

389/18012

पावती

Original/Duplicate

Thursday, November 25, 2021

नोंदणी क्र. :39म

5:03 PM

Regn.:39M

पावती क्र.: 19675 दिनांक: 25/11/2021

गावाचे नाव: आकुर्ली

दस्तऐवजाचा अनुक्रमांक: बरल-6-18012-2021

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: कविता बाबू व्हटकर

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 150

रु. 30000.00

रु. 3000.00

एकूण:

रु. 33000.00

वाजार मुल्य: रु.7907130.44 /-

मोबदला रु.10590000/-

भरलेले मुद्रांक शुल्क : रु. 529500/-

सह. दुय्यम निबंधक, बोरीवली क्र. 6,
मुंबई उपनगर, त्रल्हा.

1) देयकाचा प्रकार: By Cash रकम: रु.3000/-

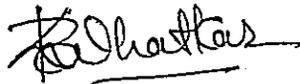
2) देयकाचा प्रकार: eChallan रकम: रु.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH009220693202122E दिनांक: 25/11/2021

बँकेचे नाव व पत्ता:

REGISTERED ORIGINAL DOCUMENTS

DELIVERED ON 25 NOV 2021



11/25/2021

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202111256359	25 November 2021,04:02:47 PM			
बरत-6					
मूल्यांकनाचे वर्ष	2021				
जिल्हा	मुंबई(उपनगर)				
मूल्य विभाग	77-आर्कली (बोरीवली)				
उप मूल्य विभाग	77/343रस्ता : दूतगती महामार्ग.				
सर्व्हे नंबर /न. भू क्रमांक :	इतर #				
वार्षिक मूल्य दर तकत्यानुसार मूल्यदर रु.	खुली जमीन	निवारी सदनिवा	कार्यालय	दुकाने	औद्योगिक
67720	132430	146780	185200	132430	मोजमापनाचे एकक चौरस मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	54.28चौरस मीटर	मिळकतीचा वापर-	निवारी सदनिवा	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर -	Rs.132430/-
उद्ववाहन सुविधा-	आहे	मजला -	11th floor To 20th floor		
रस्ता सन्मुख -					
Sale Type -	First Sale				
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ = 110% apply to rate= Rs.145673/-					
घरा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर =((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घरा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर) = (((145673-67720) * (100 / 100))+67720) = Rs.145673/-					
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 145673 * 54.28 = Rs.7907130.44/-					
एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + शेड/गाईना मजला क्षेत्र मूल्य + लगतच्या बांधीचे मूल्य + वरील बांधीचे मूल्य + वंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + वंदिस्त घालकनी + मॅकेनिकल वाहनतळ = A + B + C + D + E + F + G + H + I + J = 7907130.44 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 =Rs.7907130.44/-					

Home Print



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२०२१		



CHALLAN
MTR Form Number-6



GRN	MH009220693202122E	BARCODE	[Barcode]				Date	25/11/2021-14:16:12	Form ID	25.2
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (if Any)						
Office Name	BRL1_JT SUB REGISTRAR BORIVALI 1			PAN No.(If Applicable)	AAICD5545L					
Location	MUMBAI			Full Name	Ms DAMODAR SURUCHI DEVELOPERS PVT LTD					
Year	2021-2022 One Time			Flat/Block No.	Flat no. 1504, 15th floor, A wing, UK Luxecity					
Account Head Details	Amount In Rs.			Premises/Bullding						
0030045501	Stamp Duty		529500.00	Road/Street	Hanuman Nagar, Kandivali (East)					
0030063301	Registration Fee		30000.00	Area/Locality	MUMBAI					
				Town/City/District						
				PIN	4	0	0	1	0	1
				Remarks (If Any)	PAN2=ABFPW5937J~SecondPartyName=Mrs Kavita Babu Whatkar AND OTHER~					
Total	5,59,500.00			Amount In Words	Five Lakh Fifty Nine Thousand Five Hundred Rupees Only					
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK						
Cheque/DD Details				Bank CIN	Ref. No.	69103332021112512197		704037035		
Cheque/DD No.				Bank Date	RBI Date	25/11/2021-14:16:51		Not Verified with RBI		
Name of Bank				Bank-Branch	IDBI BANK					
No. 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. : 7718803979

सादर चलान केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सादर चलान लागू नाही.

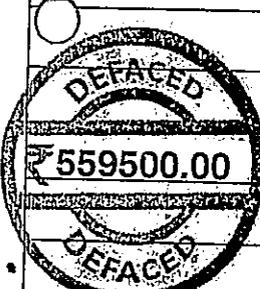
बरल - ६/		
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CHALLAN
MTR Form Number-6



GRN	MH009220693202122E	BARCODE	[Barcode]		Date	25/11/2021-14:16:12	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	BRL1_JT SUB REGISTRAR BORIVALI 1			PAN No.(If Applicable)	AAICD5545L			
Location	MUMBAI			Full Name	Ms DAMODAR SURUCHI DEVELOPERS PVT LTD			
Year	2021-2022 One Time			Flat/Block No.	Flat no. 1504, 15th floor, A wing, UK Luxecity			
Account Head Details	Amount In Rs.			Premises/Bulding				
0030045501 Stamp Duty	529500.00			Road/Street	Hanuman Nagar, Kandivall (East)			
0030063301 Registration Fee	30000.00			Area/Locality	MUMBAI			
				Town/City/District				
				PIN	4	0	0	1 0 1
				Remarks (If Any)	PAN2=ABFPW5937J~SecondPartyName=Mrs Kavita Babu Whatkar AND OTHER--			
Total	5,59,500.00			Amount In Words	Five Lakh Fifty Nine Thousand Five Hundred Rupees Only			
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque/DD No.				Bank CIN	Ref. No.	6910333202112512197	704037035	
Name of Bank				Bank Date	RBI Date	25/11/2021-14:16:51	Not Verified with RBI	
No of Branch				Bank-Branch	IDBI BANK			
				Scroll No. , Date	100 , 26/11/2021			



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 7718803979
सदर चलान केवल दुर्यम निबधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलान लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-389-18012	0004417046202122	28/11/2021-20:07:58	IGR185	30000.00

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२०२१

GRN : MH009220693202122E Amount : 5,59,500.00

Bank : IDBI BANK

Date : 25/11/2021-14:16:12

2	(IS)-389-18012	0004417046202122	26/11/2021-20:07:58	IGR195	529500.00
Total Defacement Amount					5,59,500.00



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बरल - ६/		
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२०२१		

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai on this 25th day of Nov 2021;

BETWEEN

M/s. DAMODAR SURUCHI DEVELOPERS PRIVATE LIMITED, a Company incorporated under the provisions of Companies Act, 1956 and having its office at 8, Ground Floor, Abhishek Building, Behind Kuber Complex, Opp. Laxmi Industrial Estate, New Link Road, Andheri (West), Mumbai 400 053, hereinafter referred to as "the Promoter/Developer", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its present Director/s, their heirs, executors, administrators of the last surviving Director/s, successors and assigns) of ONE PART;

Shattkar

Shattkar

AND

Mrs. Kavita Babu Whatkar & Mr. Babu Shivram Whatkar, Indian Inhabitant/s, residing at Pragati Co-Op HSG Society Ltd, Room No 2B/301, Golibar Maidan, Near Maratha Colony, Santacruz (East), Mumbai:-400055.

OR

MR/MRS/MS. _____ and _____
_____, Non Resident Indian, residing at

_____ having
permanent _____ address _____ at,

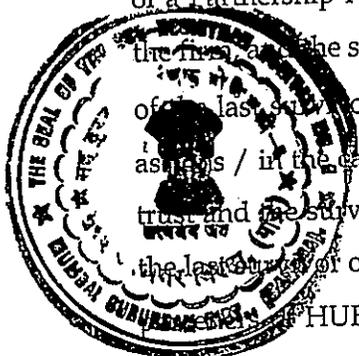
_____ a company
registered under the Companies Act, 1956/ or deemed to be registered in India under
Companies Act 2013, and having its registered office at

_____ a partnership firm
registered under the Indian Partnership Act, 1932/ Limited Liability Partnership Act 2008,
and having its registered office at

_____ a public charitable trust
registered under the Bombay Public Trusts Act, 1950, and having its registered office at

_____ (PAN No ABFPW5937I & AAGPW1779G)

hereinafter referred to as "the Purchaser/Allottee/s" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include in the case of an individual/s his/her/their respective heirs, executors and administrators/ in the case of a Partnership Firm, the partners for the time being and from time to time constituting the firm and the survivors or survivor of them and the heirs, executors and administrators of the firm or of them/ in the case of a body corporate its successors and permitted assigns / in the case of a trust, the trustees for the time being and from time to time of the trust and the survivors or survivor of them and the heirs, executors and administrators of the trust or of them / in case of an Hindu Undivided Family the members and the co-owners of the HUF from time to time and the last surviving member and coparcener and the legal heirs, executors and administrators of such last surviving member of the HUF / in case of Limited Liability Partnership which expression unless repugnant to the context or meaning hereof shall be deemed to mean and include its successors in interest) of the



Other Part;		
96092	E	240
WHEREAS:		
2028		

(a) The Government of Maharashtra is the owner of the property situated at Village Akurli bearing C.T.S. No.163-A(Part) with structures standing thereon popularly

[Signature]
Promoter

[Signature]

[Signature]

known as Hanuman Nagar, Akurli Road, Kandivali (East), Mumbai 400 101, admeasuring 13,508.50 sq. mtrs. or thereabout and more particularly described in the First Schedule hereunder written (hereinafter referred to as "the said Property"). The said Property is a 'censused slum'. The same forms a part of a large township project known as "UK Luxecity".

- (b) The various slum dwellers / hutments occupying the said Property have formed various co-operative housing societies namely (i) Kandivali Hanuman Nagar Samarth Co-operative Housing Society Limited registered under the provisions of the Maharashtra Co-operative Housing Societies Act, 1960 under sr. no. BOM/W/HSG-TC 9060/1995-96 dated 9 August 1995, (ii) Kandivali Hanuman Nagar Shree Samarth Co-operative Housing Society Ltd. registered under the provisions of the Maharashtra Co-operative Housing Societies Act, 1960 under sr. no. BOM/W/HSG-TC 9247/1995-96 dated 19 March 1996, and (iii) Kandivali Hanuman Nagar Samarth Krupa Co-operative Housing Society Limited registered under the provisions of the Maharashtra Co-operative Housing Societies Act, 1960 under sr. no. BOM/W/HSG-TC 9371/1995-96 dated 11 July 1996, (hereinafter collectively referred to as "the said Society").
- (c) By its Special General Body Meeting held on 10 October 2005, the Kandivali Hanuman Nagar Samarth Co-operative Housing Society Limited, representing certain occupants of the Property passed a resolution to appoint the Promoter herein as the Developer to develop the said Property in terms of Regulation 33(10) of the Development Control Regulations, 1991 ("DCR") as applicable to the city of Mumbai.
- (d) By its Special General Body Meeting held on 15 October 2005, the Kandivali Hanuman Nagar Samarth Krupa Co-operative Housing Society Limited, representing certain occupants of the Property passed a resolution to appoint the Promoter herein as the Developer to develop the said Property in terms of Regulation 33(10) of the DCR, as applicable to the city of Mumbai.
- (e) By its Special General Body Meeting held on 2 September 2012, the Kandivali Hanuman Nagar Shree Samarth Co-operative Housing Society Limited, representing certain occupants of the Property passed a resolution to appoint the Promoter herein as the Developer to develop the said Property in terms of Regulation 33(10) of the DCR, as applicable to the city of Mumbai.
- (f) By a Development Agreement dated 25 November 2005 made and entered into between the said Kandivali Hanuman Nagar Samarth Krupa Co-operative Housing Society Ltd. and the Promoter herein, the said society appointed the Promoter to redevelop the society by constructing building/s for rehabilitation of



Kandivali Shree Samarth Co-operative Housing Society Limited,		
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[Signature]

[Signature]

[Signature]

Promoter

members of the said society and also constructing building(s) for sale in the open market as per the scheme which may be sanctioned for this purpose by the Slum Rehabilitation Authority ("SRA"), the nodal agency appointed by the State Government, under the provisions of the Maharashtra Slum Area (Improvement, Clearance and Redevelopment Act, 1971 ("Slum Act").

- (g) Simultaneously with the execution of the aforesaid Development Agreement dated 25 November 2005, Kandivali Hanuman Nagar Samarth Krupa Co-operative Housing Society Ltd. has executed a Power of Attorney dated 25 November 2005 in favour of the Promoter herein.
- (h) By a Development Agreement dated 25 November 2005 made and entered into between the said Kandivali Hanuman Nagar Samarth Co-operative Housing Society Ltd. and the Promoter herein, the said society appointed the Promoter to redevelop the society by constructing building/s for rehabilitation of members of the society and also constructing building(s) for sale in the open market as per the scheme which may be sanctioned for this purpose by the SRA, the nodal agency appointed by the State Government, under the provisions of the Slum Act.
- (i) Simultaneously with the execution of the aforesaid Development Agreement dated 25 November 2005, Kandivali Hanuman Nagar Samarth Co-operative Housing Society Ltd. has executed a Power of Attorney dated 25 November 2005 in favour of the Promoter herein.
- (j) Thus, pursuant to the aforesaid the Promoter herein is entitled to develop and construct the rehabilitation buildings for the said Society ("Rehab Buildings") and are entitled to construct and sell as may be sanctioned by the SRA, certain free sale area / units buildings ("Free Sale Buildings").



(k) Intimation of Approval dated 7 December 2012 bearing No. SRA/AG/2921/RS/MHL/ LOI, the SRA approved the Promoter's proposal for the construction of a building to accommodate and rehabilitate the members of the said Society.

Pursuant to the application of the Promoter to the SRA, the SRA issued an Intimation of Approval bearing no. SRA/DDTP/525/L/PL/AP dated 22 June 2015 ("Free Sale IOI") and approved the plans for construction of the Free Sale Buildings on the terms and conditions contained therein on a portion of land measuring 6,709 sq. mtrs. out of the said Property as more particularly described in the Second Schedule hereunder written and as more particularly marked in red colour hatched lines on the plan annexed and marked as Annexure

"A" hereto ("Free Sale Property").

Promoter

Purchaser Page 4

- (m) The SRA has revised the said Original Letter of Intent and issued a revised Letter of Intent bearing No. SRA/ENG/1294/RS/MHL/LOI dated 16 June 2016 ("Second LOI") in favour of the Promoter, granting permission to develop the said Property in accordance with the proposed Slum Rehabilitation Scheme ("Scheme") on the detailed terms and conditions mentioned therein.
- (n) Thereafter, the SRA issued a revised Intimation of Approval dated 29 August 2016, bearing no. bearing No. SRA/ENG/3374/RS/MHL/AP ("Rehab IOA"). The Rehab Building is under construction on a portion of land admeasuring 3,685 sq. mtrs out of the said Property as shown in blue colour hatched lines on the plan annexed and marked as Annexure "A" hereto ("Rehab Property").
- (o) Pursuant to the application of the Promoter to the SRA, the SRA issued an Intimation of Approval bearing no. SRA/ENG/3788/RS/MHL/AP dated 30 September 2016 and approved the plans for construction of a free sale building on the terms and conditions contained therein on a portion of land admeasuring 6509 sq. mtrs. out of the said Property.
- (p) By a Development Agreement dated 3 October 2016 made and entered into between the said Kandivali Hanuman Nagar Shree Samarth Co-operative Housing Society Ltd. and the Promoter herein, the society appointed the Promoter to redevelop the society by constructing building/s for rehabilitation of members of the said society and also constructing building(s) for sale in the open market under the scheme which may be sanctioned for this purpose by the SRA the nodal agency appointed by the State Government, under the provisions of the Slum Rehabilitation Act, 1995. Simultaneously with the execution of the aforesaid Development Agreement dated 3 October 2016 Kandivali Hanuman Nagar Shree Samarth Co-operative Housing Society Ltd. has executed a Power of Attorney dated 3 October 2016 in favour of the Promoter herein.
- (r) The SRA has vide Circular / notification dated 14 December 2015, as part of the larger slum redevelopment layout of Samarth Nagar, revised and amended the overall layout of the said Property as per the plan annexed hereto due to which the area of the land remains unchanged, however, the layout and the boundaries of the plot in the new layout / plan of Samarth Nagar have been altered and as such the same is more particularly shown in yellow colour boundary line on the plan annexed hereto and marked as Annexure "B" and is described in the said Second Schedule.
- (s) The SRA has further revised the said Second Letter of Intent and issued a further revised Letter of Intent bearing No. SRA/ENG/1294/RS/MHL/LOI dated 3rd November 2017 ("Third LOI") in favour of the Promoter, granting permission to



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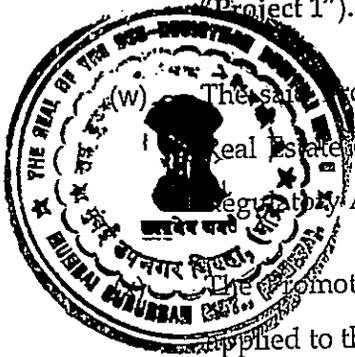
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develop the said Property in accordance with the Scheme on the detailed terms and conditions mentioned therein.

(t) Pursuant to the aforesaid the Promoter has revised the plans for the proposed SRA Scheme and applied to the SRA for a revised IOA and the SRA has issued a revised IOA bearing reference no. SRA/ENG/3788/RS/MHL/AP dated 30 November 2017. A copy of the Revised IOA is annexed and marked as Annexure "C".

(u) The Promoter has prepared a scheme to develop in a phase wise manner, the said Free Sale Property in the name and style of "UK Iridium" by constructing 4 (four) towers, i.e. (i) 2 (two) towers comprised of a plinth (Ground Level), 4 (four) podium levels, plus 27 (twenty seven) super structure slabs each (i.e. Tower 2 comprising of wing C & D and Tower 1 comprising of single wing B (ii) 1 (one) tower consisting of a plinth (Ground Level), 4 podium levels, plus 33 (thirty three) super structure slabs each (i.e. Tower 3 comprising of single wing A) (iii) Tower 4 comprising of wing E & F (that will be the future constructions) and as more particularly shown in the lay out plan annexed and marked as Annexure "D" hereto (hereinafter referred to as the "said Complex").

(v) The SRA has on the basis of the aforesaid revised IOA dated 30 November 2017 issued the Commencement Certificate bearing reference no. SRA/EMG/3788/RS/MHL/AP dated 12 December 2017 as regards construction of 2 (two) towers i.e. Tower 1 being a residential cum commercial building consisting of a plinth, 4 podium levels, plus 27 (twenty seven) super structure slabs and Tower 2 being residential building consisting of a plinth, 4 (four) podium levels, plus 27 (twenty seven) super structure slabs (hereinafter collectively referred to as "the said Project 1 Buildings") and situated on land out of the said Free Sale Property and by utilising 21,826 sq. mtrs. FSI (hereinafter referred to as "Project 1"). The said Project 1 is still under construction.



The said Project 1 has been registered by the Promoter as a "project" under the Real Estate (Regulation and Development) Act, 2016 ("Act") with the Real Estate Regulatory Authority at Mumbai under serial number "P51800028266".

The Promoter has further revised the plans for the proposed SRA Scheme and applied to the SRA for a further revised IOA and the SRA has issued a revised IOA bearing reference no. SRA/ENG/3788/RS/MHL/AP dated 28th January 2021. A

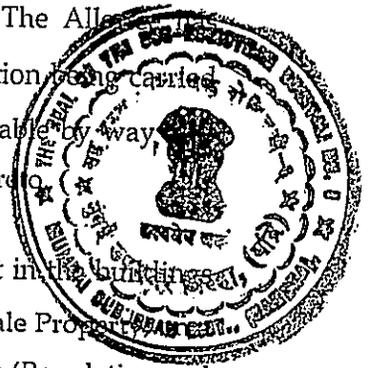
copy of the Revised IOA is annexed and marked as Annexure "E".

In pursuance of the revised IOA dated 28th January 2021, Commencement Certificate bearing reference no. SRA/EMG/3788/RS/MHL/AP dated 12 December 2017 has been further re-endorsed on 9th February 2021 for the purpose

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In pursuance of the revised IOA dated 28 th January 2021, Commencement Certificate bearing reference no. SRA/EMG/3788/RS/MHL/AP dated 12 December 2017 has been further re-endorsed on 9 th February 2021 for the purpose	

of construction upto plinth level of Wing A viz. the said Building. A copy of the endorsed Commencement Certificate is annexed and marked as Annexure "F".

- (z) The SRA has further revised the said Third LOI and issued a further revised Letter of Intent bearing No. SRA/ENG/1294/RS/MHL/LOI dated 17th March 2021 ("Fourth LOI") in favour of the Promoter, granting permission to develop the said Property in accordance with the Scheme on the detailed terms and conditions mentioned therein. A copy of the Fourth LOI is annexed and marked as Annexure "G".
- (aa) Further, in pursuance of the revised IOA bearing reference no. SRA/ENG/3788/RS/MHL/AP dated 28th January 2021, the Promoter herein has now commenced construction of 1 (One) tower consisting of a plinth (Ground Level), 4 podium levels, plus 33 (thirty three) super structure slabs (i.e. Tower 3 comprising of single wing A) ("said Building"), as a separate project/phase out of the whole project "UK Iridium" under the provisions of the Act (hereinafter referred to as the "said Project"). The said Project has been registered by the Promoter as a "project" under the Act with the Real Estate Regulatory Authority at Mumbai under serial number "P51800028266". An authenticated copy of the registration certificate has been annexed and marked as Annexure "H" hereto.
- (bb) The Allottee is aware that even though the plan annexed to the Fourth LOI refers to the Project to comprise of 33 floors, the Intimation of Approval dated 28th January 2021 is sanctioned/approved in respect of 11 floors. The Allottee has granted his / her / their specific consent to additional construction being carried out in the Project in the event of additional FSI becoming available by way of Consent Letter which is annexed and marked as Annexure "I" hereto.
- (cc) The Promoter is entitled to enter into Agreements for Sale of flat in the building being constructed/ proposed to be constructed on the said Free Sale Property on a principal to principal basis, under the provisions of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as the said "Act") and Rules and regulations made thereunder on such terms and conditions and अन्यथा / अन्यथा consideration as the Promoter may think fit and proper;
- (dd) The said Project has certain common areas which are to be shared with all the purchasers of units in the said Project. The common areas of the said Project are more particularly listed in the Fourth Schedule hereunder (hereinafter referred to as the said "Project Common Areas").
- (ee) The said Project further consists of certain amenities to be shared and utilised by the allottees of the said Project jointly together with the purchaser / members residing in the other towers in the said Complex ("Common Amenities of the



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Complex"). The amenities are undivided for the members of the said Complex. The said Complex and Amenity Area are collectively referred to as "UK Iridium".

- (ff) The Promoter has initiated construction of Rehab Building on the Rehab Property as per the approved plans in accordance with the provisions of the Slum Act.
- (gg) The Project is being developed in accordance with the building rules and regulations and bye-laws of SRA and the provisions of the Development Control Rules and such other laws, rules and regulations as may be in force at present and/or at any time hereafter and also subject to such terms and conditions as may be imposed by the State Government or any other Competent Authority/ies as may be permitted and sanctioned from time to time in accordance with the said plans and permissions. The Promoter shall be deemed to have completed the development on the said Property and all its rights will come to an end only after the Promoter's entitlement to all the development potential including all the FSI, TDR, development rights etc. permitted to be utilized on the said Property has been fully utilized by the Promoter and not before that. Further, the Promoter would be entitled to aggregate any contiguous land parcel with the development of the Free Sale Property, as provided under the Proviso to Rule 4(4) of the RERA Rules.
- (hh) The Promoter is entitled to amend, modify and/or substitute the proposed future and further development of the Free Sale Property, in full or in part, as may be required by the applicable law from time to time.
- (ii) At the instructions of the Promoter, SRM Law Associates Advocates and Solicitors have investigated the title of the Promoter to the said Property and have issued their title certificate dated 16 November 2016. The Title Certificate of SRM Law Associates has been annexed and marked as Annexure "I" hereto.



(j) The Promoter has appointed M/s. Shantanoo Rane and Associates, Architect registered with the Council of Architects for the purpose of the said Project (hereinafter referred to as the said "Architect").

The Promoter has appointed JW Consultants, as the structural engineer for the preparation of the structural design and drawings of the said Project and the Promoter accepts the professional supervision of the Architect and the structural

engineer till the completion of the building/buildings. However, it is clarified that the Promoter shall be entitled to appoint additional and/ or replace/ substitute the existing Architect and/ or structural engineer, if they so deem fit and necessary, at any time during the development of the said Project at its sole discretion.

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(ii) The Purchaser has demanded from the Promoter and the Promoter has given inspection to the Purchaser of all the documents of title relating to the said Project,

Promoter

Purchaser Page 8

the said Property and the plans, designs and specifications prepared by the Promoter's Architects and of such other documents as are specified under Act and the rules made thereunder.

(mm) The Purchaser/s has/have inspected the following documents relating to the said Project and of documents as are specified under the said Act and the Rules and Regulations made thereunder:-

- i. Third LOI bearing No. SRA/ENG/1294/RS/MHL/LOI dated 17th March 2021 issued by the SRA.
- ii. Intimation of Approval dated 3 September, 2012, 30 September 2016 with subsequent Revised / Amended IOA dated 30 November 2017 alongwith IOA bearing reference no. SRA/ENG/3788/RS/MHL/AP dated 28th January 2021 issued by the SRA in respect of the Free Sale Buildings.
- iii. Approved Layout Plan in respect of the scheme of development dated 28th January 2021.
- iv. Commencement Certificate dated 12 December 2017 issued by the SRA in respect of the said Building, as well as subsequent endorsements from time to time.
- v. Sanctioned Plan of the Free Sale Buildings and Plan of the said Building to be constructed on the said Free Sale Property.
- vi. The Property Card of the said Property.
- vii. The Title Certificate dated 16 November 2016 issued by M/s SRA Associates, Advocates and Solicitors.



(nn) The Purchaser/s has/have agreed to acquire from the Promoter residential Flat No. 1504 on the 15th floor of "A" Wing ("said Flat") of the said Project being constructed on the said Free Sale Property for consideration and on the terms and conditions as set out hereinafter.

(oo) Prior to execution of this Agreement, the Purchaser has/have obtained independent legal advice with respect to this Agreement and the transaction contemplated herein with respect to the said Flat, made enquiries thereon, and is satisfied with respect to, (i) the title of the Promoter to develop the said Project and such title being clear and marketable; (ii) the approvals and permissions (including IOA and CC) obtained till date and (iii) the Promoter's entitlement to develop the said Project as mentioned in this Agreement and applicable law and sell the premises therein. The Purchaser hereby undertake(s) not to hereafter raise any

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objection and/or make any requisitions with respect to the title of the Promoter to the Said Free Sale Property.

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

(qq) Under section 13 of the said Act, the Promoter is required to execute a written Agreement for Sale with the Purchaser ("Agreement"), being in fact these presents and also to register this Agreement under the Registration Act, 1908.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY MUTUALLY AGREED DECLARED CONFIRMED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

1. All the aforesaid recitals shall form an integral part and operative part of this Agreement as if the same were set out and incorporated verbatim in the operative part and shall be interpreted, construed and read accordingly.

2. CONSTRUCTION

The Promoters shall construct the said Buildings on the Free Sale Property i.e. 1 (One) tower consisting of a plinth (Ground Level), 4 podium levels, plus 33 (Thirty Three) super structure slabs (i.e. Tower 3 comprising of single wing A) ("said Building") and situated on land out of the said Free Sale Property and by utilising 15905.84 sq. mtrs. FSI (hereinafter referred to as "the said Project") in the complex to be known as "UK Iridium", in accordance with the plans, specifications, designs and elevations as approved by the SRA and the concerned local authority and which have been seen and approved by the Purchaser/s. The Promoters shall be

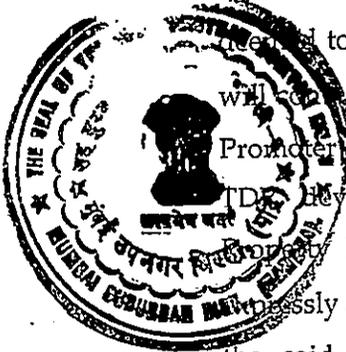
entitled to have completed its development on the said Property and all its rights will vest to an end only when the said Complex is fully completed and after the Promoter's entitlement to all the development potential including all the FSI, FAR, TDR, Development rights etc. permitted to be utilized on the said Free Sale

Property has been fully utilized by the Promoters and not before that. It is

mutually agreed between the Parties that in the event of the cost of construction of the said Building, Project Common Areas and amenities and/or Common Amenities of the Project in the said Property and matters incidental thereto

increases by more than 5% by reason of escalation in the prices, cost of construction of materials, wages of labour, services etc., the Promoter shall be entitled to enhance the Purchase Consideration to the extent of the increase in the cost of

construction as may be certified by the Architects of the Promoter. Such additional Purchase Consideration shall be apportioned equally between the unpaid balance



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installments of the Purchase Consideration and shall be payable by the Purchaser(s) to the Promoter along with such unpaid balance installments of the Purchase Consideration.

3. (a) The Purchaser/s hereby agrees to purchase and acquire from the Promoter and the Promoter agrees to sell to the Purchaser/s, Flat No. 1504 admeasuring 49.35 sq. mtrs. RERA carpet area with (hereinafter referred to as the "said Flat") on 15th floor of "A" Wing in the said Building in the said Complex known as "UK Iridium" on the terms and conditions and at and for the Sale Price of Rs. 1,05,90,000/- (Rupees One Crore Five Lakhs Ninety Thousand Only) payable by the Purchaser/s to the Promoter in the manner hereinafter appearing (hereinafter referred to as the "Sale Price"). The said Flat is more particularly described in the Third Schedule hereunder written and shown in green colour boundary line on the plan annexed hereto and marked as Annexure "K".

4. SALE PRICE

The said Sale Price shall be paid by the Purchaser/s to the Promoter in the following manner:

- (i) The Purchaser/s has paid on or before execution of this Agreement a sum of Rs. 15,00,000/- (Rupees Rupees Fifteen Lakhs Only) the (payment) and receipt whereof the Promoter hereby admit and acknowledge as advance payment or application / allotment fee for the said Flat agreed to be sold by the Promoter to the Purchaser/s and the Purchaser/s hereby agree to pay to the Promoter the balance amount of Rs. 90,90,000/- (Rupees Ninety Lakhs Ninety Thousand Only) together with the applicable VAT, Goods and Services Tax ("GST"), etc. The Construction Linked Payment (CLP) Schedule is as under:



Milestone	% Due
Booking Amount	10%
On Completion of Excavation of said Wing	10%
On Completion of Foundation of said Wing	10%
On Completion of Plinth of said Wing	10%
On Completion of 1st Podium Car Parking slab of said Wing	3%
On Completion of 2nd Podium Car Parking slab of said Wing	3%
On Completion of 3rd Podium Car Parking slab of said Wing	3%
On Completion of 4th Podium Car Parking slab of said Wing	3%
On Completion of 4th Residential Slab of said Wing	2%
On Completion of 8th Residential Slab of said Wing	2%

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On Completion of 12th Residential if said Wing	2%
On Completion of 16th Residential if said Wing	2%
On Completion of 20th Residential if said Wing	2%
On Completion of 24th Residential if said Wing	2%
On Completion of 28th Residential if said Wing	2%
On Completion of 32nd Residential if said Wing	2%
On Completion of Top Slab	2%
On Completion of Internal Walls of said apartments	7%
On Completion of lift wells of said Wing	3%
On Completion of Terrace Slab	3%
On Completion of Internal Finishing and Terrace water proofing.	5%
Installation of Lifts for the said building	2%
On Completion of flooring, doors, windows, & lift lobbies.	2.50%
On Completion of the water pumps, electrical fittings and entrance lobby	2.50%
Intimation of Possession	5%
Total	100%



However, the Purchaser/s has requested the Promoter to simplify the aforesaid payment schedule reducing the instalments for payment of the Sale Price. The Promoter has acceded to the said request of the Purchaser/s and permitted the Purchaser/s to pay the Sale Price by following instalments:

Milestone/Date	% Due
Booking Amount	14.6 %
On or before 31.08.2022	5.4%
On or before 31.08.2023	Percentage due as on 31.08.2023 as per the stage of work completed as stated in above mentioned CLP Schedule
After 31.08.2023	Payment of Instalments as per above mentioned CLP Schedule will have to be made by Purchaser/s for Balance Sale Price due (if any)
Total	100%

The Purchaser/s hereby agree/s, covenant/s and undertake/s to pay the present outstanding of Rs. 46,140/- (Rupees Forty Six Thousand One Hundred Forty Only) and applicable taxes in the manner and as per the timelines determined at the time of booking of the Flat and as contained in the Booking form/Application

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Form/Allotment letter failing to which the Purchaser/s shall be liable to pay interest to the Promoters at the State Bank of India ("SBI") highest marginal cost of lending rate plus 2% p.a. as notified under the Act and Rules thereof or at such rate as is notified from time to time on all delayed payments from the due date till the date of payment thereof and it is agreed that any amount paid by the Purchaser(s) to the Promoter towards interest shall not be refunded and the Purchaser(s) cannot

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Promoter

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claim the refund of any interest paid to Promoter in any event, including event of termination and cancellation of this Agreement.

