangal Bldg., Corner of
Main Avenue & 16th Road, Santacruz (W)
Mumbai - 400 054.
3. **Society** : "Sahara & Sangam SRA Co-operative Commercial
Premises Society Ltd."

Subject : Issue of Revised LOI Proposed Slum Rehabilitation Scheme on land bearing CTS. No. 410C/1 (pt.) & 446C/2 (pt.) of village Oshiwara at Relief Road, Jogeshwari (W), Mumbai 400 102, K/W ward, Under the Reg. of 33(10) of DCPR- 2034.

Ref : SRA/ ENG/631/KW/MHL/LOI

Gentleman,

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

The Revised Letter of Intent is issued in continuation with the Letter of Intent issued under number SRA/ENG/631/KW/MHL/LOI dtd. 15/06/2018 and conditions mentioned therein will be continued, only the following conditions stands modified as under:

1. The built up area for sale and rehabilitation shall be as per the following scheme parameters. In the event of change in area of plot, nos. of eligible huts etc. the parameters shall be got revised from time

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Administrative Building, Prof. Anant Kanekar Marg, Bandra (East), Mumbai - 400 051.
Tel.: 2658 5800, 2659 0405 / 1879, Fax : 022-2659 0457, Email: info@sra.gov.in

SRA/ENG/631/KW/MHL/LOI

The salient features of the scheme are as under:

Sr. No.	DESCRIPTION	(Area in sq. mts.)
		Parameter as per proposed amended LOI
1	Plot area considered for proposal	38990.94
2	Deduction	
	a) Road Set-Back	1461.95
	b) AOS	1411.98
3	Balance Plot Area (1 - 2)	36117.01
4	Deduction 15 % R.G. (if applicable)	-
5	Net area of plot for computation of T/S/ density	36117.01
6	Addition For FSI Purpose 2 (a) above	1461.95
	Addition For FSI Purpose 2 (b) above	1411.98
7	Total Plot Area for FSI Purpose	38990.94
8	Max. FSI permissible on plot	4.00 or upto sanctioned FSI
9	Max. BUA permissible on plot	-
10	Rehab Built-up Area	77041.05
11	Passage & Amenity + Existing Amenity st.	22126.87
12	Rehabilitation Component as per DCPR 33(10)	99167.92
13	Incentive Sale FSI (12 x 1.20)	119001.50
14	Permissible Free Sale Component in-situ	119001.50
15	Total BUA approved for the Scheme (10 + 14)	196042.55
16	Total FSI sanctioned for the Scheme (16 / 7)	5.02
17	Total Sale BUA proposed in-situ	119001.50
18	Total BUA proposed to be consumed in-situ (10 + 18)	196042.55

बदर - १
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SRA/ENG/631/KW/MHL/LOI

19	FSI proposed to be consumed in-situ (19 / 7)	5.02
20	Spill over TDR in the scheme (16 - 19)	-
21	Nos. of slum dwellers with Existing Amenities to be accommodated as per Anne-II	871
22	Nos. of Eligible T/s. in the scheme	
	i Residential	
	ii Residential Cum Commercial	
	iii Commercial	10
	iv Religious	01
	Total - A	811
	Nos. of Non Eligible T/s. in the scheme (provisional PAP)	
	v Residential	
	vi Residential Cum Commercial	
	vii Commercial	60
	Total	60
23	Nos. of PAP's tenements	
	i Residential	1732
	ii Residential Cum Commercial	-
	iii Commercial	-
	Total - B	1732
24	Unbuildable Reservation i.e. Road Set-back. Area to be handed over to M.C.G.M	1461.95
25	Buildable Area to be handed over to MCGM.	1411.98

Following new additional conditions are added to the Letter of Intent issued no. SRA/ENG/631/KW/MHL/LOI dtd. 15/06/2018.

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(Handwritten signature)

SRA/ENG/631/KW/MHL/LOI

2. That the Amenity Tenements i.e. 11 Balwadi, 11 Welfare Hall, 26 Society Office, Anganwadi 11 & Women's Welfare Centre 11 shall be handed over to the use for specific purpose only.
3. That you shall submit Revised NOC from CFO, MCGM and EE (T&C) MCGM as per amendment proposed in planning before CC re-endorsement of building under reference.
4. That you shall submit NOC from Ch. Eng. (M&E) before granting further C.C. to building under reference.
5. That all the structural members below ground shall be designed considering the effect of chlorinated water, Sulphur water, seepage water etc. and any other possible chemical effect and due care while constructing the same will be taken and completion certificate to that effect shall be submitted before asking further CC to composite bldg. in the scheme
6. That you shall submit Remarks from Solid Waste Management (SWM) Department of MCGM for Medical waste collection on organic waste composter before requesting further CC to sale building under reference and Accordingly, complied with the requirement of SWM of MCGM on site.
7. The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges @ 2% of Ready Reckoner rate as prevailing on the date of issue of LOI per sq.m. for the BUA over and above the Zonal FSI to the Slum Rehabilitation Authority as per clause no. 9.2 of 33(10) of DCPR 2034.
8. That you shall submit Registered Undertaking stating therein that, the adequate safety measures shall be taken during entire construction activity as per the recommendation of Registered Structural Consultant & Geotechnical Consultant & or any other Consultant required as per specific site conditions. The entire responsibility in this regard shall vest with the Developer.
9. The developer shall submit prior environmental clearance from Ministry Environment & Forest (MOEF) as per the notification no. SO- 1533 (E) dtd. 14-9-2006 before obtaining F.C.C. for the scheme as the total actual area to be constructed on site beyond more than 20000sq.mt.
10. That the Developer shall comply all the conditions mentioned in Circular dated 28/08/2019 issued by GoM relevant to amendment in Sec. 15A of Slum Act. 1971.

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SRA/ENG/631/KW/MHL/LOI

11. You shall submit NOC from electric supply company regarding size & location of sub-station & meter rooms proposed in composite building before asking Full OC in the scheme.
12. That you shall pay the open space deficiency charges for Rehab wing at the time of asking OCC.
13. That the developer shall submit Indemnity bond, indemnify SRA and its officer, will not held responsible, in case of failure of mechanized, parking system, parking spaces, if litigation arises in future. A condition to that effect shall be incorporate in the agreements of END USERS.
14. That the work shall not be carried out between 10.00 pm to 6.00 am, only in accordance with Rule 5A(3) of Noise Pollution (Regulation & Control) Rules 2000 & the provision of Notification issued by Ministry of Environment & forest Dept.
15. That you shall register the said project with MAHA- RERA & submit the certificate to this office for office record.
16. That the developer shall ensure compliance of the provisions of building and other construction workers (Regulation and Employment and conditions of strikes, Act-1996 and submit documentation to that effect in order to comply the various orders of Hon'ble supreme court of India in 1A127961/2018 in SWM(c) No.(s)1/2015.
17. That proper safety measures like barricading, safety net etc. shall be taken on site during construction work as maybe necessary depending upon the type of work and the developer along with their concerned technical team shall be solely responsible for safety.
18. That you shall pay necessary charges at various stages as per prevailing policy of SRA.
19. That you shall pay the non-refundable Legal charges as per office order U/No. SRA/LA/Office order/126/2016 dtd. 22/02/2016 before issuance of further approvals.
20. That the CC to the Shopping Mall bldg. will be restricted till the deletion of D.P. road as per DCPR 2034.
21. That you shall submit the NOC from police commissioner & PWD before asking IOA/plinth C.C. for proposed Mall building & Multiplex.
22. That you shall submit the NOC from appropriate Authority for construction of Multiplex before asking plinth C.C./IOA for Multiplex.
23. That you shall submit necessary permission from Education Dept. of GOM for construction of college building before asking IOA/plinth C.C.

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SRA/ENG/631/KW/MHL/LOI

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

Yours faithfully,

Sub. Singh
for Chief Executive Officer
Slum Rehabilitation Authority

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

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Annexure-4



SLUM REHABILITATION AUTHORITY

No. KW/MHADA/0052/20060512/AP/S2

Date: 25 NOV 2022

To,
M/s. Gajaanan Property Developers Pvt. Ltd.
(Formerly known as Gajaanan Builder)
201, 2nd floor, Nivan, S.V. Road,
Opp. Podar International School,
Khar (W), Mumbai - 400 052.

Sub: Amended IOA for Sale Bldg. No. 2 under S. R. Scheme on plot bearing CTS No. 410C/1 (pt.) & 446C/2 (pt.) of village Oshiwara at Relief Road, Jogeshwari (W), Mumbai 400 102.

Ref: Your Letter dated 20/10/2022.

Gentleman,

With reference to the above, the amended plans submitted by you for the Sale building are hereby approved by this office subject to following conditions.

1. That the conditions mentioned in the Revised LOI issued under No. SRA/ENG/631/KW/MHL/LOI dtd. 07/09/2020 shall be complied with.
2. That the conditions of the IOA under No. KW/MHADA/0052/20060512/AP/S2 dtd. 29/06/2022 shall be complied with.
3. Proposed changes shall be shown on canvas mounted plan to be submitted at the time of O.C.C./B.C.C.
4. That the revised drainage approval shall be got approved as per amended plans shall be obtained before starting drainage work.

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SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (east), Mumbai - 400051
 MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM 'A')

NO K-W/MHADA/0052/20060512/AP/S2

COMMENCEMENT CERTIFICATE

29 JUL 2022

SALE BLDG. No 2

To, M/s, Gajaanan Property Developers Pvt Ltd.
 (Formerly Known as Gajaanan Builders)
 201, 2nd floor, Nivan

v S.V Road Opp. Podar International School.
 Khar (W) Mumbai- 400 052.

