

Summary-2(दस्त गोषवारा भाग - २)

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	20160629167	29 June 2016,10:20:18 AM			
मूल्यांकनाचे वर्ष	2016				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका : कल्याण				
उप मूल्य विभाग	47/148-मौजे उसरघर गावातील रहीवास विभागातील मिळकती				
क्षेत्राचे नांव	Kalyan/Dombival Municipal Corporation	सर्व्हे नंबर /न. भू. क्रमांक :	सर्व्हे नंबर#76		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ. मीटर
6300	39500	58800	71000	58800	
बांधीव क्षेत्राची माहिती					
मिळकतीचे क्षेत्र-	72.6चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.39500/-
उद्ववाहन सुविधा	आहे	मजला	1st To 4th Floor		
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (वार्षिक मूल्यदर * घसा-यानुसार नविन दर) * मजला निहाय घट/वाढ					
= (39500 * (100 / 100)) * 100 / 100					
= Rs.39500/-					
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र					
= 39500 * 72.6					
= Rs.2867700/-					
D) खुल्या जमिनीवरील वाहन तळाचे क्षेत्र 11.15चौ. मीटर					
खुल्या जमिनीवरील वाहन तळाचे मूल्य = 11.15 * (6300*40/100)					
= Rs.28098/-					
एकवित्त अंतिम मूल्य					
= मुख्य मिळकतीचे मूल्य + तळाघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + शिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य					
= A + B + C + D + E + F + G + H					
= 2867700 + 0 + 0 + 28098 + 0 + 0 + 0 + 0					
= Rs.2895798/-					

10.1.2016 बीग प्रोडिक्ट

31,82,568/-

Home Print

सह. दुय्यम निबंधक, कल्याण-५.



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महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA
ई-सुरक्षित बँक व कोषागार पावती
e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

14078879238638

Bank Branch: IBKL - 6910705/Vashi
 Pmt Txn id : 93320903
 Pmt DtTime : 27-JUN-2016@16:35:54
 ChallanIdNo: 69103332016062751080
 District : 1201-THANE

Stationery No: 14078879238638
 Print DtTime : 27-Jun-2016@17:11:22
 GRAS GRN : MH002176280201617S
 Office Name : IGR542-KLN5_KALYAN 5 JO

StDuty Schm: 0030046401-75/STAMP DUTY
 StDuty Amt : R 3,51,500/- (Rs Three, Five One, Five Zero Zero only)

RgnFee Schm: 0030063301-70/Registration Fees
 RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : B25-Agreement to sell/Transfer/Assignment
 Prop. Mvblty: Immovable Consideration: R 58,50,144/-
 Prop. Descr : WING B,B 0305, SAVANNA, CASA BELLA, KALYAN SHIL ROAD, DOMBIVLI EAST, THANE, Maharashtra, 421204

Duty Payer: PAN-ARZPK6464C, RAKESH KUMAR
 Other Party: PAN-AABCL1117D, PALAVA DWELLERS PVT LTD

Bank official Name & Signature

Alka Sable
 अलका साबळे / ALKA SABLE



Bank official Name & Signature

Preeti D. Pullwar
 प्रीती पुल्लवार / Preeti D. Pullwar
 --- Space for Customer office use ---

ए. बी. एच / A. B. H.
 ई.आई.एन / E.I.N No: 112883

AGREEMENT TO SELL

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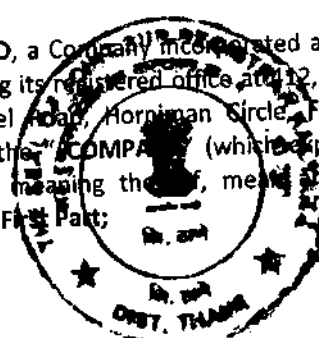
AGREEMENT TO SELL

THIS AGREEMENT TO SELL is made at Kalyan ⁱⁿ 27 day of June, 2016

BETWEEN:

PALAVA DWELLERS PRIVATE LIMITED, a Company incorporated and registered under the Companies Act and having its registered office at 12, Floor- 4, 17G Vardhaman Chambers, Cawasji Patel Road, Horniman Circle, Fort, Mumbai-400001, hereinafter referred to as the "COMPANY" (which expression shall, unless contrary to the context or meaning thereof, mean and include its successors in title and assigns) of the First Part;

AND



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Rakesh Kumar and Purnima residing/having its address at 1005, Eletra B, Casa Bella Gold, Lodha Palava City, Dombivli East, Thane-421204 and assessed to Income Tax under Permanent Account Number (PAN) ARZPK6464C/_____ hereinafter referred to as the "PURCHASER" (which expression shall, unless contrary to the context or meaning thereof, mean and include (a) in case of an Individual, such individual's heirs, executors, administrators and permitted assigns; (b) In case of a Partnership Firm, the partners for the time being thereof, the survivors or the last survivor of them and legal heirs, executors, administrators and permitted assigns of such last survivor, (c) In case of a Company/Society, its successors and permitted assigns, and (d) in all cases, all persons claiming by under or through such Purchasers including his/her/their/its successors in interest) of the OTHER PART.

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(The Company and the Purchaser are hereinafter individually referred to as "Party" and collectively referred to as "Parties").

WHEREAS:-

- The Company is/shall be constructing the Building (as defined herein) on the Project Land (as defined herein) being a portion of the said Property (as defined herein). The brief chain of rights of the Company in respect of the said Property has been set out in Annexures "1" and "7" hereto.
- By orders bearing serial nos. No. Revenue/K-1/T-8/NAP/SR/143/08, Revenue/K-1/T-7/NAP/SR/126/2010 and Revenue/K-1/T-7/NAP/Nilje - Kalyan/SR-54/2012 dated 19/09/2008, 18/04/2011, 24/07/2012 and 23/12/2015, the Collector of Thane and Competent Authority appointed under the Maharashtra Land Revenue Code, 1966 has in respect of the said property granted permission for Non Agricultural (NA) use for residential and commercial complex. Hereto annexed and collectively marked as Annexure "4" are the copies of the said Non-Agricultural permissions dated 19th September 2008, 18th April 2011, 24th July 2012 and 23rd December 2015.
- By letter dated 19th April 2010 bearing no. GCM-04/MMRDA/182/10, the MMRDA has granted it's in principle approval to the layout for the development of the said Property as a Mega City Project subject to the terms and conditions set out therein. The said in principle layout approval has been revised from time to time. Hereto annexed and marked as Annexure "5" is copy of the letter dated 26th April 2016 in respect of the latest amended in principle approval with respect to the layout of the Mega City Project issued by the MMRDA to the Company.



By letter Nos. SROT/MCP-02/L.D.P.L/CC-IA/1243/2011 dated 06/06/2011 and No. SROT/MCP-02/LDPL/CC I-A/339/2012 dated 08/05/2012 and No. SROT/MCP-02/LDPL/CCI-A/946/2012 dated 31/12/2012 and No. SROT/MCP-02/LDPL/CCI-A/389/2015 dated 13/07/2015, the Mumbai Metropolitan Region Development Authority (MMRDA) has issued Commencement Certificate (CC) in respect of some of the Buildings, inter alia granting its permission to develop and construct the Buildings on the said Property, subject to compliance of the terms stated therein. The said CC has been revised from time to time. Hereto annexed and marked as Annexure "6" is copy of the latest amended CC dated 13th July 2015.

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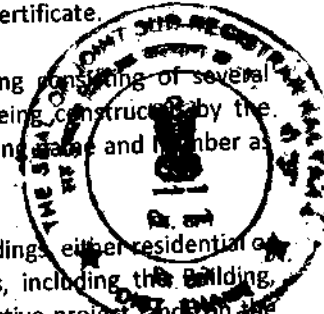
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- E. The Company has engaged the services of architects and structural engineers for the preparation of the structural design and drawings thereof and the construction of the Building shall be under the professional supervision of the said architects and the structural engineers as required under the bye-laws of the local authorities.
- F. Copy of Report on Title of Advocate Mr. Pradip Garach showing the nature of the title of the Company to the said Property on a portion of which the Building is to be/being constructed is hereto annexed and marked as Annexure "7".
- G. The Purchaser has approached the Company and applied for allotment of the Unit (as defined herein) in the Building and the Company has agreed to allot the said Unit. A Copy of the plan with respect to the Unit is attached herewith as Annexure "8". Relying upon the said application and the representations, declarations and assurances made by both the Parties, to faithfully abide by all the terms, conditions and stipulations contained in this Agreement, the Company has agreed to sell to the Purchaser and the Purchaser has agreed to purchase from the Company the Unit at the consideration and on the terms and conditions hereinafter appearing.

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

1. DEFINITION AND INTERPRETATION:-

- 1.1 "Agreement" shall mean this Agreement together with the Schedules and Annexures hereto and any other deed and/or document(s) executed in pursuance hereof.
- 1.2 "Approvals" shall mean and include all licenses, permits, approvals, sanctions, consents, including revisions thereto, obtained/to be obtained from, granted/to be granted by the competent authorities in connection with the Property/Project/Buildings/Unit and/or the development thereof including but not limited to plans, Intimation of Disapproval, Commencement Certificate and/or Occupation Certificate.
- 1.3 "Building" shall mean the multi-storied building consisting of several wings as described in Annexure "2" to be/ being constructed by the Company on the Project Land bearing the Building name and number as specified in Annexure "2".
- 1.4 "Buildings" shall mean several multistoried building, either residential or commercial, having one and/or several wings, including the Building, being or proposed to be constructed on respective project lands on the said Property. The term Buildings shall also include all amenities, facilities, services, such other building or structures or otherwise required to be constructed by the Company.
- 1.5 "CAM Charges" shall mean the Civic Governance Charges and CAM Charges payable by the Purchaser inter alia for the maintenance of the



Unit/Building/Project Land/Palava City, but shall not include the Property Taxes and Society and Other Charges.

1.6 "CAM Commencement Date" shall mean 30 (thirty) days after the date of Offer of Possession (for fit outs) regardless of whether the Purchaser takes the Unit or not.

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

1.8 "Civic Governance Charges" or "CGC" shall mean the common area maintenance charges payable by the Purchaser for maintenance of all Common Areas and Amenities in respect of the Unit / Building /Project, but shall not include the CAM Charges.

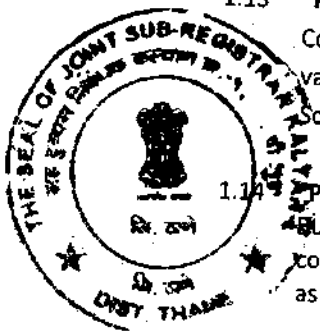
1.9 "Common Areas and Amenities" shall mean the common areas and amenities as are available to and /or in respect of the Unit/Building/Project, as the case may be and more particularly described in the Annexure "3" hereto.

1.10 "Date of Offer of Possession (for fit outs)" shall mean the date as specified in Annexure "2" on which the Company shall endeavor to make available to the Purchaser the Unit for fit outs subject to the receipt by the Company of the Total consideration and all other taxes and charges payable under this Agreement. This shall be the date on which the notice for readiness of the Unit for fit outs is issued by the company plus 15 days.

1.11 "Federation" means a federation of the ultimate organization to be/ may be formed under clause 14 hereto to manage and control the Property, the Common Areas and Amenities upon conveyance thereof in its favour.

1.12 "Liquidated Damages" shall mean an amount equivalent to 10% of the Total Consideration as defined under this Agreement plus applicable service tax.

1.13 "Palava City" shall mean the city being developed by/through the Company on pieces and parcels of lands including the said Property under various development control regulations including Special Township Scheme and Mega City Scheme.



1.14 "Project" shall mean the construction and development of several buildings on respective project lands forming part of the said Property consisting of residential and commercial building/complex to be known as "Casa Bella".

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- 1.15 "Project Land" shall mean such piece and parcel of land on which the Building physically stands and a periphery of 6 meters around it. The Project consists of more than one project land.
- 1.16 "Refund Amount" shall mean the Total Consideration or part thereof paid by the Purchaser hereunder after deducting therefrom the Liquidated Damages and any other amount and dues payable by the Purchaser to the Company.
- 1.17 "Society and Other Charges" shall mean the Society and Other Charges payable by the Purchaser set out in Annexure "2" towards and including layout deposits, IOD deposits or permanent deposits, water connection charges, electricity connection and meter charges, betterment charges, development charges, gas/pipe gas connections charges, internet connection deposits, Telephone connection deposits, cess, levies and charges, along with applicable direct and/or indirect taxes, but shall not include CAM Charges and Property Taxes.
- 1.18 "The said Property" or "the Property" shall mean the lands, more particularly described in the SCHEDULE hereunder written on a portion of which the Project/Buildings along with fixed FSI is proposed to be developed and shall include any contiguous pieces of land which may added to the said development over time.
- 1.19 "Transfer" shall mean the sale, transfer, assignment, directly or indirectly, to any third party of (i) the Unit or the interest therein and/or (ii) the benefit of this Agreement and/or (iii) (a) in case the Purchaser is a company, directly or indirectly, (i) the change in control and/or (ii) Management and/or (iii) shareholding of not less than 25%, of the company or its holding (b) in case the Purchaser is a Partnership Firm or an LLP, the change in constitution thereof. The term "Transfer" shall be construed liberally. It is however, clarified that the Transfer in favour of (i) a Relative (as defined under the Companies Act, 1956) or (ii) a holding/subsidiary company (subject to (iii) (a) above) shall not constitute Transfer of the Unit.
- 1.20 "Total Consideration" shall mean the amounts payable/agreed to be paid by the Purchaser for purchase of Unit as set out in clause 5.1 below and in Annexure "2" hereto.
- 1.21 "Ultimate Organization" shall mean the society/condominium/company to be formed in the manner contemplated herein.
- 1.22 "Unit" shall mean the Unit in the Building and the details thereof are given in Annexure "2" hereto.

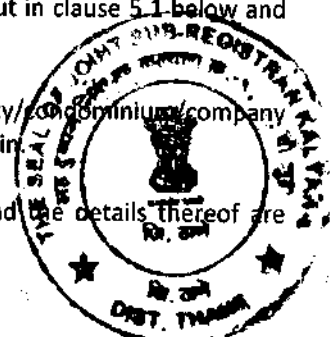
2. RULES FOR INTERPRETATION

In this Agreement where the context admits:-

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

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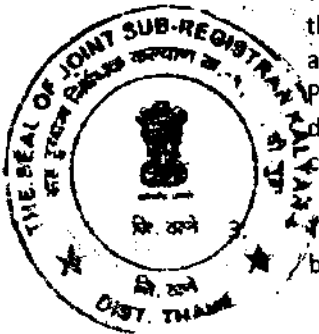


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- a) Any statutory modification, consolidation or re-enactment (whether before or after the date of this Agreement) for the time being in force;
 All statutory instruments or orders made pursuant to a statutory provision; and
 Any statutory provision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

Words denoting the singular shall include the plural and words denoting any gender shall include all genders.

- 2.3 Headings to clauses, sub-clauses and paragraphs are for information only and shall not form part of the operative provisions of this Agreement or the Schedules and shall be ignored in construing the same.
- 2.4 References to recitals, clauses or schedules are, unless the context otherwise requires, are references to recitals, to clauses of or schedules to this Agreement.
- 2.5 Reference to days, months and years are to Gregorian days, months and calendar years respectively.
- 2.6 Any reference to the words "hereof," "herein", "hereto" and "hereunder" and words of similar import when used in this Agreement shall refer to clauses or schedules of this Agreement as specified therein.
- 2.7 The words "include" and "including" are to be construed without limitation.
- 2.8 Any reference to the masculine, the feminine and the neutral shall include each other.
- 2.9 In determination of any period of days for the occurrence of an event or the performance of any act or thing shall be deemed to be exclusive of the day on which the event happens or the act or thing is done and if the last day of the period is not a working day, then the period shall include the next following working day.
- 2.10 The Purchaser confirms and warrants that the Liquidated Damages is a genuine/pre-estimate of the loss or damage that is likely to be suffered by the Company on account of breach of the terms of this Agreement by the Purchaser. The Liquidated Damages is also arrived at having regard to the cost of construction, the cost of funds raised by the Company, the ability or inability of the Company to resell the Unit, among others. The Purchaser waives his right to raise any objection to the payment or determination of liquidated damages in the manner and under the circumstances set out herein.



The recitals above shall form part and parcel of this Agreement and shall be read in conjunction with this Agreement.

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4. **DISCLOSURES AND TITLE**

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

- a) Nature of the Company's right and title and encumbrances, if any.
- b) The drawings, plans and specifications.
- c) Nature and particulars of fixtures, fittings and amenities.
- d) All particulars of designs and materials to be used in construction of the Unit and the Building.
- e) The Approvals obtained and yet to be obtained.