(ii). In addition to the said Sale Price and the Statutory Charges (defined hereinafter), the Purchaser/s shall pay to the Promoter all other amounts mentioned herein including the amounts mentioned in Clause No. 6 as recorded hereinafter. Time as to payment shall be of the essence and the Purchaser/s shall be liable to pay interest to the Promoters at the State Bank of India ("SBI") highest marginal cost of lending rate plus 2% p.a. as notified under the Act and Rules thereof or at such rate as is notified from time to time on all delayed payments from the due date till the date of payment thereof. The said Sale Price is escalation-free, save and except escalations / increases, due to increase on account of development charges, land under construction charges, cost or levies, etc. payable to the competent authority and/or any increase in other charges which may be levied or imposed by the competent authority Local Bodies / Government from time to time ("Statutory Charges"). The Promoter undertakes and agrees that while raising a demand on the Purchaser/s for increase in such charges, cost or levies imposed by the competent authorities, etc., the Promoter shall enclose such notification / order / rule / regulation / other document / etc. published / issued in that behalf to that effect along with the demand letter being issued to the Purchaser/s or separately, which shall be collected from the Purchaser/s during subsequent

5. The Sale Price shall be subject to Tax Deduction at Source ("TDS") as required under prevailing law. The Purchaser/s shall make payment of each instalment as stated above subject to proportionate deduction thereon. Provided further that any deduction of an amount made by the Purchaser/s on account of TDS shall be acknowledged/credited by the Promoter, only upon the Purchaser/s submitting the original tax deduction at source challan / certificate and provided that the amount mentioned in the challan / certificate matches with the Income Tax Department site. It is further agreed and understood that notwithstanding what is stated herein below, the Promoter shall not handover possession of the said Flat to the Purchaser/s in the event the Purchaser/s fail to furnish the challan / certificate of the final payment due and payable by the Purchaser/s under this Agreement.



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6. The said Sale Price and all the other amounts payable by the Promoter excludes all or any taxes or levies (consisting of tax paid or payable by the Promoter by way of GST, and Cess or any other similar taxes and which may be levied, in connection with the construction of and carrying out the Project / development of the said Project) on account of the transaction contemplated herein.

All taxes, levies, duties, cesses, charges whether currently applicable or payable or which may become applicable or payable at any time in future including but not

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limited to GST, Swachh Bharat Cess, Krishi Kalyan Cess, land under construction tax and VAT, LBT and/or all other direct / indirect taxes / duties, impositions applicable, levied by the Central and/or State Government and/or any local, public or statutory authorities / bodies and/or any increases thereof ("Statutory Charges") under the provisions of the applicable law or any amendments thereto pertaining or relating to the sale of the said Flat and/or the transaction contemplated herein and/or in respect of the Sale Price and/or the other amounts are payable by the Purchaser/s alone. The quantum of such taxes, levies, duties, cesses, charges as decided / quantified by the Promoter shall be paid by the Purchaser/s on demand made by the Promoter within 7 (seven) days from such demand, and the Purchaser/s shall indemnify and keep indemnified the Promoter from and against the same. The Statutory Charges shall be borne and paid by the Purchaser/s alone and the Promoter shall not be liable, responsible and/or required to bear and/or pay the same or any part thereof. Only upon payment of all amounts as contemplated in this Agreement the transfer of property in the said Flat shall take place.

7. The Purchaser/s shall also fully reimburse the interests and expenses that may be incurred by the Promoter in the consequences upon any legal proceedings that may be instituted by the authorities concerned against the Promoter or vice versa on account of any liability accrued due to default / delay/ non-compliance by the Purchaser/s. The Promoter shall not be bound to accept the payment of any instalment unless the same is paid along with the amount of GST and other taxes, cesses, levies, etc. as applicable and the Purchaser/s shall be deemed to have committed default in payment of amount due to the Promoter hereunder if such payment is not accompanied with the applicable Service Tax / VAT / GST and other taxes, cesses, levies, etc. and the Promoters may, at their sole discretion, without prejudice to their other rights, charge a payment of Rs. Rs.5,000/- as Cheque Dishonour Charges in addition to the delayed interest computed as per the Interest rate.



8. The Purchaser hereby agree that if Purchaser fails to make the payment as per the agreement or in the repayment of the interest thereon or any of the agreed instalment of the payment on due date/s, the Promoter will have an unqualified right to disclose or publish Purchaser name, details and photograph(s) as defaulter in such manner and through such medium as the Promoter deem fit and proper and after that Purchaser will have no right, title and interest on the said flat and the Promoter at its sole discretion have right to sell the said flat to third party without executing deed of cancellation with the Purchaser.

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The said Sale Price and all the other amounts mentioned in this Agreement shall be paid by the Purchaser/s in instalments, in accordance with the progress of construction milestones of the Wing in which the said Flat is located in the manner stated in Clause 4 above, time being of the essence of this Agreement. Upon completion of each stage of construction linked to the payment by the Purchaser/s as aforesaid, the Promoter shall intimate in writing to the Purchaser/s to make the payment as per the aforesaid Schedule. The Purchaser/s shall make such payment which is due to the Promoter within 7 (seven) days of such intimation.

The Purchaser/s shall make all payments of all instalments of the balance consideration / Sale Price due and payable by the Purchaser/s to the Promoter through an account payee cheque / demand draft / pay order / wire transfer / any other instrument drawn in favour of "Damodar Suruchi Developers Private Limited - Uk Luxecity-MC" in the Bank Account No. 50200059410424 held by the Promoters in HDFC Bank Ltd. Indralok Branch, Andheri (W).

10. Simultaneously with the payment referred to in Clause 9 above, the Purchaser/s shall pay the Statutory Charges including all applicable taxes, cesses, levies, cesses and all impositions in favour of "Damodar Suruchi Developers Private Limited" which shall be deposited in the account being Account No. 50200059316541 opened by the Promoters with HDFC (hereinafter referred to as the "Tax Collection Account"). The quantum of such taxes, levies, duties, cesses, charges as decided / quantified by the Promoters shall be paid by the Purchaser/s on demand made by the Promoter simultaneously with the payment of the said Sale Price in Clause 4 above within 7 (seven) days in the Tax Collection Account and the Purchaser/s shall indemnify and keep indemnified the Promoter from and against the same.

11. Notwithstanding anything to the contrary, the Purchaser/s hereby unconditionally and irrevocably authorizes the Promoter to adjust/ appropriate all payments made by the Purchaser/s, firstly against any cheque dishonour charges and administrative expenses as mentioned herein, secondly against any interest on delayed payments, thirdly against any government dues / taxes payable with respect to the said Flat, and lastly against any outstanding dues ^{or amounts} (including the Sale Price) in pursuance of this transaction. The Purchaser/s agrees and undertakes not to raise any objection or claims with regard to such adjustments and waives his right to do so in this regard. The rights of the Promoter under this clause are without prejudice to the rights and remedies of the Promoter under this Agreement and at law including the right to terminate this Agreement.



The Purchaser/s agrees with regard to such		
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The rights of the Promoter		

12. In case of any financing arrangement entered by the Purchaser/s with any financial Institution with respect to the purchase of the said Flat, the Purchaser/s undertakes

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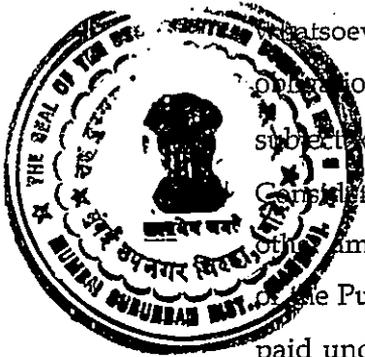
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to direct such financial institution to pay all such amounts towards the consideration/Sale Price on respective dates as mentioned in Clause No. 4 hereinabove and the Purchaser/s shall ensure that such financial institution shall disburse/pay all such amounts towards consideration / Sale Price due and payable to the Promoter through an account payee cheque / pay order / demand draft drawn or vide RTGS / NEFT in favour of "Damodar Suruchi Developers Private Limited - Uk Luxecity-MC". Any delay of the financial institutions in making the payments as per this Agreement or any payments made in favour of any other bank accounts other than mentioned hereinabove shall not be treated as payment towards the said Flat and shall be construed as a breach on the part of the Purchaser/s of the terms and conditions of this Agreement, and the Purchaser/s shall forthwith be required to make the necessary payment to the aforesaid account.

13. In case the Purchaser(s) obtain finance from any financial institution/bank or any other sources, the Purchaser(s)' obligation to purchase the said Flat pursuant to this Agreement shall not be contingent on the Purchaser(s) ability or competency to obtain such financing and the Purchaser(s) will remain bound under this Agreement whether or not he/she/it has been able to obtain finance for the purchase of the said Flat or any reason whatsoever. The Purchaser(s) hereby agrees that he/she/it shall not be absolved from his/her/its liabilities and obligations under this Agreement in case bank/financial institute doesn't sanction loan or delays in sanctioning loan or delay in disbursements for any reasons whatsoever irrespective whether financial institution/bank or any other sources insinuated by the Promoter or their employees. Further, in the event that the Purchaser(s) obtains a loan after execution of this Agreement against the security of the said Flat, then it shall be solely the Purchaser(s)' responsibility to satisfy any charge/lien in respect of the said Flat and the Promoter shall not be liable in any form or manner

whatsoever. It is clarified that in the event, the Purchaser(s) defaults in its payment obligation to such lender, the rights of such financial institution/bank shall be subject to the first charge of the Promoter on the said Flat for the entire Purchase Consideration, GST, TDS contribution, maintenance charges, outgoings and all other amounts payable by the Purchaser(s) under this Agreement and such lender shall have rights only to the extent of the Purchase Consideration paid under the said Agreement through the disbursements by such lender to the Promoter on behalf of the Purchaser. Further, in the event that this Agreement is

cancelled at any time, then the Purchaser(s) shall ensure that such financial institution/bank returns to the Promoter, the original Agreement for Sale, Registration Receipt, Index II and any other document in respect of the said Flat which may be in their possession and after receiving all the documents, Promoter/Developer is liable to refund the amount as per the terms and condition



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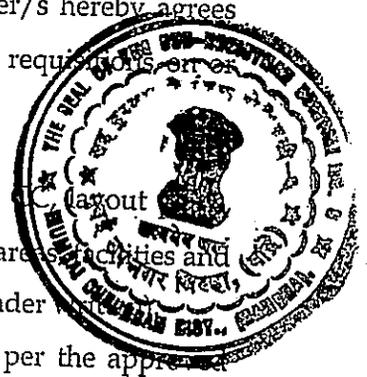
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mentioned in the Agreement for sale. The Purchaser(s) shall inform and give proper notice to the Common Organization (*defined hereinbelow*) as and when formed, about the said Flat being so mortgaged and the Promoter shall not be under any obligation to provide such intimation in any manner whatsoever.

14. The Purchaser/s agrees and confirms that the payment of instalments shall be made on the due dates, without any delay or default, in accordance with the terms of this Agreement. The Purchaser/s agrees and undertakes that the time for payment is the essence of the contract. An intimation in writing (including but not limited to an emails) forwarded by the Promoter to the Purchaser/s that a particular stage of construction is completed shall be sufficient proof that a particular stage of construction is completed. It is specifically agreed by the Purchaser/s that this Agreement shall not create any right, interest and/or claim of the Purchaser/s on the said Flat until and unless all the amounts due and payable by the Purchaser/s as recorded herein are paid by the Purchaser/s to the Promoter in accordance with the terms and conditions of this Agreement. It is however clarified that the Promoter shall not be bound to allow / offer such rebate to the Purchaser/s. It is agreed and clarified that notice being sent by the Promoter by way of an email shall be deemed to be good service of the intimation / notice and the Purchaser/s shall not be liable to raise any claims for lack of service thereof.
15. The Purchaser/s is fully satisfied with and has accepted the title of the Promoter inter alia the right of the Promoter to construct the said Buildings on the said Free Sale Property and to sell various flat therein and the Purchaser/s hereby agrees and undertakes not to further investigate and/or to raise any request or objections to the same, any time hereafter.
16. The Purchaser/s has satisfied himself with respect to the IOA, (layout building plans, floor plans, designs and specifications, common areas, facilities and amenities (including as mentioned in the Fourth Schedule hereunder
17. The proposed RERA carpet area of the said Flat would be as per the approved plans and may change upto 3% as a result of physical variations due to tiling, ledges, plaster skirting, RCC column, etc. The standard fixtures and fittings to be provided by the Promoters in the said Buildings and the said Flat are set out in the Fifth Schedule hereunder written. However, the Purchaser/s confirms that the Promoters shall not be liable to provide any other fixtures and fittings and except those mentioned in the Fifth Schedule herein. Further, the Purchaser/s confirms that the Promoter has full right to change fixtures and fittings to be provided in the circumstances wherein there is an uncertainty about the availability of fixtures and fittings or the materials required to be provided either in terms of quantity and quality and/or delivery and/or for any other reason beyond the control of the Promoter. It is clarified that in the event the Promoter changes the



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fixtures and fitting the same would be of equivalent quality as set out in the Fifth Schedule hereunder written. The Purchaser/s agrees not to claim any reduction or concession in the consideration on account of any change or substitution in the fixtures or fittings by the Promoter in the said Flat.

18. COMMON AREAS

The said Project has certain common areas which are to be shared with all the purchasers of units in the said Project. The common areas of the said Project are more particularly listed in the Fourth Schedule hereunder (hereinafter referred to as the said "Project Common Areas").

19. The Promoter has informed the Purchaser that the said Project Common Areas inter alia include common access road, street lights, common recreation space, passages, electricity and telephone cables, water lines, gas pipelines, drainage lines, sewerage lines, sewerage treatment plant and other common amenities and conveniences in the layout of said Complex. The Promoter has further informed the Purchaser that all the expenses and charges of the aforesaid amenities and conveniences may be common and the Purchaser along with other purchasers of flats in the said Complex shall share such expenses and charges in respect thereof as also maintenance charges proportionately. Such proportionate amounts shall be payable by each of the purchasers of flats in the said Complex including the Purchaser herein and the proportion to be paid by the Purchaser shall be determined by the Promoter and the Purchaser agrees to pay the same regularly without raising any dispute or objection with regard thereto. Neither the Purchaser nor any of the purchasers of flats shall object to the Promoter laying through or under or over the said Property or any part thereof pipelines, underground electric and telephone cables, water lines, gas pipe lines, drainage lines, sewerage lines, belonging to or meant for any of the other buildings/towers which are to be developed and constructed on any portion of the said Complex.



20. ORGANISATION

Other portion or portions of the said Free Sale Property, save and except the commercial shops / units in the said Project, including Project Common Areas such as staircase, staircase landing, entrance lobby, terraces and recreational facilities, shall always be the sole and absolute property of the Promoter until the

said Free Sale Property and the Building are leased / conveyed to the co-operative society/ies under the Maharashtra Co-operative Societies Act, 1960 or Limited Company under the Companies Act 2013 or submitted to the provisions of Maharashtra Apartment Ownership Act, 1971 (such co-operative society/ies or Limited company or association of apartment owners comprising of holders of flats

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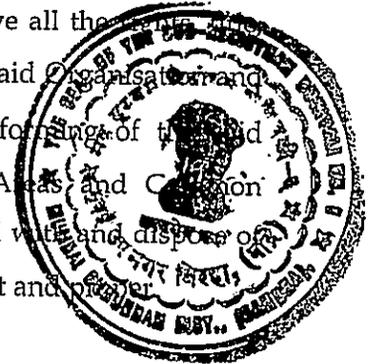
of the entire said Building and shall hereinafter be referred to as the "said Organisation"). The Purchaser/s hereby confirms and consents to the irrevocable, absolute and unfettered right of the Promoter to develop, sub-develop and/or assign its rights, give on lease, sub-lease, and/or deal with and dispose of the said Free Sale Property and/or said Building and/or all other unsold flat and portion or portions of the said Project including Project Common Areas, such as staircase, staircase landing, entrance lobby, internal roads, terraces, recreational facilities, in the manner deemed fit by the Promoters without any consent or concurrence of the Purchaser/s or any other person. The Purchaser/s confirms that the recreational facilities are available only for the use and enjoyment of the holders of various flats in the said Complex.

It is hereby proposed that each Society shall manage their respective wing/building and the common area shall be managed by an apex body or federation of the diverse Societies that shall be formed in respect of the different towers/building in the Complex. Organised body of the Members and new Flat Purchasers shall be re-structured if deemed necessary in law.

21. PROMOTER'S RIGHTS OVER COMMON AREAS

With regard to the Project Common Areas, which are described in the Fourth Schedule hereunder written and Common Amenities of the Complex which are described in the Sixth Schedule, it is agreed that:

- (i) the Promoter shall always be the owner and will have all the interest (until the execution of lease in favour of the said Organisation and the Apex body/ Federation of the three societies for the said Society) in respect of the said Project Common Areas and Common Amenities of the Complex, and will be entitled to deal with and dispose of the same in such manner as the Promoter may deem fit and proper.
- (ii) the Purchaser/s will not have any right, title, interest etc. in respect of the said Project Common Areas and Common Amenities of the Complex.
- (iii) the Purchaser/s shall only be permitted to use the Project Common Areas and Common Amenities of the Complex on such terms and conditions as the Promoter may deem fit and proper.



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- (iv) The Purchaser/s agrees and confirms that the Promoter will not be liable to provide any further Project Common Areas and/or Common Amenities of the Complex more than what is mentioned in the respective Schedules hereunder written. Further, the Purchaser/s is aware and agrees that the Project Common Areas of the said Project that shall be given in the said

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Project are common for all the flat-purchasers of the said Project and use thereof shall be in the manner as stated in this clause being clause 21 and the Purchaser/s will never be allowed to claim any exclusive use thereof.

22. It is agreed between the Parties that the Promoters shall be entitled to develop the said Project in the manner as the approvals are obtained. The Purchaser/s agrees that the chartered account, architect, engineer and other consultants/ professionals who are appointed by the Promoter can be changed by the Promoter at their sole discretion at any time and the Purchaser/s agrees not object to the same.

23. **PROMOTER'S RIGHT TO FSI**

The Promoter shall have an irrevocable right and the Purchaser/s hereby expressly consents and confirms that the Promoter will always be entitled to utilise any FSI and/or TDR as may be available on the said Property or any other property or properties, as the case may be by adding further phases of construction to be carried out on the said Property / Free Sale Property and consume the remaining FSI and/or TDR presently available or which may become available in future available on the said Free Sale Property as may be permitted by the applicable law.

24. It is agreed between the Parties that if there are changes in laws or changes in the circumstances by virtue of which the proposed building plans cannot be executed as they were, the Promoter shall be entitled to modify such plans in accordance with the applicable law and all such modifications/changes shall be unconditionally accepted by the Purchaser/s, provided that the layout and location of the said Flat are not modified or altered in any form. Further, in the event of any order, scheme or notification of the SRA, if the layout or area of the said Property or the said Free Sale Property is revised or modified in any manner whatsoever the same shall be either at the cost or to the benefit of the final Organisation that shall be deemed as regards the said Project as stated in this Agreement.

At present, the Promoter estimates that the full and maximal development potential of the whole project viz. UK Iridium of upto 48017.35 sq mtrs FSI plus Compensatory Fungible FSI plus free of FSI areas on the Free Sale Property. The said development potential may increase during the course of development of Iridium and the Promoter shall be entitled to all such increments and



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26.	CARPET AREA	
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The Promoter shall confirm the final RERA carpet area of the said Flat that has been allotted to the Purchaser/s after the construction of the said Sale Building is complete and the occupancy certificate is granted by the competent authority, by

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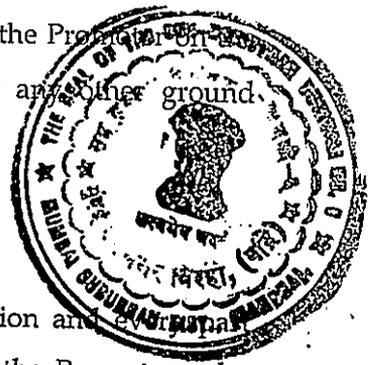
furnishing details of the changes, if any, in the RERA carpet area of the said Flat, subject to a variation cap of 3% (three percent). If there is any reduction in the RERA carpet area beyond the defined limit of 3%, then, the Promoter shall refund the excess money paid by the Purchaser/s within 45 (forty-five) days with annual interest at the rate notified by the Rules of the Act from the date when such an excess amount was paid by the Purchaser/s. If there is any increase in the RERA carpet area allotted to the Purchaser/s, the Promoters shall demand additional amount from the Purchaser/s as per the next milestone of the payment plan. All such monetary adjustments shall be made at the same rate per square meter as agreed in Clause 3 of this Agreement.

27. In the event the Promoter is desirous of carrying out any amendments to the plans, which do not affect the layout and area of the said Flat, as regards the said Project, the Promoter shall, be entitled to carry out the same. It is agreed that the Purchaser/s shall execute such writings and documents as may be requested by the Promoter from time to time without any objection and consideration, of any nature whatsoever.

28. In the event any law for the time being in force requires the Promoters to obtain consent of the Purchaser/s and/or the other flat-purchasers in the said Project for any reason whatsoever, then the Allottee shall not claim any amount, consideration, compensation, etc. and shall co-operate and assist the Promoter fully. The Purchaser/s and/or the said Organisation shall not be entitled to claim any rebate or reduction in price or any other advantage from the Promoter on any ground of the Promoter making additional construction or any other ground whatsoever.

29. **ADDITIONAL CONSTRUCTION**

The Purchaser/s hereby agrees that the additional construction and thereof shall be the sole, absolute and exclusive property of the Promoter, who shall have the right and be entitled to sell, transfer and/or otherwise deal with and dispose of the same in any manner, to any person/s, for such consideration and on such terms, conditions and provisions as they may in their sole and unfettered discretion, desire and deem fit and that the entire consideration and income received and/or derived by the Promoter in respect thereof shall be the absolute property of and belong to and be appropriated solely by the Promoter, who shall not be liable to or called upon to disclose or render any accounts in respect thereof to the Purchaser/s herein and/or the said Organisation.



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30. The flat-purchasers, allottees and transferees of flats, units, areas and parking spaces in such additional construction and/or part/s thereof, if the Promoter so

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desires and deems fit in their sole and unfettered discretion, shall be admitted as and made members of the said Organisation with the same rights, benefits and interests and subject to the same conditions, duties, liabilities and obligations as the Purchaser/s herein and all other flat-purchasers. The Purchaser/s expressly recognizes, confirms, agrees and consents to the Promoter's rights, benefit and interests as aforesaid and to what is mentioned hereinabove in this clause and the Purchaser/s and/or the said Organisation shall not raise any objection or dispute in respect thereof.

31. It is agreed that the Promoter will take steps to form the said Organisation and take such further steps as may be necessary and required to compel the State Government to execute a lease deed in respect of the said Free Sale Property, save and except the commercial shops / units in the said Project and the Promoter shall execute a conveyance of the said Buildings in favour of the said Organisation only after the Promoter has:

- (i) Utilised, consumed, loaded etc. entire FSI, potential of the said Property and /or TDR;
- (ii) Completed the construction of the said Complex and sold all the flats in the said Complex and earmarked the parking space/areas for exclusive and permanent use of parking;
- (iii) received all the amounts including the Sale Price from the Purchaser/s and all other flat-purchasers in the said Complex;
- (iv) completed development of the said Project in all respects;
- (v) and till then, the Promoter shall not be bound, liable, required and/or called upon to form any such said Organisation, and shall not be required to cause to execute lease or conveyance or any other document in favour of the said Organisation in respect of the said Free Sale Property together with buildings constructed thereon and the Purchaser/s agrees and irrevocably consents not to raise any demand or dispute or objection to the same.

The Purchaser/s shall at no time demand partition of the said Building and/or the said Complex, Property and / or Free Sale Property and/or his/her/its interest, if therein.



33. DATE OF POSSESSION AND FORCE MAJEURE

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The Promoters shall endeavour to offer possession of the said Flat on or before such date as mentioned and/or appearing in the Project Registration Details of the said Project as updated on the website of the Hon'ble Maharashtra Real Estate Regulatory Authority as the Final and/or Revised Completion and/or handover and/or Possession Date subject to the reasonable extension as granted by such

authority in exercise of the powers conferred upon them under the Real Estate (Regulation and Development) Act, 2016 in terms of the provisions thereof ("the said Date").

It is clarified that, the Final and/or Revised Completion date as presently mentioned and/or appearing in the Project Registration Details of the said Project as updated on the website of the Hon'ble Maharashtra Real Estate Regulatory Authority is 30.06.2026.

It is also clarified that, regardless of any final and/or revision completion date as mentioned under this paragraph being Paragraph 33 or any such date which is reasonably extended by the Hon'ble Maharashtra Real Estate Regulatory Authority, the Promoter shall be entitled to a further grace period on account of events narrated below: -

- i. Force Majeure events, which shall mean any act of God, natural calamity, landslide, civil commotion, riot, crowd disorder, labour unrest, invasion, war, threat of or preparation of war, fire, storm, flood, earthquake, subsistence, structural damage, epidemic or other natural disaster, calamity, epidemics.
- ii. Other Events which shall include the following:
 - a. explosions or accidents, air crashes, act of terrorism;
 - b. strikes or lock outs, lockdowns industrial disputes, Economic Hardship;
 - c. election code of conduct;
 - d. non-availability of cement, steel or other construction/raw material, due to strikes of manufacturers, water or electric supply/connection or drainage/sewerage connection, suppliers, transporters or other intermediaries or due to any reason whatsoever;
 - e. Any notice, order, rule, regulation, notification or directive of the Government, and / or any local or public or private body or authority and / or any other Competent Authority or any Court or Tribunal or any quasi-judicial body or authority;
 - f. the promulgation of or amendment in any law, regulations rule or .. regulation or the issue of any injunction, court order or direction from any governmental or statutory authority that prevents or restricts the Promoter from complying with any or all the terms and conditions as agreed in this Agreement including Development Control regulation or



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issuance of any notice, order, rule or notification of the government and/or any other public or competent authority or sanctioning authorities or of the court or on account of delay in issuance of NOC's, licenses, Approvals, occupation certificate etc. or non-availability of essential amenities and services such as lifts, electricity and water connections or sewage or drainage lines or for any other reason technical or otherwise or for any reason beyond the control of the Promoter whereby the work of construction is stayed or stalled.

- g. any legislation, order or rule or regulation made or issued by the Government or any other authority or if any competent authority(ies) refuses, delays, withholds, denies the grant of necessary approvals/certificates for the Project / the said Sale Property; or
- h. Any claim, challenge or objection to the said Project or to the said Property or part thereof or on the rights of Promoter on the said Property and / or Free Sale Property and / or the said Project;
- i. Any hazardous, dangerous, perilous, unsafe chemical substance, material or property, which is found beneath the said Property which renders liable or endangers the health and safety of either Party or the general public;
- j. Any change in Applicable Laws adversely affecting the development of the said Project / the said Free Sale Property;
- k. Delay in issue of the Occupation Certificate and/or any other certificates and/or grant of any permission, sanction, approval and/or order, as may be required in respect of the said Sale Building, by the SRA / Corporation or any other concerned authority.



other cause beyond the reasonable control of the Promoter or its agent not directly attributable to any wilful act or omission of the Promoter and or any other unforeseen circumstances which may prevent, restrict, interrupt or interfere with or delay the construction of the Sale Building including the said Flat.

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- m. In case more than 25% of the Purchaser(s) have failed to pay their instalment/s or dues on their respective due dates, then the said Purchaser(s) herein will not hold the Promoter responsible or liable for delay in delivery of possession of the said Flat.

It is further explicitly clarified that the Promoter will not be required/obligated to

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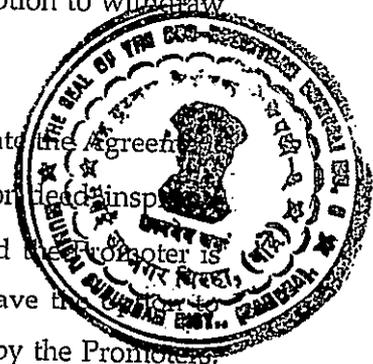
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pay or compensate any kind of compensation or interest as per the provisions of the Act or any other act for time being in force, until the said date. The Purchaser/s hereby affirms/accepts/confirms that he/she/it/they shall not raise any monetary claim or demand any cost, charges, damages compensation or interest as per the provisions of the Act or any other act for time being in force on any ground whatsoever from the Promoter or its affiliates till the said date, and even if claimed, raised or demanded then the same shall be treated as non est and will not be binding upon the Promoter.

34. TERMINATION

If the Promoter fails or neglects to give possession of the said Flat to the Purchaser in terms of the Clause 33, then the Purchaser/s shall have an option, within a period of 7 (seven) days from the date on which possession is to be given by the Promoter to the Purchaser, to terminate this Agreement after giving 15 (fifteen) days' notice in writing, whereupon the Promoter shall be liable on demand to refund to the Purchaser the amounts already received out of the Sale Price with interest per annum at 2 percent higher than the highest Marginal Cost of Lending Rate of the State Bank of India, from the date the Promoter received the last instalment till the date the amounts and interest thereon is repaid, however excluding the taxes and statutory payments. The refund shall be due within 30 (thirty) days on expiration of 6 (six) months from the date of the Purchaser/s exercising the option to withdraw from the said Project.

In the event the Purchaser/s do not exercise the option to terminate the Agreement by coming forward to execute and register the required cancellation deed, inspite of providing the termination notice in writing to the Promoters and the Promoter is ready and willing to do so, then in that case Promoters shall have the right to terminate this Agreement and will refund such monies received by the Promoters, out of the Sale Price excluding the statutory payments received till date, and on such termination the monies shall become due for refund within 30 (thirty) days on expiration of a period of 6 (six) months from such termination by the Promoters and the Purchasers shall not raise any objection to the same. The monies shall be refunded together with interest at the rate as stated in this Clause and as per the Clause 38 [C] [i] to [ix] herein below.



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35. In the alternative to the above, in the event the Purchaser/s and the Promoter do not exercise their respective options to withdraw from the said Project / terminate this Agreement, then the Promoter shall be liable to bear and pay to the Purchaser/s interest on the amounts received out of the Sale Price with interest per annum at 2 percent higher than the highest Marginal Cost of Lending Rate of SBI, for each month of delay of handing over possession of the said Flat. It is however

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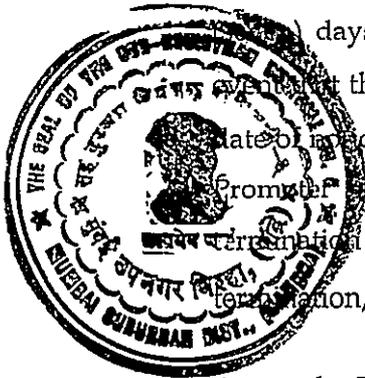
agreed between the Parties that in the event of the delay exceeding a period of 12 (twelve) months, the Promoter at their sole option shall have the right to terminate this Agreement and refund the monies received out of the Sale Price together with interest per annum at 2 percent higher than the highest Marginal Cost of Lending Rate of SBI to the Purchaser/s and the Purchaser/s shall have no claim of any nature whatsoever against the Promoter or with regards to the said Flat or any Part thereof. It is further agreed between the parties that the interest payable under this clause shall be payable by the Promoter only at the time of handing over possession of the said Flat. It is further agreed that the Promoter shall be entitled to adjust the interest payable to the Purchaser/s from and against the balance Sale Price that may be payable by the Purchaser/s to the Promoter and as such the Purchaser/s shall not raise any objection or claim to the same in any manner whatsoever.