Sir,

With reference to your application No. 236 dated 24/05/2017 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. _____
 C.T.S.No. 410C/1(pt) & 446C/2(pt) of for Sahara & Sangem SRA
 Co-OP. Commercial Premises Society Ltd.

of village Oshiwara T.P.S.No. _____
 ward K/W Situated at Relief Road

The Commencement Certificate / Building Permit is granted subject to compliance of mentioned in LOI
 U/RNo. SRA/ENG/631/KW/MHL/LOI dt. 15/06/2018
 IDAU/RNo. KW/MHADA/0052/20060512/AP/S2 dt. 29/06/2022
 and on following conditions.

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

The C.E.O. (SRA) has appointed Shri M.A Wani

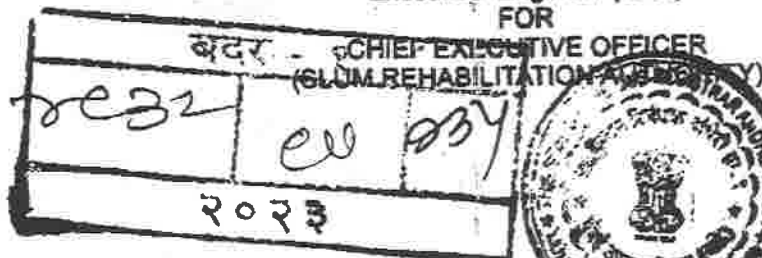
Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

Part Plinth of Portion of 'A' wing Marked as

This C.C is granted for work up to A-B-C-D on the plan attached at page C/353 of plinth C.C report & portion of 'C' wing marked as E-F-G-H on the plan

attached at pg.C/353 of plinth C.C report For and on behalf of Local Authority
 upto top of Ground floor i.e. part basement The Slum Rehabilitation Authority
 + Lower Ground + Ground floor

Executive Engineer (SRA)
 FOR



5. That the revised R.C.C. design & calculation as per present amended plans shall be submitted before re-endorsement of C.C. of bldg. u/r.
6. That you shall pay all the dues under infrastructural charges and tenement deposit etc. at respective stages, as per SRA policy.
7. That C.C. shall be got endorse as per amended plans for the proposed Sale building No.2.

One set of amended plans is returned herewith as token of approval.

Yours Faithfully,

Read
24/11/22
Executive Engineer - KW
Slum Rehabilitation Authority

बदर - १		
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Annexure-6

O. P. DUBEY

Advocate, High Court

B.A. LL.B.

Office : Lokseva Chawl Committee,
Patel Nagar Golibar Colony,
Opp. Raje Sambhaji School,
Santacruz (E), Mumbai-400 055.

Chamber : Lawyer's Chamber, 2nd Floor,
Bhaskar Building, A. K. Marg,
Bandra (E), Mumbai-400 051.

☎ : 9820122041/8689995672

E-Mail : oppdubeyassociate@gmail.com

All the correspondence at the Chamber only

FORMAT - A
(Circular No 28/2021)

To,
MahaRERA,
4th Floor, Housefin Bhavan, Plot No. C-21,
E-Block, Near Kamgar Bhavan, Behind RBI Building,
Bandra Kurla Complex, Bandra (East),
Mumbai - 400 051.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to a portion of land admeasuring 38999.94 square metres or thereabouts, bearing CTS No. 410 C/1 (part) and 446 C/2 (part) of Village Oshiwara, Taluka Andheri, at Relief Road, Jogeshwari (West), Mumbai - 400 102 (hereinafter referred to as the "said Property").

- 1) We have investigated the right of Gajaanan Property Developers Private Limited, a company incorporated under the provisions of the Companies Act, 2013, having its registered office at 201, Nivan, CTS No. E/751, Opposite Podar International School, S.V. Road, Khar (West), Mumbai - 400 052 ("Company"), to develop the said Property, and perused the following documents i.e.:

1. **Description of the property:** The said Property admeasuring 38,990.94 square meters, bearing CTS Nos. 410 C/1 (part) and 446 C/2 (part) of Village Oshiwara, Taluka Andheri, at Relief Road, Jogeshwari (West), Mumbai - 400 102.
2. **The documents of allotment of plot:**
 - (a) Copy of Sium Declaration dated 14th October, 1977, bearing No. DC/ENC/ADH/32 Oshiwara.

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O. P. DUBEY

Advocate, High Court
B.A. LL.B.

Office : Lokseva Chawl Committee,
Patel Nagar Golibar Colony,
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Santacruz (E), Mumbai-400 055.

Chamber : Lawyer's Chamber, 2nd Floor,
Bhaskar Building, A. K. Marg,
Bandra (E), Mumbai-400 051.

☎ : 9820122041/8689995672

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- (b) Copy of Power of Attorney dated 13th April, 2006, executed by Mr. Asir Riyaz Khan, Chief Promoter of Sahara Cooperative Housing Society (Proposed) ("Sahara CHS") for Sahara CHS, in favour of Mr. Abdul Ahad Khan, partner of M/s. Gajanan Builder.
- (c) Copy of Power of Attorney dated 10th August, 2006, executed by Mr. Abdul Ahad Khan, Chief Promoter of Sangam Cooperative Housing Society (Proposed) ("Sangam CHS"), in favour of Mr. Abdul Ahad Khan, partner of M/s. Gajanan Builder.
- (d) Copy of Development Agreement dated 10th September, 2009, executed between Sahara and Sangam SRA Co-Operative Housing Society (Proposed) of the one part and M/s. Gajanan Builders of the other part.
- (e) Copy of Power of Attorney dated 27th June, 2018, executed by Asif Riyaz Khan, Chief Promoter of Sahara CHS, for Sahara CHS, in favour of Gajanan Creator and Builder LLP, being one of the partners of M/s. Gajanan Builder.
- (f) Copy of Power of Attorney dated 27th June, 2018, executed by Imtiyaz G. Khan, Chief Promoter of Sangam CHS, for Sangam CHS, in favour of Gajanan Creator and Builder LLP, being one of the partners of M/s. Gajanan Builders

बदर - १		
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O. P. DUBEY

**Advocate, High Court
B.A. LL.B.**

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- (g) Copy of Development Agreement dated 27th August, 2020, executed between Sahara and Sangam SRA Co-Operative Commercial Premises Society Limited of the one part and the Company of the other part.
- (h) Copy of Power of Attorney dated 27th August, 2020, executed by Sahara and Sangam SRA Co-Operative Commercial Premises Society Limited, in favour of the Company and its directors Mr. Swadesh Kumar Anand.
- (i) Copy of Letter of Intent bearing No. SRA/ENG/631/KW/MHL/LOI dated 15th June, 2018.
- (j) Copy of Approved Layout Plan bearing no. KW/MHADA/0052/20060512/LAY dated 1st September, 2018.
- (k) Copy of 8 separate Intimation of Approval bearing No.KW/MHADA/0052/20060512/AP/R, dated 4th October,2018 for Non-Resi Rehab Building Nos.1,2,3,4,5,6,7, & 8 respectively.
- (l) Copy of Commencement Certificate bearing No. KW/MHADA/0052/20060512/AP/R dated 20th December, 2018 for Non-Resi Rehab Building No.1.
- (m) Copy of Commencement Certificate bearing No. KW/MHADA/0052/20060512/AP/R dated 20th December, 2018 for Non-Resi Rehab Building No.2.

बदर - १		
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O. P. DUBEY

Advocate, High Court
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☎ : 9820122041/8689995672

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All the correspondence at the Chamber only

- (n) Copy of Registration Certificate of "Sahara and Sangam SRA Co-operative Commercial Premises Society Limited", dated 30th September, 2019, bearing registration number MUM/SRA/HSG/(TC)/13022/2019.
- (o) Copy of Revalidated Commencement Certificate bearing No. KW/MHADA/0052/20060512/AP dated 14th November, 2019 for Non-Resi Rehab Building No.1.
- (p) Copy of Revalidated Commencement Certificate bearing No. KW/MHADA/0052/20060512/AP dated 14th November, 2019 for Non-Resi Rehab Building No.2
- (q) Copy of Commencement Certificate bearing No. KW/MHADA/0052/20060512/AP/R dated 23rd July, 2020 for Non-Resi Rehab Building No.3.
- (r) Copy of Revised Letter of Intent bearing No. SRA/ENG/631/KW/MHL/LOI dated 7th September, 2020.
- (s) Copy of Amended Intimation of Approval bearing No. KW/MHADA/0052/20060512/AP/R1 dated 11th September, 2020 for Non-Resi Rehab Building No.1.

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O. P. DUBEY

Advocate, High Court
B.A. LL.B.

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Bandra (E), Mumbai-400 051.

☎ : 9820122041/8689995672

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- (t) Copy of Amended Intimation of Approval bearing No. KW/MHADA/0052/20060512/AP/R2 dated 11th September, 2020 for Non-Resi Rehab Building No.2.
- (u) Copy of Amended Intimation of Approval bearing No. KW/MHADA/0052/20060512/AP/R3 dated 23rd September, 2020 for Composite Building No.3.
- (v) Copy of Intimation of Approval bearing No. KW/MHADA/0052/20060512/AP/SIA dated 11th September, 2020 for Sale Building No.1A.
- (w) Copy of Intimation of Approval bearing No. K-W/MHADA/0052/20060512/AP/S dated 16th October, 2020 for Shopping Mall/ Business Office.
- (x) Copy of Commencement Certificate bearing No. KW/MHADA/0052/20060512/AP/S1A dated 13th November, 2020 for Sale Building No.1A.
- (y) Copy of Full Commencement Certificate bearing No. KW/MHADA/0052/20060512/AP dated 3rd December, 2020 for Non-Resi Rehab Building No.1.
- (z) Copy of Full Commencement Certificate bearing No. KW/MHADA/0052/20060512/AP dated 3rd December, 2020 for Non-Resi Rehab Building No.2

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बदर - १		
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O. P. DUBEY

Advocate, High Court
B.A. LL.B.