4.2 The Purchaser confirms that the Purchaser has after (i) reading and understanding all the terms and conditions set out in this Agreement and the mutual rights and obligations of the Parties to the Agreement and (ii) satisfying himself in all respects with regard to the title of the Company in respect of the said Property/Project Land/Building/Unit and agreed to enter into and execute this Agreement. The Purchaser further confirms that the Purchaser was provided with a draft of this Agreement and had sufficient opportunity to read and understand the terms and conditions hereof. The Purchaser further confirms that the queries raised by him with regard to the Unit/Building/Property and the terms hereof have been satisfactorily responded to by the Company. The Purchaser confirms that the Purchaser has been suitably advised by his advisors and well wishers and that this Agreement is being executed with full knowledge of all the laws, rules, regulations, notifications, etc., applicable to the Property/Project Land/Building/Unit and the implication of the terms and conditions contained in this Agreement.

5. **AGREEMENT TO SELL AND CONSIDERATION**

5.1 The Purchaser hereby agrees to purchase/acquire from the Company and the Company hereby agrees to sell to the Purchaser, the Unit for the Total Consideration set out in Annexure "2" subject to the terms and conditions mentioned herein and/or the Approvals. The Total Consideration is exclusive of any sums or amounts including contributions, cess, levies, fees, deposits, CAM charges, Property Tax, Society and Other charges and such other charges of any nature whatsoever as are or may be applicable and/or payable hereunder or in respect of the Unit or otherwise (present or future) and all such amounts shall be entirely borne and paid by the Purchaser on demand being raised by the Company.

5.2 The Total Consideration shall be paid in installments to the Company from time to time in the manner more particularly described in Annexure "2", time being of the essence. The Purchaser acknowledges that the 'Construction Progress Linked Payment Plan' offers several advantages to the Purchaser, including that the installment payments may become due later in time than as envisaged at the time of entering into this Agreement, if the relevant construction milestones are delayed. This

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significantly reduces the risk of the Purchaser as compared to the 'Time Linked Payment Plan' option and the Purchaser has entered into this Agreement after taking into account the advantages and risks of the Construction Progress Linked Payment Plan'. The Company has agreed to accept the aforesaid Total Consideration on the specific assurance of the Purchaser that the Purchaser:-

- (i) shall make payment of the installments as stated in Annexure "2" hereto, without any delay or demur for any reason whatsoever and
- (ii) shall observe all the covenants, obligations and restrictions stated in this Agreement and
- (iii) Confirms that any breach or failure to observe the aforesaid covenants, obligations and restrictions would constitute a major breach of the terms of this agreement by the Purchaser.

5.3. It is clarified and the Purchaser accords his irrevocable consent to the Company to appropriate any payment made by him, notwithstanding any communication to the contrary, in the following manner:

- (i) **Firstly** towards any cheque bounce charges in case of dishonour of cheque or any other administrative expense incurred by the Company towards the booking;
- (ii) **Secondly**, towards interest as on date of delayed payments;
- (iii) **Thirdly**, towards costs and expenses for enforcement of this Agreement and recovery of the Total Consideration, dues and taxes payable in respect of the Unit;
- (iv) **Fourthly**, towards outstanding dues including Total Consideration in respect of the Unit or under the Agreement.

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

5.4. The Total Consideration is free of any escalation, provided that in case the cost of inputs increase by more than 10% of the average cost of inputs estimated to be prevailing on the date of start of construction of the said Wing/Building, then the Total Consideration shall stand increased by an additional amount equal to quantum of the increase in cost of inputs beyond the said escalation of 10%. The average cost of inputs shall be calculated using the Input Price Index of Construction Material and Labour Costs, using following weights: a) Construction Labour / Urban Labour / Industrial Labour - 45%, b) Cement - 10%, c) Long Steel - 10%, d) Fuel - 10% and e) US\$ exchange rate with Indian Rupee - 25%. Data shall be as available from Reserve Bank of India or any other government body. Assuming Index base of 100 as on the date of start of construction of the said Wing/Building (which shall be deemed to be the first working day of the quarter in which the first approval of the plans for the said Wing/Building is obtained), the Index shall be calculated on quarterly frequency upto the Date of Offer for Possession (for Fit Outs) of the this Unit. The average increase in the index over this



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period shall be deemed to be increase in the cost of inputs and the increase in Total Consideration shall be calculated on the same % basis as this increase. It is however clarified that, irrespective of the quantum of increase in input costs, the maximum additional amount payable on account of this factor shall not exceed 4.99% of the Total Consideration. It is also clarified that the Total Consideration shall not stand reduced below the amount(s) stated herein under any circumstances. The said applicable quantum of increase in input costs shall be certified by the Chartered Accountant of the Company and the Purchaser agrees that such calculation shall be binding on him and waives any right to raise a dispute in this regard. The Purchaser agrees and undertakes to pay such additional amounts to the Company within 7 days from the receipt of the demand in writing in that regard, time being of the essence. The Company confirms that such demand shall be raised simultaneously with the offer for possession (for fit outs).

6. CONSTRUCTION AND DEVELOPMENT

- 6.1 The Company shall, subject to the terms hereof, construct the Building in accordance with the Approvals and/or plans, designs and specifications and amendments thereto as approved by the concerned local authority. The Purchaser is aware that while the Company has obtained some of the Approvals certain other Approvals are awaited. Having regard to the above position, the Purchaser has entered into this Agreement without any objection or demur and agrees not to raise and waives his right to raise any objection, in that regard. Without prejudice to the aforesaid, the Purchaser hereby confirms that the Company shall be entitled to amend and modify the plans of the Project, the Buildings, the Building or the Unit, provided that such amendment/modification shall not result in reduction in the Carpet Area of the Unit. It is clarified that in the event, the final carpet area of the Unit is more than the Carpet Area agreed to be provided hereunder, the Purchaser agrees and undertakes to pay additional consideration to the Company for such excess area on pro rata basis, based on the Total Consideration stated in clause 5.1 hereinabove.
- 6.2 The Company reserves to itself, without any demur or objection of the Purchaser, the right to lay out further additional construction on the said Property. The Purchaser is aware that the Company is developing and constructing the Buildings on the said Property and may construct further upper floors on the Building and/or the buildings on the said Property by using the available and/or acquired FSI/TDR/any other available means of development. The Purchaser hereby accords his unconditional and irrevocable consent to the Company for the construction of such additional Buildings on the Property and additional upper floors on the Building. The Purchaser has no objection and undertakes not to raise any objection and the rights of the Purchaser to make any such claims and the rights if any in this regard are and shall be deemed to have been waived.

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

6.4 The Company shall be at liberty and is entitled to complete any portion/floor/wing/part of the Building and apply for and obtain Part Occupation Certificate thereof. When offered, the Purchaser shall be obliged and undertakes to take Unit for possession (for fit outs) on the basis of such Part Occupation Certificate which relates to the Unit. In such an event, the Company shall, without any hindrance or objection by the Purchaser, be entitled to carry out by itself or through its contractors or otherwise the remaining work in respect of the Building and/or the Property even if the same causes any nuisance and annoyance to the Purchaser.

6.5 The Purchaser agrees that till such time that the conveyance of the said Project Land in favour of the respective Ultimate Organizations and/or Federation is executed, the Company shall retain with itself all the rights on the terrace of the said Building either by itself or through its nominee(s) or assignees as the case may be (including the right to exclusively commercially exploit the same including but not limited to installing antennae of various telecom and other service providers) and the Purchaser agrees not to raise any objection or make any claims in that regard and the claims in that regard shall be deemed to have been waived. Subject to the aforesaid, the Company shall be at absolute liberty to allot/assign the said right to such person/s in the manner as they may deem fit and proper.

7. **SECURITIZATION OF THE TOTAL CONSIDERATION**

The Purchaser hereby accords/grants his irrevocable consent to the Company to securitize the Total Consideration and/or part thereof and the amounts receivable by the Company hereunder and to assign to the banks / financial Institutions the right to directly receive from the Purchaser the Total Consideration / or part thereof. The Purchaser upon receipt of any such intimation in writing by the Company agrees and undertakes, to pay without any delay, demur, deduction or objection to such bank / financial institutions, the Total Consideration or part thereof and/or the amounts payable herein. The Company covenants that the payment of such balance Total Consideration or part thereof in accordance with the terms hereof, by the Purchaser to the bank / financial institutions, shall be a valid payment of consideration or part thereof and discharge of his obligations hereunder.



LOANS AGAINST THE UNIT:

8:1 It is hereby expressly agreed that notwithstanding that the Purchaser approaches/has approached any banks/financial institutions for availing of a loan in order to enable the Purchaser to make payment of the Total

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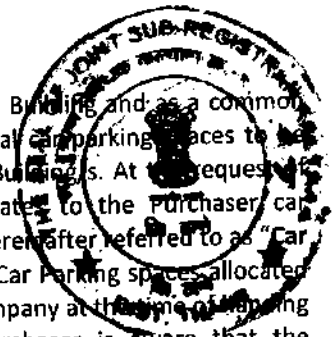
Consideration or part thereof in respect of the Unit to the Company and/or mortgaged/mortgages the Unit with such banks/financial institutions (which is to be subject to issuance by the Company of a No-Objection Letter in favour of such banks/financial institutions) for repayment of the loan amount, it shall be the sole and entire responsibility of the Purchaser to ensure that the timely payment of the Total Consideration or the part thereof and/or the amounts payable hereunder. Further, the Company shall not be liable or responsible for the repayment to such banks/financial institutions of any such loan amount or any part thereof taken by the Purchaser. All costs in connection with the procurement of such loan and mortgage of the Unit and payment of charges to banks, institutions, shall be solely and exclusively borne and incurred by the Purchaser. Notwithstanding the provisions hereof, it is clarified that until all the amounts payable hereunder have not been paid, the Company shall have a lien on the Unit to which the Purchaser has no objection and hereby waives his right to raise any objection in that regard.

8.2 The Purchaser hereby expressly agrees that so long as the Total Consideration remains unpaid/outstanding, the Purchaser subject to the terms hereof, shall not sell, transfer, let out and/or deal with the Unit in any manner whatsoever without obtaining prior written permission of the Company and/or such banks/financial institutions. The Company shall not be liable for any of the acts of omission or commission of the Purchaser which are contrary to the terms and conditions governing the said loan. It shall be the responsibility of the Purchaser to inform the Ultimate Organization/Federation about the lien/charge of such banks/financial institutions and the Company shall not be liable or responsible for the same in any manner whatsoever.

8.3 The Purchaser hereby indemnifies and agrees to keep indemnified the Company and its successors and assigns from and against all claims, costs, charges, expenses, damages and losses which the Company and its successors and assigns may suffer or incur by reason of any action that such banks/financial institutions may initiate on account of such loan or for the recovery of the loan amount or any part thereof or on account of any breach by the Purchaser of the terms and conditions governing the said loan in respect of the Unit.

9. **CAR PARKING**

The Purchaser is aware that as a part of the Building and as a common amenity, the Company is constructing several car parking spaces to be used by the purchasers of the units of the Building/s. At the request of the Purchaser, the Company hereby allocates to the Purchaser car parking spaces as set out in Annexure "2" (hereinafter referred to as "Car Parking Spaces"). The exact location of the Car Parking spaces allocated to the Purchaser shall be finalized by the Company at the time of handing over the possession of the Unit. The Purchaser is aware that the Company has in the like manner allocated and shall be allocating other car parking spaces to several purchasers of the units in the Building/s and undertakes not to raise any objection in that regard and the rights of the Purchaser to raise any such objection shall be deemed to have been waived. The Purchaser hereby further warrants and confirms that the



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Purchaser shall, upon formation of the Ultimate Organization and/or Federation and upon execution of Conveyance, as contemplated herein, cause such Ultimate Organization/Federation to confirm and ratify and shall not and/or shall cause the Ultimate Organization not to alter or change the allocation of car parking spaces in the manner allocated by the Company to the various purchasers (including the Purchaser herein) of the Unit in the Building.

10. REGISTRATION

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

11. FIT OUTS AND POSSESSION

11.1 Subject to the Purchaser not being in breach of any of the terms hereof and the Purchaser having paid all the dues and amounts hereunder including the Total Consideration, the Company shall endeavor to provide the Unit to the Purchaser for fit outs on or before the date as set out in Annexure "2". The Company shall endeavor to make all necessary submissions to obtain the occupation certificate in respect of the Unit of the Building and make available the key Common Areas and Amenities in respect of the Building within a period of 1 (One) year from the Date of Offer of Possession (for Fit Outs) as set out in Annexure "2" and this shall be deemed to be the final possession of the Unit.

11.2 The Company shall without being liable to the Purchaser, be entitled to a grace period of 18 (eighteen) months beyond the aforesaid dates mentioned in the Clause 11.1. The date on which the occupation certificate is issued (or deemed to be issued as per the relevant provisions of legislation) shall be deemed to be the "Date of Offer of Possession".

11.3 Delay in handover of possession (for fit outs) Subject to the provisions of Clause 11.5 hereof and the Purchaser having paid all the amounts due and payable hereunder, in the event the Company fails to offer the possession of the Unit for fit outs by the date stated in Annexure "2" and the aforesaid grace period, then within 30 (thirty) days of expiry of such grace period, the Company shall inform the Purchaser the revised date by which the Unit is likely to be ready for being offered for possession for fit out. Upon expiry of such grace period, the Purchaser may elect to continue with this Agreement in which case, the Date of Offer of Possession (for fit outs) mentioned in Annexure "2" shall stand revised to and substituted by the revised date of offer of possession for fit outs as communicated by the Company. Alternatively, the Purchaser may by giving notice in writing elect to terminate this Agreement. Provided that



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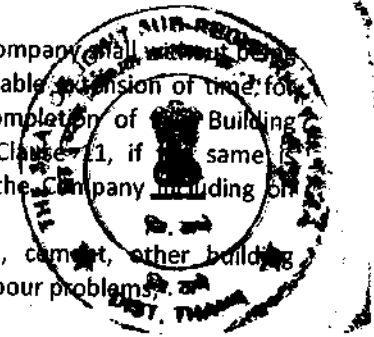
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such right to terminate shall be exercised by the Purchaser within a period of 90 days from the expiry of the aforesaid grace period. In the event, the letter of termination is not received by the Company within the said period of 90 days or is received after the said period of 90 days, the Purchaser shall, without the Company being liable to the Purchaser, be deemed to have elected to continue with the Agreement to Sell and the Purchaser shall be deemed to have waived his right to terminate this Agreement. In the event that the termination is done within 90 days from the expiry of the aforesaid grace period, the Company shall refund to the Purchaser the Total Consideration amount or part thereof paid by the Purchaser in 12 equal monthly installments through post dated cheques together with simple interest thereon at the rate of 12% per annum from the date of receipt of the Total Consideration or part thereof till repayment. The first monthly installment shall commence from the 13th month of the date of receipt of the said letter of termination.

11.4 Due to regulatory and/or legal reasons, wing in which the unit is located is cancelled or construction activity in the said wing has to be stopped for a period exceeding 1 (one) year: Notwithstanding the provisions hereof, in such circumstances, either Party may, by giving notice in writing to the other, elect to terminate this Agreement. Provided that such right to terminate shall be exercised within 90 (Ninety) days of the Company intimating to the Purchaser the existence of the situation aforesaid. In the event of such termination, the Company shall be liable to refund to the Purchaser the Total Consideration or part thereof paid by the Purchaser in respect of the Unit in 12 (twelve) equal monthly installments through post dated cheques together with simple interest thereon at 12% per annum from the date of receipt of the Total Consideration or part thereof by the Company till the date of repayment. The first of such installment shall commence from the 13th month from the date of letter of termination. In the event neither Party terminates this Agreement under this clause within the said period of 90 (Ninety) days, the Parties shall, without being liable to the other, be deemed to have agreed to continue with the Agreement and waived their right to terminate this Agreement except that the date of offer of possession of the Unit shall stand extended by the period during which the reasons aforesaid continue to exist.

11.5 Notwithstanding the provisions hereof, the Company shall be liable to the Purchaser be entitled to reasonable extension of time for making available the Unit for fit out or completion of Building beyond the aforesaid dates mentioned in Clause 1, if same is delayed for reasons beyond the control of the Company including on account of:-

- (i) Non-availability or shortage of steel, cement, other building material, water or electric supply, or labour problems.
- (ii) Any act of God, or
- (iii) any notice, order, rule or notification of the Government and/or any other public or Competent authority or of the court or on account of delay in issuance or non-issuance or receipt of NOC's, Licenses, Occupation Certificate, Approvals, documents etc. or non availability of essential amenities, services and facilities such as lifts, electricity and water connections or sewage or drainage



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- lines or for any other reason technical or otherwise or for any reason beyond the control of the Company, or
- (iv) Economic Hardship.