36. Further, upon termination the Promoter shall be entitled to deal with, resell or dispose of the said Flat in the manner as the Promoter may deem fit without any reference or recourse to the Purchaser.

37. It is expressly agreed that, time shall be the essence of this Agreement for payment of each and every instalment of the Sale Price, as set out in Clause 9 above.

38. Without prejudice to the other rights and remedies available to the Promoter under this Agreement and/ or under the law including but not limited to charge interest at the Interest Rate in terms of this Agreement, in the event, if the Purchaser/s is in default three times of any of his / her / its obligations under this Agreement, including (but not limited to) making payment of all due amounts as per the payment schedule (and interest thereon, if any) within 7 (seven) days of the date of the demand letter, the Promoter shall be entitled to terminate this Agreement. In the event of such third default, the Promoter shall issue a notice to the Purchaser/s [of such default], and the Purchaser shall be provided with a further period of 7

days, from the date of such notice, to cure the aforesaid default. In the event that the Purchaser/s fails to cure the default within 7 (seven) days, from the date of notice of such default (or such default is not capable of being rectified), the Promoter shall have the option to terminate this Agreement by sending a termination letter, to the Purchaser/s by Regd. AD/ Speed Post. On such termination, the following terms shall apply: -



A. the Purchaser/s shall cease to have any right, title, interest, claim demand **बुरल - Etc.** of any nature whatsoever in the said Flat or any part thereof and/ or against the Promoter;

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B. the Promoter shall be entitled to deal with and dispose off the said Flat to any other person/s as it deems fit on at such consideration and on such

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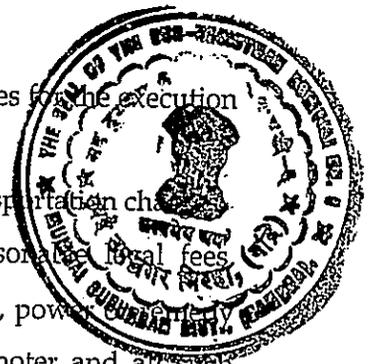
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terms and conditions as the Promoter deems fit, without any further act or consent of the Purchaser/s.

C. only on the realization of the entire consideration from the prospective new flat purchaser/s of the said Flat, the Promoter shall become liable to refund to the Purchaser/s the amount paid by the Purchaser/s to the Promoter in pursuance of this Agreement after deducting therefrom:

- i. an amount equal to 10% of the Sale Price for the said Flat plus applicable government levies therein (if any) as and by way of adjustment, recovery and pre-estimated and agreed liquidated damages;
- ii. GST and all other taxes paid or payable on this Agreement as well as on the cancellation Agreement.
- iii. the taxes and outgoings, if any, due and payable by the Purchaser/s in respect of the said Flat up to the date of termination of this Agreement;
- iv. the amount of interest payable by the Purchaser/s to the Promoter in terms of this Agreement from the dates of default in payment till the date of termination as aforesaid;
- v. any diminution in sale price or market value of the said Flat at the time of termination;
- vi. the amount of brokerage paid by the Promoter;
- vii. Registration and stamp duty charges and expenses for the execution and registration of the Cancellation Deed.
- viii. Charges of postage, telephone/sms charges, transportation charges and local fees.
- ix. All cost, charges and expenses, including reasonable legal fees incurred by the Promoter in exercising any right, power or authority conferred by this Agreement in favour of promoter and all such sums shall become part of the Outstanding Balance and shall be paid to the promoter by the Purchaser immediately and without any delay or demur.



D. The amount shall be accepted by the Purchaser/s in full satisfaction of all his/ her/ their claim under this Agreement and/or in respect of the said Flat. The Purchaser/s agree/s that receipt of the said refund by cheque from the Promoter by the Purchaser/s by registered post acknowledgement due at the address given by the Purchaser/s in these presents whether the Purchaser/s accept/s or encashes the cheque or not, will result in the amount being refunded and the Purchaser/s shall have no claim in respect of the said Flat and/or against the Promoter.

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The amount of ₹ 209239/- is received from the Purchaser/s by registered post acknowledgement due at the address given by the Purchaser/s in these presents.		

Promoter

E. The Promoter, shall have an absolute right upon terminating this registered Agreement, to unilaterally inform the Sub-Registrar that this registered Agreement stands terminated on account of the Purchaser/s default in making the contractual payment under this clause, to the Promoter.

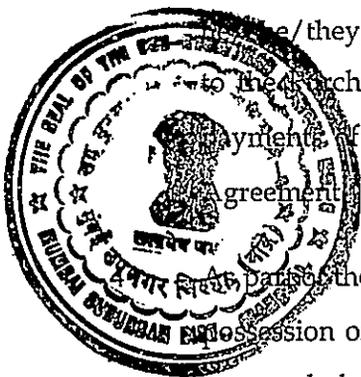
F. Without prejudice to what is stated in this clause, the Promoter shall, in respect of any installment/ amount remaining unpaid by the Purchaser under the terms and conditions of this Agreement, have first lien and charge on the said Flat agreed to be allotted to the Purchaser/s.

39. Without prejudice to the right of the Promoter to terminate this Agreement on account of delay in payment as stated above, in the event the Promoter does not exercise its option to terminate as aforesaid and grant extension of time to the Purchaser/s to make payment, the Purchaser/s agrees to pay to the Promoter, interest at 2% higher than the highest Marginal Cost of Lending Rate of SBI, as specified in the Rules to Act, on all the delayed payments which become due and payable by the Purchaser to the Promoter under the terms of this Agreement from the date the said amount is payable by the Purchaser to the Promoter until the date of actual payment.

40. The Purchaser/s shall, by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, take possession of the said Flat within 7 (seven) days of the Promoter giving written notice to the Purchaser/s intimating that the said Flat is ready for use and occupation. The date on which the Purchaser/s takes possession of the said Flat or the date of expiry of the aforesaid notice for possession, whichever is earlier is hereinafter referred to as the ("Date of Possession"). The Purchaser/s shall, be bound and liable to pay all outgoings and maintenance charges in respect of the said Flat as stated herein, even if

he/she/they/it does not take possession. The Promoters shall offer the possession to the Purchaser/s in writing subject to the Purchaser/s not being in default of payments of instalments of the said Sale Price or any other amounts under this Agreement. In pursuance of the transaction contemplated herein, the Purchaser/s shall, at the time of possession of the said Flat pay to the Promoter, inter alia, the following amounts over and above the consideration/Sale Price as mentioned in Clause 4 above and all other amounts payable by the Purchaser/s under this Agreement or otherwise.

The Promoter is entitled to retain and appropriate the same to its own account.



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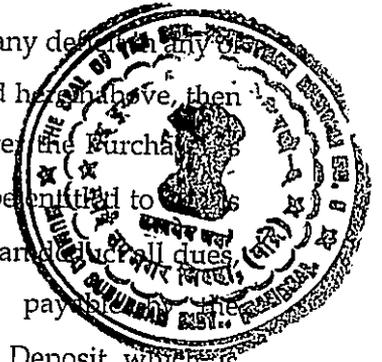
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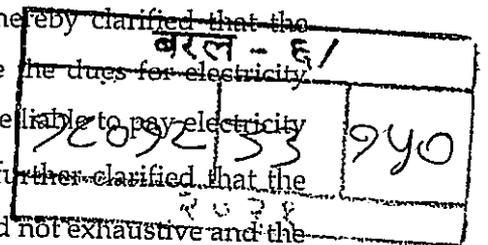
Particulars	Amount (Rs.)
(ii) share application money	600
(iii) legal charges	25000
(iv) society formation and registration charges	25000
(v) deposit / expenses with respect of water and electric meter payable to the public authorities / utility companies	100000
(vi) GYM Charges	50000
Total	200600

The Purchaser further agrees and undertakes to pay to the Promoter a sum of Rs. 25,000/- (Rupees Twenty-Five Thousand only) towards refundable security deposit [Refundable Security Deposit] at the time of possession of the said Flat for duly observing and performing the covenants as defined under Clause No.74,75 and 76 herein below and the same shall be refunded to the Purchaser after adjusting outstanding / dues of the Purchaser to be paid to the Promoter (if any) on handing over of the Building to the Society. In addition to the above, the Purchaser shall pay 12 months advance interest free provisional maintenance deposit charges, leviable and accruing to the Promoter from the date of receipt of Occupation Certificate from the competent authority and payable at the time of possession of the said Flat. The 12 months advance interest free provisional maintenance deposit charges would be determined according to the market rate at that time, from the date of receipt of Occupation Certificate from the competent authority

42. In case after handing over possession of the said Flat, if there is any deficit in any of the amount (including deposits) or on any of the heads specified hereinabove, then the Purchaser/s shall forthwith on demand pay to the Promoter the Purchaser's proportionate share to make up such deficit or Promoter shall be entitled to the amount hereby irrevocably authorized by the Purchaser that promoter can deduct all dues, penalty, charges, modification, alteration, GST, Taxes etc. payable by the Purchaser(s) to the Promoter from the Refundable Security Deposit which is mentioned in Clause No. 41 hereinabove, before the possession of the said Building is handed over to the Society.



43. The Promoter shall not be liable, responsible and/or required to render the account in respect of the amounts mentioned hereinabove. It is hereby clarified that the aforesaid amounts mentioned hereinabove do not include the dues for electricity and other bills for the said Flat and the Purchaser/s shall be liable to pay electricity and other bills for the individual meters separately. It is further clarified that the list of charges mentioned hereinabove is only indicative and not exhaustive and the Purchaser/s agrees to pay to the Promoter, such other charges or such other amounts under such heads as the Promoter may indicate without any demur.



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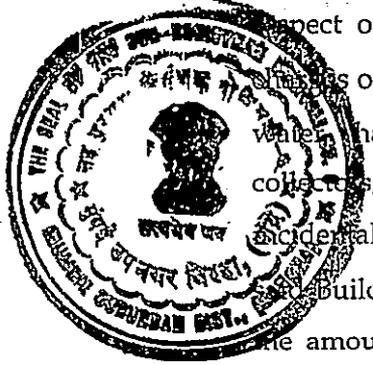
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44. The Purchaser/s shall inspect all the fixtures and fittings in the said Flat before taking possession of the same. Thereafter, the Purchaser/s shall have no claim against the Promoter in respect of any item of work in the said Flat or in the said Project which may be alleged not to have been carried out and/or completed and/or being not in accordance with the plans specification and / or this Agreement and/or otherwise howsoever in relation thereto.

45. DEFECT LIABILITY

If within a period of 5 (five) years from the date of the Promoter obtaining Occupation Certificate in respect of the said Project, the Purchaser/s brings to the notice of the Promoter any structural defect in the said Flat or the said Building in which the said Flat is situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoters at its own cost. It is however expressly agreed that, if the Purchaser/s and / or the other flat purchasers either by omission or commission and / or due to sheer negligence fail to regularly maintain and utilise / use the said Project or the said Flat in a prudent manner or the Purchaser/s and / or the other flat purchasers carry out any works either themselves or through their agents including architects, contractor, plumber etc. in the Flat or said Sale Building or the said Project then in such circumstances the Promoter shall not be liable or responsible for repairs / defect liability in any manner whatsoever. It is further clarified that it shall be the sole liability and responsibility of the Purchaser/s to prove defect in construction quality / defect in construction of the said Flat / said Project by the Promoter and as such the Promoter shall not be liable to take any steps / actions on mere allegations being made by the Purchaser/s.

46. Subject to what is stated hereinabove, on and from the Date of Possession, the Purchaser/s shall be liable to bear and pay the proportionate share of outgoings in respect of the said Flat and the said Project including local taxes, betterment charges or such other levies by the concerned local authority and/or Government, water charges, insurance, common lights, lifts, repairs, salaries of clerks, bill collectors, security guards, sweepers, and also other expenses necessary and incidental to the management and maintenance of the Free Sale Property and the buildings. For payment of the aforesaid, the Promoters shall first utilise from the amounts mentioned in Clause No. 41 herein above. It is agreed that if the Promoter so require, the Purchaser/s shall make such additional payment towards



वर्ष के outgoings on a continuous basis, beginning from the time the notice in writing is given by the Promoter to the Purchaser/s till the transfer of the said Project to the said Organisation. Amounts paid by the Purchaser/s to the Promoter on account of outgoings and municipal taxes shall not carry any interest and the

Promoter shall be entitled to spend such amount for the purposes for which the

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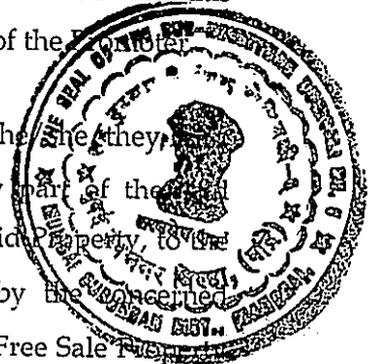
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same are collected and the unspent balance shall remain with the Promoter until the lease of the said Free Sale Property and transfer of buildings constructed on the said Property is caused to be executed by the State Government in favour of the said Organisation as contemplated herein. After the utilisation of the amounts so collected under Clause 41 herein above, the Purchaser/s undertakes to pay such provisional monthly contribution towards proportionate share of municipal taxes and outgoings regularly by the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever otherwise interest at the SBI highest marginal cost of lending rate plus 2% as notified under the Act and rules thereof or at such rate as is notified from time to time per annum will be charged. In the event Purchaser/s fails to make payment of the aforesaid amounts to the Promoter, without prejudice to their rights including right to terminate this Agreement, levy cancellation charges, etc., then the Promoter shall be entitled to (but shall not be bound to) make payment of the same for and on behalf of the Purchaser/s and the Purchaser/s shall reimburse the entire amount(s) paid by the Promoter and in the event the Purchaser/s fails and/or neglects to reimburse such amount(s) the Purchaser/s shall be liable to pay interest at the SBI highest marginal cost of lending rate plus 2% as notified under Act and rules thereof or at such rate as is notified from time to time on such sums that remain unpaid till the date of realisation thereof.

47. The name of the said Complex shall always be known as "UK IRIDIUM" and this name shall not be changed without the prior written permission of the

48. It is agreed, confirmed and covenanted by the Purchaser/s that he/she/they have no objection to the Promoter handing over possession of any part of the Property / Free Sale Property and/or constructed area on the said Property to the competent authorities, in terms of the permissions granted by the concerned authorities in the course of development of the said Property / Free Sale Property and the Promoter's right to execute all necessary agreements / documents in respect thereof. All such agreements / documents so executed by the Promoter, shall be binding on the Purchaser/s as also on the said Organisation that may be formed in the manner herein recorded.



49. USER

The Purchaser/s shall use the said Flat only for the purpose for which the same has been allotted and not for any other purpose. The Purchaser/s shall use the said Car Park, if allotted, only for the purpose of keeping or parking of the Purchaser/s own vehicle. Further, parking spaces shall be used for parking light motor vehicles only and not for parking lorry, tempo, Public Transport Vehicle, etc. The Purchaser/s shall not do anything which shall be a cause or a source of nuisance or annoyance

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to the Promoter or any other persons of the said Organisation and the other occupiers of the building in which the said Flat are situated or to any one in its vicinity or neighbourhood. In the event any increase in local taxes, water charges, insurance and such other levies, is imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the said Flat by the Purchaser/s, the Purchaser/s alone shall bear and pay such penalty, premium or other sums of money demanded.

50. PROPERTY TAX

So long as each flat in the said Project are not being separately assessed for municipal taxes, property taxes and water charges, the Purchaser/s shall pay to the Promoter a proportionate share of the Municipal Tax, property tax and water charges including after receipt of OC for the said Project assessed by the concerned authority on the said Project, the Project Common Areas and/or Common Amenities of the Complex and the said Free Sale Property. Such proportion to be determined by the Promoter on the basis of the area of the said Flat.

51. PERMISSION

In the event, the Purchaser/s being a Non Resident Indian (N.R.I.) or OCI or PIO intending to book and acquire a residential/ commercial flat / unit from the said Promoters, then it shall be the sole responsibility of the said Purchaser/s to procure the necessary / statutory permissions from the Reserve Bank of India or any other Competent Authority to that extent in order to acquire a residential / commercial flat / unit, if any. The Promoter shall not be held liable for the deficiency of any statutory permissions being not available or procured by the respective flat purchaser/s. The Promoter shall not be held liable for the deficiency of any statutory permissions not being available or procured by the respective flat purchaser/s.



The Purchaser/s hereby covenants to keep the said Flat, walls and partition walls, sewers, drains, pipes and appurtenances thereto in good and tenantable repair and condition and in particular so as to support shelter and protect the parts of the said Project. The Purchaser/s further covenants not to chisel or in any other manner damage the columns, beams, slabs or RCC partition or walls or other structural members without the prior written permission of the Promoter.

53 DEFULT IN MONTHLY OUTGOINGS	
१८०९२	If the Purchaser/s fails or neglects to pay these monthly outgoings in respect of the said Flat and/or their proportionate share for the said Free Sale Property and/or the said Buildings for any reason whatsoever, without prejudice to their right to collect interest at the SBI highest marginal cost of lending rate plus 2% p.a. as

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notified under Act and rules thereof or at such rate as is notified from time to time for the delayed payment to their other rights and remedies including right to terminate the Agreement, the Promoter shall, without prejudice to any other rights available to them, not only be entitled to adopt appropriate legal proceedings for recovery thereof but also be entitled absolutely and unconditionally to stop and restrict the Purchaser/s from using other recreational facilities.

54. The Promoter shall maintain only a consolidated account of all the deposits collected from the flat purchasers of various flats in the said Project and shall transfer the excess collection, if any, to the said Organisation of the flat-purchasers in the said Building on execution and registration of the lease deed in favour of the Organisation by the State Government. The Promoter shall not be liable to render any individual account of the amounts collected or disbursements made in respect of each separate flat and such accounting shall be done by all the buyers of various flat amongst themselves after transfer of the said Buildings to the said Organisation. In particular it is also agreed between the parties hereto that notwithstanding any excess/deficit collection from any particular buyer of the flat in respect of his/her flat, the Promoter shall not be required to make up accounts with each Allottee of the flat in the said Project and the Allottee shall not make grievance or take any objection to the consolidation of all receipts and expenses in respect of flat in the said Project. The Purchaser/s undertakes to pay such provisional monthly contribution and such proportionate share of outgoings regularly on quarterly basis in advance and shall not withhold the same for any reason whatsoever or make any deductions therefrom.

55. The Promoter shall maintain a separate account as statutorily required in respect of sums received by the Promoter from the Purchaser/s towards Statutory Charges and the Promoters shall utilize the amounts only for the purposes which have been received.

56. The Promoter shall, at the cost and expenses of the flat-purchasers in the said Project, form and register the said Organisation in accordance with the applicable law. The Purchaser/s shall join in forming and registering the said Organisation/ to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and other papers and documents necessary for the formation and registration of the said Organisation and for becoming a member, including the bye-laws of the proposed Organisation and duly fill in, sign and return to the Promoter within 15 (fifteen) days of the same being forwarded by the Promoter to the Purchaser/s, so as to enable the Promoter to register the organisation of the flat-purchasers in the said Project. No objection shall be taken by the Purchaser/s if any changes or modifications are made in the draft bye-laws or the Memorandum



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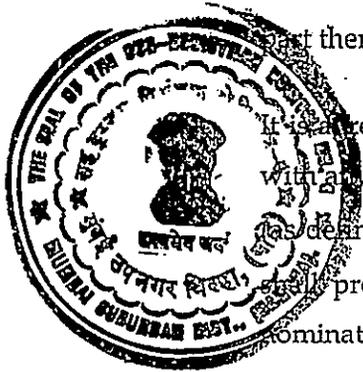
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and/or Article of Association, as may be required by the Registrar of Co-operative Societies/Registrar of Companies/ association of apartment owners as the case may be, or any other Competent Authority.

57. It is expressly agreed that the said Organisation will maintain the internal street lighting, common water tanks and water pipe lines and water connections and all other common services, benefits, facilities and advantages and it is hereby expressly agreed and confirmed between the parties that all such general facilities shall be for the use of all the allottees of the flats in the said Project and the Purchaser/s shall pay proportionate share of expenses thereof. The proportionate share payable by the Purchaser/s to the Promoter / the said Organisation as may be determined by the Promoter / the said Organisation, shall be final and binding on the said Organisation and the Purchaser/s. It is agreed that the Promoter shall not be liable to contribute to the said expenses with respect to the unsold flats in the said Project.

58. Subject to what is contained herein, the Promoter shall cause the State Government to lease the said Free Sale Property, and the Purchaser/s confirms that he/she/they either singly or jointly with the purchaser/s of the other flats in the said Project will co-operate with the Promoter to ensure that the lease deed is duly executed and shall not call upon or compel or will they demand the Promoter to do any other action save and except cause the lease of the Free Sale Property unto the Organisation.

59. The Promoter shall have the right to enter into a contract with any third party / agency for the purpose of maintenance and upkeep of the said Project and Free Sale Property, such decision shall be final and binding until the conveyance / lease in respect of the said Project is executed in favour of the said Organisation. Thereafter, the said Organisation will undertake to maintain the said Project or any part thereof.



It is further agreed that as and when the Promoter enter into agreements / arrangements with any person, or otherwise the Promoter are in a position to provide all Utilities (as defined hereinafter) or any of them, then in that event the Purchaser/s herein shall procure such Utilities only from the Promoter or any person as may be nominated by the Promoter in that behalf, as the case may be, and pay such amount as may be fixed by the Promoter or its nominee, to the Promoter or to its

nominee, as the case may be. This term is the essence of this Agreement. For the purposes of this clause, Utilities refer to water, electricity, telephone, cable television, internet services and such other service of mass consumption as may be utilized by the Purchaser/s on a day-to-day basis. It is further clarified that this clause shall not be interpreted/ construed to mean that the Promoter are obligated

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/ liable to provide all or any of the Utilities whether or not the Promoter have entered into agreements/arrangements with any person, or otherwise the Promoters are in a position to provide all Utilities or any of them.

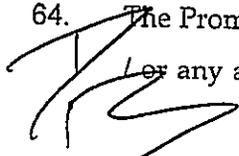
61. The Promoter shall be entitled to allot all flats, open spaces, terraces, etc. intended to be constructed on the said Property with a view that ultimately the Purchaser/s and allottees of all the flats etc., in the said Project shall be admitted to the said Organisation. It is agreed and clarified that the Promoter shall have all the rights and shall be entitled to sell, allot, transfer, lease, give on leave and license basis and/or otherwise deal with and dispose of the unsold flats, car parking spaces/areas, open spaces, terraces, etc. separately and independently and the Purchaser/s and allottees of all the flats and any other areas in said Project shall be admitted to the said Organisation.

62. In the event of the said Organisation being formed and registered before the sale/allotment and disposal by the Promoter of all the flats, garages, parking spaces, open spaces, terrace etc., then the powers and the authority of the Organisation so formed and/or the Purchaser/s and/or other holders of the flat shall be subject to the overall superintendence/authority and control of the Promoter in respect of all the matters concerning the said Project and, in particular the Promoter shall have absolute authority and control as regards the unsold Flats, etc. and the Promoter shall be fully entitled to sell and dispose off all the unsold flats to any person / entity of its choice. Such flat purchasers shall be admitted as the members of the Organisation without payment of any premium or transfer charges or any additional charges save and except the membership fees, after entrance fee and such allottee, purchasers or transferee thereof shall not be discriminated or treated prejudicially by the Organisation. The contents of this clause shall be incorporated in the bye laws of Organisation and the Purchaser/s shall not raise any objection thereto.

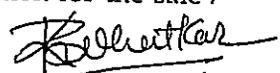
63. The Promoter shall if necessary, become member of the said Organisation in respect of their right and benefits conferred / reserved herein or otherwise entitled to in whatsoever manner. If the Promoter transfers, assigns and disposes off such rights and benefits at any time to anybody the assignee / transferee and/or the buyers thereof shall, if necessary, become the members of the said Organisation in respect of the said right and benefits. The Purchaser/s herein ~~and~~ the said Organisation will not have any objection to admit such assignees or transferees as members of the said Organisation and the Purchaser/s hereby gives his/her/their specific consent to them being admitted.

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64. The Promoters shall not be liable or required to pay any transfer fees/charges and for any amount, compensation whatsoever to the said Organisation for the sale /


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allotment or transfer of the unsold flats, etc. in the said Project even after the lease is executed in favour of the said Organisation.

65. The said Organisation that may be formed of the purchasers / holders of units, flats and other flat in the said Project shall not admit and issue Share Certificate to any Purchaser/s / member without obtaining a prior written No Objection Certificate from the Promoter certifying that the Promoter has no outstanding / dues pending on any account to be received from the Purchaser/s / member. If the said Organisation issues Share Certificate to any Purchaser/s / member without adhering to or abiding by the aforesaid condition, the said Organisation and the flat-purchasers shall be jointly and severally responsible and liable to pay such amounts due and payable, if any, by such Purchaser/s / member to the Promoter.

66. CHARGES FOR FORMATION OF ORGANISATION

All costs, charges and expenses incurred in connection with the formation of the said Organisation as well as the costs of preparing, engrossing, stamping and registering all deeds, documents required to be executed by the Promoter and by the Purchaser/s including stamp duty, registration charges etc., payable in respect of such documents, as well as the entire professional costs of the attorneys of the Promoter for preparing and approving all such documents shall be borne and paid by the Purchaser/s and the said Organisation as aforesaid and/or proportionately by all the holders of the flat, etc., in the said Project. The Promoters shall not be liable to contribute anything towards such expenses.

67. The Purchaser/s hereby agrees and undertakes that the Purchaser/s shall, from time to time, sign all applications, papers and documents and do all acts, deeds and things as the Purchaser/s or the said Organisation may require for safeguarding the interest of the Promoter and/or the Purchaser/s and/or the other flat-purchasers in the said Project.

The Purchaser/s alone will be responsible for consequences of insufficient and/or non-payment of stamp duty and registration charges on this Agreement and/or all other documents etc.



EVENTS OF DEFAULT

The Promoter shall solely at their discretion be entitled to terminate this Agreement on the happening of any of the following events ("Events of Default"):

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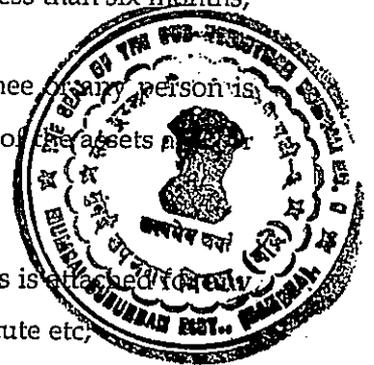
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- (ii) If the Purchaser/s commits breach of any of the terms, conditions, covenants and representations of this Agreement and/or any other writing and/or the terms and conditions of layout, LOI, IOD, CC, ULC Permissions, NA Order, N.O.C. and other sanction, permission, Undertakings and Affidavits etc.;
- (iii) If the representations, declarations and/or warranties etc. made by the Purchaser/s in the Booking form, Acceptance Letter, Allotment Letter, present Agreement and/or any other documents executed and/or entered into or to be executed and/or entered into by the Purchaser/s is true or false;
- (iv) If the Purchaser/s commits a breach of any of the terms of this Agreement as recorded herein;
- (v) If the Purchaser/s has been declared and/or adjudged to be dissolved, insolvent, bankrupt etc. and/or ordered to be wound up;
- (vi) If the Promoter is of the opinion that the Purchaser/s is unable to pay its debts and/or makes, or has at any time made, a composition with the creditors;
- (vii) If the Purchaser/s is, convicted of any offence involving moral turpitude and/or sentenced to imprisonment for any offence not less than six months;
- (viii) If Receiver and/or a Liquidator and/or Official Assignee of any person is appointed of the Purchaser/s or in respect of all or any of the assets and properties of the Purchaser/s;
- (ix) If any of the assets and/or properties of the Purchaser/s is attached for any reason whatsoever under any law, rules, regulation, statute etc.;
- (x) If the Promoters are of the opinion and / or belief that the Purchaser/s is an undesirable element and / or is likely to cause nuisance and/or cause hindrances in the completion of the development of the said Property and/or anytime thereafter and / or it is apprehended that he/she/they is/are likely to default in making payment of the amounts mentioned in this Agreement;
- (xi) Any execution or other similar process is issued and/or levied against the Purchaser and/or any of his / her / their assets and properties;
- (xii) If the Purchaser has been declared and/or adjudged to be of unsound mind;



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- (xiii) If the Purchaser has received any notice from the Government of India (either Central, State or Local) or foreign Government for the Allottee's involvement in any money laundering or any illegal activity and/or is declared to be a proclaimed offender and/or a warrant is issued against him;
- (xiv) If the Promoters are of the opinion and/or belief that any of the aforesaid event has been suppressed by the Purchaser.
- (xv) Failure on the part of the Purchaser(s) as and when called upon by the Promoter, to become a member of the Common Organization of Purchaser(s) or to pay subscription charges etc. as may be required under the terms thereof;
- (xvi) Causing Obstructions/hindrances to the construction or implementation of project or sales of flats, either by physical means or by mass communication, including emails, mass emails, social networking sites etc.
- (xvii) Causing or making any defamatory statements against the promoter which is lowering the esteem of the promoter in the eyes of the other flat purchasers or public at large.

70. CONSEQUENCES OF DEFAULT

On the happening or occurring of any of the Events of Default, the Promoters may at their discretion and without prejudice to all other rights that the Promoters may have against the Purchaser/s either under this Agreement, or in law or otherwise, address a notice to the Purchaser/s calling upon them to rectify / cure such default or breach of the terms and conditions of this Agreement within a period of 7 (seven) days from the date of receipt thereof failing which the Agreement shall be terminated in which event the consequences hereinabove set out in Clause 38 shall follow.

All the aforesaid rights and/or remedies of the Promoter against the Purchaser/s shall be cumulative and without prejudice to one another.

It is expressly agreed that until the lease of the said Free Sale Property and the said Buildings/ Complex is executed in favour of the said Organisation, the Promoter shall have an irrevocable and perpetual right and be entitled to put a hoarding on the said Free Sale Property including on the terrace and/or on the parapet wall and the said hoardings may be illuminated or comprising of neon signs and for that purpose the Promoter are fully authorised to allow temporary or permanent construction or erection for installation either on the exterior of the said Complex



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as the case may be and further the Promoters shall be entitled to use and allow third party to use any part of the said Free Sale Property for installation of cables, satellite, communication equipment, cellular telephone equipment, radio turnkey equipment, wireless equipment, etc. The Purchaser/s agrees not to object or dispute the same. It is further expressly agreed that the Promoters shall have an irrevocable and perpetual right and be entitled to receive, recover, retain and appropriate all the rents, profits and other compensation including any increase thereof and the Purchaser/s shall not have any right or be entitled to any such rents, profits and other compensation including any increase thereof or any part thereof. All the rents, profits and other compensation including any increase thereof shall solely and absolutely belong to the Promoter. The Promoter shall be entitled to transfer or assign the same to any person or persons whom they deem fit and the Purchaser/s or the said Organisation shall not raise any objection thereto. Notwithstanding anything contained herein, it is further agreed between the Parties that at all times before and / or after the lease of the said Free Sale Property unto the Organisation, the Promoter shall be entitled to brand the said Project / development on the said Property by putting its name/logo/sign on such conspicuous part of the building as desired by it. It is agreed that neither the Purchaser/s nor the Organisation shall at any point of time be entitled to remove, object, dispute or demand any monetary consideration for putting up the sign/name/logo however, on the formation of the Organisation the cost of maintenance, upkeep and use (including electrical charges) shall be borne by the Organisation alone.

73. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

The Promoter hereby represents and warrant to the Purchaser/s as follows:

- (i) The Promoter has lawful rights and have obtained requisite approvals from the competent authorities to carry out development of the said Property and shall obtain requisite approvals from time to time to complete the development of the said Property;
- (ii) Save and except as stated as follows and as stated in the Title Certificate dated 16 November 2016 annexed hereto and marked as Annexure "J" there are no encumbrances upon the said Property:

A. Simple Mortgage created on the Free Sale FSI and the unsold flats in the said Project 1 in favour of Dewan Housing and Finance Ltd, which has now been released and No dues certificate dated 09 October, 2019 has been obtained from DHFL;

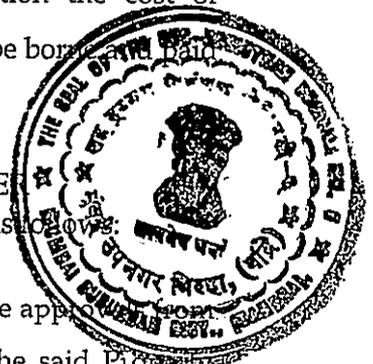
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B. Handover of certain portion of the said Property as part of the 3K scheme to the statutory authorities for development of road;



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C. Diversion / moving of nalla passing through the said Property with the assistance and as permitted by the concerned statutory authorities.

(iii) There are no litigation pending before any Court of law with respect to the said Free Sale Property / the said Project, save and except the litigation as disclosed;

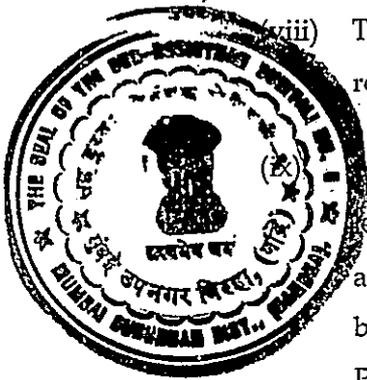
(iv) All approvals, licenses and permits issued by the competent authorities with respect to the said Project are valid and subsisting. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the said Project shall, at all times, be complied with by the Promoter as per all applicable laws in relation to the said Project;

(v) The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Purchaser/s created herein, may prejudicial be affected;

(vi) 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 Flat which will adversely affect the rights of Purchaser/s under this Agreement;

(vii) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Flat to the Purchaser/s in the manner contemplated in this Agreement;

(viii) The Promoter have paid all the taxes and outgoings as applicable with respect to the said Property up till date;



No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said Free Sale Property) has been received or served upon the Promoter in respect of the said Free Sale Property save and except those disclosed to the Purchaser/s;

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The said Property is being developed under the provisions of 33(10) of the DPR wherein units in the Rehab Buildings constructed for rehabilitation of slum dwellers shall be occupied by them and such Rehab Buildings shall form an integral part of the layout.

74. PURCHASER'S COVENANTS

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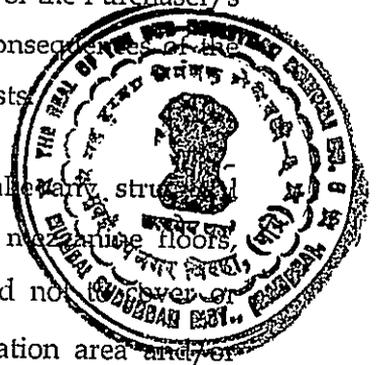
The Purchaser/s by himself / herself / themselves with intention to bind all persons into whose hands the said Flat may hereinafter come, even after said Buildings is conveyed in favour of the said Organisation, hereby covenants with the Promoters as follows:

(i) Not to do or suffer to be done anything in or to the said Buildings, said Flat, staircase, Project Common Areas or any passages which may be against the rules, regulations or byelaws of concerned local or any other authority or change/alter or make addition in or to the building or to the said Flat itself or any part thereof and to maintain the said Flat at the Purchaser/s own cost in good repair and condition from the date on which the Purchaser/s is permitted to use the said Flat. In the event of the Purchaser/s committing any act in contravention of the above provision, the Purchaser/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority and shall also pay any penal charges levied by the authorities.

(ii) Not to store anything in the refuge floor nor store any goods in the said Flat which are hazardous, combustible or of dangerous nature or are so heavy as to damage the construction or structure of the said Sale Building or storing of which goods is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages on the upper floors which may damage or likely to damage the staircases, common passages or any other structure of the said Buildings and in case any damage is caused to the said Buildings on account of negligence or default of the Purchaser/s in this behalf, the Purchaser/s shall be liable for the consequences thereof in breach and shall repair the same at his/her/their own costs.

(iii) Not to change the user of the said Flat and/or make any structural alteration and/or construct any additional structures, including floors, whether temporary or permanent, in the said Flat and not to construct anything on the open spaces, garden, recreation area and/or parking spaces/areas and/or refuge areas.

(iv) Not to demolish or cause to be demolished the said Flat or any part thereof neither at any time make or cause to be made any addition or alteration of whatsoever nature in or to the said Flat or any part thereof and keep the portion, sewers, drains, pipes in the said Flat and appurtenances thereto in good repair and condition and in particular so as to support, shelter and protect other parts of the said Buildings in which the said Flat is situated and shall not chisel or in any other manner damage the columns, beam, walls, slabs or RCC Partis or other structural changes in the said Flat



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without the prior written permission of the Promoter and / or the said Organisation.

(v) Not to make any alteration in the elevation and outside colour scheme of paint and glass of the said Buildings and not to cover/enclose the planters and service ducts or any of the projections from the said Flat or within the said Flat, nor chisel or in any other manner cause damage to the columns, beams, walls, slabs or RCC partition or walls, pardis or other structural members in the said Flat without the prior written permission of the Promoter / concerned authorities, nor do / cause to do any hammering for whatsoever use on the external / dead walls of the said Buildings or do any act to affect the FSI potential of the said Property.

(vi) Not to shift windows of the said Flat and / or carry out any changes in the said Flat so as to increase the area of the said Flat and / or put any grill which would affect the elevation of the said Sale Building and / or carryout any unauthorized construction in the said Flat. In the event if any such change is carried out, the Purchaser/s shall remove the same within 24 hours of notice in that regard from the Promoter / Organisation. In the event if the Purchaser/s fails to remove the same within the period of 24 hours, then the Promoter / Organisation shall be entitled to enter upon the said Flat and remove such unauthorised construction and the Purchaser/s hereby agree and undertake not to raise any objection for the same and / or demand any damages for the same from the Promoter / Organisation.

(vii) Not to affix any fixtures or grills on the exterior of the Sale Building for the purposes of drying clothes or for any other purpose and undertakes not to have any laundry drying outside the said Flat. The Purchaser/s shall fix the grills on the inside of the windows only. The standard design for the same shall be obtained by the Purchaser/s from the Promoter and the Purchaser/s undertakes to not 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 Flat. If found that the Purchaser/s has affixed a window air conditioner or the outdoor condensing unit which projects outside the said Flat. The Allottee shall be required to remove the same upon being called upon by the Promoter / Organisation to do so.



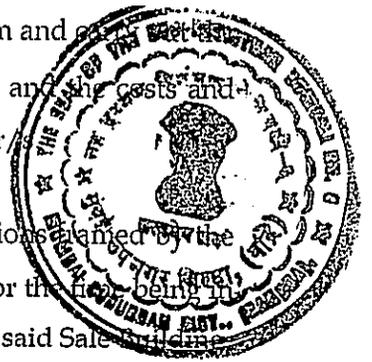
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part thereof or whereby any increase in the premium shall become payable in respect of the insurance.

- (x) Not to delay / default in payment of the amounts to be paid to the Promoters in addition to the amounts collected in Clause No. 41 above and pay within 10 days of demand by the Promoters, his/her/their share of security deposit demanded by any concerned local authority or government, for giving water, or any electric supply company for giving electricity or any other service connection to the said Project.
- (xi) Not to delay / default in payment of increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority from time to time.
- (xii) Not to transfer or assign the Purchaser/s right, interest or benefit under this Agreement and / or let, sublet, sell, mortgage and / or otherwise transfer, assign or part with occupation or give on leave and license, care taker, paying guest or tenancy basis or induct any person/s into or part with the said Flat until all the payments whether due or not but payable by the Purchaser/s to the Promoter under this Agreement or otherwise under any law are fully paid up and only if the Purchaser/s has not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Purchaser/s has intimated in writing to the Promoter and the Promoter have their prior written consent and also intending Transferee undertaking to observe and perform and all the terms and conditions as may be imposed in that behalf and the costs and expenses of such agreement will be paid by the Purchaser/s.
- (xiii) Shall not violate and shall abide by all rules and regulations framed by the Promoter or by the said Organisation or under any law for the time being in force, for the purpose of maintenance and up-keep of the said Sale Building and in connection with any interior / civil works that the Allottee may carry out in the said Flat.
- (xiv) Shall not violate and shall observe and perform all the rules and regulations which the said Organisation may have at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said Sale Building and the flat therein and for the observance and performance of the building rules, regulations and bye-laws for the time being of the concerned local authority and of government and other public bodies. The Purchaser/s shall also observe



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and perform all the stipulations and conditions laid down by the said Organisation regarding the occupation and use of the said Flat in the said Sale Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement.

(xv) Shall not do or permit or suffer to be done anything in or upon the said Flat or any part of the said Buildings which is or may, or which in the opinion of the Promoter is or may, at any time be or becomes a danger, a nuisance or an annoyance to or interference with the operations, enjoyment, quiet or comfort of the occupants of adjoining flat or the neighbourhood provided always that the Promoter shall not be responsible to the Purchaser/s for any loss, damage or inconvenience as a result of any danger, nuisance, annoyance or any interference whatsoever caused by the occupants of the adjoining flat of the said Buildings and the Purchaser/s shall not hold the Promoter so liable.

(xvi) Shall not 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, within the said Flat or in or on the common stairways, refuge areas, corridors and passageways in and of the said Buildings.

(xvii) Shall never in any manner enclose any flower beds/pocket terrace/s 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 Flat and keep the same unenclosed at all times. The Promoter shall have the right to inspect the said Flat at all times and also to demolish any such addition or alteration or enclosing of the open areas without any consent or concurrence of the Purchaser/s and also to recover costs incurred for such demolition and reinstatement of the said Flat to its original state.



(xviii) The Purchaser is made aware by the Promoters that the external walls of the respective flats in the said Project will be made of RCC and/or block and will be measuring between 100 mm to 150 mm in thickness (approximately). The Purchaser is further made aware that few internal walls of the respective flats may be made of gypsum and/or fibre cement boards

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(xix)		If Purchaser
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If Purchaser fails to oblige above terms and conditions, in this case the Promoter shall be entitled to call upon the Purchaser(s) to rectify the same

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at his cost and restore the said Flat or the Building to its original condition. Without prejudice to the foregoing obligation of the Purchaser(s), the Promoter may carry out the necessary rectification or restoration and the Purchaser(s) shall be liable to reimburse the Promoter for all costs, charges and expenses incurred by the Promoter in this regard.

75. In addition to the aforesaid conditions, the Purchaser/s further binds himself / herself/ themselves in respect of the said Flat and covenants as under:

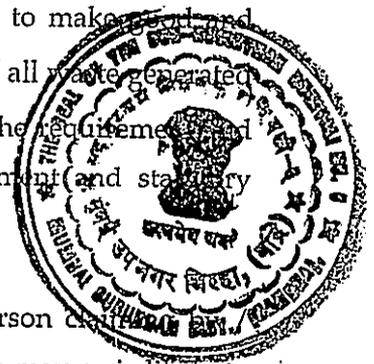
(i) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat into the compound or the refuge floor or any portion of the said Buildings and/or the said Project.

(ii) Shall not at any time cause or permit any public or private nuisance or to use the loud speaker etc. in or upon the said Flat, said Buildings or the said Free Sale Property or any part thereof or do anything which shall cause any annoyance, inconveniences, suffering, hardship or disturbance to the occupants and/or to the Promoters.

(iii) Shall not 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 Flat and/or the said Project nor litter or permit any littering in the Project Common Areas in or around the said Flat and/or the said Project and at the Purchaser/s own cost and expense to make and maintain sufficient provision for the safe and efficient disposal of all waste generated at the said Flat and/or the said Free Sale Property to the requirements and satisfaction of the Promoter and/or relevant government and statutory authorities.

(iv) Shall either by himself/herself/themselves or any person acting through / from the Purchaser/s not do anything which may or is likely to endanger or damage the said Buildings or any part thereof, the garden, greenery, fencing, saplings, shrubs, trees and the installations for providing facilities in the said Buildings. No damage shall be caused to the electricity poles, cables, wiring, telephone cables, sewage line, water line, compound gate, or any other facility provided in the said Buildings.

(vi) Shall not display at any place in the said Buildings or any part of the said Project any bills, posters, hoardings, advertisement, name boards, neon signboards or illuminated signboards. The Purchaser/s shall not stick or affix pamphlets, posters or any paper on the walls of the said Project or



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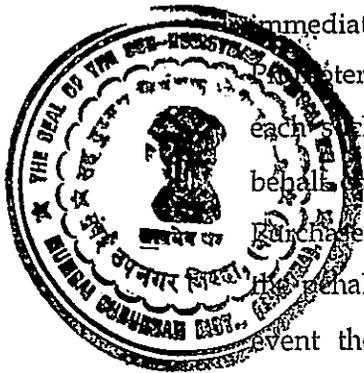
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Project Common Areas therein or in any other place or on the window, doors and corridors of the said Free Sale Property / said Project.

- (vii) Shall not affix, erect, attach, paint or permit to be affixed, erected, attached, painted or exhibited in or about any part of the said Buildings or the exterior wall of the said Flat 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 save and except the name of the Allottee in such places only as shall have been previously approved in writing by the Promoters in accordance with and in such manner, position and standard design laid down by the Promoter.
- (viii) The Purchaser/s agrees & undertakes not to use the open places, terrace, stilt (if any) in the said Buildings or compound or Project Common Areas thereof or in the said Project or in the said Free Sale Property elsewhere for killing of animals and/or birds or in public view or otherwise or to offend religious feelings of other communities.
- (viii) Shall not park at any other place and shall park all vehicles in the allotted/ designated parking lots only as may be prescribed by the Promoter.
- (ix) Shall cause the said Organisation to paint the said Buildings at its own cost at least once in every five years maintaining the original colour scheme even after the conveyance is executed in favour of the said Organisation.

76. The Purchaser/s hereby agrees and undertakes that, if the Purchaser/s and/or any of the person/s occupying the said Flat with the Purchaser/s or any servant or guest of the Purchaser/s commits default of any of the provisions of the aforesaid Clause 74 and 75, then the Purchaser/s shall rectify any damage and default immediately at his/her/their own cost and shall also be liable to pay to the Promoter a penalty of Rs. 10,000/- (Rupees Ten Thousand Only) (per default) on each such occasion on which the Purchaser/s or any person on his/her/their behalf commits such default. The aforesaid penalty/ies shall be payable by the Purchaser/s in addition to the cost of rectification for the default committed and the penalties, fines, etc. payable to the concerned governmental authority. In the event the Purchaser/s fails to pay the penalty and/or rectify the default of his/her/their obligation within 7 (seven) days from committing this default at



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his/her/their own cost then the Promoter through its agents, shall have a right but shall not be obliged to enter upon the said Flat and rectify the default at the Purchaser/s cost or Promoter shall have a right to deduct from the refundable Security Deposit which is mentioned in the Clause no. 41.

77. PROMOTER'S RIGHT TO ENTRY

Promoter

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Purchaser Page 46

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The Promoter shall have irrevocable, unconditional and unfettered right and be entitled to and the Purchaser/s shall permit the Promoter and its surveyors and agents, with or without workmen and others, shall be absolutely and irrevocably entitled to, at all reasonable times, to enter into and upon the said Project and/or any part/s thereof including without limitation the said Flat to view and examine the state and conditions thereof. The Purchaser/s shall permit the Promoter and their surveyors and agents with or without workmen and others at reasonable times to enter into and upon the said Flat or any part thereof for the purpose of making, maintaining, rebuilding, cleaning, lighting and keeping in order and good conditions all services, drains, pipes, cables, water covers, gutters, wires, party walls, structure or other conveniences belonging to or serving or used for the said Project and also for the purpose of laying down, maintaining, repairing and also for the purpose of cutting of essential services including water supply to or any of the flats in the said Project in respect whereof the purchasers of such other flats, as the case may be, shall have made default in paying his share of taxes, maintenance charges etc.

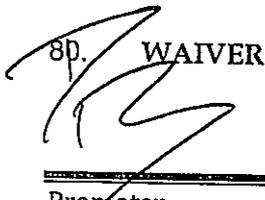
78. NO ASSIGNMENT

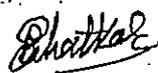
Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said Flat or of the said Free Sale Property and the said Buildings or any part thereof in favour of the Purchaser/s. The Purchaser/s shall have no claim save and except in respect of the said Flat hereby agreed to be sold to him/her/them and all rights of Promoter in all common areas, internal roads, open spaces, lobbies, staircases, terraces, etc. which shall remain the property of the Promoter, even after the said Free Sale Property and the said Buildings/ Tower 1 and Tower 2 are transferred to the said Organisation. The Allottee shall have permission only to use common areas, open spaces/areas (other than the open car parking spaces), terrace, stair case and lift.



79. It is agreed, confirmed and covenanted by the Purchaser/s that the Purchaser/s shall not be entitled to nor shall he/she/they demand sub-division of the said Property / Free Sale Property or or the said Buildings or be entitled to any FSI exceeding the FSI used or any FSI available now or in future and consumed in the said Project and that the Purchaser/s and/or the said Organisation shall not be entitled to put up any further or additional construction on the said Buildings, Tower 3 exceeding the FSI consumed therein upto the time of conveyance to be executed in favour of the said Organisation for any reason whatsoever.

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80. WAIVER






No forbearance, indulgence or relaxation or inaction by the Promoter at any time to require performance of any of the provisions of these presents shall in any way affect, diminish or prejudice its rights to require performance of that provision and any waiver or acquiescence by them of any breach of any of the provisions of these presents shall not be construed as a waiver or acquiescence of any continuing or succeeding breach of such provisions or a waiver of any right under or arising out of these presents, or acquiescence to or recognition of rights and/or position other than as expressly stipulated in these presents. Any delay tolerated or indulgence shown by the Promoter in enforcing the terms of this Agreement or any forbearance or giving of time to the Purchaser/s by the Promoter shall not be construed as a waiver on the part of the Promoter of any breach or non-compliance of any of the terms and conditions of this Agreement nor shall the same in any manner prejudice the rights of the Promoter.

81. Notwithstanding anything contrary to any of the clauses contained herein or in any other letter, no objection, permissions, deeds, documents and writings (whether executed now or in future by the Promoter) as also permission / no objections for mortgaging the said Flat or creating any charge or lien on the said Flat and notwithstanding the mortgages / charges/lien of or on the said Flat, the Promoter shall have first and exclusive charge on the said Flat and all the right, title and interest of the Purchaser/s under this Agreement for recovery of any amount due and payable by the Purchaser/s to the Promoters under this Agreement or otherwise.

82. The Purchaser/s confirms, understands and agrees that the information, details, images, sketches and elevation contained in the leaflets/ brochures or any other printed material are only indicative and artistic imagination and may not be exact or accurate, and the same does not form either the basis or part of the offer or

contract. The Purchaser/s further confirms and accepts that he/ she has only relied on the approved plans. The Purchaser/s confirms that he/she/ they have done inspection and is aware of the planning, surroundings in and around the said

Notwithstanding anything contained herein, it is agreed between the parties hereto:



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That the Promoter shall have irrevocable and unfettered right and be entitled at any time hereafter, to mortgage, create charge and other encumbrances and in respect of the said Property and/or the said Buildings and all flats therein and also the buildings to be constructed hereafter, if any, and its right, title and interest therein;

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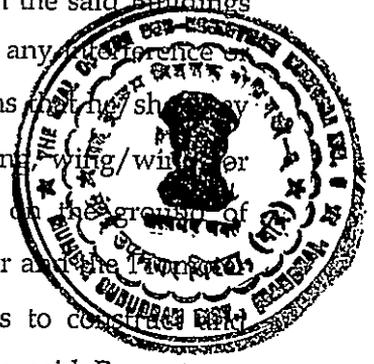
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(ii) That the Promoter shall have an irrevocable and unfettered right and be entitled, at any time hereafter to partition the said Buildings and the said Property as the Promoter may deem fit and proper and the Purchaser/s shall have no objection to the same.

(iii) That the sample flat if any, constructed by the Promoter and all furniture, items, electronic goods, amenities etc. provided therein are only for the purposes of showcasing the flat, and the Promoter is not liable, required and/or obligated to provide any furniture, items, electronic goods, amenities etc. as displayed in the said sample flat, other than as expressly agreed by the Promoter under this Agreement.

84. The Purchaser/s hereby agree and confirm that he / she / they shall not be entitled to transfer his / her / their right, title and interest in the said Flat to any third party at any time prior to being handed over possession of the said Flat by the Promoter as per the terms and conditions as stated in this Agreement.

85. The Purchaser/s hereby expressly agrees and covenants with the Promoter that in the event any part of the said Buildings being constructed on the said Free Sale Property not being ready for occupation and in the event of the Promoter offering license to enter upon the said Flat to the Purchaser/s or handing over possession of the said Flat earlier than completion of the entire said Sale Building then and in that event the Purchaser/s shall not have any objection to the Promoter completing the construction of the balance building or additional floors on the said Buildings or additional structure on the said Free Sale Property without any interference or objection by the Purchaser/s. The Purchaser/s further confirms that he/she shall not object or dispute construction of the balance building, wing/wings or additional floors or part or parts thereof by the Promoter on the ground of nuisance, annoyance or any other ground or reason whatsoever and the Purchaser/s shall be entitled either themselves or through any nominees to complete the additional storeys/wing/wings/building on the said Property as they may desire in their absolute discretion without any interference or objection or dispute by the Purchaser/s. The Purchaser/s hereby consents to the same being / under any law as applicable and irrevocably consents not to raise any demand or dispute or objection to the same.



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86. PURCHASER'S REPRESENTATIONS AND WARRANTIES

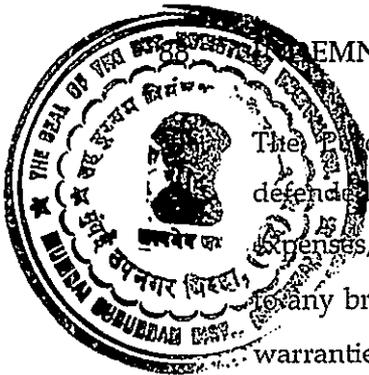
The Purchaser/s represents and warrants that:

(i) He / she has not been declared and/or adjudged to be an insolvent, bankrupt etc. and/or ordered to be wound up, as the case may be no receiver and/or liquidator and/or official assignee or any person is

appointed of the PURCHASER or all or any of his/her/their assets and/or properties;

- (ii) no receiver and/or liquidator and/or official assignee or any person is appointed of the PURCHASER or all or any of his/her/their assets and/or properties;
- (iii) none of his/her/their assets/properties is attached and/or no notice of attachment has been received under any rule, law, regulation, statute etc.;
- (iv) no notice is received from the Government in India (either Central, State or Local) and/or from abroad for his involvement in any money laundering or any illegal activity and/or is not declared to be a proclaimed offender nor a warrant is issued against him;
- (v) no execution or other similar process is issued and/or levied against him and/or against any of his assets and properties;
- (vi) he is not of unsound mind and/or is not adjudged to be of unsound mind;
- (vii) he has not compounded payment with his creditors;
- (viii) he is not convicted of any offence involving moral turpitude and/or sentenced to imprisonment for any offence not less than six months;
- (ix) he is competent to contract and enter into this Agreement as per the prevailing Indian Laws;

87. The Promoter considers the accuracy of the representations and warranties of the Purchaser/s to be an important and integral part of this agreement and has executed this agreement in reliance of the same;



INDEMNITY

The Purchaser/s hereby agrees to indemnify and keep indemnified, saved, defended and harmless the Promoter against any or all claims, losses, damages, expenses, costs or other liabilities incurred or suffered by the Promoter from or due to any breach by the Purchaser/s of his/her/their covenants, representations and warranties under this Agreement or due to any act, omission, default on the part of the Purchaser/s in complying/performing his/her/their obligations and/or term and/or conditions under this Agreement and/or approvals, Commencement and other sanctions, permissions, Undertakings and Affidavits etc.

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

90. INTERPRETATION

In this Agreement where the context admits:

A. Any reference to any statute or statutory provision shall include:

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

(ii) Such provision as from time to time amended, modified, re-enacted or consolidated (whether before, on or after the date of this Agreement) to the extent such amendment, modification, re-enactment 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 or consolidated) which the provision referred to has directly or indirectly replaced;

- B. any reference to the singular shall include the plural and vice versa;
- C. any references to the masculine, the feminine and the neuter shall include each other;
- D. any references to a "company" shall include a body corporate;
- E. The word "Business Day" would be construed as a day which is not a Sunday, or a public holiday or a bank holiday under the Negotiable Instruments Act, 1881 either at Mumbai, or any place where any act under this Agreement is to be performed.

F. 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. Any references to Clauses, Sections and schedules are to Clauses, Sections & schedules to this Agreement. Any references to parts or paragraphs are, unless otherwise stated, references to parts or paragraphs of the schedule in which the reference appears;



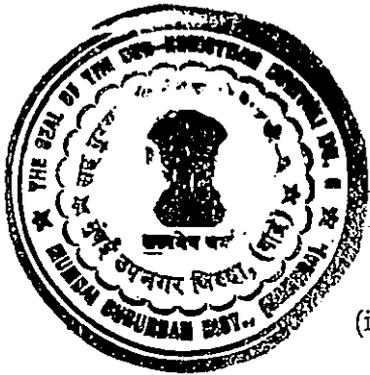
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- G. References to this Agreement or any other document shall be construed as references to this Agreement or that other document as amended, varied, novated, supplemented or replaced from time to time;
- H. the expression "this Clause" shall, unless followed by reference to a specific provision, be deemed to refer to the whole Clause (not merely the sub-Clause, paragraph or other provision) in which the expression occurs;
- I. 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;
- J. in determination of any period of days for the occurrence of an event or the performance of any act or thing shall be deemed to be exclusive of the day on which the event happens or the act or thing is done and if the last day of the period is not a Business Day, then the period shall include the next following Business Day;
- K. "the words "include", "including" and "in particular" shall be construed as being by way of illustration or emphasis only and shall not be construed as, nor shall they take effect as, limiting the generality of any preceding words;
- L. references to a Person (or to a word importing a Person) shall be construed so as to include:

- (i) an individual, firm, partnership, trust, joint venture, company, corporation, body corporate, unincorporated body, association, organisation, 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);
- (ii) that Person's successors in title and assigns or transferees permitted in accordance with the terms of this Agreement; and
- (iii) references to a Person's representatives shall be to its officers, employees, legal or other professional advisers, sub-contractors, agents, attorneys and other duly authorized representatives;



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NOTICE	

where a wider construction is possible, the words "other" and "otherwise" shall not be construed ejusdem generis with any foregoing words;

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- (i) Any notice to be given by one Party to the other under this Agreement shall be in writing and shall be sent by a Party to the other Party's respective address as set out below unless a change in such address of a Party is previously intimated to the other Party in writing. Such notice shall be deemed to be duly given by Registered Post A.D. / Under Certificate of Posting / Courier or by hand delivery or by Fax, E-mail to the address of the addressee at his/her/their address if sent by hand delivery or by courier or by registered post A. D. and shall be deemed to be validly delivered, if sent by hand delivery or courier on receipt of acknowledgement, and if sent by registered post A. D. on expiry of 5 (five) days from the date of posting.

To the Proposed Transferor - Promoter / Developer

Kind Attn: Damodar Suruchi Developers Private Limited

Address: Office at 8, Ground Floor, Abhishek Building,
Behind Kuber Complex, Opp. Laxmi Industrial Estate,
New Link Road, Andheri (W), Mumbai 400 053.

Email: care@ukrealty.in

To the - Purchaser/s

Kind Attn.: Mrs. Kavita Babu Whatkar

Mr. Babu Shivram Whatkar

Address: Pragati Co-Op HSG Society LTD,
Room No 2B/301, Golibar Maidan,
Near Maratha Colony, Santacruz (East), Mumbai:- 400055.

Email: babuwhatkar@gmail.com



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

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- (ii) The Purchaser shall intimate in writing to the Promoter 15 (fifteen) calendar days in advance of any change in the address of the Purchaser herein above given and as stated in the records, failing which any correspondence sent by the Promoter to the Purchaser, to the addresses available in records shall be deemed to have been duly served upon the Purchaser.

92. For the purposes of this transaction, the details of the PAN of the Promoter and the Purchaser/s are as follows:

- (i) Promoters PAN AAICD5545L
(ii) Purchaser/s PAN ABFPW5937J & AAGPW1779G

93. The Purchaser/s shall bear and pay all the amounts payable towards stamp duty, registration charges and all out-of-pocket costs, charges and expenses on all documents for sale and/or transfer of the said Flat including on this Agreement and all documents to be executed in pursuance hereof. Any consequence of failure to register this Agreement within the time required shall be on the Purchaser/s account.

94. Wherever in this Agreement it is stipulated that the Purchaser/s has to make any payment, in common with other flat / unit purchaser/s in the said Project, the same shall be the proportion which the RERA carpet area of the said Flat bears to the total RERA carpet area of all the flats / units in the said Project.

95. **OVERRIDING EFFECT**

The Agreement sets forth the entire agreement and understanding between the Parties and supersedes, cancels and merges:-

- a. All agreements, negotiations, commitments, writings and/or any other document/s and/or any oral or written statements, if any, exchanged between the Parties prior to the date of execution of this Agreement;
- b. All the representation, warranties, commitments, etc. made by the Promoter in any documents, brochure, hoarding, etc. and /or through on any other medium;



The Promoter shall not be bound by any such agreement, negotiations, commitments, writings, discussions, representations, warranties and/or compliance thereof other than expressly agreed by the Promoter under this agreement.

The Purchaser/s confirms that the Purchaser/s has/have visited and has/have physically seen the said Project and is not entering into this Agreement on the basis of any advertisement or brochure or oral representation concerning the said Project or the said Flat.

97. The Purchaser/s hereby declares that he/she/they has/have gone through this Agreement and all the documents related to the said Property / Free Sale Property

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and the said Flat and has expressly understood the contents, terms and conditions of the same and the Purchaser/s after being fully satisfied has/have entered into this Agreement and further agrees not to raise any objection in regard to the same.

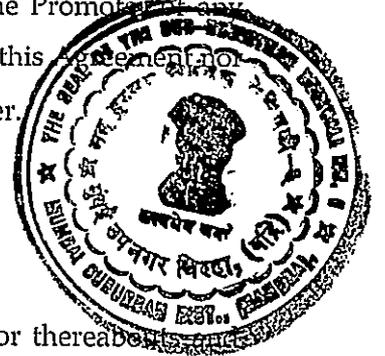
98. SEVERABILITY

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

99. DELAY IN ENFORCEMENT

Any delay tolerated or indulgence shown by the Promoter in enforcing the terms of this Agreement or any forbearance or giving of time to the Purchaser/s by the Promoter shall not be construed as a waiver on the part of the Promoter of any breach or non-compliance of any of the terms and conditions of this Agreement nor shall the same in any manner prejudice the rights of the Promoter.

THE FIRST SCHEDULE ABOVE REFERRED TO
(Said Property)



ALL that piece and parcel of land admeasuring 13,508.50 sq. meters or thereabouts bearing C.T.S No. 163-A (pt.) of Village Akurli, Taluka Borivali, at Hanuman Nagar, Akurli Road, Kandivali (East), Mumbai 400 101 within the Registration Sub-District and District of Mumbai Suburban and bounded as follows:-

On or towards the North: Ganesh Krupa Society falling in CTS No. 163-A

On or towards the South: Jai Jagdamba Society falling in CTS No. 163-A

On or towards the East: Sanjivani Society falling in CTS No. 163-A

On or towards the West: Existing Wadarpada Road No. 2

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THE SECOND SCHEDULE ABOVE REFERRED TO
(Said Free Sale Property and said Buildings)

Building known as "UK Iridium" aggregately consisting of 4 towers on a portion of land admeasuring 6,509 sq. mtrs out of the said Property more particularly described in the First Schedule hereinabove.