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Santacruz (E), Mumbai-400 055.

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Bandra (E), Mumbai-400 051.

☎ : 9820122041/8689995672

E-Mail : opdubeyassociate@gmail.com

All the correspondence at the Chamber only

- (aa) Copy of Amended Intimation of Approval bearing No. KW/MHADA/0052/20060512/AP/S1A dated 26th March, 2021 for Sale Building No.1A.
- (bb) Copy of Revalidated Commencement Certificate bearing no. KW/MHADA/0052/20060512/AP/S1A dated 3rd May, 2021 for Sale Building No.1A.
- (cc) Copy of Intimation of Approval bearing No. KW/MHADA/0052/20060512/AP/R-7 dated 23rd September, 2021 for Composite Building No.7.
- (dd) Copy of Amended Intimation of Approval bearing No. KW/MHADA/0052/20060512/AP/R3 dated 18th October, 2021 for Composite Building No.3.
- (ee) Copy of Amended Layout Plan bearing No. KW/MHADA/0052/20060512/LAY dated 20th December, 2021 approved by SRA.
- (ff) Copy of Revalidated Commencement Certificate bearing No. KW/MHADA/0052/20060512/AP/S1A dated 3rd February, 2022 for Sale Building No.1A.
- (gg) Copy of Revalidated Commencement Certificate bearing no. KW/MHADA/0052/20060512/AP/R dated 18th July, 2022 for Composite Building No.3.

बदर - १		
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O. P. DUBEY

**Advocate, High Court
B.A. LL.B.**

All the correspondence at the Chamber only

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Santacruz (E), Mumbai-400 055.**

**Chamber : Lawyer's Chamber, 2nd Floor,
Bhaskar Building, A. K. Marg,
Bandra (E), Mumbai-400 051.**

☎ : 9820122041/8689995672

E-Mail : opdubeyassociate@gmail.com

- (hh) Copy of Commencement Certificate bearing No. KW/MHADA/G052/20060512/AP/R-7 dated 24th February, 2022 for Composite Building No.7.
- (ii) Copy of Amended Intimation of Approval bearing No. KW/MHADA/G052/20060512/AP/R4 dated 4th March, 2022 for Composite Building No.4.
- (jj) Copy of Amended cum Part Occupation Certificate bearing No. KW/MHADA/0052/20060512/AP/R1 dated 13th April, 2022 for Non-Resi Rehab Building No.1.
- (kk) Copy of Amended cum Full Occupation Certificate bearing No. KW/MHADA/0052/20060512/AP/R2 dated 13th April, 2022 for Non-Resi Rehab Building No.2.
- (ll) Copy of Intimation of Approval bearing No. K-W/MHADA/0052/20060512/AP/R dated 18th May, 2022 for PAP-6 Building.
- (mm) Copy of Amended Intimation of Approval bearing No. KW/MHADA/0052/20060512/AP/R3 dated 20th May, 2022 for Composite Building No.3.
- (nn) Copy of Intimation of Approval bearing No. KW/MHADA/0052/20060512/AP/S2 dated 29th June, 2022 for Sale Building No.2.

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बदर - ९		
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O. P. DUBEY

Advocate, High Court
B.A. LL.B.

All the correspondence at the Chamber only

Office : Lokseva Chawl Committee,
Patel Nagar Golibar Colony,
Opp. Raje Sambhajl School,
Santacruz (E), Mumbai-400 055.

Chamber : Lawyer's Chamber, 2nd Floor,
Bhaskar Building, A. K. Marg,
Bandra (E), Mumbai-400 051.

☎ : 9820122041/8689995672

E-Mail : opdubeyassociate@gmail.com

- (oo) Copy of Commencement Certificate bearing No. KW/MHADA/0052/20060512/AP/S2 dated 29th July, 2022 for Sale Building No.2.
- (pp) Copy of Amended Intimation of Approval bearing No. KW/MHADA/0052/20060512/AP/S2 dated 25th November, 2022 for Sale Building No.2.
- (qq) Copy of Intimation of Approval bearing No. K-W/MHADA/0052/20060512/AP/C-5 dated 15th December, 2022 for Composite Building No.5.
- (rr) Copy of Revalidated Commencement Certificate bearing No. KW/MHADA/0052/20060512/AP/R dated 20th December, 2022 for Composite Building No.3.
- (ss) Copy of Revalidated Commencement Certificate bearing No. KW/MHADA/0052/20060512/AP/R-7 dated 20th December, 2022 for Composite Building No.7.
- (tt) Copy of Revalidated Commencement Certificate bearing No. KW/MHADA/0052/20060512/AP/S1A dated 20th December, 2022 for Sale Building No.1A.
- (uu) Copy of Debenture Subscription Agreement dated 27th December, 2019, executed between the Company of first part, Mr. Abdul Ahad W. Khan, Mr. Samir Abdul Ahad Khan and Mr. Saif Ahad Khan of the second part, Gajaanan Creator and Builder LLP and Antalya

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O. P. DUBEY

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Framework Private Limited of the third part, and
Calendula Commerce Private Limited of the fourth part.

- (vv) Copy of Addendum to the Debenture Subscription Agreement dated 27th December 2019, dated 21st August, 2021, executed between the Company of first part, Mr. Abdul Ahad W. Khan, Mr. Samir Abdul Ahad Khan and Mr. Saif Ahad Khan of the second part, Gajaanan Creator and Builder LLP and Antalya Framework Private Limited of the third part, Calendula Commerce Private Limited of the fourth part, and Festivalvalley Developers Private Limited of the fifth part.
- (ww) Copy of Contempt Petition (L) No. 29528 of 2022 in Writ Petition (L) No. 2512 of 2019.
- (xx) Copy of Writ Petition No. 8240 of 2021.
- (yy) Copy of Debenture Trust Deed dated 1st April 2022, executed between the Company of the one part and Beacon Trusteeship Limited ("Beacon") of the other part, and registered with the Sub-Registrar of Assurances at Randra under Serial No. BDR-15/4733 of 2022.
- (zz) Copy of Property Register Card issued on 1st June, 2017 and 2nd June, 2017 respectively.

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२०२३		



O. P. DUBEY

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(aaa) Search Report dated 19th October, 2019 for thirty (30) years from 1990 to 2019 and 23rd August, 2022 for five (5) years from 2018 to 2022.

- 2) On perusal of the above mentioned documents relating to the title of the said Property, and subject to what is stated herein, we are of the opinion that Maharashtra Housing and Area Development Authority ("MHADA") is the owner of the said Property, and on the plans for construction of building(s) on the said Property being sanctioned and other approvals being granted from time to time, the Company will be entitled to develop the said Property and construct the building(s) thereon.

Owner(s) of the said Property: MHADA

- 3) The report reflecting the flow of the title on the said Property is enclosed herewith as an annexure.

Encl: Annexure

Date: 26th December, 2022

Shri O.P. Dubey
Advocate, High Court

बदर - १		
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O. P. DUBEY

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FORMAT - A

(Circular No.28/2021)

FLOW OF TITLE OF THE SAID PLOT OF LAND

1. Copy of Property Register Card issued on 1st June, 2017 and 2nd June, 2017 respectively.
2. Search Report for thirty (30) years from 1990 to 2019 for jurisdiction of Bandra and Andheri -1 to 8 Sub-Registrar Offices and five (5) years from 2018 to 2022 taken from the online site available for search purpose by the Department of Registration and Stamps of the Government of Maharashtra, which is the record of jurisdiction of Mumbai Suburban District, Andheri - 1 to 8 Sub-Registrar Offices.
3. TITLE FLOW
 - (i) MHADA is the owner of the said Property.
 - (ii) The Deputy Collector (ENC), vide a declaration dated 14th October, 1977, bearing No. DC/ENC/ADH/3 declared inter alia the said Property, as slum under the provisions of Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971.

2023


 - (iii) There were eight hundred seventy (870) commercial structures which are occupied by the slum dwellers and one (1) religious structure (masjid) situated on the said Property. Initially the slum dwellers proposed to form and register two (2) separate societies known as Sahara CHS and Sangam CHS.

O. P. DUBEY

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(iv) Sahara CHS and Sangam CHS have been registered as one co-operative housing society known as "Sahara and Sangam SRA Co-operative Commercial Premises Society Limited", under the provisions of the Maharashtra Co-operative Societies Act, 1960, on 30th September, 2019, under registration number MUM/SRA/HSG/(TC)/13022/2019 (the "said Society").

(v) By virtue of two (2) Development Agreements dated 10th September, 2009 and 27th August, 2020, and two (2) Powers of Attorney dated 13th April, 2006 and 10th August, 2006, and two (2) separate Powers of Attorney, dated 27th June, 2018 and 27th August, 2020, the Company became entitled to undertake the slum rehabilitation scheme, inter alia on the said Property.

(vi) The following approvals have been granted for development, inter alia of the said Property:

(a) The Slum Rehabilitation Authority ("SRA") issued Letter of Intent bearing No. SRA/ENG/631/KW/MHL/LOI dated 15th June, 2018 and Revised Letter of Intent bearing No. SRA/ENG/631/KW/MHL/LOI dated 7th September, 2020;

(b) On September 1, 2018 the SRA sanctioned the Layout Plan with respect to the said Property vide its Letter bearing No. KW/MHADA/0052/20060512/LAY.