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The Purchaser shall take the Unit within 15 (fifteen) days of the Company giving written notice to the Purchaser intimating that the Unit is ready for fit out. In the event the Purchaser fails and /or neglects to take the Unit within the said period, the Purchaser shall in addition to the CAM Charges, be liable to pay to the Company compensation calculated at the rate of Rs. 10/- per sq. ft. of the Carpet Area per month or part thereof from the Date of Offer of Possession (for Fit-Outs) till such time the Purchaser takes the Unit. Notwithstanding the aforesaid, it shall be deemed that the Purchaser has taken the Unit from the expiry of the 15th day of the date of the said written notice. The Purchaser shall alone be responsible/liable in respect any loss or damage that may be caused to the Unit from the expiry of 15 (fifteen) days from the Date of Notice of Possession (for Fit Outs).

12. **DEFECT LIABILITY**

If within a period of 36 (thirty six) months from the Date of Offer of Possession (for Fit Outs) the Purchaser brings to the notice of the Company any defect in workmanship of the Unit or the material used thereon (wear and tear and misuse excluded), wherever possible, such defects (unless caused by or attributable to the Purchaser) shall be rectified by the Company at their own costs. In the case it is not possible to rectify such defects, and then the Purchaser shall be entitled to receive from the Company reasonable compensation for rectifying such defect, based on the estimated cost of rectifying such defect as may be determined by the Project Architect of the Company. Provided that the liability of the Company under this clause shall not exceed Rs.1,00,000/- (Rupees One Lakh only).

13. **SET OFF / ADJUSTMENT**

The Purchaser hereby grants to the Company the unequivocal and irrevocable consent to recover / set off / adjust the amounts payable by the Purchaser to the Company including the Total Consideration, the Society and Other charges, interest and/or Liquidated Damages from the amounts if any. The Purchaser agrees and undertakes not to raise any objection or make any claims with regard to such adjustment / set off and the claims, if any, of the Purchaser, in that regard, shall be deemed to have been waived.

ULTIMATE ORGANIZATION

The Purchaser along with other purchasers of units in the Building shall join in forming and registering the Ultimate Organization/Federation to be known by such name as the Company may in its sole discretion decide for this purpose. The Purchaser along with other unit purchasers in the Building shall, from time to time, duly fill in, sign and return the application for registration and other papers and documents necessary for the formation and the registration of the Ultimate Organization and/or Federation, as the case may be, to the Company within 7 (seven)



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days of receipt thereof so as to enable the Company to register the Ultimate Organization/ Federation (as the case may be).

14.2 The Purchaser hereto agrees and confirms that the Unit is situated in the Building constructed on the Project Land and shall be a part of the Palava City. The Purchaser hereto agrees and confirms that the Project Land/Property shall be conveyed to the Ultimate Organization/ Federation (as the case may be). Such conveyance shall be executed at any time after the operations of the Building are taken over by the Ultimate Organization/Federation and upon request of the Ultimate Organization/ Federation to such effect and subject to the entire consideration and all outstanding dues being paid by each of the unit purchasers who have purchased a unit in the Building. Any conveyance executed prior to the completion of the entire development on the said Property shall only be in relation to the structure of the Building along with the FSI consumed in such Building and subject to the right of the Company (i) to dispose off unsold flats, if any (ii) to receive the entire consideration amount and outstanding dues from the unit purchasers (iii) to consume entire balance FSI, balance TDR and any additional future increase in FSI and TDR, additional FSI due to change in law or policies of the government or local authority on the said Property and (iv) to use all internal roads and all the facilities, amenities and services for such future and/or ongoing development or otherwise. It is understood that there may be portions of the said Property which do not form part of the Project Land and such portion(s) of the said Property beyond the Project Land may be used for any purpose as permitted in the regulations/law by the Company and the Federation/Ultimate Organization shall have no claim or control over the same.

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

14.4 It is clarified and the Purchaser agrees and understands that irrespective of the Unit being given to the Purchaser and/or the management being given to the ad-hoc committee of the unit purchasers, the rights under this Agreement reserved for the Company including for exploiting the potentiality of the said Property shall be subsisting and shall continue to vest in the Company and the Purchaser in this regard for himself and the Ultimate Organization and/or Federation waives all his rights in that regard and undertakes and/or cause the Ultimate Organization and/or the Federation not to claim any such rights.

14.5 The Company hereby agrees that they shall before execution of a Deed of Conveyance in favour of the Ultimate Organization/Federation, as contemplated herein, make full and true disclosure of the nature of its title to the said Property as well as encumbrances and/or claims, if any

 
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in/over the said Property. The Company shall, as far as practicable, ensure that such conveyance of the said Property in favour of the Ultimate Organization/Federation is free from encumbrances. The Ultimate Organization/Federation shall bear and pay all out of pocket expenses including stamp duty and registration charges, and the legal charges in respect of such Deed of Conveyance in its favour.

FACILITY MANAGEMENT COMPANY

The Purchaser is aware that the Buildings including the Building and maintenance of the Common Areas and Amenities of the Building/Property shall be managed by a Facility Management Company (FMC) appointed by the Company for a period upto 60 (sixty) months commencing from the Date of Offer of Possession (for fit outs) and thereafter as may be decided by the Ultimate Organization/Federation. The Purchaser along with the other purchasers of units shall be entitled to avail of the services to be provided or arranged by or through the FMC at a cost or charges that may be fixed by the FMC. All common costs, charges and expenses that may be claimed by the FMC shall be to the account of and borne by the Purchasers of the units in the Building. These common costs shall be shared by all such purchasers on pro-rata basis determined by the Company and/or FMC, which determination shall be binding on the Purchaser.

15.2 The Purchaser agrees and undertakes to cause the Ultimate Organization/Federation to be bound by the rules and regulations that may be framed by the FMC from time to time. The Purchaser alongwith the other purchasers in the Building shall undertake and cause the Ultimate Organization/Federation to ratify the appointment of the FMC as aforesaid.

15.3 The Purchaser is aware that the development seeks to provide a superior quality of services and facilities for its residents and for such purpose, the Company has/shall enter into agreements with various third parties/operators ("Service Providers") in relation to the operation of certain facilities/amenities which are located in constructed spaces that have not been counted in FSI ("FSI Free Constructed Spaces") by the concerned authorities on account of such spaces facilitating the recreation/comfort of the purchasers. The terms of such arrangements shall be binding on the Purchaser and the Ultimate Organization, subject to the following restrictions:

- i. Such FSI Free Constructed Spaces cannot be sold. The tenure for use of such FSI Free Constructed Spaces by the Service Providers shall not exceed 30 (thirty) years;
- ii. Upon formation of the Ultimate Organization, the Ultimate Organization shall have ownership of such FSI Free Constructed Spaces, subject to the other terms and conditions of the arrangements with the Service Providers.
- iii. The Company shall be entitled to first recover the cost of inter alia fit outs, furnishings and equipment provided by the Company for such FSI Free Constructed Spaces, along with interest thereon @ 12% p.a. (calculated from date of investment till the date of repayment) from the profit share/revenue share/rent payable by



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the third parties/operators. Any amount from the profit share/revenue share/rent payable by the third parties/operators in excess of this shall be paid to the Ultimate Organization only and the Company shall not have any right in such amount.

iv. Any external members of such facility(ies) shall abide by the security, dress and behavioral guidelines that would apply to the residents of the Building.

15.4 The Purchaser is aware that the Company is not in the business of or providing services proposed to be provided by the Service Providers/FMC or through the Service Providers/FMC. The Company does not warrant or guarantee the use, performance or otherwise of these services provided by the respective Service Providers/FMC. The Parties hereto agree that the Company is not and shall not be responsible or liable in connection with any defect or the performance/non performance or otherwise of these services provided by the respective Service Providers/FMC.

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

16.1 The Company shall make available the Common Areas and Amenities as set out in Annexure "3" hereto.

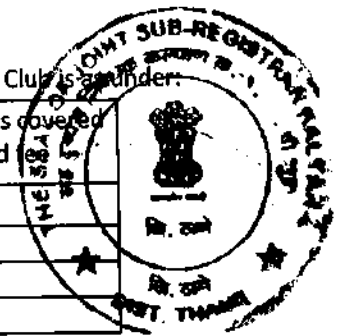
16.2 **Restricted Areas and Amenities**

16.2.1 Upon making full payment of all amounts due under this Agreement and completion of the Building, the Purchaser shall be entitled to use the amenities/facilities, as set out in the Annexure "3" hereto, of the "CLUB" (some of the said amenities may be outside the premises of the Club), which is proposed to be constructed subject to applicable laws and receipt of Approvals. The Purchaser is aware that the Club shall be managed by Club Management Company ("CMC") to be appointed by the Company. The Purchaser is aware and agrees that the Club may become operational upto 12 months after Date of Offer of Possession (for Fit Outs)("Date of Start of Operations of the Club").

16.2.2 The number of club members permitted to use the Club is as under:

	No. of club members covered by the standard
1 BHK	4
2 BHK	5
3 BHK	5
4 BHK or larger	6

For any additional memberships, the same shall be permitted only if they are full-time members of the Unit and on payment of fees as may be decided by the CMC from time to time. Similarly, the guests of the Purchaser may be permitted to use the Club subject to the payment of guest charges and the rules and regulations of the CMC. The terms and conditions with respect to the operation of the Club and membership of



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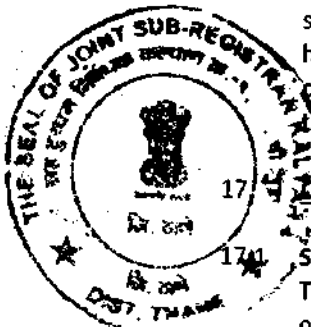
the Club will be subject to the terms and conditions, rules and charges, as may be framed/levied from time to time by the CMC and the Purchaser confirms and agrees to be bound by and abide by the terms and conditions and undertakes not to raise any objections in this regard.

The Purchaser hereto is aware that the Company may construct one or more club/s in the Property and the Purchaser shall have access only to the club/s or club facilities which are earmarked for the use in respect of his specific wing/ Building. The Purchaser undertakes to be bound by the rules framed by the CMC/Company with regard to the access to the Club/s and/or clubs in the Palava City and the Purchaser hereby waives his right to raise any objection in this regard.

16.2.4 The right to use the facilities at the Club shall be personal to the Purchaser of the Unit and shall not be transferable in any manner to any third person or party whatsoever, save and except to the new owners of the Unit upon the sale / transfer of the Unit by the Purchaser. In the event that the Unit is sold/ transferred by the Purchaser, then the Purchaser along with his family members being the associate members of the Club, shall cease to be members of the Club, as the case may be and in turn, the membership (and all rights and obligations thereto) will be transferred to the new owners of the Unit, upon them making application for the same and agreeing to abide by the terms, rules and regulations of the Club and/or CMC. It is, however, clarified that the Company/ CMC shall be entitled to grant membership rights to such other person(s) as they may deem fit to be and the Purchaser shall not be entitled to object to the same.

16.2.5 Subject to payment of such usage charges as may be determined by the CMC, the Purchaser shall be entitled to avail the facilities of the Club. The Purchaser shall also be obliged to and agrees to pay usage charges, if any, for specific service(s) availed of by the Purchaser, as per rates determined by CMC. The CMC shall ensure that such rates are reasonable and are set on no profit basis.

16.3 The Company does not warrant or guarantee for use, performance or services otherwise provided by the operator of the Club. The Parties hereto agree that the Company shall not be responsible and/or liable in connection with any deficiency or the performance/non-performance of the services or otherwise provided to the Purchaser.



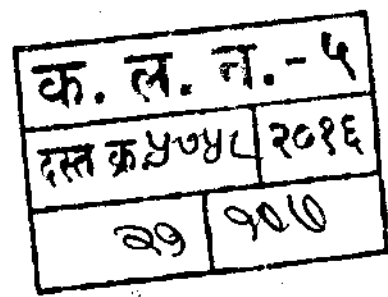
CHARGES, PROPERTY TAXES AND EXPENSES

SOCIETY AND OTHER CHARGES:

The Purchaser shall on or before the Date of Offer of Possession (for fit outs), in addition to the Total Consideration, pay to the Company, the Society and Other Charges as set out in Annexure "2".

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17.2 **CAM CHARGES:**

17.2.1 The Purchaser shall pay the CAM Charges at the rate as set out in Annexure "2". These CAM Charges shall be estimated/calculated on the basis of 'costs incurred by the FMC' + 20% margin (excluding utility costs). The 'costs incurred by FMC' shall include all direct costs and indirect costs / overheads allocable to the providing of the CAM services for the said Building. However, the said CAM charges shall not include the cost associated with Diesel (or any other fuel) consumption and electricity/HVAC consumption within the Unit which shall be payable by the Purchaser on monthly basis based on actuals. Further, Property Taxes shall not form part of the CAM charges and same shall be dealt with as per the Clause 17.4.

17.2.2 The Purchaser shall be obliged to pay the same in advance on/before the 1st day of each quarter. The Purchaser shall be liable to pay interest at 18% p.a., quarterly compounded, for any delayed payment.

17.2.3 The FMC shall provide reconciliation of the expenses towards CAM charges on/before 30th June after the end of the relevant Financial Year and the Parties hereto covenant that any credit/debit thereto shall be settled on/before 30th August.

17.2.4 For the purposes of avoidance of doubt, it is clarified that the CAM Charges shall commence from the CAM Commencement Date.

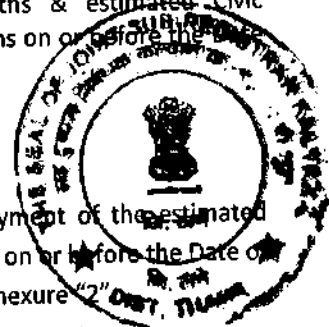
17.2.5 The Purchaser is aware that the CAM charges stated hereinabove are provisional and based on estimates at the time of sales launch of the development. The said amount is subject to inflation increases as per market factors (currently estimated @ 7.5%-10% p.a.). Further, these charges are subject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

17.2.6 The Purchaser undertakes to make payment of the estimated CAM charges for the first 24 (twenty four) months & estimated Civic Governance Charges for the first 60 (sixty) months on or before the Date of Offer of Possession of the Unit for Fit Outs.

17.3 **CIVIC GOVERNANCE CHARGES ("CGC"):**

17.3.1 The Purchaser shall, on demand, make the payment of the estimated Civic Governance Charges for the first 60 months on or before the Date of Offer of Possession (for Fit Outs) as set out in Annexure "2".

17.3.2 The CGC shall become payable from the CAM Commencement Date. The CGC shall continue to be payable by the Purchaser/Ultimate Organization to the Company, quarterly in advance, even after the management of the Building is taken over by the Ultimate Organization. Thereafter, the Purchaser shall be obliged to pay the CGC in advance on / before the 1st



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day of each month / quarter. Any delayed payment shall carry interest @ 18% p.a. quarterly compounded.

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The Purchaser is aware that the CAM charges stated hereinabove are provisional and based on estimates at the time of sales launch of the development. The right to set the CGC rests solely with the Company and is expected to increase at 7.5% per annum from the aforesaid estimate.

PROPERTY TAXES:

17.4.1 The property tax, as may be determined from time to time, shall be borne and paid by the Purchaser, separately from any of other consideration / levy / charge/ CAM Charges, etc. The said amount shall be paid by the Purchaser on/before 30th April of each financial year, based on the estimate provided by the FMC, which shall provide the said estimate on/before 15th April of the said financial year. The Purchaser shall be liable to pay interest at 18% p.a., quarterly compounded, for any delayed payment. The actual amount paid for the property tax shall be reconciled and paid back / balance paid in the month of March of the said financial year. For the purposes of this Agreement, the Financial Year is assumed to be from April to March.

17.4.2 The Property tax shall be collected on the basis of applicability from CAM Commencement Date (as defined herein). The actual amount of Property Tax payable shall be as per the demand(s) raised by the concerned authorities and at upon receipt of such demand, the Company shall pay the amount collected from all the purchasers of the said Building directly to the authorities and provide the receipt for the same to the Ultimate Organization. If there is any shortfall between the amount deposited with the Company by the purchasers towards 'Property Tax' and the demand raised by the authorities ("Shortfall Amount"), the Company shall inform the purchasers of such shortfall and the purchasers shall be liable to ensure that the same to the Company is paid within 7 (seven) days of such intimation. The Company shall not be responsible for any penalty/delay/action imposed by the concerned authorities on account of such Shortfall Amount and the same shall entirely be to the account of the purchasers. In case there is any surplus amount collected vis-à-vis the demand raised by the authorities, the same shall be handed over to the Ultimate Organization at time of handover of the affairs of the Ultimate Organization to the Purchasers.



17.4.3 The Purchaser undertakes to make payment of the estimated property tax for the first 24 (twenty four) months simultaneously with the CAM Charges amount becoming payable as per the terms stated herein.