THE THIRD SCHEDULE ABOVE REFERRED TO

(Said Flat)

Flat No. 1504 on 15th floor, admeasuring 49.35 Sq. mtrs. RERA carpet area, in the "A" Wing of Tower 3 of UK Iridium (the Sale Building) on the said Free Sale Property more particularly described in the Second Schedule hereinabove.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(Project Common Areas)

- Building will be of R.C.C. frame structure.
- Building will be painted with cement paint externally.
- Society Office.
- Passenger and Stretcher lifts
- Walls will be of concrete block or brick masonry walls.
- Water supply
- Entrance Lounge

THE FIFTH SCHEDULE ABOVE REFERRED TO

(Standard fixtures and fittings to be provided in the said flat)

- Electric work will be executed through Licensed Agency, as per rules and regulations of Reliance Energy Ltd.

Carpeted flooring. - (Price range to be Rupees 40 - 60 per square feet)

Windows will be of aluminium frame with glass, shutter and fixtures.

Plumbing and sanitation will be carried out through Licensed Agency as per rule

and specification of Mumbai Municipal Corporation

- Granite Platform with stainless steel sink in Kitchen.

Doors with wooden frame.

Internal walls will be painted with colour wash.



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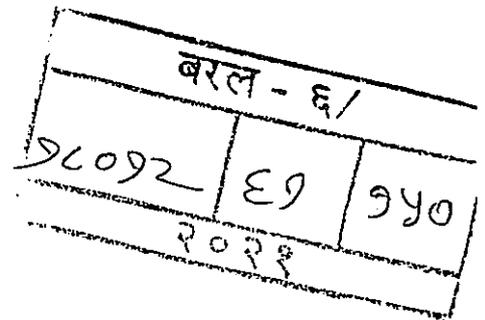
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SIXTH SCHEDULE ABOVE REFERRED TO

(Description of common amenities in the Complex)

- Landscaping and Tree plantations
- Street Lighting
- CCTV Surveillance
- Recreational open space
- Grand entrance gate
- Fitness Center
- Fountain Waterfall at main Entrance
- Fitness Center
- Sewerage
- Storm water drains
- Sewage and disposal Treatment
- Internal roads and foot paths
- Water conservation and rain water harvesting
- substation, receiving station
- Solid waste management
- Fire protection and fire safety
- Electrical Meter room
- Podium/compound
- Parking Spaces



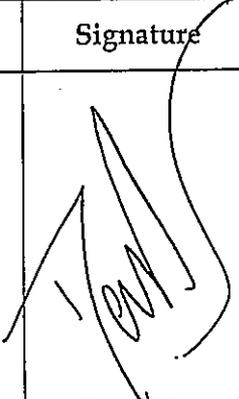
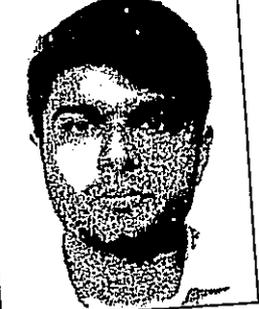
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IN WITNESS WHEREOF the Parties hereto have set and subscribed their respective hands and seals to these presents the day and year first hereinabove stated.

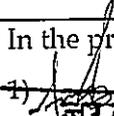
SIGNED AND DELIVERED)
 By the within named Promoter)
 M/s. DAMODAR SURUCHI DEVELOPERS PRIVATE)
 LIMITED)
 Through its Authorized Signatory)

Name	Signature	Photograph	Left Hand Thumb Impression
Mr. Devanshu Bansal			

Signed and Delivered)
 By the within named Purchaser/s)
)

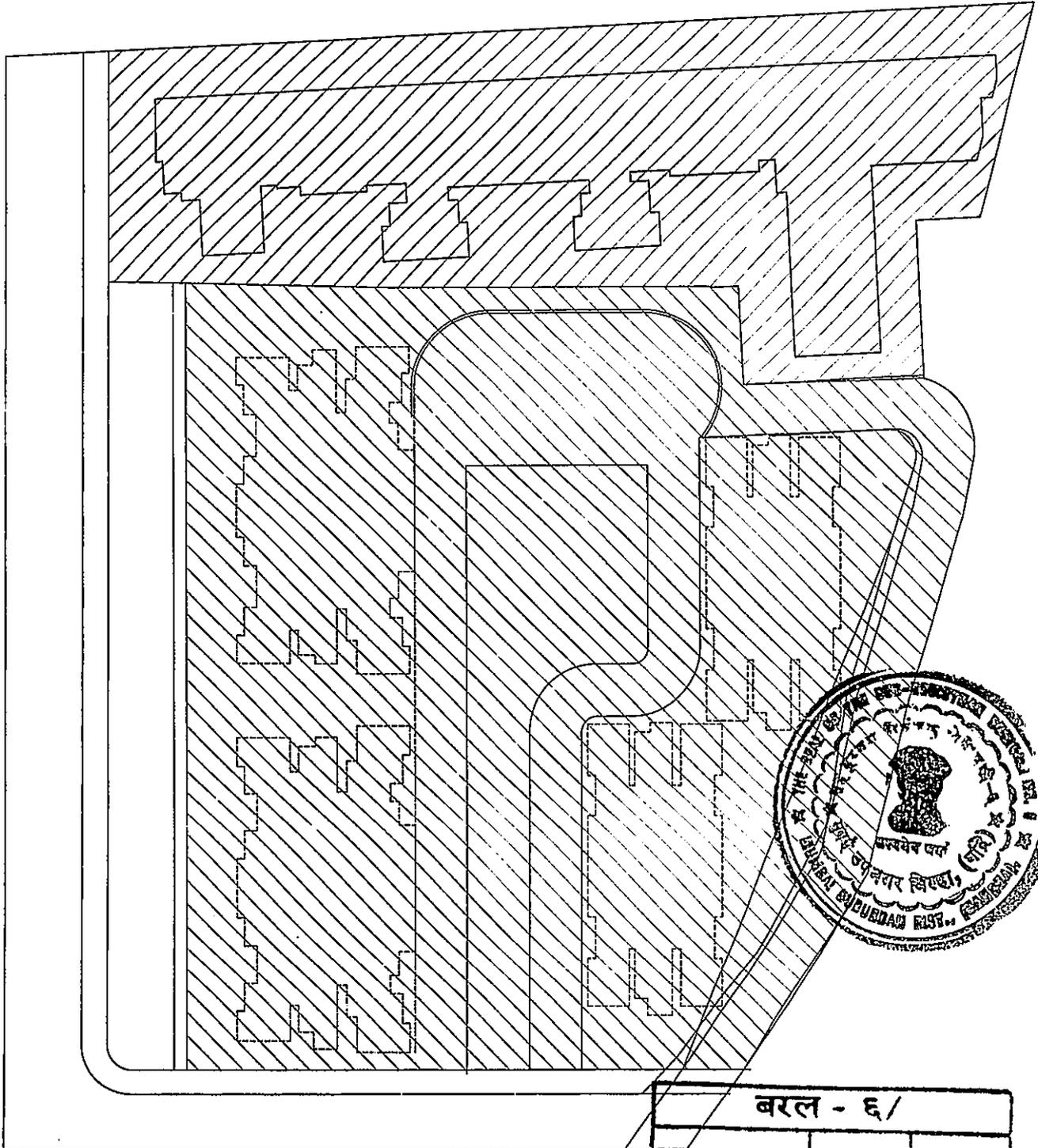
Name	Signature	Photograph	Left Hand Thumb Impression
Mrs. Kavita Babu Whatkar			
Mr. Babu Shivram Whatkar			

In the presence of.

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ANNEXURE " A "



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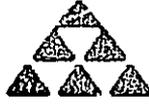


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ANNEXURE " C "



SLUM REHABILITATION AUTHORITY

No. SRA/ENG/3788/RS/MHL/AP

Date :- 130 NOV 2017

To,

Shri. Shantanoo Rane Of
M/s, Shantanoo Rane & Associates
802-B, Grande Palladium,
Near Mercedes Benz Showroom,
Metro Estate, 175 CST Road, Kalina,
Santacruz (East), Mumbai- 400 098.

Sub: Amended plans for Sale building no. 02 under Slum Rehabilitation Scheme on Plot bearing CTS No. 163/A(P) of village Akurli, situated at Hanuman Nagar, Akurli Road, Kandivali (East), Mumbai 400 101 for

- 1) Kandivali Hanuman Nagar Samarth CHS Ltd
- 2) Kandivali Hanuman Nagar Shree Samarth CHS Ltd &
- 3) Kandivali Hanuman Nagar Samarth Krupa CHS Ltd

Ref : Your letter dtd. 02.10.2017

Gentleman,



With reference to above, the amended plans submitted by Sale Bldg. no 02 are hereby approved by this office subject to following conditions.

1. That all the conditions mentioned in LOI & Amalgamation LOI under No. SRA/ENG/1294/RS/MHL/LOI dt.09.07.2012, dt.16.06.2016 & dt. 03.11.2017 shall be complied with.
2. That all the conditions mentioned in IOA under No. SRA/ENG/3788/RS/MHL/AP dtd. 30.09.2016 shall be complied with.

Administrative Building, Anant Kanekar Marg, Bandra (E), Mumbai- 400051
Tel.:022-26565800/26590405/1879 Fax : 91-22-26590457 Website : www.sra.gov.in E-mail : info@sra.gov.in

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3. That the final plan shall be mounted on canvas before asking for OCC.
4. That the revised Drainage approval shall be submitted before requesting OCC.
5. That the revised RCC design, calculations & certificate from Licensed Structural Engineer shall be submitted before work start notice.

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

Yours faithfully

- sd -

Executive Engineer (W.S.)
Slum Rehabilitation Authority

~~Signature~~

Q

Copy to:

- ✓ 1. Developer: M/s. Damodar Suruchi Developers.
2. Asst. Commissioner, "R/S" Ward, M.C.G.M.
3. A.E. W.W. (R/S) Ward.
4. A.A. & C. (R/S) Ward.

For information please.

Signature
27/11/17
Executive Engineer (W.S.)
Slum Rehabilitation Authority

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Signature

Signature

ANNEXURE

ALLOTTEE'S CONSENT

Date: 15-09-2021

From:

Mrs. Kavita Babu Whatkar

Mr. Babu Shivram Whatkar

Pragati Co-Op HSG Society LTD, R No 2B/301,

Golibar Maidan, Near Maratha Colony,

Santacruz (East), Mumbai:- 400055

To:

M/s Damodar Suruchi Developers

Private Limited,

8, Ground Floor,

Abhishek Building, Behind Kuber,

Opp. Laxmi Industrial Estate,

New Link Road, Andheri (W),

Mumbai 400 053



**CONSENT FOR CHANGE IN APPROVED PLANS OF REAL ESTATE PROJECT "UK Iridium" bearing registration No. P51800028266
[Under Section 14 of the Real Estate (Regulation and Development) Act, 2016]**

I/We are the allottee(s) of the Flat No 1504 on the 15th floor of the Building No. "A" vide Registered Agreement for Sale / Allotment Letter dated_____.

I/We were informed of all plans, documents and information in respect of the project as published on the website of Maharashtra Real Estate Regulatory Authority.

The project is registered under the Real Estate Regulation Authority are as follows:-

- (i) Tower 3 i.e. Wing "A", consisting of a ground plus 4 podiums and 11 upper floors

The details of the units, floor allotments, car parking, elevators etc. had been furnished and explained to us and the same is also annexed and marked as Annexure "K", hereto.

As additional Floor Space Index (FSI) is available for the said Project, the Promoters have submitted revised plans to the competent authority (Slum Rehabilitation Authority) for their approval.

As per the revised plans, the projects are as follows:-

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- (i) Tower 3 i.e. Wing "A", consisting of a ground plus 4 podiums and 33 upper floors.

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ANNEXURE

Annexure i	
As per Rera website	
No. of floors	For wing B - Gr. + 4 Podium + 11 floor + Terrace floor
Total flat No.	Commercial shops - 41 Wing A - Residential flats - 122 Total flats =164
No. of Lifts	Wing - A =4 Lifts
Refuge floor	2 nd floor - Wing A - flat No. 203, 204
	9 th floor - Wing A - Flat No. 903

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ANNEXURE

Annexure II	
As Per Amended IOA	
No Of Floor	For wing A- Gr + 4 Podium + 33 floor + Terrace Floor
Total Flat No	Commercial Shop - 42 Wing A - Residential Flat - 342
No of Lift	Wing - A = 4 Lift
Refuge Floor	2 nd Floor Wing A - Flat No. 209,2010
	9 th Floor Wing A - Flat No. 909, 9010
	16 th Floor Wing A - Flat No. 1609 , 16010
	23 th Floor Wing A - Flat No. 2309 , 23010
	30 th Floor Wing A - Flat No. 3004

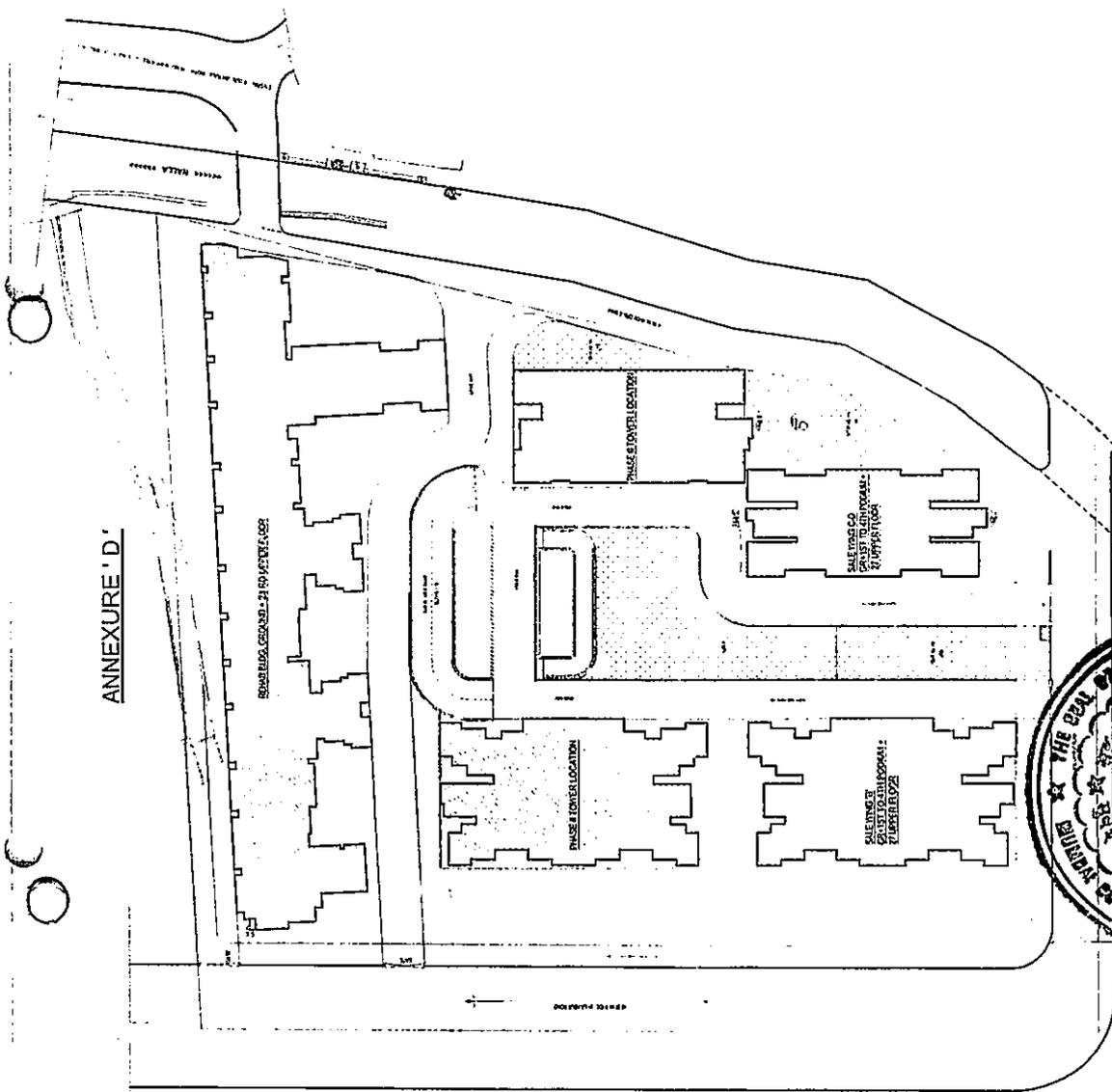
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ANNEXURE 'D'



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- 5) That the final plan mounted on canvas shall be submitted before requesting for O.C.C. permission.

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

Yours faithfully,

Pawar 28.01.2021

Executive Engineer-II
Slum Rehabilitation Authority.

SCM
27/1/2021 *Pawar*
S.E (S.R.A.) A.E. (S.R.A.)

Copy to:

- 1) Assistant Commissioner "R/S" Ward MCGM
- 2) A. A. & C. "R/S" Ward,
- 3) H. E. of MCGM,
- 4) Architect, Shri Shantanoo Rane of
M/s. Shantanoo Rane & Associates.

Pawar 28.01.2021

Executive Engineer-II
Slum Rehabilitation Authority.

SCM
27/1/2021 *Pawar*
S.E (S.R.A.) A.E. (S.R.A.)



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28/01/21



SLUM REHABILITATION AUTHORITY

SRA/ENG/3788/RS/MHL/AP

Date: **128 JAN 2021**

28/01/21

To,
M/s. Damodar Suruchi Developers.
15/A, Bharat Insurance Building,
Horniman Circle, 3rd floor,
Fort, Mumbai- 400 023.

Sub: Approval of Amended plans of Sale Building-2 for the proposed Slum Rehabilitation Scheme on plot bearing CTS No.163/A(Pt) of village Akurli, situated at Hanuman Nagar, Akurli Road, Kandivali (East), Mumbai 400101.

Ref: Your Architect's Application under number 57/SOP/RS dated 14/01/2021.

Sir,
The Amended plans of the Sale Building-2 submitted by your Architect vide his letter under reference are approved subject to the following conditions:

- 1) That all the conditions mentioned in LOI & Amalgamation LOI under No. SRA/ENG/1294/RS/MHL/LOI dt.09.07.2012, dt.16.06.2016 & dt. 03.11.2017 shall be complied with.
- 2) That all the conditions mentioned in IOA under No. SRA/ENG/3788/RS/MHL/AP dtd. 30.09.2016 and 30.11.2017 shall be complied with.



3) That the revised Drainage approval shall be submitted before requesting for OCC of any portion of Sale building under reference.

4) That the revised RCC design calculations, drawings & certificate from Licensed Structural Engineer shall be submitted before requesting further CC to building u/ref.

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SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (East), Mumbai - 400 051
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

No. SHA/ENG/3788/RS/MHL/AP **12 DEC 2017**
COMMENCEMENT CERTIFICATE

TO, M/s. Damodar Suruchi Developers.

Sale Bldg No. 02

15/A Bharat Insurance Building.
Horniman Circle, 3rd floor,
Fort, Mumbai- 400 023.

Sir,

With reference to your application No. 542 dated 02/11/2017 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. 163/A (pt) of village Akurli

of village Akurli Kandivali T.P.S. No. _____
ward R/S Situated at at Hanuman Nagar Akurli rd Kandivali
Mumbai- 400 001

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI
U/R No. SRA/ENG/1294/RS/MHL/LOI dt. 09/07/2012
IDA/U/R No. SRA/ENG/3788/RS/MHL/AP dt. 30/11/2017
and on following conditions.

1. The land vacated in consequence of endorsement of the setback line/road widening line shall be reserved 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 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 contractor 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 be a substitute for 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 P.B Pawar.
Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is granted for work up to Plinth Level for Wing B, C & D .

For and on behalf of Local Authority
The Slum Rehabilitation Authority

Pawar 12.12.17
Executive Engineer (SRA)

FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

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SRA/ENG/3788/RS/MHL/AP

20 JUN 2019

This C.C is further extended upto top of podium floor (5th slab) of sale wing 'B' of sale bldg as per approved plans dated. 30/11/2017.

Handwritten signature
20.6.19.

Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/3788/RS/MHL/AP

17 DEC 2019

This C.C is further extended from 1st to 12th upper floors of sale wing 'B' of sale bldg. as per approved amended plans dated 30/11/2017.

Handwritten signature
18.12.19

Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/3788/RS/MHL/AP

28 FEB 2020

This C.C. is further extended upto top of Podium floor (5th slab) of wing 'C' & 'D' of sale bldg as per approved amended plans dated. 30/11/2017.

Handwritten signature
28/02/2020

Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/3788/RS/MHL/AP

- 9 FEB 2021

This C.C. is a re-endorsed and is further granted for work upto plinth level of wing 'A' of sale building as per approved amended plan dated 28/01/2021.



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09.02.2021
Executive Engineer
Slum Rehabilitation Authority

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SLUM REHABILITATION AUTHORITY

No. SRA/ENG/1294/RS/MHL/LOI

Date:

17 MAR 2021

1. Architect

Shri. Shantanoor Rane & Co.
M/s. Shantanoor Rane & Associates.
802/B, Grand Palladium,
Near Mercedes Benz Showroom,
Metro Estate, 175 CST Road, Kalina,
Santacruz (East), Mumbai-400 098.

2. Developer

M/s. Damodar Sunachi Developers.
8. Abhishek Dalia Hind. Est., Near Kuber
Complex, Link Road, Andheri West - 400053

3. Society

- 1. Kandivli Hanuman Nagar Samarth CHS Ltd.
- 2. Kandivli Hanuman Nagar Shree Samarth CHS Ltd &
- 3. Kandivli Hanuman Nagar Samarth Knipa CHS Ltd.

Sub. Revised LOI under regulation 33 (10) of DCPR, 2004 for the proposed Slum Rehabilitation Scheme on plot bearing No. 163/A (Plot village, Alkuni), situated at Hanuman Nagar, Alkuni Road, Kandivli (East), Mumbai 400 001.

Ref. SRA/ENG/1294/RS/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 (LOI) subject to the following conditions:

- 1. That all the conditions of LOI no. SRA/ENG/1294/RS/MHL/LOI dated 9/7/2012 & 03/11/2017 shall continue and shall be complied at appropriate stage.



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Administrative Building, Plot Anant Kanakia Marg, Borivli (East), Mumbai - 400 051
Tel: 2856 0400, 2856 0406/1279, Fax: 022-2666 0467, Email: info@sra.gov.in

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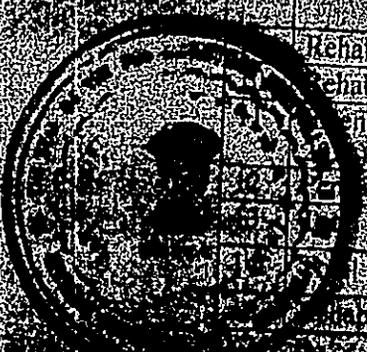
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Final Letter of Intent is issued on the basis of the report prepared by the Architect/C/S and the Architectural Authority by Competent Authority and other relevant documents.

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 units etc. the parameters shall be got revised from time to time.

The salient features of the scheme are as follows:

Sr. No.	Particulars	Revised (EO) Scheme Parameters
1.	Area of Slum plot/Scheme plot as per Certified Annexure-II	13508.5
2.	Deduction for	
	(i) Area of existing Road/Road setback	748.34
	(ii) Unbuildable Reservation	1226.23
3.	Net plot area	416.84
4.	Addition for	
	(i) Area of existing Road/Road setback	748.34
	(ii) Area of Plot for Nalla	1226.23
5.	Amenity area to be handed over As per Reg. 14(A)	416.84
6.	Total Plot Area for FSI purpose	Nil
7.	Maximum Permissible FSI on plot	13508.50
8.	Max. Permissible BUA	4100 or sanctioned FSI whichever is more
	Rehab BUA	54084.00 or sanctioned BUA whichever is more
	Rehab Component	23451.60
	Intensive Factor (Now based on ASR April 2020 to March 2021)	32898.19
	Permissible Sale Component in the Scheme	1110
	BUA to be sanctioned for the Scheme	36188.19
	Total FSI sanctioned for the Scheme	69630.61
	Rehab BUA proposed in 3(a)	136



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Sr. No.	Particulars	Revised Scheme Parameters
15	Safe BUA proposed in situ	60115.68
17	Total BUA proposed in situ	59567.28
18	Total SFC consumed in the Scheme	4.411
19	Nos. of slum dwellers to be re-accommodated	02
	Rehab Comm. /cs	19
	Proy. Comm. PAP/Us as per Cl. 3.12(C)	312
	Rehab Res. /Us	245
	Proy. Resil. PAP/Us as per Cl. 3.12(C)	Nil
	Rehab R/C/Us	01
	Ex. Amenities	18
	Safe Commercial tenements as a provision for Commercial tenants whose are has not been certified by Competent Authority	
20	Amenities to be provided	03
	Balvadi	03
	Welfare Hall	03
	Amenity no.1	03
	Amenity no.2	03
	Society Office	08
	Community hall	01
21	Nos. of Resil. PAP/Us generated in the scheme (as per Cl. 3.12(A)) to be allotted to the Slum dwellers located within allotted plot boundary on 18.30mts. layout road)	154
22	Area of non-buildable reservation to be handed over to MCGM	12
	Setback area of proposed road within the allotted Plot	
23	FDR Generated if any	Nil



5. This LOI is issued on the basis of documents submitted by applicant. If any of the document submitted by Architect/Developer/Society or Owner are proved fraudulent/misappropriated before the Competent Court/HPC and if directed by Competent Court/HPC to cancel the LOI then the LOI is liable to be cancelled and concerned person/Society/Developer/Architect are liable for action under relevant provision of IPC 489 and Indian Evidence Act 1872.

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6. Details of land ownership: Land belongs to MHADA
7. Details of access: Plot u/r abutting 09.00 m wide existing road.
8. Details of D.P. remarks: Plot u/r falls in Residential Zone (R) and is partly reserved for the public purpose of R/SU/5.
9. The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit of the Balance Rehab tenements to be constructed and shall also pay Infrastructural Development charges as Reg. 33(10) of DCR-2034 to the Slum Rehabilitation Authority on the additional area as per Revised EOI.
10. That the Developer shall rehabilitate all the additional hutment dwellers if declared eligible in future by the competent Authority after amending plans wherever necessary or as may be directed.
11. That the Developer shall rehabilitate all the Eligible hutment dwellers residing on the portion of 18.30 mts wide Cluster layout road falling within the Scheme plot boundary, after amending plans wherever necessary or as may be directed.
12. The Developer shall hand over balance PAP tenements in any after allotting the same to the eligible Slum Dwellers residing on the portion of 18.30 mts wide layout road falling within the Scheme plot boundary, within three months after grant of EOI. The said PAP tenements as mentioned in salient features condition no 4 above be handed over to the Slum Rehabilitation Authority/MHADA/MCGM or any designated Govt. Authority to Project Affected Persons, each of carpet area 27.88 Sq.m. or cost.
13. The PAP tenements shall be marked as a PAP tenement on the doors prominently. After completion of the building, PAP tenements shall be protected by the developer at his cost till handing over to the concerned authority by providing security guards etc.



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13. The conditions if any mentioned in certified Annexure II issued by the Competent Authority shall be complied and compliances thereof shall be submitted to this office in time.
14. That the Developer shall rehabilitate all the additional tenant dwellers if declared eligible in future by the competent Authority after amending plans wherever necessary or as may be directed.
15. If it is noticed regarding lesser land premium is charged then the difference in premium paid and calculated as per the revised land rate shall be paid by the developer as per policy.
16. That the Developer shall complete the rehab component of project within the stipulated time period from the date of issue of CC to 1st rehab building as mentioned below:
Plot area up to 4000 sq.mt. ⇒ 36 months
Plot area between 4001 to 7500 sq.mt. ⇒ 60 months
Plot area more than 7500 sq.mt. ⇒ 72 months
17. In case of failure to complete the project within stipulated time period the extension be obtained from the CEO/SRA with valid reasons.
18. That the Developer, Architects shall submit the duly notarized indemnity Bond on Rs.220/- non-judicial stamp paper indemnifying the Slum Rehabilitation Authority and its officers against any kind of dispute, accident on site, risks of any damages or claim arising out of any sort of litigation with the slum dwellers/property owners or any others before IOA in prescribed format.
19. That the Developer shall not block existing access/easement right leading to adjoining structures/users and shall make provision of adequate access to the adjoining land locked plot at any free of cost and the same shall be shown on layout plan to be submitted for approval on terms and conditions as may be decided by Slum Rehabilitation Authority.



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20. That the Developer shall have to maintain the Rehab/Composite building for a period of 8 years from the date of granting occupation to the rehab wing/ Rehab Building and the security deposit bank guarantee deposited with the SRA will be released thereafter.
21. That you shall pay Rs. 100/- (Rupees hundred only) per eligible slum dwellers towards issue of identity cards as per circular No. 167 before issue of Occupation Certificate of Rehab/Composite building.
22. That you shall submit the consent of office bearers of the Society as per SRA circular regarding location and size of shop before endorsing the C.C. to Rehab Bldg. No.
23. That you shall submit N.O.C. from Ch. Eng. (M&E) before asking for endorsing the C.C. to the Sale building.
24. That you shall submit the MOEF NOC before carrying out work beyond 20000 Sq.mts.
25. That you shall carve out the plot adm. 1226/225 Sq.mts earmarked to be developed under Reg. Reg. 17(3)(D)(a)(2)(ii) of DCPR-2034 and hand over the same to MCGM free of all encroachment and free of cost against the Non buildable reservation of ROS 1.5 before asking for C.C. to last 25% sale BUA approved in the Scheme.
26. That you shall submit NOC/Remarks from office of Ch. Eng. (SWM)/DMC(SWM) for providing segregation Centers /OWCs and transportation & deposition of C & D waste generated from site to designated land fill sites as per C & D waste management plan rule 2016.
27. That the Developer shall develop the proposed 18.30 mts wide Cluster Layout road up to the scheme plot before asking for the C.C. of the buildings above 70 mts height.
28. That the Developer shall carry out the Scheme Plot boundary demarcated through CUSO/DP dept. of MCGM to ascertain the plot boundary as well as the DP reservation area within three/3



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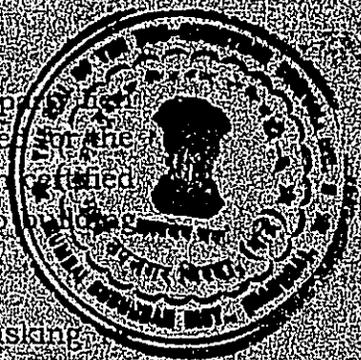
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months) from the date of issue of this LOI otherwise storage to sale will be given and revise the Scheme parameters as per clause 3.14, if required.

29. That you shall get the layout of the slum Scheme approved before asking for approval of amended Sale building.
30. That you shall submit the plans of proposed rehab building duly signed by the non-residential tenements of the society at the time of approval of the amended plans of the Rehab building as per Circular no. 140.
31. That you shall register with RDRA Authority and submit the copy of the registration as per RDRA act before asking plinth CC for the 1st Sale building in the scheme.
32. That the conditions in circular dated 28/08/2019 issued by Govt of Maharashtra relevant to amendment in Section 15A of Slum Act 1971 shall be complied with.
33. That the work shall not be carried out between 10 pm to 6 am only in accordance with Rule 5A (3) of Noise Pollution (Regulation and control) Rules 2000 and the provision of Notification issued by Ministry of Environment and Forest Department.
34. That the Developer shall not sell nor create any third party right on the Provisional Sale Commercial tenements proposed for the Commercial Slum tenants whose area has not yet been notified by the Competent Authority till the OCC to the Rehab building is obtained.
35. That you shall submit agreement to lease before asking endorsement of CC in Sale Building in S.R. Scheme.
36. That the remark from the D.P. (I&C) of MCGM with regards to parking layout shall be obtained before granting Plinth CC to the Wing-BE of the Sale Building.
37. That you shall incorporate a condition in the RDRA Sale Agreement informing the purchasers of sale



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Commercial tenements have been identified in open spaces in front of Wing A and Wing B of Bala Suddhi

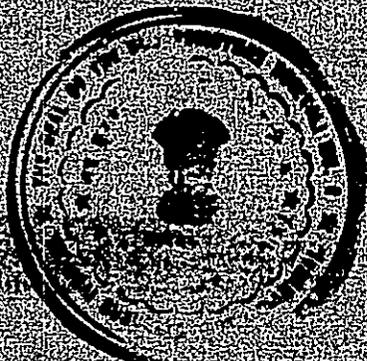
That you shall pay maintenance deposit for 18 Nos. Rehab Commercial tenements considered in Sale EOA. If these tenements are held eligible but the carpet area is not certified by the Competent Authority.