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O. P. DUBEY

Advocate, High Court
B.A. LL.B.

Office : Lokseva Chawl Committee,
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Santacruz (E), Mumbai-400 055.

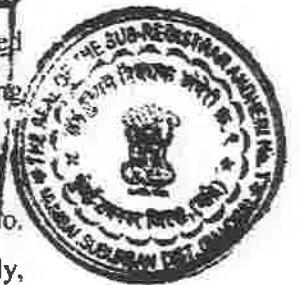
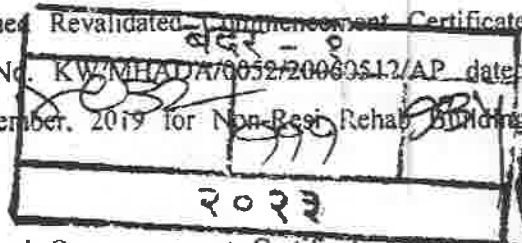
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- (c) SRA sanctioned the plans for Non-Resi Rehab Building Nos. 1,2,3,4,5,6,7 & 8 on a portion of the said property and issued eight (8) separate IOA bearing No. KW/MHADA/0052/20060512/AP/R on 4th October, 2018 respectively.
- (d) SRA issued First Commencement Certificate bearing No. KW/MHADA/0052/20060512/AP/R dated 20th December, 2018 for Non-Resi Rehab Building No.1.
- (e) SRA issued First Commencement Certificate bearing No. KW/MHADA/0052/20060512/AP/R dated 20th December, 2018 for Non-Resi Rehab Building No.2.
- (f) SRA issued Revalidated Commencement Certificate bearing No. KW/MHADA/0052/20060512/AP dated 14th November, 2019 for Non-Resi Rehab Building No.1.
- (g) SRA issued Revalidated Commencement Certificate bearing No. KW/MHADA/0052/20060512/AP dated 14th November, 2019 for Non-Resi Rehab Building No.2.
- (h) SRA issued Commencement Certificate bearing no. KW/MHADA/0052/20060512/AP/R dated 23rd July, 2020 for Non-Resi Rehab Building No.3.



O. P. DUBEY

Advocate, High Court

B.A. LL.B.

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Bandra (E), Mumbai-400 051.

☎ : 9820122041/8689995672

E-Mail : opdubeyassociate@gmail.com

Hon'ble Bombay High Court, and hold them guilty under the provisions of the Contempt of Court Act, 1971, and (b) direct Respondent Nos. 13 to 15 therein to withdraw the approval granted to the purported plans, and (c) direct Respondent Nos. 16 to 26 to reject the application for approval of purported plans and/or withdraw any approval granted to the purported plans. The said Contempt Petition is pending before the Hon'ble Bombay High Court.

- (iii) Mr. Salahuddin Rehmatullah Chaoudhary and another have filed Writ Petition No.8240 of 2021 (the "Second Writ Petition") before the Hon'ble Bombay High Court, inter alia for: (a)quashing, setting aside, modifying and amending the Order dated 22nd July, 2021, (b) directing Respondent No.9 therein to hear the Application filed by the Petitioner therein on 3rd June, 2021 on merits and to decide such application in a judicious and time bound manner and (c) directing Respondent No.9 therein to number the Application filed by the Petitioner on 3rd June, 2021. The Second Writ Petition is pending before the Hon'ble Bombay High Court.

Date: 26th December, 2022

Shri O.P. Dubey
Advocate, High Court

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Annexure-7

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 :
P51800020208

Project: Paradigm Antalya , Ploi Bearing / CTS / Survey / Final Plot No.:410 C 1 pt,448 C 2 pt at Andheri, Andheri, Mumbai Suburban, 400102;

- Gajaan Property Developers Private Limited** having its registered office / principal place of business at **Tehsil: Andheri, District: Mumbai Suburban, Pin: 400052.**
- This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **29/03/2019** and ending with **30/12/2036** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 8.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

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Signature valid
Digitally Signed by
Dr. Vasant Premchand
(Secretary, MahaRERA)
Date:09-09-2021 11:26:12



Dated: 09/09/2021

Place: Mumbai

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



Annexure-8

SLUM REHABILITATION AUTHORITY

No. KW/MHADA/0052/20060512/LAY

Date: **20 DEC 2021**

To,
M/s. Gajaanan Property Developers Pvt. Ltd.
(Formerly known as Gajaanan Builder)
201, 2nd floor, Nivan,
S.V. Road, Opp. Podar International School,
Khar (W), Mumbai - 400 052.

Subject : Proposed Amended Layout/Amalgamation/Sub-division of S.R. Scheme under Reg. 33(10) of DCPR 2034 on plot bearing CTS No. 410C/1 (pt.) & 446C/2 (pt.) of village Oshiwara at Relief Road, Jogeshwari (W), Mumbai 400 102. for "Sahara & Sangam SRA CHS Commercial Premises Society Ltd."

Ref. : Your letter dtd. 08/06/2021.

Sir,

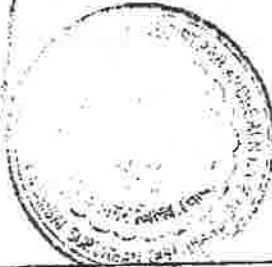
Yours plans submitted for the amended Layout on the above plot along with your letter dated 08/06/2021, are approvable, as they are as per Development Control Rules.

1. The terms & conditions issued under KW/MHADA/0052/20060512/LAY dtd. 01/09/2018 shall be complied.
2. That this will cancel the previous Layout issued under no. KW/MHADA/0052/20060512/LAY dtd. 01/09/2018.
3. That the condition of revised LOI dtd. 07/09/2020 shall be complied with.
4. That the Developer/Architect will obtain only IOA to the proposed buildings showing the said D.P. Road & change the planning of scheme by proposing deletion of the said D.P. Road and CC to the affected buildings will not be issued.
5. That the plans shall be amended to the respective bldg. accordingly.

Yours faithfully,

Jyoti Kulkarni
Executive Engineer-V
(Slum Rehabilitation Authority)

बंदर - १
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PTD
PRINTED IN INDIA

BLOCK PLAN
SCALE: 1:100

NATIONAL SUBDIVISION OF
SCALE: 1:500



बदर - ४
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LOCATION PLAN
SCALE: 1:500

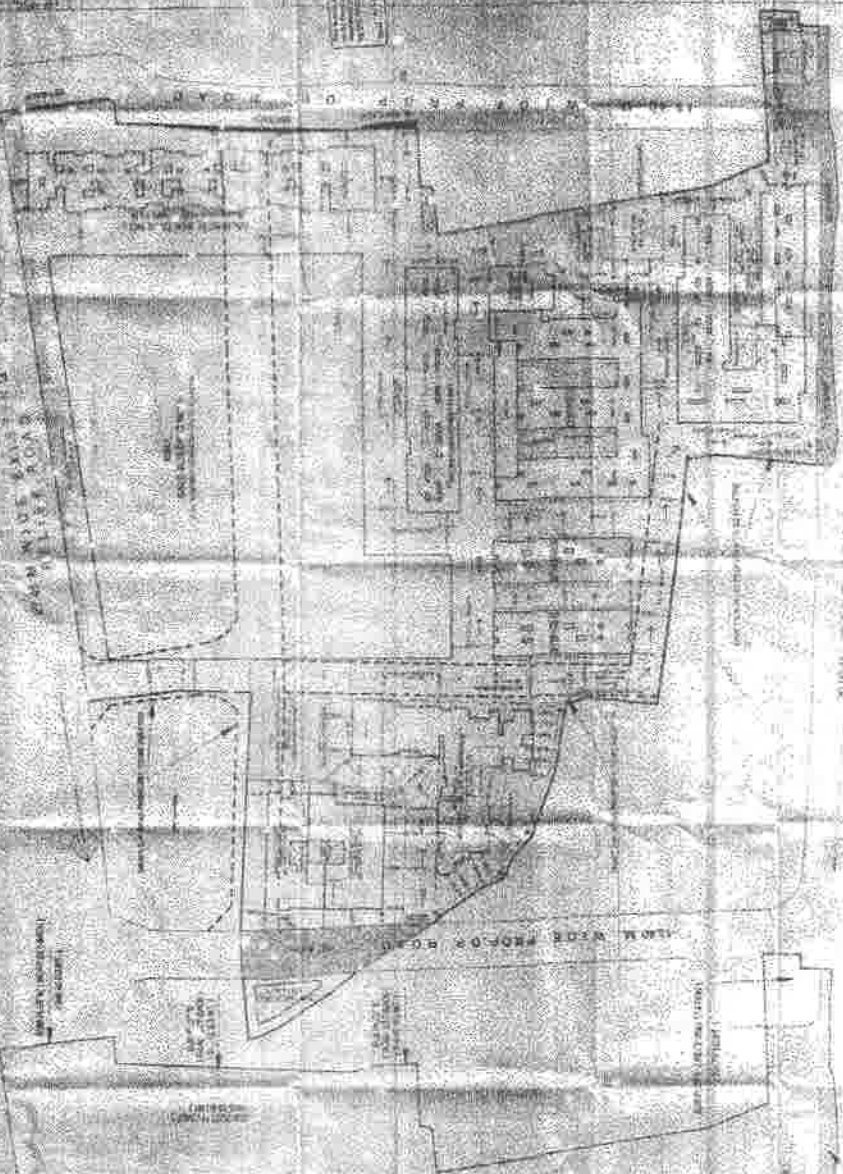


Table with 2 columns: Particulars, Area (sq. m).