Any delay or default in payment of the said amounts under this Clause 17 shall constitute a breach of the terms of this Agreement and shall lead to suspension of access to the Club and other facilities provided by the Company in the Project till such time all the due amounts are paid by the Purchaser together with interest thereon calculated at 18% per annum compounded quarterly.

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17.6 The Company shall maintain a separate account in respect of sums received by the Company from the Purchaser as advance or deposit, sums received on account of the share capital for the promotion of the Ultimate Organization towards the outgoings, legal charges and shall utilize the amount only for the purposes for which they have been received. The Company shall provide accounts to the Ultimate Organization at the time of handover of Ultimate Organization, only in respect of CAM Charges and Property Tax.

18. **TAXES AND LEVIES**

The Purchaser agrees that all levies, charges, cess taxes (direct or indirect), assignments of any nature whatsoever (present or future), including but not limited to Service Tax and Value Added Tax (VAT), GST, Stamp Duty, Registration Charges as are or may be applicable and/or payable on the Total Consideration, Society and Other Charges in respect of the Unit or otherwise shall be solely and exclusively borne and paid by the Purchaser.

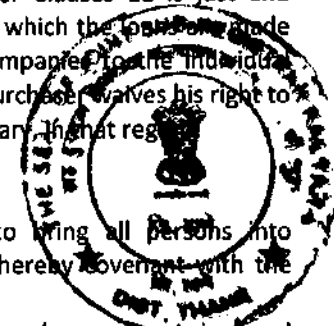
19. **INTEREST**

The Purchaser agrees to pay to the Company interest at 18 percent per annum, quarterly compounded, on all the amounts including the Total Consideration or any part thereof, which become due and payable by the Purchaser to the Company under the terms of this Agreement from the date the said amount becoming due and payable by the Purchaser to the Company, till the date of realization of such payment. The Purchaser confirms that the payment of interest by the Purchaser shall be without prejudice to the rights and remedies of the Company and shall not constitute a waiver by the Company unless specifically provided by the Company in writing. The Purchaser confirms and accepts that the rate of interest prescribed in the Agreement is just and reasonable having regard to the huge costs involved in the procurement of the rights in respect of the Property, the development of the Property, the cost of the funds at which lenders generally provide funding to developers and/or the loss or damage likely to be caused on account of default/delay in payment of the amounts by the Purchaser hereunder. The Purchaser also confirms and agrees that the rate of interest payable by the Company upon refund of the Total Consideration or part thereof under Clauses 11 is just and proper having regard to the rate of interest at which the loan was made available by the Bank and Home Finance Companies to the individual purchasers for purchase of the units and the Purchaser waives his right to raise any objection or make claims to the contrary. That reg

20. **PURCHASER'S COVENANTS**

The Purchaser for himself with intention to bring all persons into whosoever hands the Unit may come, doth hereby covenant with the Company as follows:-

- a. To maintain the Unit at the Purchaser's own cost in good tenable repair and proper condition from the Date of Offer of Possession (for Fit Outs) and shall not do or suffer to be done anything in or to the Building or to the staircase or any passages in the Building against the rules, regulations or bye-laws or concerned local or any other authority or change / alter or make



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addition in or to the Building and the Unit itself or any part thereof.

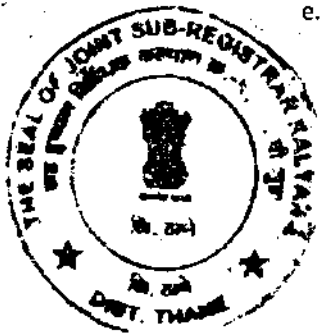
The Building name shall not be changed at any time by the Purchaser or the Ultimate Organization without the prior written consent of the Company.

The Purchaser shall use the Unit or any part thereof or permit the same to be used for purpose of residence and not for commercial use or as a guest house by whatsoever name and shall use the Car Parking Space only for purpose of keeping or parking the Purchaser's own vehicle/s.

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

e.

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



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- f. To carry at his own cost, all internal repairs and maintain the Unit in the same condition, state and order in which it was delivered by the Company to the Purchaser and shall not do or suffer to be done anything in or to the Building which may be given as per the rules, regulations and bye-laws of the concerned local authority or other public authority. In the event of the Purchaser committing any act in contravention of the above provision, the Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and / or other public authority.
- g. Not to carry out any additions or alterations in the Unit and/or Building which affect the structure, façade and/or services of the units/wing (including but not limited to not making any change or to alter the windows and/or grills provided by the Company) and the Company shall not be responsible, if additions and alterations are done in the Unit and/or the Building by the Purchaser (or any agent thereto), in violation of building regulations.
- h. Not to make any changes to the common area/lobby and structural changes in the Building. The Purchaser shall not relocate brick walls onto any location which does not have a beam to support the brick wall. The Purchaser shall not change the location of the plumbing or electrical lines (except internal extensions). Further, the Purchaser shall not change the location of the wet/waterproofed areas. The Purchaser agrees to comply with the possession policy and the permissible changes policy of the Company as amended from time to time.
- i. Not to demolish or cause to be demolished the Unit or any part thereof, nor at any time make or cause to be made any structural addition or alteration of whatever nature in or to the Unit or any part thereof, nor any alteration in the elevation and outside color scheme of the Building and shall keep the portion, sewers, drains pipes in the Unit and appurtenances thereto in good tenable repair and condition, and in particular so as to support shelter and protect the other parts of the Building and shall not chisel or in any other manner damage or cause damage to columns, beams, walls, slabs or RCC, Partis or other structural members in the Unit without the prior written permission of the Company and/or the Ultimate Organization.
- j. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the portion of the said Property and the Building or any part thereof or where any increase in the premium shall become payable in respect of the insurance.
- k. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the Unit in the compound or any portion of the said Property and/or the Building.
- l. Ensure and cause the Ultimate Organization that the Building is painted once every 5 years and kept in good and proper condition.
- m. Not to put any wire, pipe, grill, plant, outside the Unit and not to dry any clothes and not to put any articles outside the Unit or the windows of the Unit.
- n. The Purchaser is aware that in order to ensure safety of the workmen and the Purchaser, the Purchaser shall not be allowed to visit the site during the time that the Building is under

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construction. The Owner/Builder/Developer shall provide photographic updates of the construction progress (quarterly or half-yearly basis). Further, the Purchaser shall also be given the opportunity for inspecting the Unit prior to taking possession (for fit outs).

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

- p. The Purchaser is aware that various purchasers have chosen to buy unit (s) in the Project with the assurance that the conduct of all users of the Project shall be appropriate and in line with high standards of social behavior. Similarly, the Company has agreed to sell this Unit to the Purchaser on the premise that the Purchaser shall conduct himself in a reasonable manner and shall not cause any damage to the reputation of or bring disrepute to or cause nuisance to any of the other purchasers in the Project and/or the Company. Any Purchaser who indulges in any action which does not meet such standards shall be construed to be in default of his obligations under this Agreement.
- q. To pay to the Company within 7 (seven) days of demand by the Company its share of security deposit demanded by concerned local authority or government or giving water, electricity or any other service connection to the Building.
- r. To pay to the Company within 7 (seven) days of demand by the Company, his share of HVAC and Diesel consumptions charges in the Unit which will be calculated on a pro rata basis.
- s. To pay on actuals, the respective service providers for the utilities within the Unit such as electricity, water, internet, telephone, gas etc.
- t. The Purchaser is aware that brickwork, plaster, flooring and painting, whether internal or external, may be initiated and demanded by the Owner/Builder/Developer at any stage during the construction cycle. The Purchaser undertakes to make payment of the same as and when demanded.
- u. To clear and pay increase in local taxes, development charges, water charges, insurance and such other taxes, fees, levies, if any, which are imposed by the concerned local authority and / or government and / or other public authority, on account of change of user of the Unit by the Purchaser viz; user for any purposes other than for residential or otherwise.
- v. The Purchaser acknowledges that as on the Date of Offer of Possession (for fit outs), works in the Unit shall be complete and the Unit shall have regular water and electricity supply, as well as lift access.
- w. The Purchaser shall not sell, lease, let, sub-let, transfer, assign or part with Purchaser's interest or benefit under this Agreement or part with the possession of the Unit till such time that the occupation certificate of the Unit is received, all the amounts



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

x. The Purchaser shall observe and perform all the rules and regulations or bye-laws which the Ultimate Organization of the said Property may adopt at its inception and the additions, alterations or amendment thereof that may be made from time to time for the protection and maintenance of the Building and the Unit 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 shall also observe and perform all the stipulations and conditions laid down by the Ultimate Organization regarding the occupation and use of the Unit in the Building in accordance with the terms of this Agreement.

y. The Company and/or Palava City Management Company (PCMC) and/or any service provider appointed by PCMC will levy charges for potable water, recycled water and gas consumption as per the prevailing market rates and the Purchaser shall make payment for the same, without delay or demur. The Purchaser is aware that making timely payment for usage of these and/or related utilities is of paramount importance since the functioning of the entire development would be affected on account of non-payment by even a small number of purchasers. The Purchaser agrees and confirms that any default in payment, subject to grace period of upto 30 days, shall inter-alia result in disconnection of the concerned services and the Purchaser agrees to not raise any objection to the same on humanitarian or similar grounds.

z. The Purchaser agrees and acknowledges that the ~~sample~~ unit constructed by the Owner/Builder/Developer and all furniture, items, electronic goods, amenities etc. provided thereon are only for the purpose of show casing the unit and the Owner/Builder/Developer is not liable/required to provide any furniture, items, electronic goods amenities etc. as displayed in the sample Unit, other than as expressly agreed by the Owner/Builder/Developer under this Agreement.

aa. Until a Deed of Conveyance in favour of the Ultimate Organization/Federation is executed and the entire Project is declared by the Company as completed, the Purchaser shall permit the Company and their surveyors and agents, with or without workmen and others, at all reasonable times to enter into and upon the Unit, Building and Buildings or any part thereof to view and examine the state and condition thereof.

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bb. The Purchaser shall be free to complete the fitout work of the Unit and complete all works required to make the Unit habitable/usable during the period after the Date of Offer of Possession (for Fit outs).

In the event the electric meter of the Unit has not been installed by the Date of Offer of Possession (for Fit Outs), the Company shall be obliged to provide power supply to the Unit. The power supply will be in line with the supply generally provided by the electric distribution Company in that area with regard to the duration and voltage. The Purchaser shall pay a fixed monthly sum to the Company for providing this supply, which shall be made known to the Purchaser prior to the handover of the Unit for fit outs.

dd. Notwithstanding anything contained herein, the Purchaser is aware that the Application Money I/Booking Amount I and the Application Money II/Booking Amount II duly paid by the Purchaser at that time of application for allotment of the said Unit, is a guarantee/security for the due performance of his contractual obligations under this Agreement and the Company is entitled to forfeit the full or part of the said the Application Money I/Booking Amount I and the Application Money II/Booking Amount II in terms of this Agreement and the Purchaser has no objection to the same and it waives his right to raise any objection with respect to the same.

ee. It is agreed that in the event that the Ultimate Organization/Federation has been formed but there is/are unit/s in the Building that are not sold by the Company, till such time that such unsold unit/s is/are sold/leased, the property tax for such unsold units shall be payable by the Company as charged by the competent authorities and the CAM Charges shall be payable by the Company for such unsold units from the date of handover of the Ultimate Organization by the Company. It is hereby agreed by the Purchaser (and the Purchaser shall cause the Ultimate Organization/Federation to agree and ratify) that the Company shall have the unconditional and irrevocable right to sell, transfer, lease, encumber and/or create any right, title or interest in the unsold units without any consent/no-objection of any nature whatsoever in this regard from the Ultimate Organization/Federation and such purchaser of such unsold unit/s shall be and shall deemed to be a member of the Ultimate Organization/Federation. The Purchaser hereby agrees that it shall forthwith admit such unit purchasers of the Company as their purchasers and/or shareholders and shall forthwith issue share certificates and other necessary documents in their favour, without raising any dispute or objection to the same, and without charging/recovering from them any fees, donation or any other amount of whatsoever nature in respect thereof. Further, it is hereby agreed that the purchaser/lessees/occupants of these unsold unit/s shall enjoy and shall be entitled to enjoy all rights and privileges with respect to the use of the common areas, amenities and facilities at par with any other member of the Ultimate Organization/Federation.



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- ff. The Purchaser hereto agrees and acknowledges that at the time of handover of the Ultimate Organization/Federation, the Company shall earmark certain parking spaces for use by such unsold units and the Purchaser hereby agrees and shall cause the Ultimate Organization/Federation to ensure that these car parking spaces are kept available for use by the purchasers/occupants of the unsold units.
- gg. The Purchaser agrees not to do or omit to do any act, deed or thing or behave inappropriately or correspond or communicate in a manner that would in any manner affect or prejudice or defame the Project/Building or Lodha Group or its representatives. In the event the Purchaser does or omits to do any such act, deed or thing then the Company shall, without prejudice to any other rights or remedies available in law, be entitled to the termination of the Agreement to Sell.

21. DEFAULT, TERMINATION AND LIQUIDATED DAMAGES

21.1 If the customer is in default of any of his obligations under this Agreement, including (but not limited to) making payment of all due amounts as per as per schedule stated in Annexure "2" (and interest thereon, if any) within 15 days of the date of the demand letter, the Purchaser shall be deemed to be in default. In the event of such default, the Company shall issue notice to the Purchaser of such default and the Purchaser shall be provided with a further period of 15 days from the date of such notice to cure the said default. In the event that the Purchaser fails to cure such default within 15 days from the date of notice of such default (or such default is not capable of being rectified), the Company shall have the option to terminate this Agreement by sending a termination letter by Regd AD/Speed Post. On such termination, the following shall apply:

- a) The allotment/booking/agreement for the said unit(s) shall stand immediately terminated and the Purchaser shall have no right whatsoever with respect to the said unit(s), save and except the right to receive refund of amounts as per b. below.
- b) All amounts paid to the Company by the Purchaser (excluding interest) shall be refunded, after deducting therefrom Liquidated Damages. The payment of the Refund Amount shall be made to and after deducting thereon tax at source and of other applicable taxes. The interest and/or taxes paid on the Total Consideration shall not be refunded upon such termination. In this event, the amounts paid by the Purchaser towards Total Consideration is less than the Liquidated Damages, the Purchaser shall be liable and agrees to pay to the Company the deficit amount of Liquidated Damages together with applicable taxes. The said refund shall be made through Post-dated cheques (PDCs) in 12 equal monthly instalments. The first such instalment shall commence from the 13th month of the date of the letter of termination. The Purchaser shall collect the said PDCs from the Company after giving notice by email / letter of at least 30 working days.

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22. **MISCELLANEOUS**

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22.1 Nothing contained in this Agreement is intended to be or shall be construed as a grant, demise or assignment in law of the said Property and Building or any part thereof. The Purchaser shall have no claim with regards to all the open spaces, parking spaces, lobbies, staircase, terraces, gardens attached to the other units recreation spaces etc., save and except in respect of the Unit hereby agreed to be sold to him as set out herein.

22.2 All Notices to be served on the Purchaser as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchasers by Registered Post A.D. / Under Certification of Posting at the address specified in Annexure "2". All correspondence including emails should carry the customer ID quoted in Annexure "2". Any correspondence from the Purchaser not mentioning the customer ID shall deemed to have not been received and be treated as non-est.

23. **DISPUTE RESOLUTION AND GOVERNING LAW**

23.1 If any dispute or difference arises between the Parties at any time relating to the construction or interpretation of this Agreement or any term or provision hereof or the respective rights, duties or liabilities of either Party hereunder, then the aggrieved Party shall notify the other Party in writing thereof, and the Parties shall endeavor to resolve the same by mutual discussions and Agreement.

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

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

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



This Agreement shall be governed and interpreted by and construed in accordance with the laws of India. The Courts at Mumbai alone shall have exclusive jurisdiction over all matters arising out of or relating to this Agreement.

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24. **SEVERABILITY**

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

24.2 The Parties shall negotiate in good faith to replace such unenforceable provision so as to give effect nearest the provision being replaced, and that preserves the party's commercial interests under this Agreement.

25. **WAIVER**

Any delay tolerated or indulgence shown by the Company in enforcing any of the terms of this Agreement or any forbearance or extension of time for payment of installment to the Purchaser by the Company shall not be construed as waiver on the part of the Company of any breach or non-compliance of any of the terms and conditions of this Agreement by the Purchaser nor the same shall in any manner prejudice or affect the rights of the Company.