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

Yours faithfully,

[Signature]
Chief Executive Officer
Slum Rehabilitation Authority

(Hon'ble CEO SRA has approved Revised LOI)



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Maharashtra Real Estate Regulatory Authority

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

This registration is granted under section 5 of the Act to the following project under project registration number :
P51800028266

Project: Uk Luxecity, Plot Bearing / CTS / Survey / Final Plot No.:163 A part at Borivali, Borivali, Mumbai Suburban, 400101;

- Damodar Suruchi Developer** having its registered office / principal place of business at **Tehsil: Andheri, District: Mumbai Suburban, Pin: 400053.**
- 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 **18/02/2021** and ending with **30/06/2026** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

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Signature valid
Digitally Signed by
Dr. Vasan Premnand Prabhu
(Secretary, MahaRERA)
Date:30-03-2021 21:06:39

Dated: 18/02/2021
Place: Mumbai

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

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Dr. Vasan Prabhu



ADVOCATES & SOLICITORS

S. R. Mishra
Advocate & Solicitor, High Court, Mumbai
On Record of Supreme Court of India

ANNEXURE " J "

Phone : 022 22046035
022 64511607
Fax : 022 22851907

TITLE CERTIFICATE

Re: All that piece and parcel of land or ground situate, lying and being at Hanuman Nagar, Akurli Road, Kandivali (East), Mumbai- 400 101admeasuring 13,508.50 sq.meters bearing CTS No. 163/A (pt) of Village Akurli bounded on the East by CTS No. 163 (pt) and on the South by CTS No. 163(pt) & Nala, on the West by Nala and on the North by CTS No.163(pt)(hereinafter referred to as the "said property").

Kandivali Hanuman Nagar Samarth Co-operative Housing Society Ltd.,

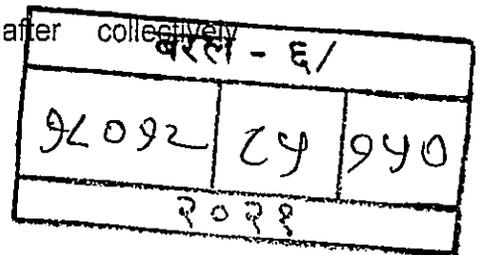
Kandivali Hanuman Nagar Samarth Krupa Co-operative Housing Society Ltd.,

Kandivali Hanuman Nagar Shree Samarth Co-operative Housing Society Ltd.,



(hereinafter collectively referred to as "societies")

Slum Rehabilitation Authority (hereinafter collectively referred to as "SRA")



DISCLAIMER

We have been instructed by M/s. Damodar Suruchi Developers (Partnership firm) to investigate the title of the said property. This Report on title is restricted only to the

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ownership and development rights to the said property based upon the documents and does not address any other issue. This Report on Title has been prepared in accordance with and is subject to the applicable Land Revenue Laws of India

I. For the purpose of this opinion we have relied upon :-

1. Censuses letter issued by Mumbai Housing and Area Development Board dated 5th August, 2006 bearing letter No. CO/ALM/MB/Samarth Nagar/4317/06 dated 5th August, 2006 with respect to the said property being declared as slum.
2. Property Registry Card with respect to the said property mentioned hereinabove.
3. Society registration certificated dated 9th August, 1995 bearing no. BOM (W/HSG-TC) 9060/1995-96 issued under the Maharashtra Co-operative Societies Act, 1960. Society registration certificated dated 11th July, 1996 bearing no. BOM (W/HSG-TC) 9371/1996-97 issued under the Maharashtra Co-operative Societies Act, 1960. Society registration certificated dated 19th March, 1996 bearing no. BOM (W/HSG-TC) 9247/1995-96 issued under the Maharashtra Co-operative Societies Act, 1960 of Kandivali Hanuman Nagar Samarth Co-operative Housing Society Ltd., Kandivali Hanuman Nagar Samarth Krupa Co-operative Housing Society Ltd. and Kandivali Hanuman Nagar Shree Samarth Co-operative Housing Society Ltd., respectively.



M/s. Damodar Suruchi Developer, partnership firm is formed under the Indian Partnership Act, 1932 was established on 7th

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November, 2005 and with effect from 23rd December, 2005 executed between 1. Shri Krishnakumar G. Agarwal Party of the First Part, 2. Shri Anirudh K. Agarwal, Party of the second part, 3. Shri Anurag K. Agarwal Party of Third Part, 4. Shri Shantanoo Rane Party of the Fourth Part, 5. Shri Avinash Tantia Party of the Fifth Part, and under registration No. 268.

5. Deed of Retirement and Reconstitution of Partnership dated 1st July, 2008 executed between 1. Shri Krishnakumar G. Agarwal Party of the First Part, 2. Shri Anirudh K. Agarwal, Party of the second part, 3. Shri Anurag K. Agarwal Party of Third Part, 4. Shri Shantanoo Rane Party of the Fourth Part, 5. Shri Avinash Tantia Party of the Fifth Part, and 6. Shri Sanand Dattaraya Dadhe party of the Sixth Part. Whereas Fourth Part is the "Outgoing Partner" and the First Party, Second Party, Third Party, the Fifth Party and Sixth party are the "Continuing Partners".

6. Deed of Admission cum Partnership dated 15th December, 2011 executed between 1. Shri Krishnakumar G. Agarwal Party of the First Part, 2. Shri Anirudh K. Agarwal, Party of the second part, 3. Shri Anurag K. Agarwal Party of Third Part, 4. Shri Avinash Tantia Party of the Fourth Part, 5. Shri Swanand Dattaraya Dadhe Party of the Fifth Part, and 6. Keemaya Build Pvt. Ltd party of the Sixth Part. Whereas 1. Shri Krishnakumar G. Agarwal Party of the First Part to Fifth Part carrying on a business of Civil Construction, Builders and Property Developer in Partnership in the name and style of M/s. Damodar Suruchi Developer. Whereas it is agreed between the parties of the First part to Fifth Part to admit Party of the Sixth part as a partner to the firm with effect from 15th December, 2011 in M/s. Damodar Suruchi Developer.

7. Deed of Retirement cum Partnership dated 15th December, 2011 executed between 1. Shri Krishnakumar G. Agarwal Party of the First

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Part, 2. Shri Anirudh K. Agarwal, Party of the second part, 3. Shri Anurag K. Agarwal Party of Third Part, 4. Shri Avinash Tantia Party of the Fourth Part, 5. Shri Swanand Dattaraya Dadhe Party of the Fifth Part, and 6. Keemaya Build Pvt. Ltd party of the Sixth Part. Whereas party of the First Part to Fifth Part carrying on a business of Civil Construction, Builders and Property Developer in Partnership in the name and style of M/s. Damodar Suruchi Developer. Whereas parties of the First part to Fourth part retire from firm with effect from 15th December, 2011 in M/s. Damodar Suruchi Developer.

8. Resolution of societies dated 2nd September, 2012 and 10th October, 2005, and 15th October, 2005. Appointment of Chief Promoter Mr. Shantanoo Rane and Appointment of developer M/s. Damodar Suruchi Developer as and by way of resolution dated 2nd September, 2012 and 10th October, 2005, and 15th October, 2005 with respect to the with respect to the said property being declared as slum.
9. Development Agreement dated 25th November, 2005 executed between M/s. Damodar Suruchi Developers and Samarth Krupa Co-operative Housing Society.
10. Development Agreement dated 25th November, 2005 executed between M/s. Damodar Suruchi Developers and Samarth Co-operative Housing Society



Power of attorney dated 25th November, 2005 executed between M/s. Damodar Suruchi Developers and Samarth Co-operative Housing Society.

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13. Development Agreement dated 3rd October, 2016 executed between M/s. Damodar Suruchi Developers and Kandivali Hanuman Nagar Shree Samarth Co-operative Housing Society Limited.

14. Power of attorney dated 3rd October, 2016 executed between M/s. Damodar Suruchi Developers and Kandivali Hanuman Nagar Shree Samarth Co-operative Housing Society Limited.

15. MCGM issued Sewerage remarks bearing No. CHE/SD/3989/P&D dated 11th March, 2013 with respect to the said property being declared as slum/ as mentioned hereinabove.

16. MCGM issued letter dated 10th September, 2013 bearing No. DY/CHE/SWD/2142 Nalla remark with respect to the said property.

17. Admission Cum Partnership deed dated 14th February, executed between Mr. Swanand Dattaram Dadhe, Keemya Build Pvt. Ltd, Metro Life Style Homes Pvt. Ltd. in M/s. Damodar Suruchi Developer.

18. Retirement cum Partnership deed dated 25th February, executed between Mr. Swanand Dattaram Dadhe, Keemya Build Pvt. Ltd, Metro Life Style Homes Pvt. Ltd. in M/s. Damodar Suruchi Developer.

19. Scrutiny fees paid by the M/s. Damodar Suruchi Developer to SRA with respect to the said property.



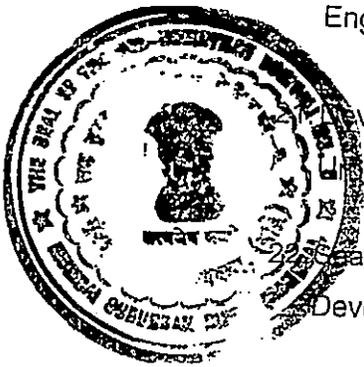
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Sr. no.	Receipt no.	Date	Subject matter	Amount
1	14581	20/06/2012	Premium	12,869,000/-
2	14582	06/06/2012	Additional LOI Fees	1,300/-
3	15293	10/09/2014	Scrutiny fees for IOA	13,000/-
4	15294	10/09/2014	Scrutiny fees for IOA	33,000/-
5	15295	10/09/2014	Scrutiny fees for IOA	32,500/-
6	15433	25/09/2012	IOA DEPOSITS	28,000/-
7	15434	25/09/2012	IOA DEPOSITS	69,700/-
8	15435	25/09/2012	IOA DEPOSITS	69,500/-
9	16199	30/11/2012	REVALIDATION FEES	9,500/-
10	16279	04/12/12	Scrutiny fees for IOA	6000/-
11	16280	04/12/12	IOA DEPOSITS	12,000/-
12	16375	07/12/12	Land rate premium	21,448,250/-

20. Development Plan remark dated 29th April, 2014 issued by Assistant Engineer, Development Plan (R/South Ward).



Development Plan remark dated 14th September, 2016 issued by Urban Planner (D.P.) W.S. P & R (Wards).

Search report dated 14th January, 2015 taken out by search clerk Mr. Devendra Chitnis at Sub-Registrar of Assurance at Mumbai Bandra,

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S.R.O from the year 1985 to 2014 (30 years) and computer record from the year 2002 to 2014 (13 years).

23. Letter of Intent dated 16th June, 2016 issued by SRA.

24. Intimation of disapproval dated 30th September, 2016 bearing No. SRA/ENG/3374/RS/MHL/AP issued by SRA.

II. Original documents Verified for the purpose of title verification:-

1. Photocopy of Censuses letter issued by Mumbai Housing and Area Development Board dated 5th August, 2006 bearing letter no. CO/ALM/MB/Samarth Nagar/4317/06 dated 5th August, 2006 with respect to the said property being declared as slum.

2. Photocopy of Property Registry Card with respect to the said property mentioned hereinabove.

3. Photocopy of Society registration certificated dated 1996 bearing no. BOM (W/HSG-TC) 9371/1996-97 issued under the Maharashtra Co-operative Societies Act, 1960. Society registration certificated dated 9th August, 1995 bearing no. BOM (W/HSG-TC) 9060/1995-96 issued under the Maharashtra Co-operative Societies Act, 1960. Society registration certificated dated 19th March, 1996 bearing no. BOM (W/HSG-TC) 9247/1995-96 issued under the Maharashtra Co-operative Societies Act, 1960 of Kandivali Hanuman Nagar Samarth Co-operative Housing Society Ltd., Kandivali Hanuman Nagar Samarth Krupa Co-operative Housing Society Ltd. and Kandivali Hanuman Nagar Shree



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Samarth Co-operative Housing Society Ltd., respectively. (PLEASE CONFIRM).

4. M/s. Damodar Suruchi Developer, partnership firm is formed under the Indian Partnership Act, 1932 was established on 7th November, 2005 and with effect from 23rd December, 2005 executed between 1. Shri Krishnakumar G. Agarwal Party of the First Part, 2. Shri Anirudh K. Agarwal, Party of the second part, 3. Shri Anurag K. Agarwal Party of Third Part, 4. Shri Shantanoo Rane Party of the Fourth Part, 5. Shri Avinash Tantia Party of the Fifth Part, and under registration No. 268.
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6. Deed of Admission cum Partnership dated 15th December, 2011 executed between 1. Shri Krishnakumar G. Agarwal Party of the First Part, 2. Shri Anirudh K. Agarwal, Party of the second part, 3. Shri Anurag K. Agarwal Party of Third Part, 4. Shri Avinash Tantia Party of the Fourth Part, 5. Shri Swanand Dattaraya Dadhe Party of the Fifth Part, and 6. Keemaya Build Pvt. Ltd party of the Sixth Part. Whereas party of the First Part to Fifth Part carrying on a business of Civil Construction, Builders and Property Developer in Partnership in the name and style of M/s. Damodar Suruchi Developer. Whereas it is agreed between the parties of the First



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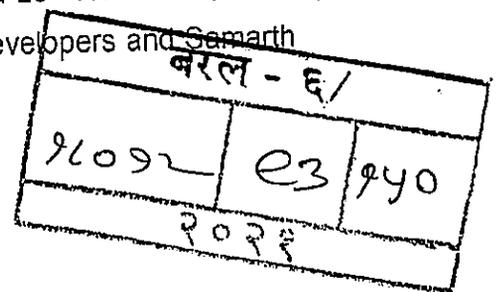
ADVOCATES & SOLICITORS

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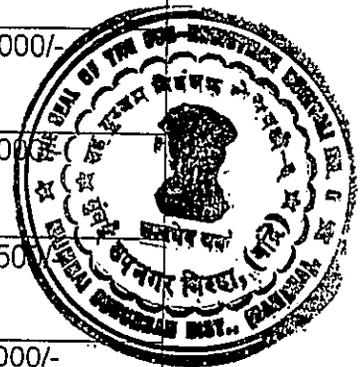
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ADVOCATES & SOLICITORS

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18. Retirement cum Partnership deed dated 25th February, 2012 executed between Mr. Swanand Dattaram Dadhe, Keemya Build Pvt. Ltd, Metro Life Style Homes Pvt. Ltd. in M/s. Damodar Suruchi Developer.
19. Photocopy of Scrutiny fees paid by the M/s. Damodar Suruchi Developer to SRA with respect to the said property.

<u>Sr. no.</u>	<u>Receipt no.</u>	<u>Date</u>	<u>Subject matter</u>	<u>Amount</u>
1	14581	20/06/2012	Premium	12,869,000/-
2	14582	06/06/2012	Additional LOI Fees	1,300/-
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9	16199	30/11/2012	REVALIDATION FEES	9,500/-
10	16279	04/12/12	Scrutiny fees	6000/-



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Swanand Dadhe

Swanand Dadhe

Swanand Dadhe

			for IOA	
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20. Photocopy of Development Plan remark dated 29th April, 2014 issued by Assistant Engineer, Development Plan (R/South Ward).
21. Photocopy of Development Plan remark dated 14th September, 2016 issued by Urban Planner (D.P.) W.S. P & R (Wards).
22. Photocopy of Search report dated 14th January, 2015 taken out by search clerk Mr. Devendra Chitnis at Sub-Registrar of Assurance at Mumbai Bandra, S.R.O from the year 1985 to 2014 (30 years) and computer record from the year 2002 to 2014 (13 years).
23. Photocopy of Letter of Intent dated 16th June, 2016 issued by SRA .
24. Photocopy of Intimation of disapproval dated 30th September, 2016 bearing No. SRA/ENG/3374/RS/MHL/AP issued by SRA.

III. History of the root of the Title:-

1. Pursuant to the Censuses letter issued by by Mumbai Housing and Area Development Board dated 5th August, 2006 bearing letter No. CO/ALM/MB/Samarth Nagar/4317/06 dated 5th August, 2006. The said property is presently occupied by Samarth Co-operative Housing Society Ltd., Samarth Krupa Co-operative Housing Society Ltd., and Kandivali Hanuman Nagar Shree Samarth Co-operative Housing Society Ltd.



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ADVOCATES & SOLICITORS

2. Property Registry Card dated 21st March, 2016 with respect to the said property shows the name of State of Maharashtra under the head of (*Murd Dharak*) i.e. ownership with respect to the said property.
3. Society registration certificated dated 19th March, 1996 bearing no. BOM (W/HSG-TC) 9247/1995-96 issued under the Maharashtra Co-operative Societies Act, 1960 in the name of Kandivali Hanuman Nagar Shree Samarth Co-operative Housing Society Ltd.
4. Society registration certificated dated 9th August, 1995 bearing no. BOM (W/HSG-TC) 9060/1995-96 issued under the Maharashtra Co-operative Societies Act, 1960 in the name of Samarth Co-operative Housing Society Ltd.
5. Society registration certificated dated 11th July, 1996 bearing no. BOM (W/HSG-TC) 9371/1996-97 issued under the Maharashtra Co-operative Societies Act, 1960 in the name of Samarth Co-operative Housing Society Ltd.
6. M/s. Damodar Suruchi Developer, partnership firm is formed under the Indian Partnership Act, 1932 was established on 7th November, 2005 and with effect from 23rd December, 2005 executed between 1. Shri Krishnakumar G. Agarwal Party of the First Part, 2. Shri Anirudh K. Agarwal, Party of the second part, 3. Shri Anurag K. Agarwal Party of Third Part, 4. Shri Shantanoo Rane Party of the Fourth Part, 5. Shri Avinash Tantia Party of the Fifth Part, and under registration No. 268.
7. Deed of Retirement and Reconstitution of Partnership dated 1st July, 2008 executed between 1. Shri Krishnakumar G. Agarwal



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Party of the First Part, 2. Shri Anirudh K. Agarwal, Party of the second part, 3. Shri Anurag K. Agarwal Party of Third Part, 4. Shri Shantanoo Rane Party of the Fourth Part, 5. Shri Avinash Tantia Party of the Fifth Part, and 6. Shri Sanand Dattaraya Dadhe party of the Sixth Part. Whereas Fourth Part is the "Outgoing Partner" and the First Party, Second Party, Third Party, the Fifth Party and Sixth party are the "Continuing Partners".

8. Deed of Admission cum Partnership dated 15th December, 2011 executed between 1. Shri Krishnakumar G. Agarwal Party of the First Part, 2. Shri Anirudh K. Agarwal, Party of the second part, 3. Shri Anurag K. Agarwal Party of Third Part, 4. Shri Avinash Tantia Party of the Fourth Part, 5. Shri Swanand Dattaraya Dadhe Party of the Fifth Part, and 6. Keemaya Build Pvt. Ltd party of the Sixth Part. Whereas party of the First Part to Fifth Part carrying on a business of Civil Construction, Builders and Property Developer in Partnership in the name and style of M/s. Damodar Suruchi Developer. Whereas it is agreed between the parties of the First part to Fifth Part to admit Party of the Sixth part as a partner to the firm with effect from 15th December, 2011 in M/s. Damodar Suruchi Developer.

9. Deed of Retirement cum Partnership dated 15th December, 2011 executed between 1. Shri Krishnakumar G. Agarwal Party of the First Part, 2. Shri Anirudh K. Agarwal, Party of the second part, 3. Shri Anurag K. Agarwal Party of Third Part, 4. Shri Avinash Tantia Party of the Fourth Part, 5. Shri Swanand Dattaraya Dadhe Party of the Fifth Part, and 6. Keemaya Build Pvt. Ltd party of the Sixth Part. Whereas party of the First Part to Fifth Part carrying on a business of Civil Construction, Builders and Property Developer in Partnership in the name and style of M/s. Damodar Suruchi Developer. Whereas parties of the First part to Fourth part retire



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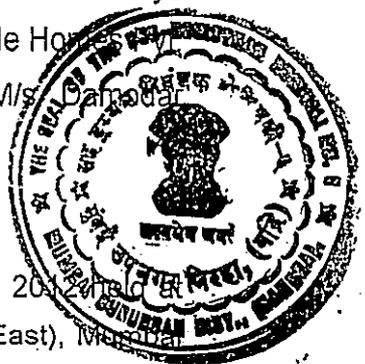
ADVOCATES & SOLICITORS

from firm with effect from 15th December, 2011 in M/s. Damodar Suruchi Developer.

10. Admission Cum Partnership deed dated 14th February, 2012 executed between Mr. Swanand Dattaram Dadhe Party of the First Part, Keemaya Build Pvt. Ltd Party of the second Part, Metro Life Style Homes Pvt. Ltd Party of Third part in M/s. Damodar Suruchi Developer (the said Firm). Whereas it was agreed between the Mr. Swanand Dattaram Dadhe Party of the First part and Keemaya Build Pvt. Ltd Party of the Second Part to add new partner the Metro Life Style Homes Pvt. Ltd Party of Third Part to the M/s. Damodar Suruchi Developer (the said Firm).

11. Retirement cum Partnership deed dated 25th February, 2012 executed between Mr. Swanand Dattaram Dadhe Party of the First Part, Keemaya Build Pvt. Ltd Party of the second Part, Metro Life Style Homes Pvt. Ltd Party of Third part in M/s. Damodar Suruchi Developer (the said Firm). Whereas Party of the First Part Mr. Swanand Dattaram Dadhe retire from the said firm and Keemaya Build Pvt. Ltd Party of the second Part, Metro Life Style Homes Pvt. Ltd Party of Third part are continuing partners in M/s. Damodar Suruchi Developer.

12. Special General Body Meeting dated 2nd September, 2012 held at Alika Nagar Hall, Lokhandwala Complex, Kandivali (East), Mumbai passed by Kandivali Hanuman Nagar Shree Samarth Co-operative Housing Society Ltd., wherein 112 members were present wherein as per subject no.1 and resolution no.1 the earlier developer Mr. Shantanu Rane and along with him Mr. Dinesh Bansal and Mr. Prabhakar Shetty are the developers who shall redevelop the said property under Maharashtra Slum Areas (Improvement, Clearance



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and Re-development) Act, 1971 and other statutory acts pertaining to development with necessary approvals, sanctions from the statutory authorities and further the society has also agreed that they shall execute necessary consent letters, agreement in favour of the above developers as and when required to be submitted in the Slum Rehabilitation Authority and further the above resolution is submitted to the office Assistant Secretary, SRA.

13. Special General Body Meeting dated 10th October, 2005 held at Hanuman Mandir Samarth Wadi passed by Samarth Co-operative Housing Society Ltd., wherein 237 members were present wherein the earlier developer Mr. Shantanu Rane and along with him Mr. Dinesh Bansal and Mr. Prabhakar Shetty are the developers who shall redevelop the said property under Maharashtra Slum Areas (Improvement, Clearance and Re-development) Act, 1971 and other statutory acts pertaining to development with necessary approvals, sanctions from the statutory authorities and further the society has also agreed that they shall execute necessary consent letters, agreement in favour of the above developers as and when required to be submitted in the Slum Rehabilitation Authority and further the above resolution is submitted to the office Assistant Secretary, SRA.

14. Special General Body Meeting dated 15th October, 2005 held at society passed by Samarth Krupa Co-operative Housing Society Ltd., wherein 176 members were present wherein the earlier developer Mr. Shantanu Rane and along with him Mr. Dinesh Bansal and Mr. Prabhakar Shetty are the developers who shall redevelop the said property under Maharashtra Slum Areas (Improvement, Clearance and Re-development) Act, 1971 and other statutory acts pertaining to development with necessary



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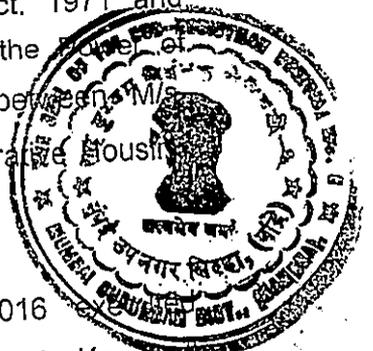


ADVOCATES & SOLICITORS

approvals, sanctions from the statutory authorities and further the society has also agreed that they shall execute necessary consent letters, agreement in favour of the above developers as and when required to be submitted in the Slum Rehabilitation Authority and further the above resolution is submitted to the office Assistant Secretary, SRA.

15. Development Agreement dated 25th November, 2005 executed between M/s. Damodar Suruchi Developers and Samarth Krupa Co-operative Housing Society for redevelopment under the Maharashtra Slum Areas (Improvement, Clearance and Re-development) Act, 1971 and further to give proper and valid subsisting effect Power of attorney dated 25th November, 2005 executed between M/s. Damodar Suruchi Developers and Samarth Krupa Co-operative Housing Society.

16. Development Agreement dated 25th November, 2005 executed between M/s. Damodar Suruchi Developers and Samarth Co-operative Housing Society under Maharashtra Slum Areas (Improvement, Clearance and Re-development) Act, 1971 and further to give proper and valid subsisting effect the Power of attorney dated 25th November, 2005 executed between M/s. Damodar Suruchi Developers and Samarth Co-operative Housing Society.



17. Development Agreement dated 3rd October, 2016 between M/s. Damodar Suruchi Developers and Kandivan Hanuman Nagar Shree Samarth Co-operative Housing Society Ltd. under Maharashtra Slum Areas (Improvement, Clearance and Re-development) Act, 1971 and further to give proper and valid subsisting effect the Power of attorney dated 3rd October, 2016

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executed between M/s. Damodar Suruchi Developers and Samarth Co-operative Housing Society.

18. MCGM issued Sewerage remarks bearing No. CHE/SD/3989/P&D dated 11th March, 2013 with respect to the said property being declared as slum/ as mentioned hereinabove.

19. MCGM issued letter dated 10th September, 2013 bearing No. DY/CHE/SWD/2142 Nalla remark with respect to the said property.

25. Scrutiny fees paid by the M/s. Damodar Suruchi Developer to SRA with respect to the said property.

Serial no.	Receipt no.	Date	Subject matter	Amount
1	14581	20/06/2012	Premium	
2	14582	06/06/2012	Additional LOI Fees	
3	15293	10/09/2014	Scrutiny fees for IOA	13,000/-
4	15294	10/09/2014	Scrutiny fees for IOA	33,000/-
5	15295	10/09/2014	Scrutiny fees for IOA	32,500/-
6	15433	25/09/2012	IOA DEPOSITS	28,000/-
7	15434	25/09/2012	IOA DEPOSITS	69,700/-
8	15435	25/09/2012	IOA DEPOSITS	69,500/-
9	16199	30/11/2012	REWALLIDATION FEES	9,500/-
10	16279	04/12/12	Scrutiny fees for IOA	6000/-



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11	16280	04/12/12	IOA DEPOSITS	12,000/-
12	16375	07/12/12	Land rate premium	

20. Sanctioned Development Plan remark dated 29th April, 2014 issued by Assistant Engineer, Development Plan (R/South Ward) wherein the said property is shown as partly in residential zone and industrial zone (I-2) and further is affected by playground and cemetery.

21. Draft Development Plan (2034) remark dated 14th September, 2016 issued by Urban Planner (D.P.) W.S. P & R (Wards) shows Residential Zone and further the reservations of Garden Park (11 Nos.), Playground (7 Nos.), Primary and Secondary School (4 Nos.), Municipal School (4 Nos.), Municipal Market with Vending Zone, Rehabilitation and Resettlement, Disaster Management Facility + RMS 1.2, Municipal Chowky and RT 1.6 – Parking lot.

22. As per annexure II submitted to the SRA, the total structures are 598 and out of which 316 Nos. of structures are protected as per Government G.R. and, 254 number of tenements have submitted their consent in favour of M/s. Damodar Suruchi Developers for redevelopment under the SRA scheme.



23. Search report dated 14th January, 2015 taken out by search clerk Mr. Devendra Chitnis at Sub-Registrar of Assurances at Mumbai Bnadra, S.R.O from the year 1985 to 2014 (30 years) and computer record from the year 2002 to 2014 (13 years) no adverse entries are found with respect to the said property: -

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Sr. No.	Name of parties and Schedule of Property	Document No.	Date
1.	The Times Of India & Benet Kolman Company Ltd through Power M S Shirsagar To B M C Schedule:Property situated at Village:Aakurli - CTS No 163/B	BDR-5-139	07.01.2005
2.	Vijaya Developers through Partner Anuja A Sawant To Romel Reai Estate Pvt Ltd through Domnic Romel Schedule:Property situated at Village:Aakurli - Land With Structure ,CTS No ,163/PT .5 No 13/pt .Area 2780.50 sq me.	BDR-10-5154	15.07.2006
3.	Nischit Associates through proprietor Damodar Kulabkar To The Chief Executive Officer,N1HADA Schedule: Property situated at Village:Aakurli - CTS No 163/PT, S. No 13/pt . Area 139.63 sq. mts.	BDR-12-286 2007	11/05/2007
4.	Nischit Associates through proprietor Damodar Kulabkar To The Chief Executive Officer,N1HADA Schedule: Property situated at Village:Aakurli - CTS No ,163/PT .5 No 13/pt .	BDR-6-4305 2007	23.05.2007
5.	Radha Enterprises Through Proprietor G S Goswami & Others To The Chief Executive Officer,SRA Schedule:Property situated at Village:Aakurli - CTS No 166,163/PT	BDR-6-8060	16.09.2008
6.	Radha Enterprises Through Proprietor G S Goswami & Others To The Chief Executive Officer,SRA Schedule:Property situated at Village:Aakurli - CTS No 166,163/PT.	BDR-6-8061	16.09.2008
	Radha Enterprises Through Proprietor G S Goswami & Others. To The Chief Executive Officer,SRA Schedule:Property situated at	BDR-6-8062	16.09.2008



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	Village:Aakurli - CTS No 166,163/PT .		
8.	Radha Enterprises Through Proprietor G S Goswami & Others To The Chief Executive Officer,SRA Schedule:Property situated at Village:Aakurli - CTS No 166,163/PT .	BDR-6-8063	16.09.2008
9.	Shiviing Kripa Sejar Samiti Sahakari Sanstha ltd through Umashankar Yadav & Others . To The Chief Executive Officer Schedule:Property situated at Village:Aakurli - CTS No 166,163/PT.	BDR-6-8246	22.09.2008
10.	Sambhaji Nagar Sahakari Gruha Sanstha through Chairmen Ramchandra Jadhav . To Nischit Associates through proprietor Damodar G Kulabkar Schedule:Property situated at Village:Aakurli - Land With Structure ,CTS No 163A/PT S No 13 , Area 6360.89 sq mt	BDR-2-1811	24.02.2010
11.	Nischit Associates through proprietor Damodar G Kulabkar & Others . To Samarth Erectors Developers Pvt Ltd through Ajaypal Rajpal Nanda & Others Schedule:Property situated at Village:Aakurli - CTS No 163A/PT S No 13 , Area 6360.89 sq mt .	BDR-2-1812 2010 24.02.2010	22.02.2010
12.	Shivam Developers through partner Sameer Jani To Chief Executive Officer Of SRA Schedule: Property situated at Village:Aakurli CTS No 163A/PT	BDR-5-7822	03.09.2010
13.	Shivam Developers through partner Girish Chheda To Chief Executive Officer Of SRA	BDR-5-4603	16.05.2011



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	Schedule: Property situated at Village:Aakurli - CTS No 163A/PT		
14.	Shivam Developers through partner Girish Chheda To Chief Executive Officer Of SRA Schedule:Property situated at Village:Aakurli - CTS No 163A/PT Bldg No A-5	BDR-5-4887 2011	06.06.2011
15.	Vijay Jagsi Chheda ,Jagsi Jetha Chheda To Schedule:Property situated at Village:Aakurli - CTS No 163A/PT Suit No 2398/2012, Dt.23/08/2012.	BDR-12- 9465	26.12.2012
16.	Damodar Suruchi Developers through Partner Deepak Kumar R Dugar To Chief Executive Officer Of SRA Schedule:Property situated at Village:Aakurli - CTS No 163A/PT	BDR-16-325 2013	10.01.2013
17.	Pathan Chat SRA chs Ltd Chairmen Ramnath Shankar Joshi & Others To Eros Elevators & Esciltoors Pvt Ltd through Sachin Pednekar Schedule:Property situated at Village:Aakurli - CTS No 163A/PT SRA Bldg No A-05	BDR-6-3579	14.06.2013
18.	Ruchi Priya Developers Pvt Ltd through Priyanka Hemani To IDBI Trustyship Services Pvt Ltd through Deputy Manager Priti Nayak & Others Schedule:Property situated at Village:Aakurli - CTS No 163A/PT & 166	BRL-1-700 2014	22.01.2014
	Shivam Developers through partner Jhaverchand Shah . To Schedule:Property situated at Village:Aakurli - CTS No 163A/PT	BRL-8-5890 2014	21.08.2014
20.	Ruchi Priya Developers Pvt Ltd	BRL-7-8602	20.10.2014



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	through Yogesh M Varam To The Chief Executive Officer SRA Schedule:Property situated at Village:Aakurli - CTS No 163A/PT		
21.	Damodar Suruchi Developers through partner Kirnya Builders Pvt Ltd through Dinesh Kumar Barisal through power Palani Arumugam To Schedule:Property situated at Village:Aakurli CTS No 163A/PT	BRL-1-10706 2014	27.11.2014

24. Letter of Intent dated 16th June, 2016 issued by SRA with respect to the sanctioning of the redevelopment of the said property under the Maharashtra Slum Areas (Improvement, Clearance and Re-development) Act, 1971 which is valid for a period of 3 months from the date of issuance however if Intimation of Approval or Commencement Certificate is obtained from the statutory authority like Municipal Corporation of Greater Mumbai for any of the rehabilitation building that the letter of intent remains valid till the validity of such Intimation of Approval or Commencement Certificate as per clause 3 of the Letter of Intent dated 16th June, 2016 and further same is time bounded as per clause 18 of the Letter of Intent dated 16th June, 2016.