Area of Plot	10000
Area of Building	5000
Area of Open Space	5000
Area of Road	1000
Area of Water Body	0
Area of Other	0

Table with 2 columns: Particulars, Area (sq. m).

Area of Plot	10000
Area of Building	5000
Area of Open Space	5000
Area of Road	1000
Area of Water Body	0
Area of Other	0

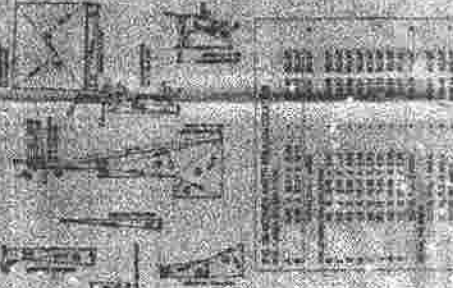


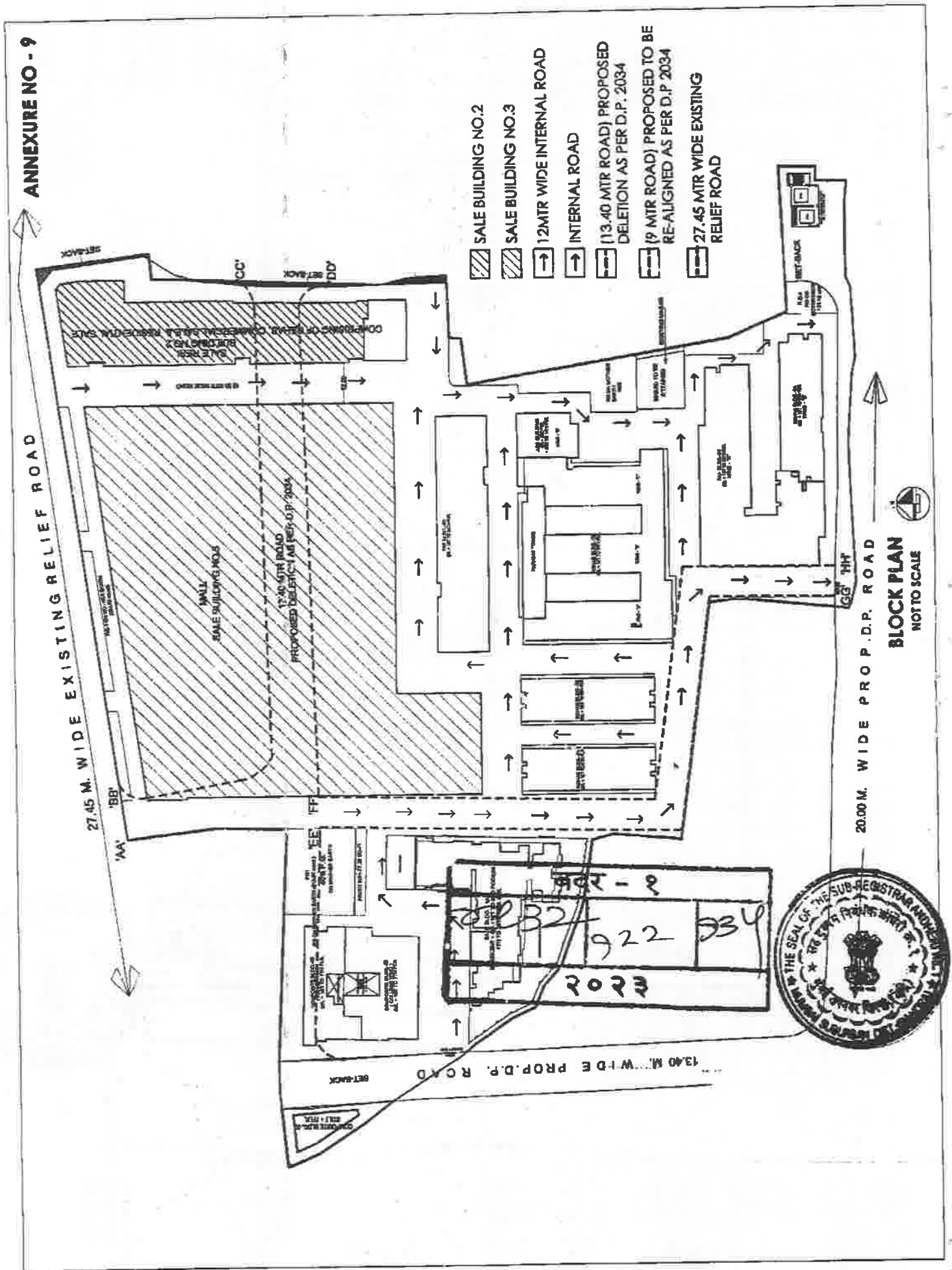
Table with 2 columns: Particulars, Area (sq. m).

Area of Plot	10000
Area of Building	5000
Area of Open Space	5000
Area of Road	1000
Area of Water Body	0
Area of Other	0

Table with 2 columns: Particulars, Area (sq. m).

Area of Plot	10000
Area of Building	5000
Area of Open Space	5000
Area of Road	1000
Area of Water Body	0
Area of Other	0

Annexure-9



2023
922
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BLOCK PLAN
NOT TO SCALE

DETAILS OF LITIGATION

- 1) Mr. Sirfaraz Sheikh and others filed Contempt Petition (L) No. 29538 of 2022 in Writ Petition (L) No. 2512 of 2019 (the "said Contempt Petition"), inter alia seeking to: (a) hold Respondent Nos. 1 to 11 therein guilty of having committed breach of the order dated 13th July, 2020 passed by the Hon'ble Bombay High Court, and hold them guilty under the provisions of the Contempt of Court Act, 1971, and (b) direct Respondent Nos. 13 to 15 therein to withdraw the approval granted to the purported plans, and (c) direct Respondent Nos. 16 to 26 to reject the application for approval of purported plans and/or withdraw any approval granted to the purported plans. The said Contempt Petition is pending before the Hon'ble Bombay High Court.
- 2) Mr. Salahuddin Rehmatullah Chaoudhary and another have filed Writ Petition No. 8240 of 2021 (the Writ Petition") before the Hon'ble Bombay High Court, inter alia for: (a) quashing, setting aside, modifying and amending the order dated 22nd July, 2021, (b) directing Respondent No. 9 therein to hear the Application filed by the Petitioner therein on 3rd June, 2021 on merits and to decide such application in a judicious and time bound manner and (c) directing Respondent No. 9 therein to number the Application filed by the Petitioner on 3rd June, 2021. The Writ Petition is pending before the Hon'ble Bombay High Court.

बदर - १		
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२०२३		



ANNEXURE - 11

BEACON
TRUSTEESHIP

NOC FOR SALE OF FLAT

Ref: 30551 /OPR/BTL/2023-24

Date: 06th April, 2023

To,
Gajaanan Property Developers Private Limited
201 Nivan, CTS No. E/751,
S.V Road, Opposite Podar International School,
Khar West, Mumbai - 400052

Sub: Grant of Conditional no objection under the Debenture Trust Deed executed on 01st April, 2022 by Gajaanan Property Developers Private Limited (Company/Borrower/s) and Beacon Trusteeship Limited (Debenture Trustee)

Please refer to your request dated 02.03.2023, for grant of NOC for sale of the flat from Beacon Trusteeship Ltd & NOC letter Ref No. EIREF/RE/125 from Edelweiss India Real Estate Fund dated 22.03.2023.

We, hereby grant our conditional no objection in respect of the below mentioned flat/unit forming part of Project 'Alaya Project'

Property Details	
Buyer's Name	Dr. Arun Kumar Pandey & Mrs. Meenakshi Pandey
Wing No.	B
Flat No.	2704
Area of the Flat	404.76 Sq.ft
Consideration	-
Sale Consideration	INR 91,00,000/-
Additional Charges	INR 2,50,000/-
Less: Amount Received	INR 15,30,450/-
Net Value	INR 78,19,550/-

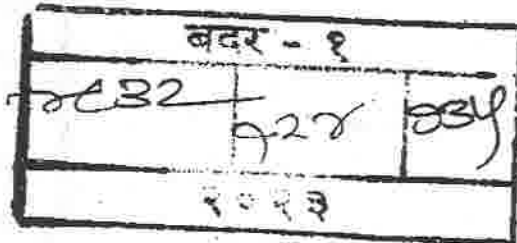
This conditional no objection hereby granted is restricted to the sale of the flat/unit as mentioned herein in favour of the Purchaser only. This conditional no objection is strictly subject to the Purchaser and/or Company/Borrower depositing/agreeing to deposit entire Sale Consideration (whether received in bullet payment or instalments) in the Escrow Account No. 57500000909684 opened with HDFC Bank.

The conditional NOC hereby granted shall not authorize the Company/Borrower to sell any other flat without the prior written consent from the Debenture Trustee. In the event the Company/Borrower or Purchaser fail to deposit the Sale Consideration in the aforesaid Escrow Account or the sale of Premises in favour of the Purchaser is cancelled for any reason, the conditional consent as accorded herein shall stand revoked automatically and you shall have to apply for a fresh conditional NOC in relation to sale of the said Premises to any other person.