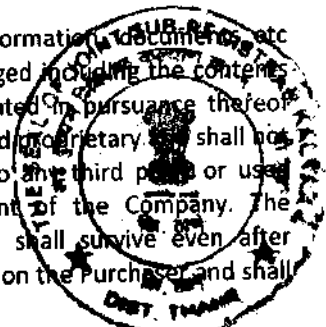
26. **ENTIRE AGREEMENT**

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

27. **CONFIDENTIALITY**

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

27.2 The Purchaser shall not make any public announcement regarding this Agreement without prior consent of the Company.



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

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such disclosure is required by law or requested by any statutory or regulatory or judicial/quasi-judicial authority or recognized self-regulating organization or other recognized investment exchange having jurisdiction over the Parties; or
such disclosure is required in connection with any litigation; or
such information has entered the public domain other than by a breach of the Agreement.

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



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**SCHEDULE ABOVE REFERRED TO
("Property")**

ALL THAT pieces and parcels of land lying, being and situate at Village Usarghar, Taluka Kalyan and District Thane in the Registration District and Sub-District of Thane bearing following Survey Nos and Hissa Nos admeasuring 104992.00 sq mtrs is as below:

Village Usarghar

Sr. No.	Survey No.	Hissa No.	Area in sq. mtrs.
1	74	3	5270
	74	6	400
	74	10	1620
	125	5B	1820
	137	1	1920
	137	3	1110
2	89	2A	4450
3	12	3A	100
	12	11A	1480
4	12	8A	1010
	12	9A	900
5	74	2A	1720
	125	1	7890
6	12	4A	5550
	12	14A	430
7	125	7	13060
	137	2	3720
8	76	6	910
	76	7	660
9	125	3A	510
	125	3B	500
	74	8	1010
	74	9	510
	74	2B	860
	74	2C	760
10	76	10	350
	76	11	130
	12	6	1520
	12	7	280
	12	12	940
	12	16	4060



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11	76	8A	1690
	125	5A	2530
	125	5C	1820
12	88	-	810
	12	5	1060
13	125	6	6470
14	125	4	1620
15	74	4	2930
	74	5	1820
	74	7	1920
	74	1	710
	75	-	530
	76	8B	1110
	125	2	710
16	76	3A	2430
	76	4A	2100
	76	5	3900
	12	13A P	2290
17	76	2A	2122
18	77	1C	970
	Total		104992.00

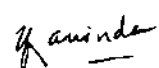




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SIGNED AND DELIVERED by
 the within named Company
PALAVA DWELLERS PRIVATE LIMITED
 Through the hands of its Constituted Attorney
Mr. Maninder Chhabra
 Vide Power of Attorney dated _____
 in the presence of

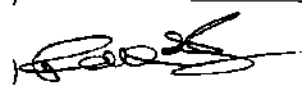
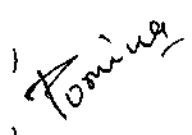
Maninder






1. 
2. 

SIGNED AND DELIVERED by
 the within named Purchaser

Rakesh Kumar

Purnima

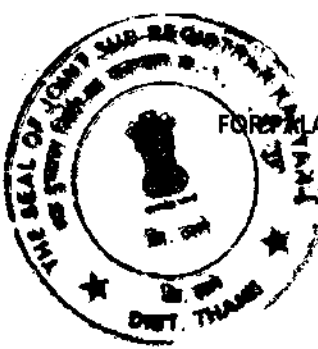
Rakesh

Purnima


- in the presence of
1. 
 2. 





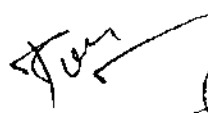


RECEIVED on the day and year first
 Hereinabove written of and from the
 Within named Purchaser the sum of
**Rs.2,92,507/- Rupees Two Lakhs Ninety Two
 Thousand Five Hundred Seven Only**
 Being the amount to be paid by the
 Purchaser on execution of these
 Presents to us by Cheque No. NEFT
 Dated 15.02.2016

Rs.2,92,507/-
WE SAY RECEIVED



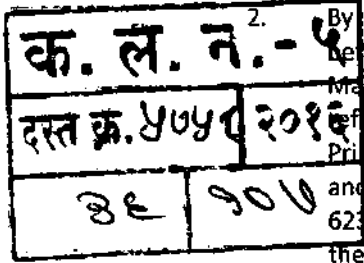
FOR PALAVA DWELLERS PRIVATE LIMITED
Maninder
AUTHORIZED SIGNATORY

- WITNESSES:-
1. 
 2. 

ANNEXURE "1"

1. By and pursuant to various deeds and documents, the Company inter alia has purchased and acquired the right, title and interest in respect of and/or in connection with and is otherwise well and sufficiently entitled to the said Property.



2. By an Indenture of Mortgage dated 30th November 2013 executed between the Company, Lodha Pinnacle Buildtech and Farms Pvt. Limited, Mahavir Build Estate Private Limited and Vivek Enterprises, therein referred to as the "Mortgagors" of the one Part and Kotak Mahindra Prime Limited therein referred to as the "Mortgagee" of the Other Part and registered with the Sub Registrar at Kalyan under Serial No. KLN5-6234-2013 on 30th November, 2013, the said Mortgagors had mortgaged their respective properties mentioned in schedule thereunder written in favour of the said Kotak Mahindra Prime Limited as the security for the repayment of loan amount of Rs. 225 crore borrowed and availed by Mortgagors, on the terms and conditions set out therein.

3. Subject to what is stated hereinabove, the Company is entitled to the said Property as absolute owners thereof and carry out development in respect of the same.



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ANNEXURE "2"

- (I) **Customer Id** : 1259211
- (II) **Unit**
- (i) Unit : B-0305
- (ii) Floor : 3rd Floor
- (iii) Type of Unit : 2 BHK
- (iv) Carpet Area : 651 sq. ft. equivalent to 60.50 sq. meters
- (v) Car Parking Spaces : 1 (One) Four Wheeler

(III) **Building: SAVANNA**

(IV) **Total Consideration is Rs.58,50,144/-**

(V) Payment Schedule

Booking Amount-1	Rs.45,000/-
Booking Amount-2	Rs.247,507/-
Booking Amount-3	Rs.871,671/-
On Initiation of Footing	Rs.737,118/-
On Initiation of Plinth	Rs.585,014/-
On Initiation of RCC work for Level 1	Rs.585,014/-
On Initiation of RCC work for Level 4	Rs.585,014/-
On Initiation of RCC work for Level 8	Rs.438,761/-
On Initiation of RCC work for Level 12	Rs.438,761/-
On Initiation of RCC work for Level 16	Rs.438,761/-
On Initiation of External Painting	Rs.292,507/-
On Initiation of Block work	Rs.292,507/-
On Initiation of Fit- Outs	Rs.292,509/-

For buildings where construction has commenced and/or completed, all construction related dues need to be completed as demanded.

(VI) **Date of Offer of Possession (for Fit-Outs) : 28th February 2019**

(VII) **Address of Purchaser for Notices:**

1005, Eletra B, Casa Bella Gold, Lodha Palava City, Dombivli East, Mumbai - 421204



[Signature]

[Signature]

(VIII) **SOCIETY AND OTHER CHARGES (Payable on or before the Date of Offer of Possession (for Fit Outs))*:**

क. ल. न. (I) - ५	Rs. 1,050/- (Rupees One Thousand Fifty Only) towards Share application money and application entrance fee of the Ultimate Organization
दस्त क्र. ४७४८ (II) २०१६	Rs. 27,500/- (Rupees Twenty Seven Thousand Five Hundred Only) towards Administrative Expenses.
३८ १२० (III)	Rs. 27,500/- (Rupees Twenty Seven Thousand Five Hundred Only) towards Legal Charges.

(IV) **Rs. 82,500/- (Rupees Eighty Two Thousand Five Hundred Only) towards Utility Connection and related expenses.**

(V) **CAM Charges***

(1) **Rs. 58,004/- (Rupees Fifty Eight Thousand Four Only) towards provisional CAM Charges @ Rs. [4.95] per sq. ft. of Carpet Area of the Unit, for the period of [18] months from the Date of Offer of Possession (for fit outs).**

(2) **Rs. 1,22,258/- (Rupees One Lakh Twenty Two Thousand Two Hundred Fifty Eight Only) towards provisional Civic Governance Charges (inclusive of Annual Club Usage Charges) @ Rs. [3.13] per sq. ft. of Carpet Area of the Unit, for the period of [60] months from the Date of Offer of Possession (for fit outs).**

(VI) **PROVISIONAL PROPERTY TAX*:**

Rs. 31,248/- (Rupees Thirty One Thousand Two Hundred Forty Eight Only) as advance towards provisional Property Tax in respect of the Unit for a period of 24 months from the Date of offer of Possession (for fit outs).

(VII) **ELECTRICITY DEPOSIT REIMBURSEMENT*:**

Rs. 5,000/- (Rupees Five Thousand Only) towards provisional amount of reimbursement of deposit paid to electricity supply company on Purchaser's behalf. The benefit of the said deposit shall stand transferred to the Purchaser when meter is transferred to Purchaser's name.

Note: MVAT/Service Tax shall be extra, as applicable.



Q. P. P. P.

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ANNEXURE "3"

COMMON AREA AND AMENITIES LIST

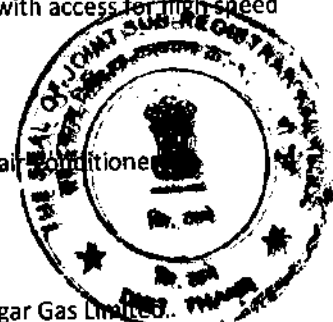
Key Amenities:

- **Amenities for each building:**
 - Two automatic elevators in each wing out of which one is stretcher elevator.
 - High quality vitrified tiles for floor lobby.
 - Entrance lobby with Marbital flooring*.
 - Entrance ramp for easy access for physically challenged.
 - Automated swipe card access to building.
 - CCTV monitoring of entrance lobby
- **Amenities inside each apartment:**
 - Marbital Flooring for Living/dining & passage.
 - Laminated Wooden flooring in bedroom/s.
 - Premium vitrified tiles in kitchen.
 - High quality vitrified flooring in toilets.
 - Bathrooms with Jaquar* fittings & imported sanitary ware*.
 - Kitchen finished with Granite Platform, stainless steel sink; piped gas connection**.
 - Separate utility area in each apartment#.
 - Separate wardrobe area in bedroom.
 - Provision for one telephone point in each apartment.
 - Advanced Fibre technology provision with access for high speed internet.
 - Intercom.
 - Air-conditioned bedroom/s with split air conditioner.

* Or equivalent.

** Subject to connection being provided by Mahanagar Gas Limited.

Exceptions apply-not provided in some units.



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Common Amenities—Larger Property.

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1. Club Bella
 - a) Gymnasium
 - b) Indoor games room (Carom, chess, cards)
 - c) Swimming pool for Adults & Kids.
2. Children play area.
3. Tennis court.
4. Gated Entry.
5. Town hall
6. Exclusive Sector Club with Gymnasium and Swimming Pool.

*All the brands mentioned herein are subject to replacement by equivalent brand at the discretion of the Project Architect.



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दस्तावेज क्र. ५४४	२०१६
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 DATED THIS 27th DAY OF June 2016

PALAVA DWELLERS PRIVATE LIMITED

... COMPANY

AND

Rakesh Kumar

Purnima

... PURCHASER

Agreement to Sell of Unit No. 305
 on 3rd floor in B Wing in the Building known
 SAVANNA at "CASA Bella".



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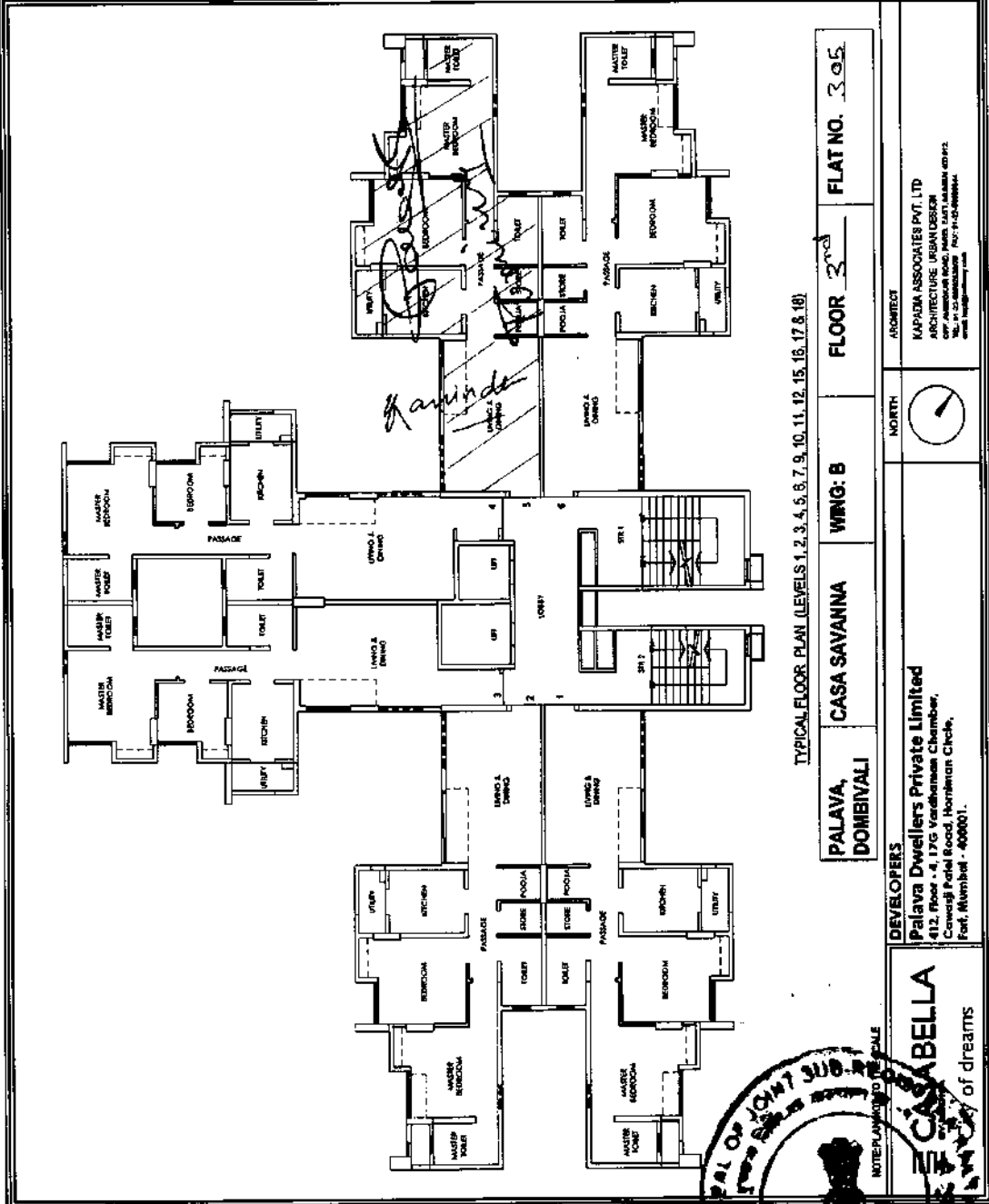
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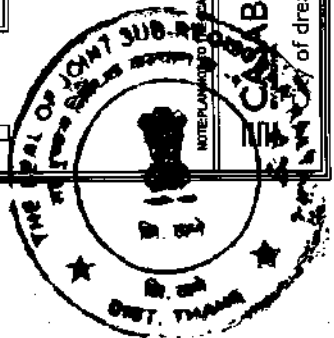
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TYPICAL FLOOR PLAN (LEVELS 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 15, 16, 17 & 18)

PALAVA, DOMBIVALI | CASA SAVANNA | WING: B | FLOOR 3rd | FLAT NO. 305

DEVELOPERS Palava Dwellers Private Limited 412, Floor - 4, 17/5 Vaidharman Chamber, Cawasji Patel Road, Horniman Circle, Fort, Mumbai - 400011.		ARCHITECT KAPADIA ASSOCIATES PVT. LTD ARCHITECTURE, INTERIORS & PROJECT MANAGEMENT No. 12, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000	ARCHITECT



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MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY

मुंबई महानगर प्रदेश विकास प्राधिकरण

No. SROT/MCP-02A.D.P.L/CC-148/2015

Date: 13 JUL 2015

COMMENCEMENT CERTIFICATE

- READ: 1) MMRDA's amended in-principle layout approval No. TOP/MCP-01A.D.P.L/CC-040/2010 dated 28/07/2010
2) MMRDA's CC up/beyond plan No. TOP/MCP-02A.D.P.L/CC-141/2010 dated 23/08/2010
3) MMRDA's CC up/beyond plan No. TOP/MCP-02A.D.P.L/CC-142/2010 dated 19/12/2010
4) MMRDA's amended CC up/beyond plan No. SROT/MCP-02A.D.P.L/CC-143/2010 dated 04/06/2011
5) MMRDA's amended in-principle layout approval No. SROT/MCP-01A.D.P.L/CC-144/2010 dated 14/02/2012
6) MMRDA's amended CC up/beyond plan No. SROT/MCP-02A.D.P.L/CC-145/2010 dated 02/03/2012
7) MMRDA's amended in-principle layout approval No. SROT/MCP-01A.D.P.L/CC-146/2010 dated 14/09/2012
8) MMRDA's amended CC up/beyond plan No. SROT/MCP-02A.D.P.L/CC-147/2010 dated 31/12/2012
9) MMRDA's amended in-principle layout approval No. SROT/MCP-01A.D.P.L/CC-148/2010 dated 03/07/2013
10) MMRDA's amended in-principle layout approval No. SROT/MCP-02A.D.P.L/CC-149/2010 dated 14/12/2014
11) MMRDA's amended in-principle layout approval No. SROT/MCP-01A.D.P.L/CC-150/2010 dated 14/12/2014
12) MMRDA's amended in-principle layout approval No. SROT/MCP-01A.D.P.L/CC-151/2010 dated 21/04/2015

Permission is hereby granted, under Section 45 of the Maharashtra Regional & Town Planning Act, 1956 (Maharashtra Act No. XXVII of 1956) in the absence of the Maharashtra Regional & Town Planning Act, 1956...