25. Photocopy of Intimation of disapproval dated 30th September, 2016 bearing No. SRA/ENG/3374/RS/MHL/AP issued by SRA



IV. Observation:-

In my opinion, in the aforesaid circumstances and also in view of all the documents referred to above, we are of the prima facie opinion that the right, title, interest of the said property described in the Schedule herein above is free from any encumbrance and marketable. We have pursued the Search Report dated 14th January, 2015 and Public Notice

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dated 8th August, 2012, however no latest public notice has been published in newspapers in current date of this title certificate. The Title certificate is given by us on the basis of documents, placed before me in respect to the said property as mentioned herein above.

In view of the aforesaid circumstances in our opinion the title of the said property is marketable free from encumbrances and M/s. Damodar Suruchi Developers are entitled to develop the said property subject to the sanctions and approvals to be obtained from statutory authorities. Further we are of the opinion that the M/s. Damodar Suruchi Developers are entitled to sell flat/premises to third parties except the premises allotted to the slum dwellers under the Development Agreement dated 25th November, 2005 executed between M/s. Damodar Suruchi Developers and Samarth Krupa Co-operative Housing Society for redevelopment under the Maharashtra Slum Areas (Improvement, Clearance and Re-development) Act, 1971 and further to give proper and valid subsisting effect Power of attorney dated 25th November, 2005 executed between M/s. Damodar Suruchi Developers and Samarth Krupa Co-operative Housing Society and further Development Agreement dated 25th November, 2005, executed between M/s. Damodar Suruchi Developers and Samarth Co-operative Housing Ltd under Maharashtra Slum Areas (Improvement, Clearance and Re-development) Act, 1971 and further to give proper and valid subsisting effect the Power of attorney dated 25th November, 2005 executed between M/s. Damodar Suruchi Developers and Samarth Co-operative Housing Ltd and further Development Agreement dated 3rd October, 2016 executed between M/s. Damodar Suruchi Developers and Samarth Co-operative Housing Society under Maharashtra Slum Areas (Improvement, Clearance and Re-development) Act, 1971 and further to give proper and valid subsisting effect the Power of attorney dated 3rd October, 2016 executed between M/s. Damodar Suruchi Developers and Kandivali Hanuman Nagar Shree Samarth Co-



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operative Housing Society Ltd in the building to be re-constructed on the said Property.

This opinion is addressed to M/s. Damodar Suruchi Developers. This opinion may not be furnished, quoted or relied on by any person or entity other than M/s. Damodar Suruchi Developers for any purpose without our prior written consent.

Clarification

Please note that we have provided title certificate on the same subject matter on 5th October, 2016 and 20th October, 2016 however due to genuine bonafide mistake and inadvertence on behalf of our client, we could not procure the information from the client at single instance, therefore the present title certificate shall be treated as valid, subsisting and binding and the earlier title certificate dated 5th October, 2016 and 20th October, 2016 shall be treated as null and void.

Dated this 16th Day of November, 2016.

M/s. SRM Law Associates
Partner

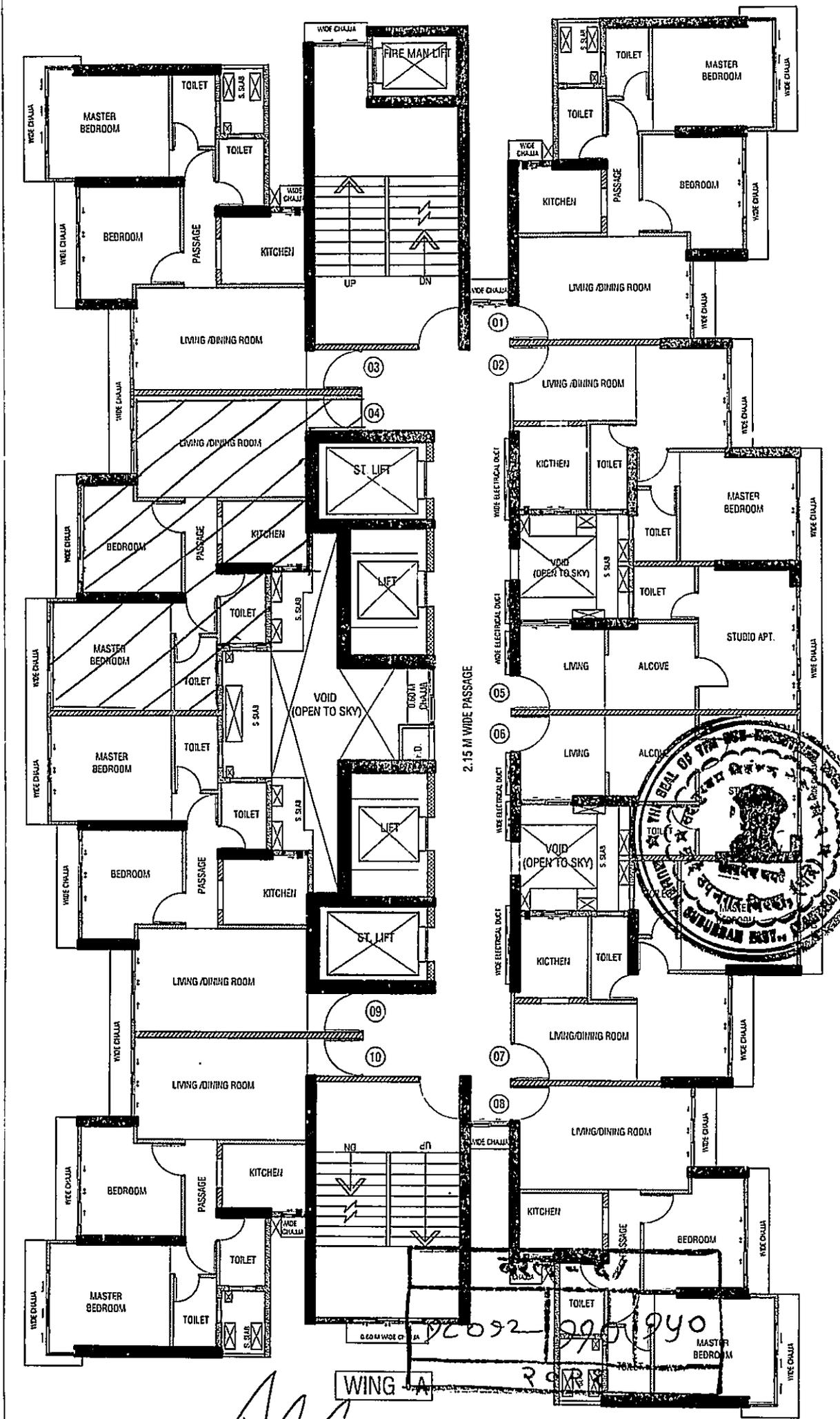


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ANNEXURE " K "



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STAMP OF APPROVAL OF PLAN

This cancels Approval
to the Previous Plans
sanctioned under no.

Dated.....

Approved Subject to the condition
Mentioned in this office permission

Letter no. SRA/ENGL/.....

DI..... 15 APR 2024

Signature
15.04.2024

Executive Engineer
Slum Rehabilitation Authority

CONTENTS OF SHEET

1ST TO 25TH FLOOR PLAN
FIRE CHECK FLOOR PLAN, TERRACE FLOOR PLAN
AREA CALCULATION & LINE DIAGRAM OF 1ST TO 25TH FLOOR.
AREA CALCULATION OF REFUGE, STAIRCASE AREA CALCULATION
CARPET AREA STATEMENT, BUILT UP AREA STATEMENT



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DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED SLUM REHABILITATION SCHEME ON PLOT BEARING, C.T.S. NO. 165 (1) (B) OF VILLAGE AKURLI, SITUATED AT HANUMAN NAGAR, AKURLI ROAD, KANDIVALI (EAST), MUMBAI - 400 101.

FOR "KANDIVALI HANUMAN NAGAR SAMARTH CHS LTD."
 "KANDIVALI HANUMAN NAGAR SHREE SAMARTH CHS LTD."
 "KANDIVALI HANUMAN NAGAR SAMARTH KRUPA CHS LTD."

NAME OF CA TO OWNER

M/S. DAMODAR SURUCHI DEVELOPER
 8 ABHISHEK BUILDING DALIA IND ESTATE, GROUND FLOOR, OFF
 NEW ANDHERI LINK RD, MUMBAI - 400 053.

NORTH	JOB NO.	DWG NO.	SCALE	DRAWN BY	CHK. BY
		08/14	AS SHOWN AS PLAN	HARESH	PRASHANT

SIGNATURE, NAME AND ADDRESS OF ARCHITECT



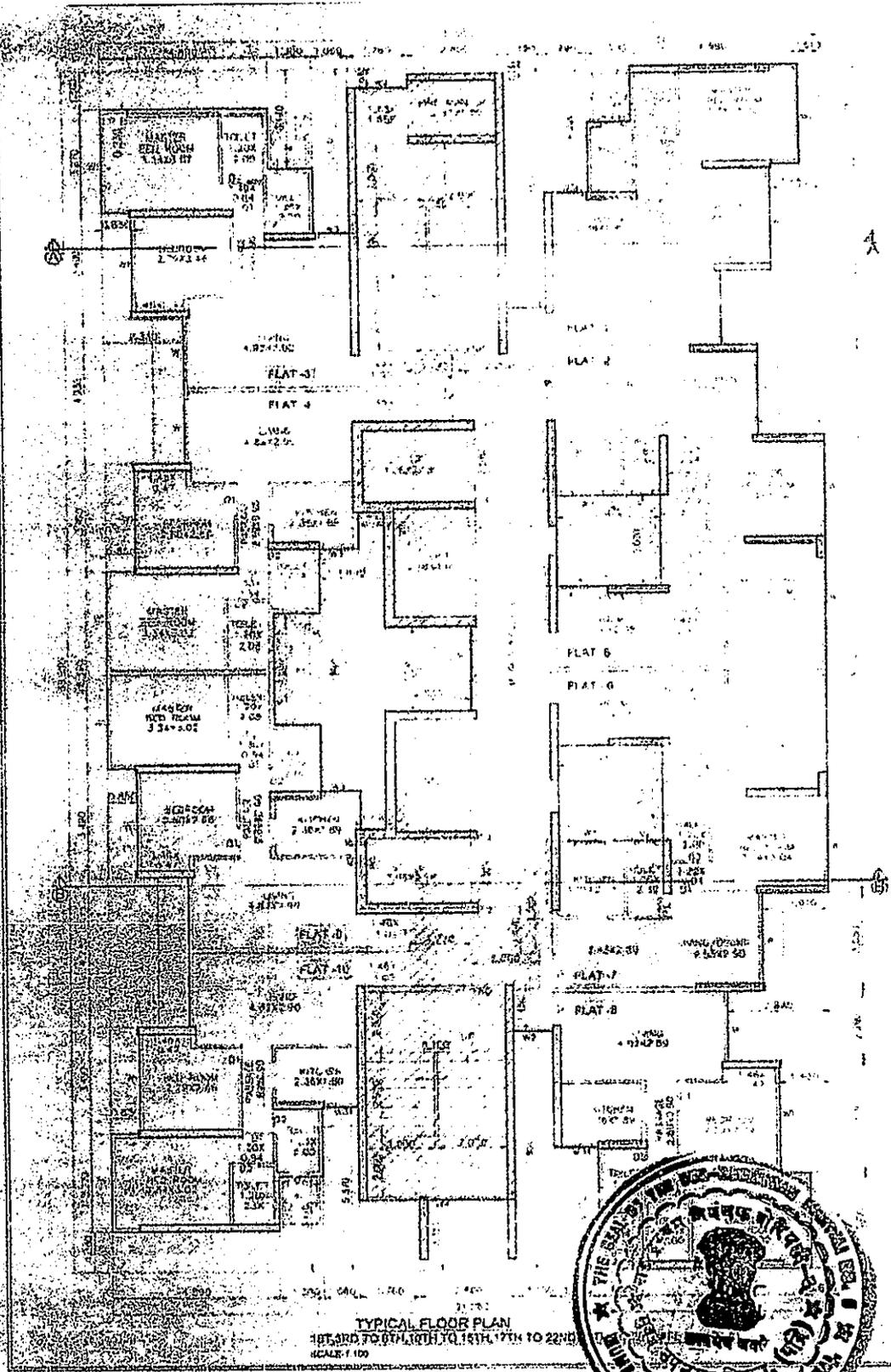
SHANTANOO RANE & ASSOCIATES

ARCHITECTS & INTERIOR DESIGNERS

802-B, GRANDE PALLADIUM,
 NEAR MERCEDES BENZ SHOWEROOM,
 METRO ESTATE, 175, 1ST ROAD, KALINA, SANTACRUZ (EAST),
 MUMBAI-400 005.
 TEL/FAX: 022-6604 2300 MOBILE: 98204 40606
 E-MAIL: srarchitects@hotmail.com



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BALEBIDG	JOA DWG	11/14
STAMP OF APPROVAL OF PLAN		
Approved by Date Signature		



बरल - ६ /		
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O.P. & ASSOCIATES CIVIL ENGINEERS & ARCHITECTS 10/1, 10/2, 10/3, 10/4, 10/5, 10/6, 10/7, 10/8, 10/9, 10/10, 10/11, 10/12, 10/13, 10/14, 10/15, 10/16, 10/17, 10/18, 10/19, 10/20, 10/21, 10/22, 10/23, 10/24, 10/25, 10/26, 10/27, 10/28, 10/29, 10/30, 10/31, 10/32, 10/33, 10/34, 10/35, 10/36, 10/37, 10/38, 10/39, 10/40, 10/41, 10/42, 10/43, 10/44, 10/45, 10/46, 10/47, 10/48, 10/49, 10/50, 10/51, 10/52, 10/53, 10/54, 10/55, 10/56, 10/57, 10/58, 10/59, 10/60, 10/61, 10/62, 10/63, 10/64, 10/65, 10/66, 10/67, 10/68, 10/69, 10/70, 10/71, 10/72, 10/73, 10/74, 10/75, 10/76, 10/77, 10/78, 10/79, 10/80, 10/81, 10/82, 10/83, 10/84, 10/85, 10/86, 10/87, 10/88, 10/89, 10/90, 10/91, 10/92, 10/93, 10/94, 10/95, 10/96, 10/97, 10/98, 10/99, 10/100		



बकरला - ६१		
१८०१२	११८	१५०
२०११		

Receipt (pavti)

513/7821

पावती

Original/Duplicate

Tuesday, July 20, 2021

12:43 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 8223 दिनांक: 20/07/2021

गावाचे नाव: अंधेरी

दस्तऐवजाचा अनुक्रमांक: बदर17-7821-2021

दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र

मादर करणाऱ्याचे नाव: राकेश कुमार तिवारी

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 340.00

पृष्ठांची संख्या: 17

एकूण:

रु. 440.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
1:01 PM ह्या वेळेस मिळेल.

सह. दु. नि. का. अंधेरी-६

सह. दुय्यम निबंधक, अंधेरी-६
मुंबई उपनगर जिल्हा.

वाजार मुल्य: रु. 0.01/-

मोवदला रु. 0/-

भरलेले मुद्रांक शुल्क: रु. 500/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 340/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2007202102339 दिनांक: 20/07/2021

केचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003842784202122E दिनांक: 20/07/2021

केचे नाव व पत्ता:



20/07/2021

बरल - ६/		
96092	99e	940
२०२१		

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 20/07/2021

Scanned with CamScanner



CHALLAN
MTR Form Number-6



GRN	MH003642784202122E	BARCODE	[Barcode]		Date	20/07/2021-11:18:51	Form ID	48(f)
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	BDR17_JT SUB REGISTRAR ANDHERI 6			Full Name	DAMODAR SURUCHI DEVELOPERS PRIVATE LIMITED			
Location	MUMBAI			Flat/Block No.				
Year	2021-2022 One Time			Premises/Building				
Account Head Details		Amount In Rs.		Road/Street				
0030045501	Stamp Duty	500.00		Area/Locality				
0030063301	Registration Fee	100.00		Town/City/District				
				PIN	4	0	0	0
				PIN			5	3
				Remarks (If Any)	SecondPartyName=MR RAKESH KUMAR HWAD / W 0629 9 90 2029			
Total	600.00		Amount In Words	Six Hundred Rupees Only				
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	69103332021072010548	698979445	
Cheque/DD No.				Bank Date	RBI Date	20/07/2021-11:20:18	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.

सदर घलम फेवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी केलेल्या दस्तासाठी सदर घलन लागू नाही.

Mobile No. : 0000000000



वर्क - ६/

१८०९२१२०१५०

२०२१



CHALLAN
MTR Form Number-6



GRN	MH003842784202122E	BARCODE	[Barcode]		Date	20/07/2021-11:18:51	Form ID	4B(I)
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	BDR17_JT SUB REGISTRAR ANDHERI €			Full Name	DAMODAR SURUCHI DEVELOPERS PRIVATE LIMITED			
Location	MUMBAI			Flat/Block No.				
Year	2021-2022 One Time			Premises/Building				
Account Head Details		Amount In Rs.	Remarks (If Any)					
0045501	Stamp Duty	500.00	SecondPartyName=MR RAKESH KUMAR WARI					
0030063301	Registration Fee	100.00	[Stamp: THE SEAL OF THE SUB-REGISTRAR ANDHERI, MUMBAI. SUBURBAN DIST., MUMBAI.]					
			PIN: 4 0 0 0 5 3					
			Amount In Words: Six Hundred Rupees Only					
Total	600.00		[Stamp: DEFACED 600.00 DEFACED]					
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	69103332021072010549	698979445			
Cheque/DD No.		Bank Date	RBI Date	20/07/2021	Verified with RBI			
Name of Bank		Bank-Branch		Verified with Scroll				
Name of Branch		Scroll No. , Date		[Stamp: THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI, MUMBAI. SUBURBAN DIST., MUMBAI.]				

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for registration of document.
सादर चालन केवल दृश्य निबंधक कार्यालयत नोदणी कःप्रशयाच्या दस्तासाठी लागू आहे. नोदणी प्रशयाच्या दस्तासाठी नोदणी चालन लागू नाही.

Challan Defaced Details

Gr No	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
513-7821		00018C9660202122	20/07/2021-12:43:40	IGR554	100.00

GRN : MH003842784202122E Amount : 600.00

Bank : IDBI BANK

Date : 20/07/2021-11:18:51

2	(IS)-513-7821	0001809660202122	20/07/2021-12:43:40	IGR554	500.00
Total Detachment Amount					600.00

बदर-१७/ IV		
७६२९	३	१७
२०२१		



बरल - ६/		
१००१२	१२२	११०
२०२३		

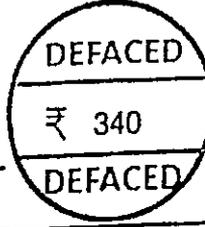


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	2007202102339	Receipt Date	20/07/2021
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Received from JOINT SUB REGISTRAR, Mobile number 7678033890, an amount of Rs.340/-, towards Document Handling Charges for the Document to be registered on Document No. 7821 dated 20/07/2021 at the Sub Registrar office Joint S.R. Andheri 6 of the District Mumbai Sub-urban District.



Payment Details

Bank Name	sbiepay	Payment Date	20/07/2021
Bank CIN	10004152021072002072	REF No.	202120169321525
Deface No	2007202102339D	Deface Date	20/07/2021

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



बदर-१७/ IV		
७८२१	४	१७
२०२१		



बदल - ६/		
१८०९२	१२३	१५०
२०२१		



बदर-१७/ IV		
७८२१	५	९७
२०२१		



POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME THAT,

DAMODAR SURUCHI DEVELOPERS PRIVATE LIMITED, a Company registered under the Companies Act, 2013, having office at 8, ABHISHEK BUILDING, DALIA INDUSTRIAL ESTATE, ANDHERI LINK ROAD, ANDHERI (W), MUMBAI - 400 053, engaged in the business of building & development activities.

DAMODAR SURUCHI DEVELOPERS PRIVATE LIMITED is carrying on business as builders and developers and developing the various projects at various places. In the course of time **DAMODAR SURUCHI DEVELOPERS PRIVATE LIMITED** have to execute various documents during the course of the business such as Agreement, Agreement for sale of Flats, Shops, Offices, Garages, Godowns and several other instruments such as Undertakings, rectification, cancellation deed, Indemnity Bonds, Declaration, etc. required for Development to submit at BMC Office, Collector or any other concerned authorities.

To perform this function, it is expedient and necessary to appoint, nominate and constitute attorneys on behalf of the Company.

Now, I **MR. DEVANSHU BANSAL** Director of **DAMODAR SURUCHI DEVELOPERS PRIVATE LIMITED** do hereby appoint, nominate and constitute **MR. RAKESH KUMAR TIWARI** or **MR. JITENDRA KUMAR RAI** to be my true and lawful attorneys for the purpose expressed hereunder that is to say:-

Jit-pai

बदर - ६१		
१८०१२१२४	१५०	
२०२३		

Page 2 of बरल-१७/ १४		
७६२९	९६	९६
२०२१		

1. To represent me and lodge in the offices of concerned Sub-Registrar of Assurances where such Agreements/Documents can be registered from time to time are executed by me from time to time on behalf of the companies and to admit execution of such agreements/documents and to do all other ancillary and necessary acts, deeds, things, that may be required for effectively registering such agreements/documents and to apply for certified copies of such agreements/documents, if so required.

2. To attend the office of superintendent of stamps, Mumbai for the purpose of seeking valuation of any instrument for payment of stamp duty and to pay the required stamp in the office of superintendent of stamps.

3. To attend the office of Registrar of Assurances for the hearing of any matters relating to deficit stamp duty paid on any instruments lodged for registration by me and also to represent me before the Registration authorities in such proceedings.

4. In GENERAL to do all such acts, deeds, matters and things required to be done for registration of the instruments/agreements executed by me.

5. To receive from the office of Registrar of Assurance copies of all instruments.



I hereby undertake to ratify and confirm all and whatsoever my said Attorneys shall lawfully do, execute or perform or caused to be done by virtue of this Power of Attorney.

My Attorneys have subscribed their signature hereunder which I attest to be their specimen signature for all the above purposes.

IN WITNESS WHEREOF, I have signed and executed this POWER OF ATTORNEY this 20th day of JULY 2021 at MUMBAI.

[Handwritten signature]

[Handwritten signature]

बरल - ६/		
१८०९२१२५	१५०	
२०२१		

[Handwritten signature]

SIGNED & DELIVERED by the
 Within named EXECUTANT
DAMODAR SURUCHI DEVELOPERS PRIVATE LIMITED
 Through its Director
MR. DEVANSHU BANSAL

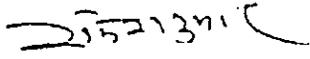


		
PHOTOGRAPH	LEFT HAND THUMB	SIGNATURE



SIGNED & DELIVERED by the
 Constituted Attorneys
MR. RAKESH KUMAR TIWARI

बदर-१७/ IV		
१७६२९	७९७	
२०२९		

		
PHOTOGRAPH	LEFT HAND THUMB	SIGNATURE

MR. JITENDRA KUMAR RAI

		
PHOTOGRAPH	LEFT HAND THUMB	SIGNATURE

in the presence of

बदर-१७/ IV		
१८०९२	९२६	९५०
२०२९		

DAMODAR SURUCHI DEVELOPERS PVT LTD

CIN NO : U45309MH2021PTC362238

08, Abhishek Bldg., Dalla Ind. Estate, Andheri Link Road, Andheri (West), Mumbai - 400 053

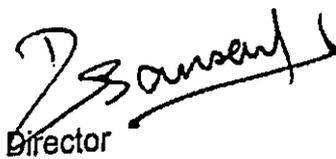
CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF THE COMPANY HELD ON 19th July, 2021, AT THE REGISTERED OFFICE OF THE COMPANY WHERE THE PROPER QUORUM WAS PRESENT.

RESOLVED THAT Shri.Devanshu D.Bansal, Director of the Company be and is hereby authorized to sign and execute on behalf of the company, the required Agreement for Sale, Supplementary Agreements, Rectification deeds, Cancellation deeds, Leave and License Agreements, and / or any other deeds, documents and writing required thereof and to do such acts, deeds, matters and things and complete all the procedures and formalities thereof as may be required thereof.

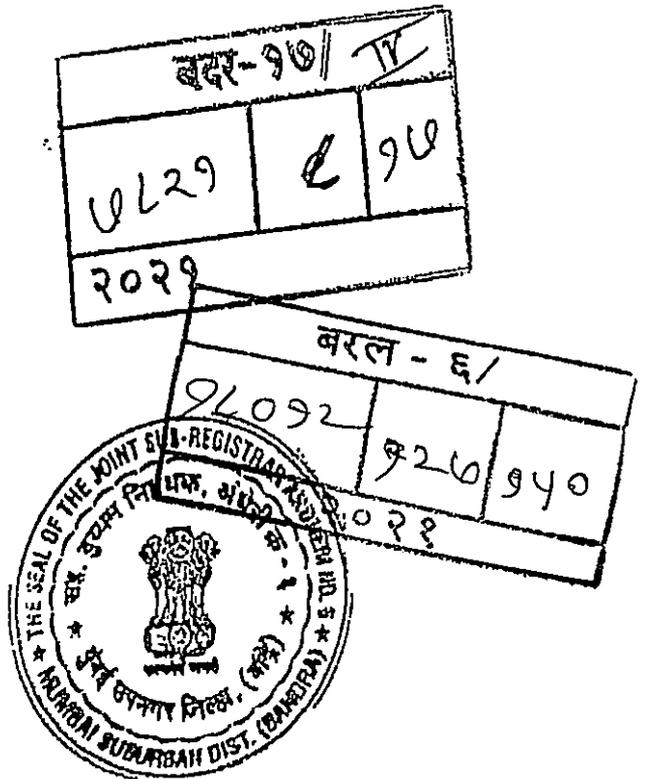
RESOLVED THAT Shri.Devanshu D.Bansal, Director of the Company be and is hereby authorized to register the said agreements before any concerned Sub-Registrar of Assurances or any other officer of the Registering Authorities and / or to appoint any substitute on his behalf to register the said Agreements executed by Shri.Devanshu D.Bansal before the concerned authorities and execute and register the necessary Power of Attorney for the purpose thereof.

Certified True Copy

For Damodar Suruchi Developers Pvt Ltd


Director

Prabansh D Bansal
(DIN : 07545523)





ई-स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card

AAICD5545L

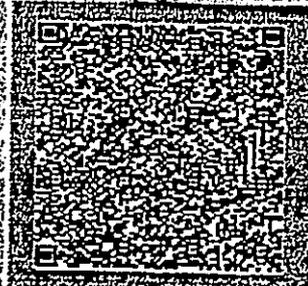
बरा- 90/ TV		
90	90	90
2023		

नाम / Name: DAMODAR SURUCHI DEVELOPERS PRIVATE LIMITED

निगम/संस्था की तारीख / Date of Incorporation / Formation: 17/06/2021

DAMODAR SURUCHI DEVELOPERS PRIVATE LIMITED

17/06/2021



Signature valid

Digitally Signed by
Income Tax Dept
Date: 07/11/2023 10:56:56
GM/123456

✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand, tax returns, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer.

आयकर अधिनियम, 1961 के अंतर्गत विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर भरा, टैक्स बकाया, सूचना के प्रदान और इत्यादि शामिल हैं।

Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962)

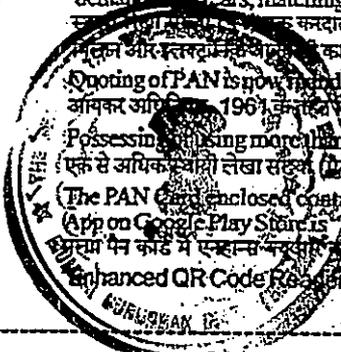
आयकर अधिनियम, 1961 के अंतर्गत कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B)

Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000.

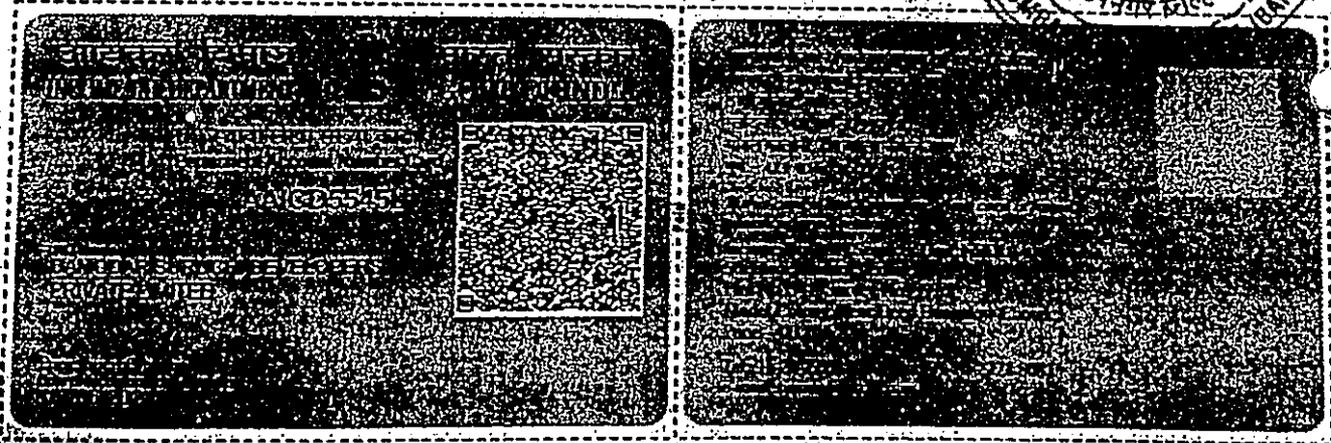
एक से अधिक स्थायी लेखा संख्या (पैन) का रखना वा उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।

The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card".