Yours truly,

For Beacon Trusteeship Limited

Bhagyashree Korpade
Authorized Signatory
Bhagyashree Korpade
Relationship Manager



BEACON TRUSTEESHIP LIMITED

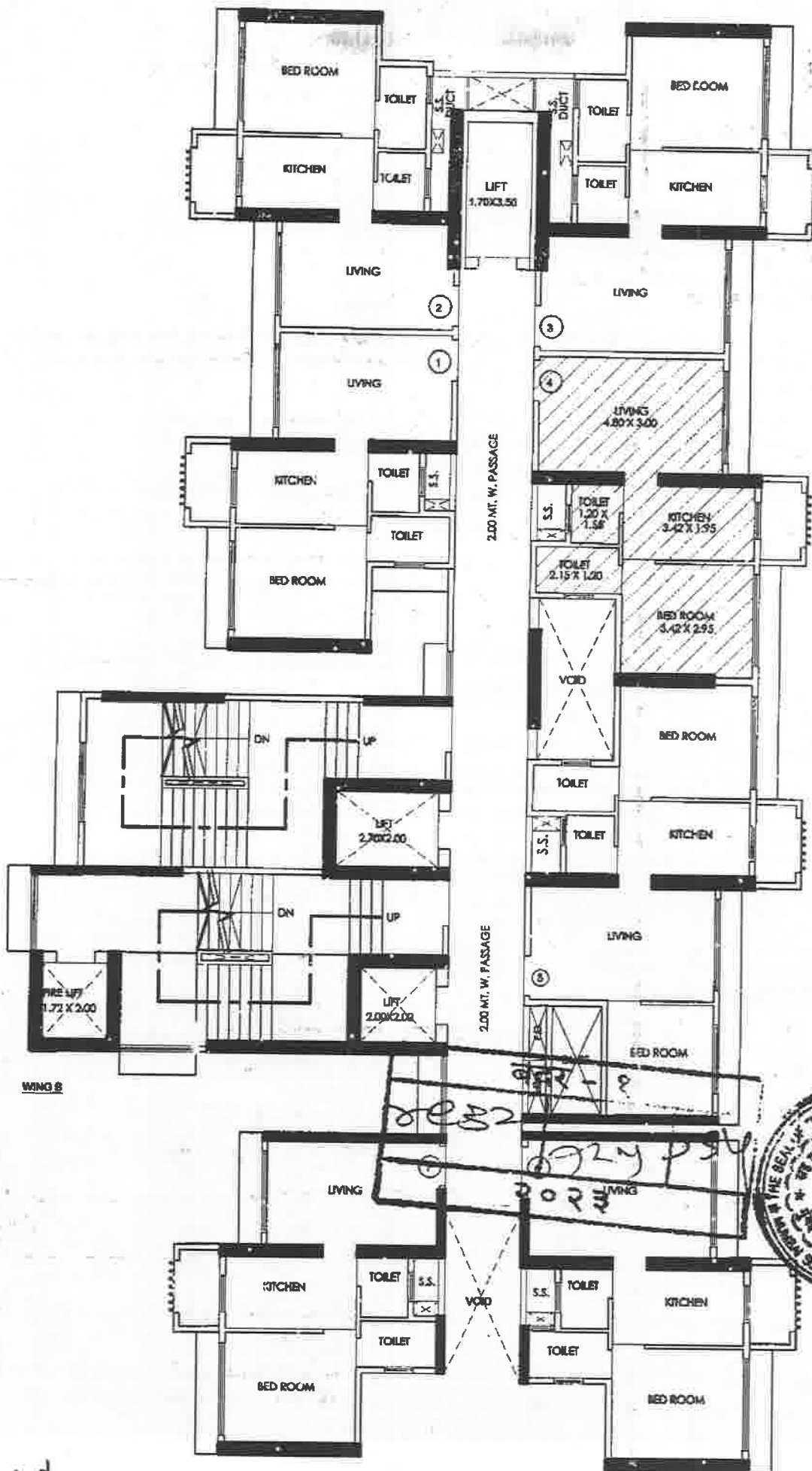
Registered & Corporate Office : 4C & D, Siddhivinayak Chambers, Gandhi Nagar, Opp MIG Cricket Club, Bandra (E), Mumbai - 400 051.

Phone : 022-26538759 | Email : contact@beacontrustee.co.in | Website : www.beacontrustee.co.in

CIN : U74999MH2015PLC271288

2023

ANNEXURE - - 12



11TH TO 13TH, 15TH TO 20TH & 22ND TO 27TH FLOOR PLAN - B WING

Jan

Jan

Jan

Paragraph: 3309/2027
 Antara: 2020/2027
 Wing A

1	2020	55.43	8	0
2	2020	55.40	7	0
3	2020	55.50	50	0
4	2020	55.43	35	0
5	2020	55.45	30	0
6	2020	55.45	30	0
7	2020	55.40	30	0
8	2020	55.45	30	0

Equipment

- 1. Number of Riser(s) and Deck
- 2. Number of Rooms
- 3. Size Floor
- 4. Number of Steps of Stair Structure
- 5. Material with Internal Partition, Flooring with Floor, Ceiling, Doors and Windows for each of the floor/rooms
- 6. Sanitary Fittings with the floor, plumbing, electrical fittings within the floor/rooms
- 7. Staircase with Wall and Columns at each floor level connecting the floors with Lifts, Overhead and Underground Water Tanks
- 8. The complete structure and external finish and other completion of structure in interior of the Building
- 9. Installation of all electrical, plumbing, fire and equipment in the building in accordance with the relevant codes and standards

बदर - २
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GAJAANAN PROPERTY DEVELOPERS PRIVATE LIMITED

Regd Off: 201 Nivan CTS No. E/751, S.V. Road, Khar (West) Opp Poddar International School, Mumbai-400052
Tel: 022 26065100 Email: gajaanan.builder01@gmail.com
CIN: U45500MH2019PTC334454

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF GAJAANAN PROPERTY DEVELOPERS PRIVATE LIMITED HELD ON 30TH SEPTEMBER, 2022 AT 01:00 P.M. AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT 201, NIVAN, CTS NO. E/751, S.V. ROAD, KHAR (WEST), MUMBAI - 400 052.

Further delegation of authority of Mr. Swadesh Kumar Anand and Mr. Ameya Tandulkar of signing of agreements etc. pertaining to Sale Building No. 2 of 'Paradigm Antalya' Project at Oshiwara Andheri (West), Mumbai ("the Project").

WHEREAS the Board of Directors of the Company in its meeting held on 26th August 2022 granted an authority to Mr. Swadesh Kumar Anand and Mr. Ameya Tandulkar ("Board Resolution dated 26th August, 2022"), jointly and/or severally, to sign, execute and admit execution before the appropriate Registering Authorities and other statutory authorities the for Booking Form/s, Allotment Letter/s, Agreement for Sale/s, Supplemental Deed/(s), Deed of Rectification/(s), Deed of Modification/(s), Deed of Cancellation/(s) and/or all other incidental or ancillary documents including writings, affidavit/(s), undertaking/(s), indemnity/(ies) and/or undertaking/(s) ("Documents") for sale of flats, shops, offices and/or any other premises agreed to be sold/transferred by the Company in the Sale Building No. 2 of the Project developed/constructed by the Company at Oshiwara, Andheri West, Mumbai (more particularly mentioned in the Board Resolution dated 26th August, 2022) save as and provided that Allotment Letter/s and Deed/s of Cancellation shall also be vetted and initialed by any nominee appointed by Calendula Commerce Private Limited;

Now, for the purpose of administrative and other operational reasons, it was considered appropriate that authority to sign and execute the various documents which are more particularly defined in earlier resolution passed on 26th August 2022 related to sale of flats, shops, offices and/or any other premises agreed to be sold/transferred by in the Sale Building No. 2 of the Project developed/constructed by the Company, be further extended to more officials of the Company namely Mr. Namdeo Kalambare and/or Mr. Rupesh Gudekar in addition to Mr. Nandkunnar Matkar and/or Mr. Padmakar Gawde. The Board after due deliberations on the matter, passed the following resolution.

RESOLVED THAT further to the resolutions passed by the Board of Directors of the Company in its meetings held on 26th August 2022, Mr. Swadesh Kumar Anand and Mr. Ameya Tandulkar be and are hereby, jointly and/or severally, further authorized to delegate/grant their authority to sign and execute any Documents (more particularly defined in earlier resolution passed on 26th August 2022) to (1) Mr. Namdeo Kalambare and/or (2) Mr. Rupesh Gudekar in addition to (3) Mr. Nandkumar Matkar and/or (4) Mr. Padmakar Gawde, ("Delegated Authorized Persons") and the "Delegated Authorized Persons" be and are hereby authorized to act upon and perform their authorities so delegated by Mr. Swadesh Kumar Anand and Mr. Ameya Tandulkar in connection with the related matters.

RESOLVED FURTHER that the "Delegated Authorized Persons" be and are hereby, jointly and/or severally, authorized to delegate the authority to admit execution of any of the said Documents by appointing any other person(s) or substitute(s) by executing such other documents as may be required to appear before the Offices of the concerned Sub-Registrar of Assurances and to have such Documents registered under the provisions of the Registration Act, 1908 on behalf of the Delegated Authorized Persons.



GAJAANAN PROPERTY DEVELOPERS PRIVATE LIMITED

Regd Off: 201 Nivan CTS No. E/751, S.V. Road, Khar (West) Opp Poddar International School, Mumbai-400052
Tel: 022 26065100 Email: gajaanan.builder01@gmail.com
CIN: U45500MH2019PTC334454

RESOLVED FURTHER THAT a copy of the aforesaid resolution certified to be true by any one of the Directors of the Company be furnished to the Registering Authorities and other appropriate authorities with a request to act thereon."