Table 3 (Indicating the land bearing 3 Nos for proposed development of Sector-1A) with columns for Sl. No., Plot No., and Area.

Table 2 (Indicating the details of buildings for which Commencement Certificate should be granted) with columns for Cluster No., Type of Wing, No. of Storey, Height in Mtr, No. of Wings, Total Area in Sq.m, and No. of Tenements.

For Official Use: 1st Floor, Sector 1A, Station Road, Station Building, Thane - Sharda Road, Station, Thane (W) - 404 048

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Form with handwritten entries and stamps, including 'क. ल. त. - ५' and 'SROT/MCP-02A.D.P.L/CC-148/2015'.

Table 4 (Indicating the details of buildings for which Commencement Certificate has already been granted for proposed development of Sector-1A) with columns for Cluster No., Type of Wing, No. of Storey, Height in Mtr, No. of Wings, Total Area in Sq.m, and No. of Tenements.

- 1. The conditions of amended in-principle layout approval of 23/04/2015 as amended from time to time will be binding on applicant as regards the developments in Sector-1A of the layout.
2. This Commencement Certificate is liable to be revoked by the Metropolitan Commissioner, MMRDA if:
(a) The Development works in respect of which approval is granted under this letter is not carried out at the user thereof is not in accordance with the attached plans.
(b) Any of the conditions related to which the approval is granted or any of the restrictions imposed by the Metropolitan Commissioner, MMRDA is contravened or is not complied with partly or fully.
(c) The Metropolitan Commissioner, MMRDA is satisfied that the same is obtained through fraud or misrepresentation and in such an event the applicant and every person deriving title through or under him shall be deemed to have carried out the development work in contravention of the relevant sections of the Maharashtra Regional & Town Planning Act, 1956.
3. The Commencement Certificate is renewable every year; but each intended period shall in no case exceed three years, after which, unless before provided, further extension of construction is not permitted beyond level of streets above a no. 10 ft. up to upper level of basement or 10 ft. as the case may be, on the subject land within the period of one year from the date of levance of CC or in the year for which renewed as per section 48 of MR & TP Act, 1956 is taken. It shall be necessary for the applicant to make application for fresh permission.
4. The provision in the proposal which are not consistent to applicable Development Control Regulations and other Acts are deemed to be not approved. Any contravention of the provisions of the Commencement Certificate is liable to be treated as unauthorised and may be prosecuted against under section 53 or other sections, as the case may be, of the MR & TP Act, 1956. To carry out unauthorised development is treated as a cognizable offence and is punishable with imprisonment apart from fine. Neither the granting of this permission nor the approval of the drawings and specifications and the encroachments, made by the officer during the Development work in any way release Owner / Architect / Structural Engineer / Developer of such Development from all responsibility for carrying out the work in conformity with the requirements of all applicable Acts/Regulations. The conditions laid in this approval shall be binding not only on the applicant but also on his heirs, successors, executors, administrators and assignees and every person deriving title through or under him.
5. The applicant shall obtain permissions under the provisions of other applicable statutes, wherever necessary, which shall be binding on MMRDA.
6. The applicant shall obtain NOCs for advance connections for water supply / sewerage / drainage etc. from the Competent Authorities wherever necessary and submit the same to MMRDA prior to Commencement Certificate and Occupation Certificate respectively.
7. The applicant shall install a Display Board on conspicuous place in site indicating the following details:
a) Name and address of the owner/developer, architect and contractor.
b) Survey No./City Survey No./MCD No. of land under reference with description of its boundaries.
c) Order No. and date of grant of development permission issued by MMRDA.
d) P.E.I. permit.
e) Address to which copies of detailed approved plans shall be available for inspection.
8. The Developer shall be bound to get the GP No. (TPS-120/15)FPC No.11(5)08A-12 at 23/05/2015 and the Development Control Regulations for Mumbai Metropolitan Region, 1996 as amended from time to time and subsequent Development Control Regulations for the MMRDA Area of 27 Villages from Kalyan and Andheri East. At no point of time the total built-up area in the Mega City Project shall exceed the total permissible built-up area with a maximum of 10% of FSI.
9. The decision of Government with regards to the excess FSI over and above the permissible FSI granted by the Zone Planning, Thane and Colaba. There will be no action on applicant as per the Underlying Contract Indenture Bond dated 06/12/2015 submitted by the Applicant.
10. The responsibility of submission of documents rests with the Applicant and the Licensed Architect. All the documents submitted (provided to MMRDA) shall be considered to be authentic on the basis of the Underlying Contract given by the Licensed Architect / Applicant / Developer.
11. Applicant shall get the entire site within the Mega City Project surveyed and get the internet ready, survey maps etc. demarcated from the TLR and accordingly submit a conditional TLR map and get the same verified with

- 12. In case any encroachments are observed at the approved plans 10-4-m the demarcated map issued by TLR are which will affect the approved buildings etc. as per the requirements of DCRs of any condition in the NOCs, they are not submitted prior to the approval but are required to be or will be submitted subsequently (such as Railway, Highway, CRZ, Escarpment, etc.) the applicant will have to accordingly amend the layout, structure of buildings etc. and obtain fresh approval for the same from MMRDA and only then proceed with the construction accordingly.
13. All the encroachments of N.A. Possibilities saved for the lands within Mega City Project will be binding on the applicant.
14. The applicant shall verify and the construction of the buildings of all the structures provided to construction of other buildings in Sector 1A of the layout and the applicant shall ensure that the same are in accordance with the layout of Plot Ground and Rectifying (Gates) strictly for the respective amenity only in all sectors of the layout.
15. The development shall be strictly as per the MOEF Notification No. 1962/1961 as amended up-to-date. No development shall be carried out in CRZ area without prior approval from the Competent CRZ Authority. Further, the Applicant shall obtain and submit revised Environmental Clearance for all the lands mentioned in the layout approval dated 21/04/2015 and shall also carry out any development on lands in Mega City Project for which Environmental Clearance is not obtained from the Competent Authority.
16. The site location shall be demarcated for supply of electricity to the Mega City Project as per the Electricity Company's requirements prior to issuance of Occupation Certificate.
17. The Occupancy Certificate shall be issued only after satisfactory completion of all the Amenities and Road Network.
18. The applicant shall ensure that the construction in the hydrological layout approval dated 21/04/2015 is in accordance with the approved plans and shall be carried out at his own cost. The applicant shall be in compliance with the provisions of the Maharashtra Regional & Town Planning Act, 1956 and the provisions of the Development Control Regulations for the MMRDA Area of 27 Villages from Kalyan and Andheri East.
19. The applicant shall ensure that the construction is in accordance with the approved plans and shall be carried out at his own cost. The applicant shall be in compliance with the provisions of the Maharashtra Regional & Town Planning Act, 1956 and the provisions of the Development Control Regulations for the MMRDA Area of 27 Villages from Kalyan and Andheri East.
20. The applicant shall ensure that the construction is in accordance with the approved plans and shall be carried out at his own cost. The applicant shall be in compliance with the provisions of the Maharashtra Regional & Town Planning Act, 1956 and the provisions of the Development Control Regulations for the MMRDA Area of 27 Villages from Kalyan and Andheri East.
21. The applicant shall ensure that the construction is in accordance with the approved plans and shall be carried out at his own cost. The applicant shall be in compliance with the provisions of the Maharashtra Regional & Town Planning Act, 1956 and the provisions of the Development Control Regulations for the MMRDA Area of 27 Villages from Kalyan and Andheri East.
22. The applicant shall ensure that the construction is in accordance with the approved plans and shall be carried out at his own cost. The applicant shall be in compliance with the provisions of the Maharashtra Regional & Town Planning Act, 1956 and the provisions of the Development Control Regulations for the MMRDA Area of 27 Villages from Kalyan and Andheri East.
23. The applicant shall ensure that the construction is in accordance with the approved plans and shall be carried out at his own cost. The applicant shall be in compliance with the provisions of the Maharashtra Regional & Town Planning Act, 1956 and the provisions of the Development Control Regulations for the MMRDA Area of 27 Villages from Kalyan and Andheri East.
24. The applicant shall ensure that the construction is in accordance with the approved plans and shall be carried out at his own cost. The applicant shall be in compliance with the provisions of the Maharashtra Regional & Town Planning Act, 1956 and the provisions of the Development Control Regulations for the MMRDA Area of 27 Villages from Kalyan and Andheri East.
25. The applicant shall ensure that the construction is in accordance with the approved plans and shall be carried out at his own cost. The applicant shall be in compliance with the provisions of the Maharashtra Regional & Town Planning Act, 1956 and the provisions of the Development Control Regulations for the MMRDA Area of 27 Villages from Kalyan and Andheri East.
26. The applicant shall ensure that the construction is in accordance with the approved plans and shall be carried out at his own cost. The applicant shall be in compliance with the provisions of the Maharashtra Regional & Town Planning Act, 1956 and the provisions of the Development Control Regulations for the MMRDA Area of 27 Villages from Kalyan and Andheri East.
27. The applicant shall ensure that the construction is in accordance with the approved plans and shall be carried out at his own cost. The applicant shall be in compliance with the provisions of the Maharashtra Regional & Town Planning Act, 1956 and the provisions of the Development Control Regulations for the MMRDA Area of 27 Villages from Kalyan and Andheri East.
28. The applicant shall ensure that the construction is in accordance with the approved plans and shall be carried out at his own cost. The applicant shall be in compliance with the provisions of the Maharashtra Regional & Town Planning Act, 1956 and the provisions of the Development Control Regulations for the MMRDA Area of 27 Villages from Kalyan and Andheri East.
29. The applicant shall ensure that the construction is in accordance with the approved plans and shall be carried out at his own cost. The applicant shall be in compliance with the provisions of the Maharashtra Regional & Town Planning Act, 1956 and the provisions of the Development Control Regulations for the MMRDA Area of 27 Villages from Kalyan and Andheri East.

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ख. शर्तें तथा -

- 1. This permission/Approval shall not entitle the applicant to build on land which is not in ownership in anyway.
2. The Approval is liable to be revoked by the Metropolitan Commissioner, MMRDA if
3. The Development works in respect of which approval is granted under this permission is not carried out or the user thereof is not in accordance with the sanctioned plans.
4. Any of the conditions subject to which the approval is granted or any of the restrictions imposed by the Metropolitan Commissioner, MMRDA is contravened or is not complied with partly or fully;
5. The Metropolitan Commissioner, MMRDA is satisfied that the same is obtained through fraud or misrepresentation and in such an event the applicant and every person deriving title through or under him shall be deemed to have carried out the development work in contravention of the relevant sections of the Maharashtra Regional & Town Planning Act 1966.
6. This lay-out Approval shall not be construed as development permission and separate application for building permission shall be made by you. This approval shall not be construed as sanctionation of any development carried out directly in violation of any rules and regulation applicable.
7. Any development carried out in contravention of this lay-out approval is liable to be treated as unauthorized and may be proceeded against under section 53 or other sections, as case may be, of the M.R. & T.P Act 1966. To carry out unauthorized development is treated as a cognizable offence and is punishable with imprisonment upto one year.



- 5. The applicant shall obtain permission under the provision of other applicable statutes. Whenever necessary shall submit the same to MMRDA.
6. The applicant shall obtain NOC's for advance connections for utilities and services in the layout.
7. The applicant shall obtain necessary permission from the competent authority for water supply, sewerage, etc. for the proposed buildings and submit the same to MMRDA prior to Occupation.
8. The applicant shall pay 25,000 rupees per acre the minutes of SEIAA meeting held on 21/05/2010.
9. The area of Green Belt Development of 5,20,000 sq.mts per the minutes of SEIAA meeting held on 21/05/2010.
10. The applicant shall ensure Green Belt Development of 5,20,000 sq.mts per the minutes of SEIAA meeting held on 21/05/2010.
11. The provision in the proposal which are not conforming to applicable Development Control Regulation and other Acts are deemed to be not approved.
12. The after obtaining lay-out approval, the Owner/Development shall install a Display Board on conspicuous plan on site indicating the following details,
a) Name and address of the owner/developer, Architect and contractor
b) Survey No/City Survey No/Ward No of land under reference with description of its boundaries.
c) Order No and date of grant of development permission issued by MMRDA.
d) F.S.I permitted
e) Address where copies of detailed approved plans shall be available for inspection.
13. A notice in the form of advertisement giving all the details mentioned in 7 above shall also be published in two widely circulated newspapers one of which should be in Marathi language.
14. The Development shall be strictly as per the GR No TPS-1208/1570DC-181(B)MSUD-12 dt.28/09/2009 and the Development Control Regulations for Mumbai Metropolitan Region, 1969 as amended from time to time.
15. The lay-out approval is subject to the condition that the FSI of 0.65 granted by Z.P. over and above 0.2 FSI in Layout it will be restricted in the build up area to be granted in other Sector of the entire project till the final decision in the matter.
16. The responsibility of authenticity of Document vests with the Applicant and his Licensed Architect. All the document submitted/produced to MMRDA.

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shall be considered to be authentic on the Undertaking given by the Licensee/Architect/Applicant/Developer.

- 17. MMRDA shall not be responsible for any dispute regarding ownership of any land portion and it shall be sole responsibility of Applicant and his successors only. The applicant shall mean the Architect/land owner/holder etc and their successors who have approached MMRDA for the approval. MMRDA shall stand indemnified from any disputes and notations. Undertaking shall be submitted by applicant within a week from the date of the Approval.
18. Neither the granting of the permission nor the approval of the drawings and specifications, nor the inspections, made by the officials during the development shall in any way relieve Owner / Architect / Structural Engineer / Developer of such Development from full responsibility for carrying out the work in accordance with the requirements of these Regulations. That the conditions laid in this letter shall be binding not only on the applicant but also his/her heirs, successors, executors, administrators and assignees and every person deriving title through or under him.
19. Applicant shall get the entire land within the Mega city Project surveyed and get the internal roads, amenity areas etc. demarcated from the TLR and accurately submit a consolidated TLR map and get the same verified with respect to the approval plans, from the Lands & Estate Cell of MMRDA prior to requesting for issuance of CC beyond plan.
20. In case of discrepancies are observed in the approval plans vis-a-vis the consolidated map issued by TLR which will affect the lay-out, building etc. w.r.t to the requirements of DCR's or any conditions in the NOC's that are not submitted prior to the approval but are required to be or will be submitted subsequently (such as Railway, Highway, CRZ, Electric Authorities for HT lines etc.); the applicant will have to accordingly amend the lay-out locations of buildings etc and obtain fresh Approval for the same from MMRDA and only then proceed with the construction accordingly.
21. The permissible build-up area will be restricted any time in future on the basis of the minimum of land area considering the minimum internal lines/ boundaries of the Layout consolidated TLR maps by survey of external boundaries for individual sectors, actual area in possession as per survey by Lands & Estates Cell of MMRDA and the land area as per ownership documents.
22. The applicant shall get the Commencement certificate dt. 18/08/2010 for Sector-1 amended in light of amenities being shifted and some part being affected by a Radial-4 road 100m. wide.