आवृत्त पैन कार्ड में एंहांसड क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए "Enhanced QR Code Reader for PAN Card" है।



Cut



Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and clause (b) of Rule 114 of the Income Tax Rules, 1962. For more details, [click here](#)

बरा- 90/ TV		
90	92	940
2023		



GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS
Central Registration Centre

बदर-१७/ IV		
७६२९	१०	१७
२०२१		

Certificate of Incorporation

[Pursuant to sub-section (2) of section 7 and sub-section (1) of section 8 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

Whereby certify that DAMODAR SURUCHI DEVELOPERS PRIVATE LIMITED is incorporated on this seventeenth day of June Two thousand twenty-one under the Companies Act, 2013 (18 of 2013) and that the company is limited by shares.

The Corporate Identity Number of the company is U45309MH2021PTC362238.

The Permanent Account Number (PAN) of the company is AAICD5545L.

The Tax Deduction and Collection Account Number (TAN) of the company is MUMD29695B.

Given under my hand at Manesar this Seventeenth day of June Two thousand twenty-one.



Digital Signature Certificate
SHIVARAJ C RANJERI
ASST. REGISTRAR OF COMPANIES
For and on behalf of the Jurisdictional Registrar of Companies
Registrar of Companies
Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on www.mca.gov.in

Mailing Address as per record available in Registrar of Companies office:

DAMODAR SURUCHI DEVELOPERS PRIVATE LIMITED
8, Abhishek Premises, C-5, Dalia Industrial Estate, Andheri Link Rd,
Mumbai, Mumbai City, Maharashtra, India, 400053

As issued by the Income Tax Department

बदर - ६/		
१६०९२	१२९	१५०
२०२१		



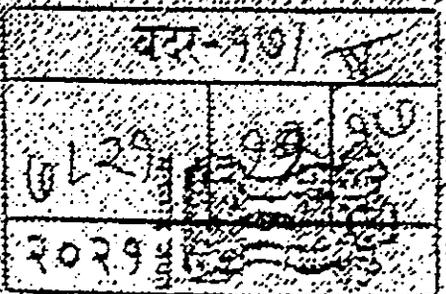
आयकर विभाग

भारत सरकार

INCOME TAX DEPARTMENT

GOVT. OF INDIA

DEVANSHU D. BANSAL



DINESHKUMAR DWARKAPRASAD
BANSAL

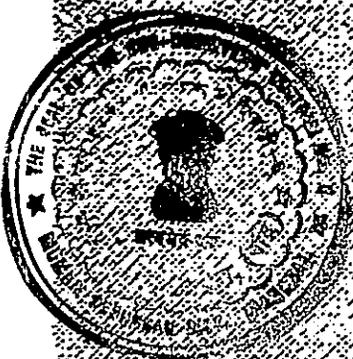
12/09/1992

Permanent Account Number

BBVVPB3516R

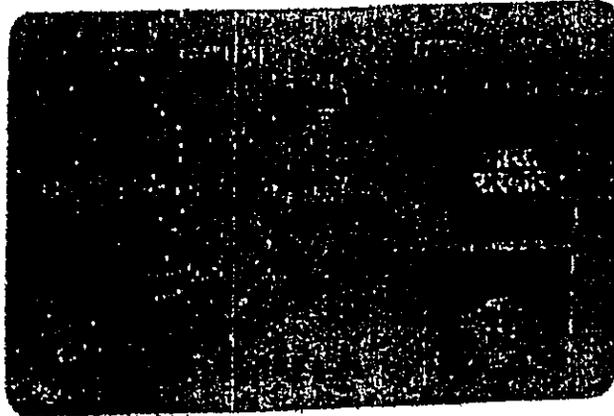
(Handwritten signature)

Signature



12/09/1992

96092	930	940



Alc No: 102801509087.

Jit-Rai

Jit-Rai
Jit-Rai

बदर-१०/ <u>IV</u>		
७६२९	९३	९७
२०२९		



Naveen K.
179132

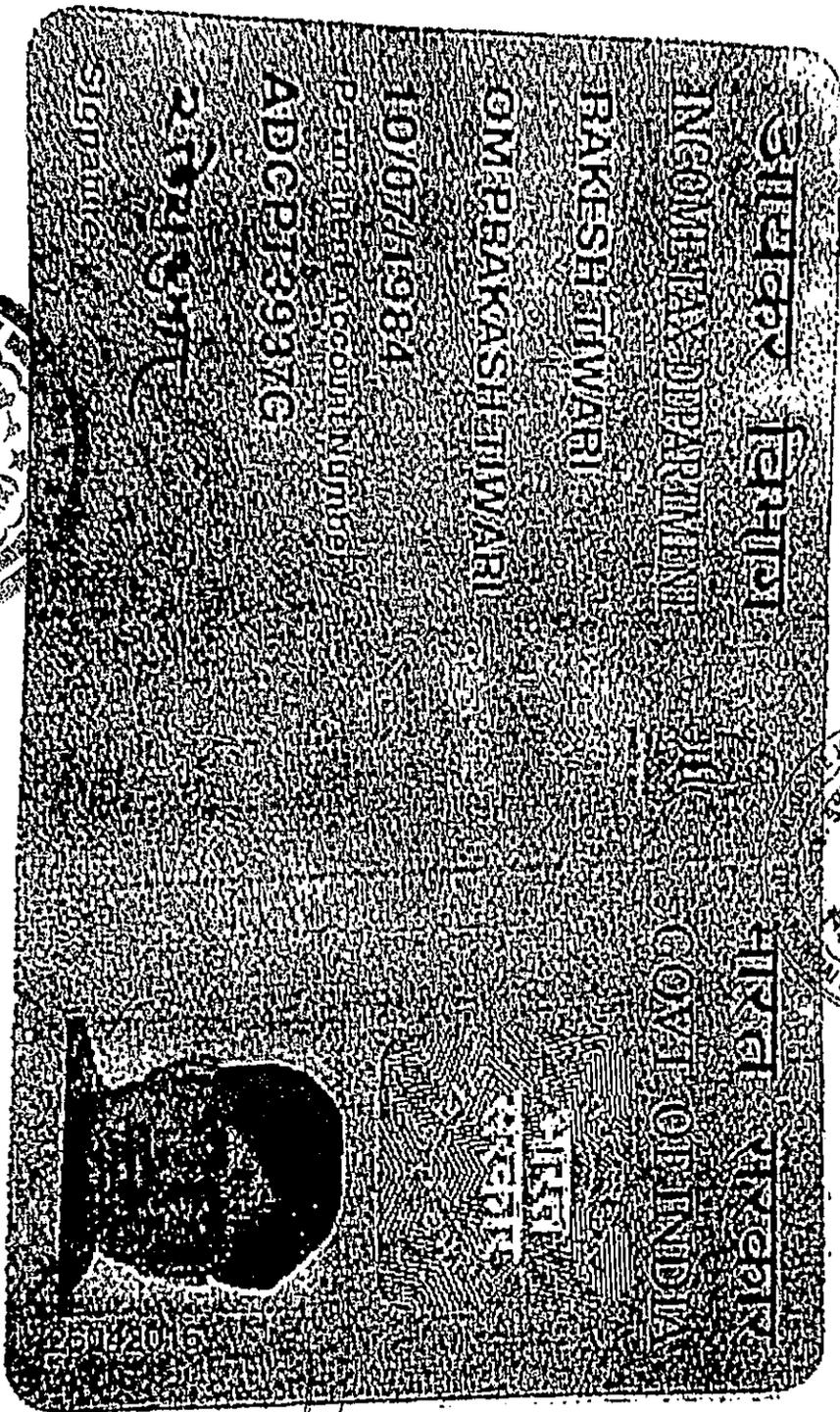


Naveen K.
Branch Manager
ICICI Bank Ltd. (SOL ID-1028)
Andheri Link Road, Branch
EMP. NO. : 179132



९६०९२	९३९	९५०
२०२१		

बदर-१७/ IV		
७६२१	१३	१७
२०२१		



Handwritten signature

बदर- ६/		
१६०१२	१३२	१५०
२०२१		

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ASFP7206A

नाम / Name
LIMBACHIYA YASH ASHWIN

पिता का नाम / Father's Name
ASHWIN KANTILAL LIMBACHIYA

जन्म की तिथि / Date of Birth
0/03/1999

हस्ताक्षर / Signature
Yash



बदर-१७/ IV		
७८२१	१४	१५
२०२१		



बरल - ६/		
१८०१२	१३३	१५०
२०२१		



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

BIRPI-1842F

नाम / Name
RAHUL CHANDRAKANT LAD

पिता का नाम / Father's Name
CHANDRAKANT LAD

जन्म की तिथि / Date of Birth
18/11/2001

7/20/2021

Summary 1 (Onstgoshwara lshap 1)

513/7821

मंगळवार, 20 जुलै 2021 12:43 म.नं.

दम्न गोपबारा भाग-1

बदर 17

दम्न क्रमांक: 7821/2021

दस्त क्रमांक: बदर 17 /7821/2021

बाजार मूल्य: ₹. 00/-

भोगेदस्त: ₹. 00/-

भरलेले मूलांश शुल्क: ₹.500/-

दु. नि. मह. दु. नि. बदर 17 गांधी मजालयात

भाषणी: 0223

भाषणी दिनांक: 20/07/2021

श. क्र. 7821 र. दि. 20-07-2021

भाषणकाराचे नाव: राकेश कुमार गिबारी

रोजी 12.40 म.नं. था. हजर केसा.

गोंदणी फी

₹. 100.00

दम्न हाताळणी फी

₹. 340.00

पृष्ठांची संख्या: 17

एकुण: 440.00

दम्न गोपबारा भाग-1 मधील:

मह. दु. नि. को. अधीन-6

सह. दुय्यम निबंधक, अंधेरी - 6

मुंबई उपनगर जिल्हा.

दम्नाचा प्रकार: कुलमुखत्यागपत्र

मह. दु. नि. को. अधीन-6

सह. दुय्यम निबंधक, अंधेरी - 6

मुंबई उपनगर जिल्हा.

मुद्रांक शुल्क: 8 जेव्हा तो प्रतिफनार्थ देण्यात आलेला असून त्यामुळे कोणतीही स्वावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा

2021 12:40:41 PM ची वेळ: (सावरीकरण)

गिह्या क्र. 229 2021 12:41:30 PM ची वेळ: (फ्री)



संगत करणेत येते की, या मध्ये एकूण... 9.6... आहेत

सह. दुय्यम निबंधक, अंधेरी क्र. 6
मुंबई उपनगर जिल्हा

प्रतिज्ञापत्र
संस्कृतपत्रेण हा नोंदणी करणारा 1957 च्या अधिनियम वस्तुवैतुसासच नोंदणीस
दाखल केलेला आहे. दस्तावेजात मालमत्ता किंवा दस्तऐवज सादर करणे, साक्षीदार व
सोपत फी देणे... याबाबतची संपूर्ण जबाबदारी नोंदणीकर्त्याकडे राहिली.
याबाबतची नोंदणी... याबाबतची संपूर्ण जबाबदारी नोंदणीकर्त्याकडे राहिली.
लिहून घेणे (दिनांकानुसार स्वाक्षरी) लिहून घेणे (दिनांकानुसार स्वाक्षरी)



बदर-90/ IV		
0629	94	90
2029		

E/		
92092	930	940
2029		



20/07/2021 12:45:31 PM

दस्तावेज संख्या भाग-2

पृष्ठ 17
दस्तावेज संख्या: 7821/2021

दस्तावेज संख्या: बदर 177821/2021
दस्तावेजाचा प्रकार: कुलमुहत्यासंपन्न

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: रामोवर मुरुबी रेल्सपोर्ता प्राईवेट लिमिटेड वें संभाकर गंधांग पत्ता: प्लॉट नं: 8, भाळा नं: तळ मजला, इमारतीचे नाव: अभिगेक विन्डिंग, प्लॉट नं: कुनेर कॉम्प्लेक्सच्या मागे, मधो इन्डियन इन्स्टिट्यूट मॉडेल, अंधेरी पश्चिम मुंबई, रोड नं: न्यू लिंक रोड, महाराष्ट्र, MUMBAI. पिन संख्या: AAICD5545L	कुलमुहत्यासंपन्न देणार वय: 25 स्वाक्षरी		
2	नाव: राजेश कुमार निवाची पत्ता: प्लॉट नं: 8, भाळा नं: तळ मजला, इमारतीचे नाव: अभिगेक विन्डिंग मीगलपुमगल, प्लॉट नं: सी-5, रनिया इन्डियन इन्स्टिट्यूट, आसार नगर, अंधेरी पश्चिम, मुंबई, रोड नं: महाराष्ट्र, MUMBAI. पिन संख्या: ADCPT3937G	पावर ऑफ अटॉर्नी होल्डर वय: 36 स्वाक्षरी		
3	नाव: जितेंद्र कुमार गड पत्ता: प्लॉट नं: रुम नंबर 408, भाळा नं: इमारतीचे नाव: आरएएए प्लाता नाऊट विन्डिंग नंबर 6, प्लॉट नं: मोतीलाल नगर, गोंरेवांव पश्चिम, मुंबई, रोड नं: राम मंदिर रोड, महाराष्ट्र, MUMBAI. पिन संख्या: BFRPR0331A	पावर ऑफ अटॉर्नी होल्डर वय: 30 स्वाक्षरी		

वरील दस्तऐवज करून देणार तथाकथीत कुलमुहत्यासंपन्न चा दस्तऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 20/07/2021 12:42:43 PM

नोंद:-

घातीन इनम अने निवेदीन करतान की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितान

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव: यश निवाचिया वय: 23 पत्ता: 102 पानिजा मीगलपुम, लिंक रोड, मानाड पश्चिम, मुंबई. पिन संख्या: 400064		
2	नाव: राहुल नाड वय: 19 पत्ता: 102 पानिजा मीगलपुम, लिंक रोड, मानाड पश्चिम, मुंबई. पिन संख्या: 400064		

शिक्का क्र.4 ची वेळ: 20/07/2021 12:43:19 PM

मह.ड.नि.वा.अंधेरी
दुय्यम निबंधक, अंधेरी - 5
मुंबई उपनगर जिल्हा.



बदर-90/ IV		
0629	98	90
2029	बरल - 6/	
96092934940		
2028		

7/20/2021

Summary-2

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	DAMODAR SURUCHI DEVELOPERS PRIVATE LIMITED	eChallan	69103332021072010549	MH003842784202122E	500.00	SD	0001809660202122	20/07/2021
2		DHC		2007202102339	340	RF	2007202102339D	20/07/2021
3	DAMODAR SURUCHI DEVELOPERS PRIVATE LIMITED	eChallan		MH003842784202122E	100	RF	0001809660202122	20/07/2021

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

7821/202

Know Your Rights as Registrant:

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning).
2. Get print immediately after registration.

For feedback, please write to us at feedback.user:a@gmail.com



बदर-१७/- ७६२९ /२०२१
 पुस्तक क्र. १६ क्रमांक ...७६२९..... वर
 नोंदला.

दिनांक २०.०७.२०२१

सह दुय्यम नियंत्रक, अचरी क्र. ६,
 मुंबई उपनगर जिल्हा

बदर-१७/ IV		
७६२९	१७	१७
२०२१		

बदर - ६/		
१६०१२	१३६	१५०
२०२१		

घोषणापत्र

मी राकेश कुमार तिवारी याद्वारे घोषित करतो की, दुय्यम निबंधक बोरिवली ६ यांच्या कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. दामोदर सुरुची डेव्हलोपर्स प्राईवेट लिमिटेड चे ऑथोराइस सिन्ड्रेट्टि देवांशु बंसल यांनी दिनांक 20.07.2021 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे / निष्पादीत करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दवातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्ण सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९ अन्वये निक्षेस मी पात्र राहीन याची मला जाणीव आहे.



Rakesh Kumar Tiwari
राकेश कुमार तिवारी

दि. २५/५/२०२१

बरल - ६/		
१६०९२	९३७	९५०
२०२१		



वरला - ६/		
१८०९२	१३८	१५०
१९९३		

हमीपत्र

मी श्री/श्रीमता/म ① Kavita Babu Whotker याच्यारे
② Babu Shivram Whotker

अशी हमी देतो की या व्यवहारात मी कुठल्याही प्रकारचे वाहनतळ (बंदिरून/खुले)

पुरेदी केलेले नाही किवा विकासकाइल कुठल्याही प्रकारचे वाहनतळ मला देण्यात

आलेले नाही.

दिनांक

Kavita Whotker

Whotker

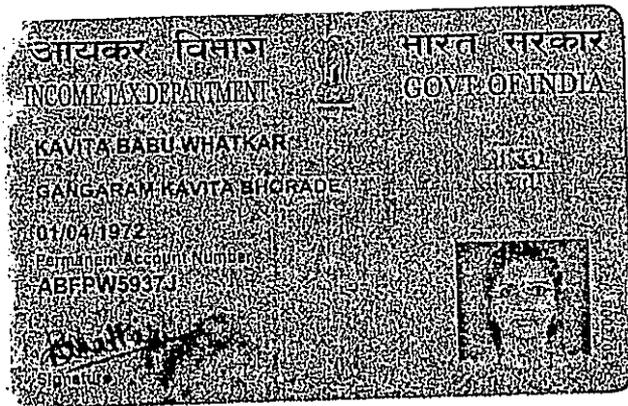
पक्षकाराचे नाव व स्वाक्षरी



बरल - ६/		
१८०९२९३८	११०	
२०२१		



वरत - ए/		
१८०१२	१४०	१५०
०२३		



Kavita



वरल - ६/
१८०९२ १४९ १५०
२०२१



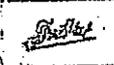
वरल - ६/		
१८०९२	१४२	१५०
२०२१		

PERMANENT ACCOUNT NUMBER
AAGPW1779G

नाम / NAME
BABU SHIVRAM WHATKAR

पिता का नाम / FATHER'S NAME
SHIVRAM PITAJI WHATKAR

जन्म तिथि / DATE OF BIRTH
28-08-1965

हस्ताक्षर / SIGNATURE


आयकर आयुक्त (कंप्यूटर केंद्र)
 Commissioner of Income-tax (Computer Operations)

Shivram

Shivram



In case the card is lost/ found, kindly inform/ return to
 the Issuing authority:
 Commissioner of Income-tax (Computer Operations),
 C-13, Praykshankar Bhavan,
 Bandra-Kurla Complex,
 Mumbai - 400 051.

यदि - 400 051.
 पाता - कुर्ला कॉम्प्लेक्स,
 सी-13, प्रयक्षकर भवन,
 बंदरा-कुर्ला (कंप्यूटर केंद्र),
 मुंबई - 400 051.

बरल - ६/

050	26076
2022	



बरल - ६/		
९८०९२	९४४	९५०
२०२१		

151261006

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DEVANSHU D. BANSAL

DINESHKUMAR DWARKAPRASAD
BANSAL
12/09/1992

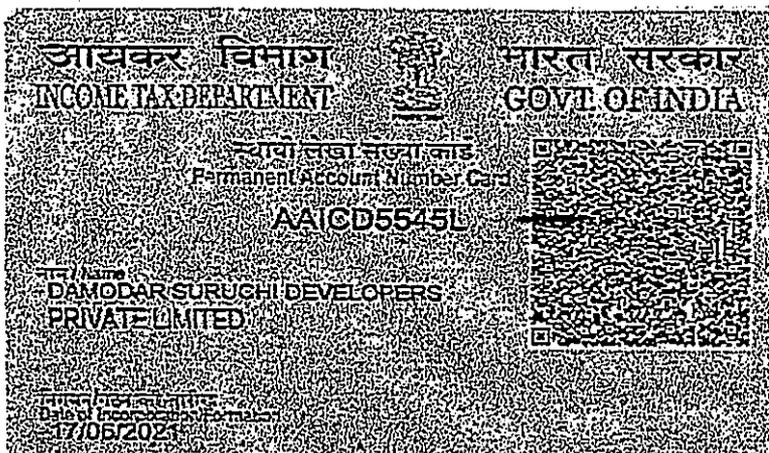
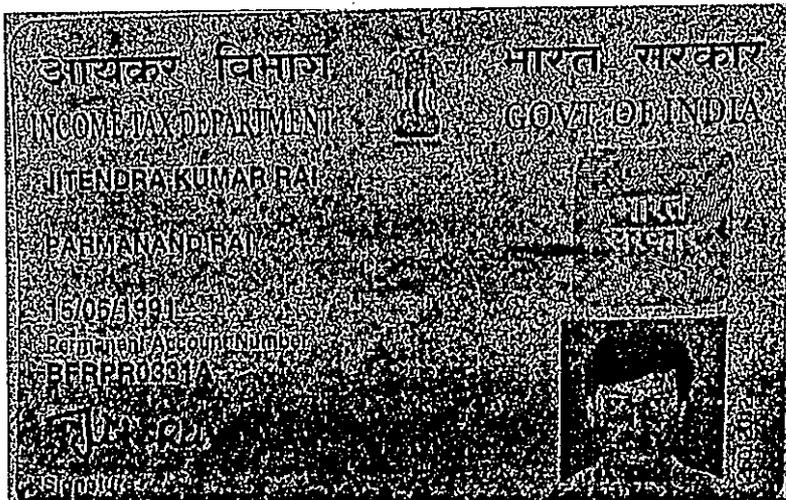
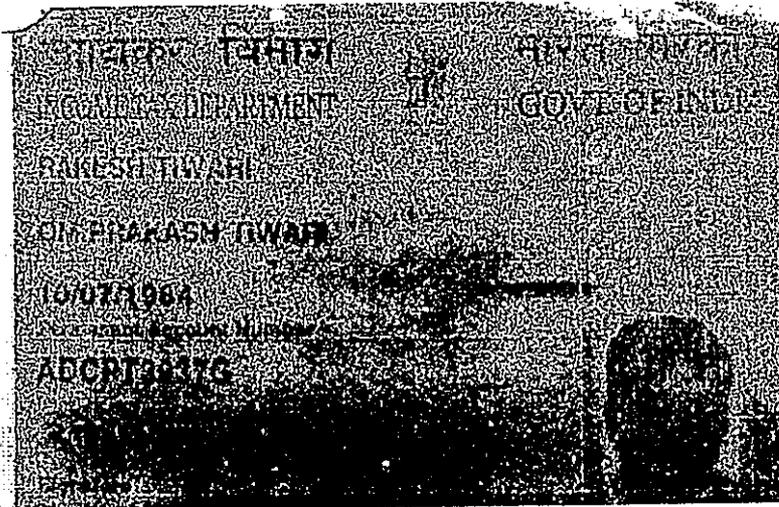
Permanent Account Number

BBVPE3516R

Signature



26012011



बल - ६/		
96092	984	940
२०२१		



वरल - ६/		
१००२	१४६	१५०
२२४		

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

BIPL167205A

नाम / Name
SUNIL KUMAR ASHWAJYOTI

पिता का नाम / Father's Name
ASHWAJYOTI

जन्म की तारीख / Date of Birth
10/03/1998

हस्ताक्षर / Signature



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

BIPL167205A

नाम / Name
RANUJE BHANDRAKANTH

पिता का नाम / Father's Name
BHANDRAKANTH

जन्म की तारीख / Date of Birth
(8/11/2000)

हस्ताक्षर / Signature



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

DBYPK0014E

नाम / Name
ANURAG MAHAVIR KAMBLE

पिता का नाम / Father's Name
MAHAVIR KAMBLE

जन्म की तारीख / Date of Birth
30/05/1991

हस्ताक्षर / Signature




बरल - ६/		
96092	986	940
२०२१		



बरल - ६/		
१८०१२	१०८	१५०
२-३१		

389/18012

गुरुवार, 25 नोव्हेंबर 2021 5:03 म.नं.

दस्त गोषवारा भाग-1

वरल-6

दस्त क्रमांक: 18012/2021

दस्त क्रमांक: वरल-6 /18012/2021

बाजार मूल्य: रु. 79,07,130/-

मोबदला: रु. 1,05,90,000/-

भरलेले मुद्रांक शुल्क: रु.5,29,500/-

दु. नि. सह. दु. नि. वरल-6 यांचे कार्यालयात

पावती: 19675

पावती दिनांक: 25/11/2021

अ. क्रं. 18012 वर दि.25-11-2021

सादरकरणाराचे नाव: कविता बाबू व्हटकर

रोजी 4:45 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 3000.00

पृष्ठांची संख्या: 150

एकुण: 33000.00

दस्त हजर करणाऱ्याची सही:

अ.ह. दु. नि. सह. दु. नि. वरल-6 यांचे कार्यालयात
 अ. क्रं. 18012 वर दि.25-11-2021
 रोजी 4:45 म.नं. वा. हजर केला.

अ.ह. दु. नि. सह. दु. नि. वरल-6 यांचे कार्यालयात
 अ. क्रं. 18012 वर दि.25-11-2021
 रोजी 4:45 म.नं. वा. हजर केला.

दस्ताचा प्रकार: करारनामा

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

शिक्षा क्रं. 1 25 / 11 / 2021 04 : 45 : 04 PM ची वेळ: (सादरीकरण)

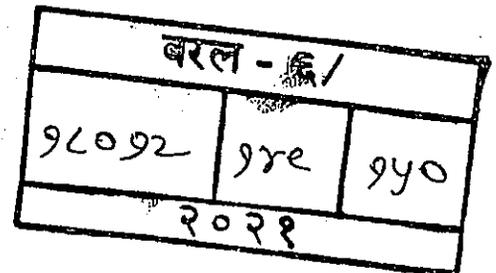
शिक्षा क्रं. 2 25 / 11 / 2021 04 : 47 : 00 PM ची वेळ: (फी)

प्रतिज्ञापत्र

* सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीत दाखल केलेला आहे. * दस्तातील संपूर्ण अजमाकर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता सादरीकरण आहे. * दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी दस्तऐवज दाखल करणारे हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे :

लिहून घेणारे :





दस्त गोषवारा भाग-2

बरल-6

दस्त क्रमांक:18012/2021

25/11/2021 5 08:09 PM

दस्त क्रमांक :बरल-6/18012/2021

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मे. दामोदर सुरुची डेव्हलपर्स प्राईवेट लिमिटेड तर्फे संचालक देवाशु बंसल तर्फे मुखत्यार राकेश कुमार ओम प्रकाश तिवारी पत्ता:प्लॉट नं: 8, माळा नं: तळ मजला, इमारतीचे नाव: अभिषेक बिल्डिंग, ब्लॉक नं: कुबेर कॉम्प्लेक्सच्या मागे, लक्ष्मी इंडस्ट्रियल ईस्टेटच्या समोर, अंधेरी पश्चिम मुंबई, रोड नं: न्यू लिक रोड, महाराष्ट्र, मुंबई. पॅन नंबर:AAICD5545L	लिहून घेणार वय :-36 स्वाक्षरी:-		
2	नाव:कविता बाबू व्हटकर पत्ता:प्लॉट नं: रूम नं 2बी/301, माळा नं: -, इमारतीचे नाव: प्रगती कॉ-ऑप हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं: गोळीबार मैदान, मराठा कॉलनी जवळ, सांताक्रूझ पूर्व, मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पॅन नंबर:ABFPW5937J	लिहून घेणार वय :-49 स्वाक्षरी:-		
3	नाव:बाबू शिवराम व्हटकर पत्ता:प्लॉट नं: रूम नं 2बी/301, माळा नं: -, इमारतीचे नाव: प्रगती कॉ-ऑप हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं: गोळीबार मैदान, मराठा कॉलनी जवळ, सांताक्रूझ पूर्व, मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पॅन नंबर:AAGPW1779G	लिहून घेणार वय :-56 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:25 / 11 / 2021 05 : 00 : 08 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:अनुराग कांबळे वय:30 पत्ता:102 पारिजा सीएचएस, लिंक रोड, मालाड:पश्चिम, मुंबई पिन कोड:400064		
2	नाव:यश लिंबाचिया वय:23 पत्ता:102 पारिजा सीएचएस, लिंक रोड, मालाड:पश्चिम, मुंबई पिन कोड:400064		

सह. दुय्यम निबंधक, बोरीवली क्र. ६,

मुंबई उपनगर जिल्हा.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Ms DAMODAR SURUCHI DEVELOPERS PVT LTD	eChallan	69103332021112512197	MH009220693202122E	529500.00	SD		25/11/2021
2	Ms DAMODAR SURUCHI DEVELOPERS PVT LTD	eChallan		MH009220693202122E	30000	RF		25/11/2021
3					3000	RF		

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

18012 /2021

1. Verify Scanned Document correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get the document immediately after registration.



समाहित करपेत येते की, या
दस्तामध्ये एकूण १५० पाने आहेत.
दस्ता क्र. १/बरल-६/१६०९२ २०२१
१६ नोवला, दिनांक २५.११.२०२१.

सह. दुय्यम निबंधक, बोरीवली क्र. ६,
मुंबई उपनगर जिल्हा.



29/11/2021

सूची क्र.2

दुय्यम निर्बंधक : सह दु.नि. बोरीवली 6

दस्त क्रमांक : 18012/2021

नोंदणी :

Regn:63m

गावाचे नाव : आकुर्ली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	10590000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7907130.44
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 1504 विंग ए, टॉवर 3, माळा नं: 15 वा मजला, इमारतीचे नाव: युके लक्ससिटी, ब्लॉक नं: कॉम्प्लेक्स चे नाव युके इरिडियम, हनुमान नगर, रोड : आकुर्ली रोड, कांदिवली पूर्व, मुंबई 400101, इतर माहिती: सदनिकेचे एकूण क्षेत्र 49.35 चौरस मीटर रेरा कापेट. ((C.T.S. Number : 163-A (pt.) ;))
(5) क्षेत्रफळ	1) 54.28 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करण देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. दामोदर सुरची टेक्नोपर्स प्राईवेट लिमिटेड तर्फे संचालक देवांशु वंसल तर्फे मुखत्यार राकेश कुमार ओम प्रकाश तिचारी वय:-36; पत्ता:-प्लॉट नं: 8, माळा नं: तळ मजला, इमारतीचे नाव: अभियेक विल्डिंग, ब्लॉक नं: कुवेर कॉम्प्लेक्सच्या मागे, लक्ष्मी इंडस्ट्रियल इस्टेटच्या समोर, अंधेरी पश्चिम मुंबई, रोड नं: न्यू लिंबा रोड, महाराष्ट्र, मुंबई. पिन कोड:-400053, पॅन नं:-AAIGD5545L
(8) दस्तऐवज करण घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- कविता बाबा व्हटकर वय:-49; पत्ता:-प्लॉट नं: रूम नं 2बी/301, माळा नं:-, इमारतीचे नाव: प्रगती कॉ-ऑप हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं: गोळीवार मैदान, मराठा कॉलनी जवळ, सांताक्रूझ पूर्व, मुंबई, रोड नं:-, महाराष्ट्र, मुंबई. पिन कोड:-400055 पॅन नं:-ABFPW5937J 2): नाव:- बाबू शिवराय व्हटकर वय:-56; पत्ता:-प्लॉट नं: रूम नं 2बी/301, माळा नं:-, इमारतीचे नाव: प्रगती कॉ-ऑप हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं: गोळीवार मैदान, मराठा कॉलनी जवळ, सांताक्रूझ पूर्व, मुंबई, रोड नं:-, महाराष्ट्र, मुंबई. पिन कोड:-400055 पॅन नं:-AAGPW1779G
(9) दस्तऐवज करण दिल्याचा दिनांक	25/11/2021
(10) दस्त नोंदणी केल्याचा दिनांक	26/11/2021
(11) अनुक्रमांक, खंड व पृष्ठ	18012/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	529500
(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.

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email (dated 28/11/2021) toMunicipal Corporation of Greater Mumbai.

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

खरी प्रत

सह दुय्यम निर्बंधक, बोरीवली
मुंबई उपनगर जिल्हा

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Ms DAMODAR SURUCHI DEVELOPERS PVT LTD	eChallan	69103332021112512197	MH009220693202122E	529500.00	SD	0004417046202122	26/11/2021
2	Ms DAMODAR SURUCHI DEVELOPERS PVT LTD	eChallan		MH009220693202122E	30000	RF	0004417046202122	26/11/2021
3		By Cash			3000	RF		

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