**Certified True Copy
For Gajaanan Property Developers Private Limited**

Kaushik mehta

**Kaushik Mehta
Director
DIN: 08574772**

बदर - १		
४३२	१२६	१३५
२०२३		



आयकर विभाग INCOME TAX DEPARTMENT भारत सरकार GOVT OF INDIA

स्थायी खाता संख्या कार्ड Permanent Account Number Card

AAICG1291L

नाम / Name GAJANAN PROPERTY DEVELOPERS PRIVATE LIMITED

निर्माण वर्ष की तिथि / Date of Incorporation/Formation 13/12/2019

भारत सरकार GOVT OF INDIA

आयकर विभाग INCOME TAX DEPARTMENT

MEENAKSHI PANDEY

RAVISHANKAR MISHRA

03/03/1968

ALFPD8385B

आयकर विभाग INCOME TAX DEPARTMENT भारत सरकार GOVT OF INDIA

स्थायी खाता संख्या कार्ड Permanent Account Number Card

AZHP52059C

नाम / Name RAJESH DHARMA GUDEKAR

पिता का नाम / Father's Name DHANRAJ PANDURANG GUDEKAR

जन्म तिथि / Date of Birth 22/12/1992

भारत सरकार GOVERNMENT OF INDIA

अरुण कुमार पाण्डेय Arun Kumar Pandey

जन्म तिथि / DOB: 01/12/1960

पुरुष / MALE

Mobile No.: 9412879072

4839 6107 8523

VID : 9116 6397 0487 4593

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: श्री श्री राम कृपाल पाण्डेय, हाउस नं 01R/10A, नई भारती स्कूल के पीछे तिलक नगर, अलाहाबाद **, प्रयागराज, उत्तर प्रदेश - 211006

Address: C/O Late Sri Ram Kripal Pandey, House No 01R/10A, Behind Maa Bharti School Tilak Nagar, Allahabad **, Prayagraj, Uttar Pradesh - 211006

4839 6107 8523

VID : 9116 6397 0487 4593

2023



भारत सरकार GOVERNMENT OF INDIA

मीनाक्षी पाण्डे Meenakshi Pandey

जन्म तिथि / DOB: 03/03/1968

महिला / FEMALE

Mobile No.: 9412879072

3186 7809 1617

VID : 9192 1470 3352 1559

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: श्री. अरुण कुमार पाण्डेय, हाउस नं 01R/10A, नई भारती स्कूल के पीछे तिलक नगर अलाहाबाद **, प्रयागराज, उत्तर प्रदेश - 211006

Address: C/O Dr. Arun Kumar Pandey, House No 01R/10A, Behind Maa Bharti School Tilak Nagar Allahabad **, Prayagraj, Uttar Pradesh - 211006

3186 7809 1617

VID : 9192 1470 3352 1559

आयकर विभाग INCOME TAX DEPARTMENT भारत सरकार GOVT OF INDIA

ARUN KUMAR PANDEY

RAM KRIPAL PANDEY

01/12/1960

AAZHP5254C



CHALLAN
MTR Form Number-6



GRN	MH017604252202223M	BARCODE	Date		27/03/2023-21:24:04	Form ID	25.2
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)				
			PAN No.(If Applicable)				
Office Name	BDR1_JT SUB REGISTRAR ANDHERI NO 1		Full Name	Arun kumar panday			
Location	MUMBAI		Flat/Block No.	Flat No. 2704, B Wing, Paradigm Alaya,Forming a			
Year	2022-2023 One Time		Premises/Building	part of Project registered under			
Account Head Details	Amount in Rs.	Road/Street	MahaRERA as Paradigm Antatya,Relief Road,				
0030045501 Stamp Duty	546000.00	Area/Locality	Jogeshwari West Mumbai				
0030063301 Registration Fee	30000.00	Town/City/District					
		PIN	4 0 0 1 0 2				
		Remarks (If Any)	SecondPartyName=Gajaanan Property Developers Private Limited-				
		Amount In	Five Lakh Seventy Six Thousand Rupees Only				
		Words					
		5,76,000.00					
Payment Details	IDBI BANK		FOR USE IN RECEIVING BANK				
Cheque/DD Details	Bank CIN	Ref. No.	69103332023032819735	724719217			
Cheque/DD No.	Bank Date	RBI Date	28/03/2023-19:18:48	29/03/2023			
Name of Bank	Bank-Branch		IDBI BANK				
Name of Branch	Scroll No. , Date		100 , 29/03/2023				



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mcbile No. : 0000000000
सदर चलन केवल दफ्तर निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.

Signature Not Verified

Digitally signed by DS
DIRECTORATE OF
ACCOUNTS AND
TREASURES MUMBAI 02
Date: 2023.04.10 14:39:41
IST
Reason: GRAS Secure
Document
Location: India

Challan Defaced

Sr. No.	Defacement No.	Defacement Date	Userid	Defacement Amount	
1	(IS)-322-4932	0000167550202324	10/04/2023-12:58:51	IGR186	30000.00
2	(IS)-322-4932	0000167550202324	10/04/2023-12:58:51	IGR186	546000.00
Total Defacement Amount					5,76,000.00

Page 1/1
बदर - १
०३२
७३०
९३५
२०२३

Print Date 10-04-2023 02:39:41





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

Receipt of Document Handling Charges

PRN 1004202307061

Receipt Date 10/04/2023

Received from DHC, Mobile number 0000000000, an amount of Rs.700/-, towards Document Handling Charges for the Document to be registered on Document No. 4932 dated 10/04/2023 at the Sub Registrar office Joint S.R. Andheri 1 of the District Mumbai Sub-urban District.

DEFACED

₹ 700

DEFACED

Payment Details

Bank Name IBKL

Payment Date 10/04/2023

Bank CIN 10004152023041004878

REF No. 2827887944

Deface No 1004202307061D

Deface Date 10/04/2023

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

ज्वर - १		
२०३२	९३९	९३५
१०/०४/२३		





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

Receipt of Document Handling Charges

PRN 1004202306927

Receipt Date 10/04/2023

Received from DHC, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 4932 dated 10/04/2023 at the Sub Registrar office Joint S.R. Andheri 1 of the District Mumbai Sub-urban District.

DEFACED

₹ 2000

DEFACED

Payment Details

Bank Name IBKL

Payment Date 10/04/2023

Bank CIN 10004152023041004768

REF No. 2827886980

Deface No 1004202306927D

Deface Date 10/04/2023

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

खदर - २
२८३२ ९३२ २४
२०२३



बदर - १		
२३२	१३३	१३५
२०२३		



322/4932

सोमवार, 10 एप्रिल 2023 12:59 म.नं.

दस्त गोशवारा भाग-1

वदर

दस्त क्रमांक: 4932/2023

दस्त क्रमांक: वदर1 /4932/2023

बाजार मूल्य: रु. 61,90,202/-

मोबदला: रु. 91,00,000/-

भरलेले मुद्रांक शुल्क: रु.5,46,000/-

दु. नि. सह. दु. नि. वदर1 यांचे कार्यालयात

अ. क्रं. 4932 वर दि.10-04-2023

रोजी 12:49 म.नं. वा. हजर केला.

पावती:5615

पावती दिनांक: 10/04/2023

सादरकरणाचे नाव: मीनाक्षी पांडेय -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2700.00

पृष्ठांची संख्या: 135

दस्त हजर करणाऱ्याची सही:

एकूण: 32700.00

दुय्यम निबंधक, अंधेरी-1

सह. दुय्यम निबंधक, अंधेरी क्र. १

दुय्यम निबंधक, अंधेरी-1

सह. दुय्यम निबंधक, अंधेरी क्र. १

दस्ताचा प्रकार: करारनामा

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

शिक्षा क्रं. 1 10 / 04 / 2023 12 : 49 : 04 PM ची वेळ: (सादरकरण)

वदर - १

शिक्षा क्रं. 2 10 / 04 / 2023 12 : 52 : 18 PM ची वेळ: (फी)

४९३२	९३४	७३५
२०२३		



प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसार नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर निष्पादित व्यक्ती, साक्षीदार व सोबत जडविलेल्या कागदपत्रांची आणि दस्तांची सत्यता, वैधता कायदेशीर बाबींसाठी खालील दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहिल.

लिहुन शेणार

लिहुन शेणार



10/04/2023 1 14:14 PM

दस्त गोपवाग भाग-2

बदर 1

दस्त क्रमांक:4932/2023

दस्त क्रमांक :बदर1/4932/2023

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:गजानन प्रॉपर्टी डेव्हलपर्स प्रा लि चे ऑथोराईड्ड सिग्रेटरी रुपेश गुडेकर - पत्ता:प्लॉट नं: 201, माळा नं: -, इमारतीचे नाव: निवान, ब्लॉक नं: मीटींगम नं 5/751, पोद्दार इंटरनॅशनल स्कूल समोर, रोड नं: एस व्ही रोड, सार पश्चिम, मुंबई, महाराष्ट्र, गुम्बई. पॅन नंबर:AAICG1291L	लिहून घेणार वय :-29 स्वाक्षरी:- 		
2	नाव:मीनाक्षी पांडेय - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: हाउस नं.01 आर/10ए, ब्लॉक नं: माँ भारती स्कूल के पिछे,तिळक नगर, रोड नं: अल्लाहपूर,प्रयागराज,उत्तरप्रदेश, उत्तर प्रदेश, आळका:आबाड. पॅन नंबर:ALFPD8385B	लिहून घेणार वय : 55 स्वाक्षरी:- 		
3	नाव:अरुण कुमार पांडेय - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: हाउस नं.01 आर/10ए, ब्लॉक नं: माँ भारती स्कूल के पिछे,तिळक नगर, रोड नं: अल्लाहपूर,प्रयागराज,उत्तरप्रदेश, उत्तर प्रदेश, आळका:आबाड. पॅन नंबर:AAAXPP6254C	लिहून घेणार वय :-62 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त गोपवाग करून दिल्याची नोंद घेतली जात आहे.
शिक्का क्र.3 ची वेळ:10 / 04 / 2023 01 : 06 : 34 PM