- 23. The lay out approval is subject to the condition that applicant shall obtain CRZ clearance as required from the appropriate Authorities.
24. The lay out approval is issued subject to the condition the applicant shall obtain EIA clearance as required from the appropriate Authorities.
25. The applicant shall carry out the construction of all the amenities construction of other building in the layout by obtaining Commencement Certificate from MMRDA.
26. The Development shall be strictly as per the MOEF Notification dt 18/02/1991 as amended up-to-date.
27. This lay out approval is issued subject to the condition that the NOC from the Railway Authorities for sector-II shall be obtained and submitted before requesting development permission for sector-II.
28. This lay out approval is issued subject to the condition that applicant shall obtain NOC from Chief fire Officer KDMC.
29. That the NOC from the MS&P and the Electricity Co shall be obtained for the buildings which are near the High Voltage and Tension Line.
30. That the NOC from the MS&P and the Electricity Co shall be obtained for the buildings which are near the High Voltage and Tension Line.
31. That the NOC from the MS&P and the Electricity Co shall be obtained for the buildings which are near the High Voltage and Tension Line.
32. Applicant shall obtain the final Certificate from the Competent Authority that water will be sufficient for the proposed area to issuance of Occupancy Certificate.
33. That the Occupation Certificate will be granted only after satisfactory completion of all the Amenities and Road network.
34. All the Amenities, Utilities, Facilities and Road Network shall be fully developed by the Developer and the same shall be in accordance with MMRDA.
35. That Fire, Post Office and other public amenities, utilities shall be handed over to the Concerned Authorities after development of Building if required as specified by MMRDA along-with the appurtenant land and shall be conveyed to respective Authorities.
36. The applicant shall construct the Sewage Treatment Plant (STP) as per the letter dt. 22/05/2010 issued by MPCB and shall be made operational before Occupation of the buildings.
37. Adequate arrangements for disposing the Solid Waste shall be made for the entire Mega City Project on regular basis.
38. That the deficient Amenities in the Ongoing Development shall be provided in the proposed development. The amenities shall be proposed on the entire



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- List of 8 conditions regarding the withdrawal of funds and the responsibilities of the concerned parties.

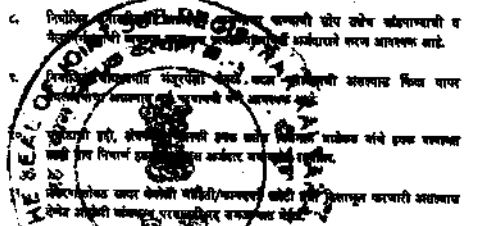
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- List of 3 conditions regarding the withdrawal of funds and the responsibilities of the concerned parties.

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या शर्तों अन्तर्गत -

- List of 12 conditions regarding the withdrawal of funds and the responsibilities of the concerned parties.



या शर्तों अन्तर्गत -

- List of 12 conditions regarding the withdrawal of funds and the responsibilities of the concerned parties.



Sr. No.	Name of the Landholders / Owners	Survey No.	Map No.	Area in Sq. Mtrs.	Name of the Documents & Regs. No. and Date	Name of the Developer/Purchaser
1	Kan Bhosale Shri				Notarized Power of Attorney dated 05/12/2010 under No. 1182/05	
2	Laxman Bhosale Shri				Notarized Power of Attorney dated 07/12/2010 under No. 1183/05	
3	Sanjay Manohar Patil				Notarized Power of Attorney dated 14/12/2010 under No. 1184/05	
4	Pradip Manoj Garach				Notarized Power of Attorney dated 24/12/2010 under No. 1185/05	
5	Laxman Narayn Bhat (Deceased)				Notarized Deed of Conveyance dated 04/12/2009 under No. 77/05	
6	Rajeshwar Laxman Bhat				Notarized Power of Attorney dated 02/02/2008 under No. 118/06	
7	Hemant Laxman Bhat				Notarized Power of Attorney dated 04/02/2008 under No. 119/06	
8	Suresh Laxman Bhat					
9	Pradip Manoj Garach					
10	Sanjay Manoj Garach					
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Sr. No.	Name of the Landholders / Owners	Survey No.	Map No.	Area in Sq. Mtrs.	Name of the Documents & Regs. No. and Date	Name of the Developer/Purchaser
1	Adnan Vito Bawa (Deceased)				Notarized Power of Attorney dated 05/12/2010 under No. 1182/05	
2	Laxman Bhosale Shri					
3	Laxman Bhosale Shri					
4	Sanjay Manoj Garach					
5	Sanjay Manoj Garach					
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Sr. No.	Name of the Landholders / Owners	Survey No.	Map No.	Area in Sq. Mtrs.	Name of the Documents & Regs. No. and Date	Name of the Developer/Purchaser
1	Sanjay Manoj Garach					
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Sr. No.	Name of the Landholders / Owners	Survey No.	Map No.	Area in Sq. Mtrs.	Name of the Documents & Regs. No. and Date	Name of the Developer/Purchaser
1	Sanjay Manoj Garach					
2	Sanjay Manoj Garach					
3	Sanjay Manoj Garach					
4	Sanjay Manoj Garach					
5	Sanjay Manoj Garach					
6	Sanjay Manoj Garach					
7	Sanjay Manoj Garach					
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18	Sanjay Manoj Garach					
19	Sanjay Manoj Garach					
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24	Sanjay Manoj Garach					
25	Sanjay Manoj Garach					
26	Sanjay Manoj Garach					
27	Sanjay Manoj Garach					
28	Sanjay Manoj Garach					
29	Sanjay Manoj Garach					
30	Sanjay Manoj Garach					



Fredip Gurchi
Advocate
High Court, Bombay

8, Pooch-Rto Apartments,
L. S. S. Road, Kamari,
Kurla (West), Mumbai - 400 070
MOB: 982204547
Email: fredipgurchi@gmail.com

No.	Name of the Leaseholders / Owners	Survey No.	Area in Sq. Mtrs.	Area in Sq. Feet	Name of the Documents & Reg. No. and Date	Name of the Developer / Purchaser
11	William Wilson Methel	76	84'	1090	Deed of Conveyance dated 22/08/2008 registered under No. 126/2008	Lodha Dwellers Private Limited
	Bhimani Mahesh Methel	126	54'	2630	Power of Attorney dated 18/02/2009 registered under No. 182/09	
	Pudhale Mahadev Methel	126	50'	1028	Deed of Conveyance dated 20/08/2008 registered under No. 126/08	
	Shantini Manoj Methel				Deed of Conveyance dated 20/08/2008 registered under No. 126/08	
	Jitendra Mahesh Methel				Power of Attorney dated 09/07/2010 registered under No. 178/2010	
	Yashwanth Manoj Methel				Deed of Conveyance dated 16/09/2011 registered under No. 412/2011	
	Mahesh Manoj Methel					
	Prasad Manoj Methel					
	Pooja Manoj Methel					
	Kiran Manoj Methel					
	Deepa Manoj Methel					
	Manish Manoj Methel					
	Manish Manoj Methel					
	Manish Manoj Methel					
	Manish Manoj Methel					
	Manish Manoj Methel					
	Manish Manoj Methel					
12	Shantini Mahesh Methel, Chh. Mahesh Methel	94'		530	Deed of Conveyance dated 14/09/2008 registered under No. 126/2008	Lodha Dwellers Private Limited
	Manish Mahesh Methel	12	8'	1090		
	Jitendra Mahesh Methel					
	Prasad Mahesh Methel					
	Pooja Mahesh Methel					
	Kiran Mahesh Methel					
	Deepa Mahesh Methel					
	Manish Mahesh Methel					

Page 12 of 14

No.	Name of the Leaseholders / Owners	Survey No.	Area in Sq. Mtrs.	Area in Sq. Feet	Name of the Documents & Reg. No. and Date	Name of the Developer / Purchaser
13	Anand Chango Methel	128	8'	808	Deed of Conveyance dated 06/07/2008 registered under No. 126/2008	Lodha Dwellers Private Limited
	Manish Chango Methel					
	Prasad Chango Methel					
	Pooja Chango Methel					
	Kiran Chango Methel					
	Deepa Chango Methel					
	Manish Chango Methel					
	Manish Chango Methel					
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	Manish Chango Methel					
	Manish Chango Methel					
	Manish Chango Methel					
14	Anand Day State	74	8'	2808	Agreement for Sale dated 05/09/2006 registered under No. 11/07/2006/2006	Lodha Dwellers Private Limited
	Manish Anand Methel	74	8'	1000	Deed of Conveyance dated 20/12/2006 registered under No. 126/06/2006	
	Lodha Anand Methel	74	8'	1000	Deed of Conveyance dated 20/12/2006 registered under No. 126/06/2006	
	Manish Anand Methel	74	8'	170	Power of Attorney dated 26/06/2008 under No. 54/08	
	Prasad Anand Methel	74	8'	500	Power of Attorney dated 14/03/2008 registered under No. 84/08	

Page 13 of 14

Case No. 1111

Fredip Gurchi
Advocate
High Court, Bombay

8, Pooch-Rto Apartments,
L. S. S. Road, Kamari,
Kurla (West), Mumbai - 400 070
Phone : 8800 5137

No.	Name of the Leaseholders / Owners	Survey No.	Area in Sq. Mtrs.	Area in Sq. Feet	Name of the Documents & Reg. No. and Date	Name of the Developer / Purchaser
	Manish Anand Methel	76	84'	1110	Deed of Conveyance dated 11/02/2008 registered under No. 11/11/2008/2008	Lodha Dwellers Private Limited
	Prasad Anand Methel	126	54'	710	Deed of Conveyance dated 20/12/2006 registered under No. 126/06/2006	
	Lodha Anand Methel				Deed of Conveyance dated 20/12/2006 registered under No. 126/06/2006	
	Manish Anand Methel				Deed of Conveyance dated 20/12/2006 registered under No. 126/06/2006	
15	Manish Mahesh Methel	76	54'	488.02	Deed of Assignment dated 19/10/2011 registered under No. 13/11/2011/2011	Lodha Dwellers Private Limited
	Prasad Mahesh Methel	76	54'	363.75	Power of Attorney dated 19/10/2011 registered under No. 15/10/2011	
	Manish Mahesh Methel	76	54'	191.26	Deed of Assignment dated 16/04/2011 registered under No. 17/04/2011	
	Manish Mahesh Methel	76	54'	309.26	Power of Attorney dated 16/04/2011 registered under No. 17/04/2011	

Dated this 08th day of November, 2013

Fredip Gurchi
(Fredip Gurchi)
Advocate High Court, Bombay

Page 14 of 14

REPORT ON TITLE

Re: Property comprised in land bearing various survey numbers, sheet numbers and admeasuring lying being and situated at Village Usargher of Taluka Mulay, District - Thane as described in various Schedules written hereto.

1. I have investigated on the instructions and behalf of Lodha Dwellers Private Limited, the title of the various individual Land Owners/Holders, whose names are mentioned in Column 'A' of the SCHEDULE hereunder within, with respect to their respective land mentioned against their respective names bearing these Survey numbers, sheet numbers and admeasuring lying being and situated at Village Usargher which are more particularly mentioned in Column 'B', 'C' and 'D' of SCHEDULE hereto from among the Land Owners/Holders and their group companies by whom the said Land mentioned in the said Schedule are collectively held.

FLOW OF TITLE OF THE SAID LAND

2. For the purpose of investigation I have perused and checked the following documents in connection with the said land.

- (i) a) 7/12 Extracts (Records of Rights) and 6/12 extract of Mutation Entries recorded in respect of the said Land and subsequent devolution of the devolved upon Land Owners/Holders up to the present date.
- (b) Originals and/or Certified copies (as the case may be) of the relevant documents viz. Deed of Conveyance, Development Agreements, Agreements for Sale, Deed of Commencement, Declarations and Powers of Attorney & other necessary documents mentioned in the Column 'E' hereof and registered with concerned Sub-Registrar by respective Land Owners/Holders and/or Developers Pvt. Ltd. and Lodha Dwellers Private Limited and their group companies as mentioned in the Column 'F' of the Schedule hereto in connection with the said land.
- (c) Permissions dated 26/12/2007 under Section 63 (1A) of Sub-Section (1) under Bombay Tenancy and Agricultural Land Act, 1948 and revocations thereof from time to time issued by the Competent Authority, Department of Revenue and Forest, for acquisition of the said Land.

Page 1 of 14

No.	Name of the Landholders / Owners	Survey No.	Measure	Area in Sq. Mts.	Name of the Deceased & Regn. No. and Date	Name of the Developer / Purchaser
1	Shri. ...	...	...	...	...	...
2	...	...	...	...	...	...
3	...	...	...	...	...	...

Dated this 31st day of January, 2012

Pradip Garach
(Pradip Garach)
Advocate High Court, Bombay

गौ.न.क.७ व १२

गौ.न.क.७ व १२

मे. कोटा डेव्हॉलपर्स प्रा. लि.
वर्ल्ड वाशिंग्टन रोड

क. ल. नं.-५
दस्त क्र. ५७५८ २०१६
२२/१००

व.न.न.१२ (गौ.न.क.७ व १२)

Sl. No.	Particulars	Debit		Credit		Balance
		Rs.	P.	Rs.	P.	
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गौ.न.क.७ व १२

गौ.न.क.७ व १२

मे. कोटा डेव्हॉलपर्स प्रा. लि.
वर्ल्ड वाशिंग्टन रोड

Sl. No.	Particulars	Debit	Credit	Balance
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गौ.न.क.७ व १२

गौ.न.क.७ व १२

मे. कोटा डेव्हॉलपर्स प्रा. लि.
वर्ल्ड वाशिंग्टन रोड

क. ल. नं.-५
दस्त क्र. ५७५८ २०१६
२२/१००

व.न.न.१२ (गौ.न.क.७ व १२)



Sl. No.	Particulars	Debit		Credit		Balance
		Rs.	P.	Rs.	P.	
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पु.स. ७२	पु.स. ७३	पु.स. ७४	पु.स. ७५	पु.स. ७६	पु.स. ७७	पु.स. ७८	पु.स. ७९	पु.स. ८०	पु.स. ८१	पु.स. ८२	पु.स. ८३	पु.स. ८४	पु.स. ८५	पु.स. ८६	पु.स. ८७	पु.स. ८८	पु.स. ८९	पु.स. ९०

क्र.सं.	विवरण	प्रमाण	दिनांक	विवरण	प्रमाण	दिनांक
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सहायक जिला पंचायत
दादरवा काठमाण्डौ

पु.स. ७२	पु.स. ७३	पु.स. ७४	पु.स. ७५	पु.स. ७६	पु.स. ७७	पु.स. ७८	पु.स. ७९	पु.स. ८०	पु.स. ८१	पु.स. ८२	पु.स. ८३	पु.स. ८४	पु.स. ८५	पु.स. ८६	पु.स. ८७	पु.स. ८८	पु.स. ८९	पु.स. ९०

क्र.सं.	विवरण	प्रमाण	दिनांक	विवरण	प्रमाण	दिनांक
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26 DEC 2011
सहायक जिला पंचायत
दादरवा काठमाण्डौ

पु.स. ७२	पु.स. ७३	पु.स. ७४	पु.स. ७५	पु.स. ७६	पु.स. ७७	पु.स. ७८	पु.स. ७९	पु.स. ८०	पु.स. ८१	पु.स. ८२	पु.स. ८३	पु.स. ८४	पु.स. ८५	पु.स. ८६	पु.स. ८७	पु.स. ८८	पु.स. ८९	पु.स. ९०

क्र.सं.	विवरण	प्रमाण	दिनांक	विवरण	प्रमाण	दिनांक
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सहायक जिला पंचायत
दादरवा काठमाण्डौ

पु.स. ७२	पु.स. ७३	पु.स. ७४	पु.स. ७५	पु.स. ७६	पु.स. ७७	पु.स. ७८	पु.स. ७९	पु.स. ८०	पु.स. ८१	पु.स. ८२	पु.स. ८३	पु.स. ८४	पु.स. ८५	पु.स. ८६	पु.स. ८७	पु.स. ८८	पु.स. ८९	पु.स. ९०

क्र.सं.	विवरण	प्रमाण	दिनांक	विवरण	प्रमाण	दिनांक
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सहायक जिला पंचायत
दादरवा काठमाण्डौ

उत्तराखण्ड राज्य
गौ.न.क.७ व ११

क. ल. नं. - ५
सत ३५०४८ २०१६

10 SEP 2016

क. ल. नं.	क. ल. नं.
सत	सत
३५०४८	२०१६

मे. छोटा पिनकठ
बिल्ड इक प्रा. लि.
सर्के राजेंद्र छोटा

10 SEP 2016

उत्तराखण्ड राज्य
गौ.न.क.७ व ११

क. ल. नं. - ५
सत ३५०४८ २०१६

10 SEP 2016

क. ल. नं.	क. ल. नं.
सत	सत
३५०४८	२०१६

मे. छोटा पिनकठ
बिल्ड इक प्रा. लि.
सर्के राजेंद्र छोटा

10 SEP 2016

उत्तराखण्ड राज्य
गौ.न.क.७ व ११

क. ल. नं. - ५
सत ३५०४८ २०१६

10 SEP 2016

क. ल. नं.	क. ल. नं.
सत	सत
३५०४८	२०१६

मे. छोटा पिनकठ
बिल्ड इक प्रा. लि.
सर्के राजेंद्र छोटा

10 SEP 2016

उत्तराखण्ड राज्य
गौ.न.क.७ व ११

क. ल. नं. - ५
सत ३५०४८ २०१६

10 SEP 2016

क. ल. नं.	क. ल. नं.
सत	सत
३५०४८	२०१६

मे. छोटा पिनकठ
बिल्ड इक प्रा. लि.
सर्के राजेंद्र छोटा

10 SEP 2016

क्र. 333/2012 मा.न.क्र. 04112

वे. 234

234 432 422

मे. कोटा डेव्हलपमेंट कर्पोरेशन

मे. कोटा डेव्हलपमेंट कर्पोरेशन
वर्क रजिस्ट्रार कोटा

300 402

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क. ल. न.
दस्त क्र. 694/2012

म.न. क्र. 17 (बिना नंबर डीडी)