ओळख:-

दस्तऐवज निष्पादनाचा कबुलीजवाब देणाऱ्या मर्ब पक्षकाराचा ओळख घेण्यासाठी आचार्यपालीदार पद्धतकण्यात आले आहे. यातून प्राप्त झालेले पृढीलप्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information Received from UIDAI (Name, Gender, PAN No, Photo)
1	लिहून घेणार गजानन प्रॉपर्टी डेव्हलपर्स प्रा लि चे ऑथोराईड्ड सिग्रेटरी रुपेश गुडेकर -	10/04/2023 01:07:40 PM	रुपेश धर्मा गुडेकर M XXXX XXXX 7477
2	लिहून घेणार मीनाक्षी पांडेय -	10/04/2023 01:07:18 PM	मीनाक्षी पाण्डे F XXXX XXXX 1617
3	लिहून घेणार अरुण कुमार पांडेय -	10/04/2023 01:06:57 PM प्रमाणित करण्यात येते की, या दस्तामध्ये एकूण 934 पाने आहेत.	अरुण कुमार पाण्डेय M XXXX XXXX 8523

पुस्तक क्र. १/बदर-१/२०२३
वर नोंदला, दिनांक... 4-0-APR 2023

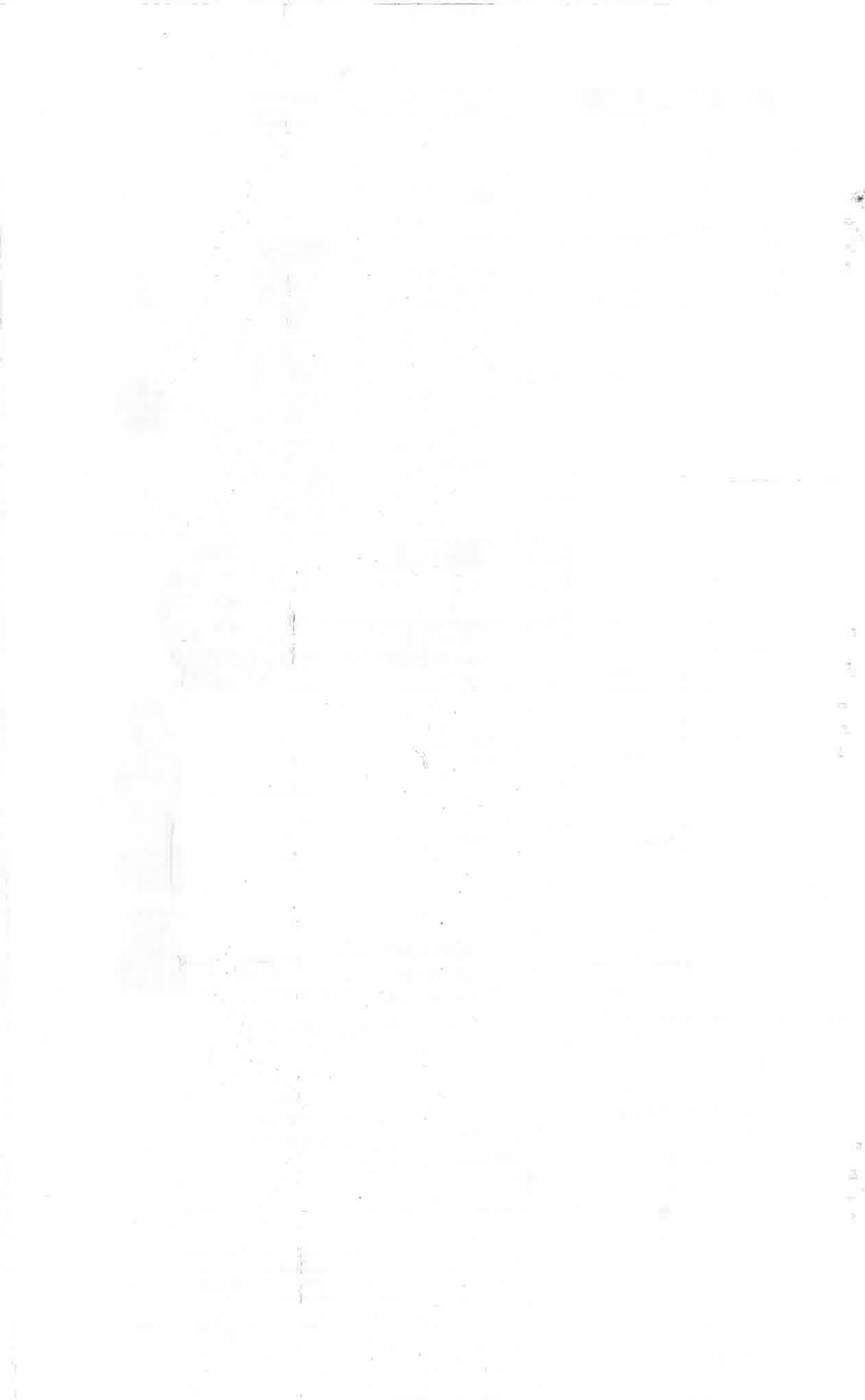
शिक्का क्र.4 ची वेळ:10 / 04 / 2023 01 : 07 : 43 PM

दुय्यम निबंधक, अंधेरी-1
सह. दुय्यम निबंधक, अंधेरी क्र. १

(पी. एस. शेल्कर)
सह. दुय्यम निबंधक, अंधेरी क्र. १,
मुंबई उपनगर जिल्हा.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Arun kumar panday	eChallan	69103332023032819735	MH017604252202223M	546000.00	SD	0000167550202324	10/04/2023
2		DHC		1004202307061	700	RF	1004202307061D	10/04/2023
3		DHC		1004202306927	2000	RF	1004202306927D	10/04/2023
4	Arun kumar panday	eChallan		MH017604252202223M	30000	RF	0000167550202324	10/04/2023

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





10/04/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 1

दस्त क्रमांक : 4932/2023

नोंदणी :

Regn:63m

गावाचे नाव : ओशिवरा

(1) विलेखाचा प्रकार	करारनामा
(2) मोवदला	9100000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6190201.74
(4) भू-मापन, पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : , इतर माहिती: , इतर माहिती: सदनिका नं.2704, माळा क्र.27 वा मजला, बी विंग इमारतीचे नाव: न्यू विल्डिंग मध्ये रिसिडेन्शियल सेल कंपोनन्ट-पॅराडाईम अलाया, (फॉर्मिंग अ पार्ट ऑफ प्रोजेक्ट रजिस्टर्ड अंडर महाराष्ट्र एज पॅराडाईम आंतल्या), ब्लॉक नं. व्हिलेज.ओशिवरा, रिलीफ रोड, रोड: जोगेश्वरी पश्चिम, मुंबई 400102, सदनिकेचे एकूण क्षेत्रफळ 37.60 चौ.मीटर कार्पेट एरिया सोबत 1 कार पार्किंग व इतर वर्णन दस्तात नमुद केल्याप्रमाणे ((C.T.S. Number : 446 C/2 PART ;))
(5) क्षेत्रफळ	1) 41.36 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- गजानन प्रॉपर्टी डेव्हलपर्स प्रा लि चे ऑथोराईड सिग्रेटरी रुपेश गुडेकर - वय:-29; पत्ता:- प्लॉट नं: 201, माळा नं: -, इमारतीचे नाव: निवान, ब्लॉक नं: सीटीएस नं ड/751, पोहार् इंटरनॅशनल स्कूल समोर, रोड नं: एस व्ही रोड, खार पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400052 पॅन नं:-AAICG1291L
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- मीनाक्षी पांडेय - वय:-55; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: हाउस नं.01 आर/10ए, ब्लॉक नं: माँ भारती स्कूल के पिछे, तिळक नगर, रोड नं: अल्लाहपूर, प्रयागराज, उत्तर प्रदेश, उत्तर प्रदेश, आळ्या: आबाड. पिन कोड:-211006 पॅन नं:-ALFPD8385B 2): नाव:- अरुण कुमार पांडेय - वय:-62; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: हाउस नं.01 आर/10ए, ब्लॉक नं: माँ भारती स्कूल के पिछे, तिळक नगर, रोड नं: अल्लाहपूर, प्रयागराज, उत्तर प्रदेश, उत्तर प्रदेश, आळ्या: आबाड. पिन कोड:-211006 पॅन नं:-AAXPP6254C
(9) दस्तऐवज करून दिल्याचा दिनांक	10/04/2023
(10) दस्त नोंदणी केल्याचा दिनांक	10/04/2023
(11) अनुक्रमांक, खंड व पृष्ठ	4932/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	546000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



दस्तासोबत सूची II दिली

Sannu
सह. दुय्यम निबंधक, अंधेरी क्र. 1
मुंबई उपनगर जिल्हा.

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Arun kumar panday	eChallan	69103332023032819735	MH017604252202223M	546000.00	SD	0000167550202324	10/04/2023
2		DHC		1004202307061	700	RF	1004202307061D	10/04/2023
3		DHC		1004202306927	2000	RF	1004202306927D	10/04/2023
4	Arun kumar panday	eChallan		MH017604252202223M	30000	RF	0000167550202324	10/04/2023

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

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