क्र.	विवरण	अंक
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क्र. 333/2012 मा.न.क्र. 04112

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मे. कोटा डेव्हलपमेंट कर्पोरेशन

मे. कोटा डेव्हलपमेंट कर्पोरेशन
वर्क रजिस्ट्रार कोटा

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म.न. क्र. 17 (बिना नंबर डीडी)

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क्र. 333/2012 मा.न.क्र. 04112

वे. 234

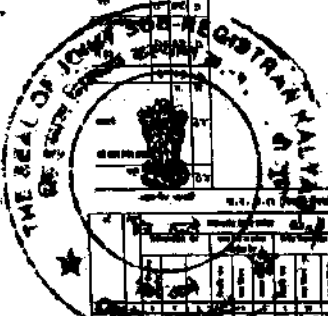
234 432 422

मे. कोटा डेव्हलपमेंट कर्पोरेशन

मे. कोटा डेव्हलपमेंट कर्पोरेशन
वर्क रजिस्ट्रार कोटा

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26 DEC 2013

क्र. 333/2012 मा.न.क्र. 04112

वे. 234

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मे. कोटा डेव्हलपमेंट कर्पोरेशन

मे. कोटा डेव्हलपमेंट कर्पोरेशन
वर्क रजिस्ट्रार कोटा

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म.न. क्र. 17 (बिना नंबर डीडी)

क्र.	विवरण	अंक
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26 DEC 2013

सं. न. ४०४१२
सं. न. ४०४१२

क. ल. न. - ५
दस्त क्र. ५७४८/२०१६
७५/१००

क्र.	विवरण	प्रमाण	दिनांक	अधिकारी
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सं. न. ४०४१२
सं. न. ४०४१२

क. ल. न. - ५
दस्त क्र. ५७४८/२०१६
७५/१००

क्र.	विवरण	प्रमाण	दिनांक	अधिकारी
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सं. न. ४०४१२
सं. न. ४०४१२

क. ल. न. - ५
दस्त क्र. ५७४८/२०१६
७५/१००

क्र.	विवरण	प्रमाण	दिनांक	अधिकारी
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सं. न. ४०४१२
सं. न. ४०४१२

क. ल. न. - ५
दस्त क्र. ५७४८/२०१६
७५/१००

JOINT SUB-COMMISSIONER OF REVENUE
THE GOVT. OF INDIA
RAJASTHAN
भारत

क्र.	विवरण	प्रमाण	दिनांक	अधिकारी
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क. ल. क्र. 1000

दसी क्र. 1000

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प. न. व. 11 (पिपरी रोड)											
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27 NOV 2007

प. न. व. 11 (पिपरी रोड)

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क. ल. क्र. 1000

दसी क्र. 1000

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मे. छोटा डेवकर्म
प्रा. वि. लई
मजिंद्र छोटा

278

प. न. व. 11 (पिपरी रोड)											
क्र.सं.	व.सं.	व.सं.	व.सं.	व.सं.	व.सं.	व.सं.	व.सं.	व.सं.	व.सं.	व.सं.	व.सं.
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9/11/2007

प. न. व. 11 (पिपरी रोड)

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क. ल. क्र. 1000

दसी क्र. 1000

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मे. छोटा डेवकर्म
प्रा. वि. लई
मजिंद्र छोटा

278

THE SEALING ONLY SUB-REGISTRAR HALLARI

18 SEP 2008

प. न. व. 11 (पिपरी रोड)

गौ. न. व. 10 व 11

क. ल. क्र. 1000

दसी क्र. 1000

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मे. छोटा डेवकर्म
प्रा. वि. लई
मजिंद्र छोटा

278

9/11/2007

परिचय पत्र
 सं. नं. ७७११

श्री. ओटा रिजर्व प्रा.
 लि. लॉड वाजेड ओटा

२

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परिचय पत्र
 सं. नं. ७७११

श्री. ओटा रिजर्व प्रा.
 लि. लॉड वाजेड ओटा

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श्री. ओटा रिजर्व प्रा.
 लि. लॉड वाजेड ओटा

क. ल. नं.-५

दस्त क्र. ५७५८ २०१६

५७ १०१०

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परिचय पत्र
 सं. नं. ७७११

श्री. ओटा रिजर्व प्रा.
 लि. लॉड वाजेड ओटा

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श्री. ओटा रिजर्व प्रा.
 लि. लॉड वाजेड ओटा

क्र.सं.	विवरण	दिनांक	प्रमाण
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परिचय पत्र
 सं. नं. ७७११

श्री. ओटा रिजर्व प्रा.
 लि. लॉड वाजेड ओटा

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श्री. ओटा रिजर्व प्रा.
 लि. लॉड वाजेड ओटा

THE SEAL OF JOINT SUPERVISORS

क्र.सं.	विवरण	दिनांक	प्रमाण
1			
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उत्तराखण्ड राज्य कल्याणकारी ढाणे
गं.न.क.७ वर

पु.नं. ३३५ ७

संश्लेषण नं. (७७३) (७७३) (७७३) (७७३) (७७३) (७७३) (७७३) (७७३)

मे. ढोडा डिवर्मा प्रा.वि. लई रजिंद्र ढोडा (७७३)

क.स.नं.-५
दस्तावेज नं. ५७५८/२०१६
५८ ७७५

गं.न.क.७ (पिढे ढेडा)

नं.	शु.सं.	शु.सं.	शु.सं.	शु.सं.	शु.सं.	शु.सं.	शु.सं.	शु.सं.	शु.सं.	शु.सं.	शु.सं.	शु.सं.	शु.सं.	शु.सं.	शु.सं.	शु.सं.	शु.सं.	शु.सं.	शु.सं.
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उत्तराखण्ड राज्य कल्याणकारी ढाणे

उत्तराखण्ड राज्य कल्याणकारी ढाणे
गं.न.क.७ वर

पु.नं. ३३५ ७

संश्लेषण नं. (७७३) (७७३) (७७३) (७७३) (७७३) (७७३) (७७३) (७७३)

मे. ढोडा पिनेकय विरल डेक प्रा.वि. लई रजिंद्र ढोडा (७७३)

गं.न.क.७ (पिढे ढेडा)

नं.	शु.सं.	शु.सं.	शु.सं.	शु.सं.	शु.सं.	शु.सं.	शु.सं.	शु.सं.	शु.सं.	शु.सं.	शु.सं.	शु.सं.	शु.सं.	शु.सं.	शु.सं.	शु.सं.	शु.सं.	शु.सं.	शु.सं.
३३५	७																		

उत्तराखण्ड राज्य कल्याणकारी ढाणे

उत्तराखण्ड राज्य कल्याणकारी ढाणे
गं.न.क.७ वर

पु.नं. ३३५ ७

संश्लेषण नं. (७७३) (७७३) (७७३) (७७३) (७७३) (७७३) (७७३) (७७३)

मे. ढोडा डिवर्मा प्रा.वि. लई रजिंद्र ढोडा (७७३)

गं.न.क.७ (पिढे ढेडा)

REGISTRATION OFFICE
UTTARAKHAND

गं.न.क.७ (पिढे ढेडा)

नं.	शु.सं.	शु.सं.	शु.सं.	शु.सं.	शु.सं.	शु.सं.	शु.सं.	शु.सं.	शु.सं.	शु.सं.	शु.सं.	शु.सं.	शु.सं.	शु.सं.	शु.सं.	शु.सं.	शु.सं.	शु.सं.	
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उत्तराखण्ड राज्य कल्याणकारी ढाणे

उत्तराखण्ड राज्य कल्याणकारी ढाणे
गं.न.क.७ वर

पु.नं. ३३५ ७

संश्लेषण नं. (७७३) (७७३) (७७३) (७७३) (७७३) (७७३) (७७३) (७७३)

मे. ढोडा पिनेकय विरल डेक प्रा.वि. लई रजिंद्र ढोडा (७७३)

गं.न.क.७ (पिढे ढेडा)

गं.न.क.७ (पिढे ढेडा)

नं.	शु.सं.	शु.सं.	शु.सं.	शु.सं.	शु.सं.	शु.सं.	शु.सं.	शु.सं.	शु.सं.	शु.सं.	शु.सं.	शु.सं.	शु.सं.	शु.सं.	शु.सं.	शु.सं.	शु.सं.	शु.सं.	शु.सं.
३३५	७																		

उत्तराखण्ड राज्य कल्याणकारी ढाणे

UG-12

सेक्टर / **सं.सं.स. ७ अ ११** / **शुद्ध कृषि**

पुस्तक संख्या: ७५, दिनांक: २/५/१४, पृ.सं.सं.सं. संख्या: १२३, ६६१, ६६२

क. राजीव
रतन कुमारी / **२०१६**

पं.सं.स.सं. संख्या: २७०

सं.सं.स. संख्या: २७०

पं.सं.सं.सं. संख्या: ११ (निम्नलिखित)

क्र.सं.	विवरण	मूल्य	प्रतिशत	कुल मूल्य	विवरण	मूल्य	प्रतिशत	कुल मूल्य
१

०४/०६/१४

- 4 JUN 2014

राजस्थान राजीव भवन
जयपुर

UG-12

सेक्टर / **सं.सं.स. ७ अ ११** / **शुद्ध कृषि**

पुस्तक संख्या: ७५, दिनांक: २/५/१४, पृ.सं.सं.सं. संख्या: १२३, ६६१, ६६२

मे. लोका शिवराम श. सि.
सुप्री. गणेश लोका / **२७०**

पं.सं.स.सं. संख्या: २७०

पं.सं.सं.सं. संख्या: १२ (निम्नलिखित)

क्र.सं.	विवरण	मूल्य	प्रतिशत	कुल मूल्य	विवरण	मूल्य	प्रतिशत	कुल मूल्य
१

०४/०६/१४

- 4 JUN 2014

राजस्थान राजीव भवन
जयपुर

UG-18

सेक्टर / **सं.सं.स. ७ अ ११** / **शुद्ध कृषि**

पुस्तक संख्या: ७५, दिनांक: २/५/१४, पृ.सं.सं.सं. संख्या: १२३, ६६१, ६६२

मे. लोका शिवराम श. सि.
सुप्री. गणेश लोका / **२७०**

पं.सं.स.सं. संख्या: २७०

पं.सं.सं.सं. संख्या: ११ (निम्नलिखित)

क्र.सं.	विवरण	मूल्य	प्रतिशत	कुल मूल्य	विवरण	मूल्य	प्रतिशत	कुल मूल्य
१

०४/०६/१४

- 4 JUN 2014

राजस्थान राजीव भवन
जयपुर

UG-18

सेक्टर / **सं.सं.स. ७ अ ११** / **शुद्ध कृषि**

पुस्तक संख्या: ७५, दिनांक: २/५/१४, पृ.सं.सं.सं. संख्या: १२३, ६६१, ६६२

मे. लोका शिवराम श. सि.
सुप्री. गणेश लोका / **२७०**

पं.सं.स.सं. संख्या: २७०

पं.सं.सं.सं. संख्या: १२ (निम्नलिखित)

क्र.सं.	विवरण	मूल्य	प्रतिशत	कुल मूल्य	विवरण	मूल्य	प्रतिशत	कुल मूल्य
१

०४/०६/१४

- 4 JUN 2014

राजस्थान राजीव भवन
जयपुर



क. ल. न.-५	
दस्त क्र.५७५८	२०१६
८२	१०७

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दस्ता क्र ५७४८	२०२६
७३	१०७

कुलसुखत्याग भन्नाचे घोषणापत्र

मी, श्री/श्रीमती/श्री ~~विनायक रामचंद्र शिंदे~~ या
 धारें घोषित करतो की: ~~हय्या जितेंद्र शिंदे~~ यांचे कार्यालयात
करावली या शिर्षकाचा दस्ता नोंदणीसाठी सादर करण्यात आला
 आहे. श्री/श्रीमती/श्री कमल शिंदे यांच्या मिळा व परब
 हत्तर. यांनी दिनांक ०९/०९/२०१५ रोजी मंजूर दिलेल्या
 कुलसुखत्यागपत्राच्या आधारे मी, सादर दस्ता नोंदणीचे सादर केला आहे /
 निष्पादीत करून घ्यावीचकार दिला आहे. सादर कुलसुखत्यागपत्र लिहून
 देणार यांनी कुलसुखत्यागपत्र रद्द केले नाही, किंवा कुलसुखत्यागपत्र लिहून
 देणार व्यक्तीपैकी कोणीही भारत हाकले नाही किंवा अन्य कोणत्याही
 कारणामुळे कुलसुखत्यागपत्र रद्दनातल ठरले नाही. सादरचे
 कुलसुखत्यागपत्र पूर्णपणे वैध असून उपरोक्त दस्ता घटनेचा मी पुनर्नि-
 संधन आहे. सादरचे कथन घुकीचे आलेखन आल्यास, नोंदणी अधिकाऱ्यांस-
 १९०८ चे कलम ४९ अन्वये शिष्य मी पात्र ठरविन घ्यावी मला जाणीव
 आहे.

ठिकाण : उमिबली
 दिनांक : २६/०६/१६

सही
Kaninde
 कुलसुखत्याग भन्नाचे घोषणापत्र लिहून देणार



क. ल. न. - ५
 दस्त क्र. ५७५८ २०२६
 ८० १००

कुलमुखत्यार पदाचे घोषणापत्र

मी, श्री/श्रीमती/श्री प. र. केसकर या

द्वारे घोषित करतो/की; वरुध्म लिहणक, ६००५०७ यांचे कार्यालयात

करा/मीना या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला

आहे. श्री/श्रीमती/श्री वसुदेव नाथर, मनिदर १, देगावा व

इतर. यांची दिनांक ६/१२/२५ रोजी मला दिलेल्या

कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीस सादर केला आहे /

निष्पादित करणाने बांधणीपत्रात दिला आहे, सादर कुलमुखत्यारपत्र लिहून

देणार याची बांधणीपत्र रद्द केले नाही, किंवा कुलमुखत्यारपत्र लिहून

देणार अन्वयितेची बांधणी संपन्न झाले नाही किंवा अन्य कोणत्याही

कारणांमुळे कुलमुखत्यारपत्र रद्दवातल ठरले नाही. सादरचे

कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त वृत्ती करण्यास मी पूर्णतः

सक्षम आहे. सदरचे करण घुलीने आढळून आल्यास, नोंदणी अधिनियम

१९०८ चें कलम ४२ अन्वये शिथिल मी पात्र राहिले नाही मला जाणीव

आहे.

ठिकाण डोंबिवली

दिनांक २२/०६/२६

सही

P. R. Keskar

कुलमुखत्यार पदाचे घोषणापत्र लिहून देणार



WITNESSES:

(1) We the undersigned are engaged in the business of the said Companies and property development selling Residential Flats/Shops/Bungalows in the said buildings and for that purpose the said Companies are seeking the Agreement to Sell, Conveyance Deeds, Restrictive Deeds, etc. with prospective purchasers.

(2) We are authorized by the Power of Attorney dated 20/01/2014, 2014 to sign Agreements to Sell, Conveyance Deeds, Restrictive Deeds, etc. of Residential Flats/Shops/Bungalows and such other documents and to execute the same and to exercise powers and authorities for the same.

(3) In order to facilitate the registration before the office of the Registrar of Mumbai and stamping in accordance to the provisions of the Act, we the undersigned do hereby appointing Mr. Praveen Kulkarni, Mr. Rajesh Wani, Mr. Praveen Kulkarni, Mr. Praveen Kulkarni and Mr. Anil Praveen Kulkarni as the undersigned's attorneys for the purpose of appearing before the Registrar of Mumbai and stamping the same.


AND WE HEREBY AGREE TO SIGN AND CONFIRM IN RESPECT OF THE SAID COMPANIES WHATEVER THE SAID ATTORNEYS SHALL DO OR CAUSE TO BE DONE BY THEM IN CONNECTION WITH THE MATTER REFERRED TO IN THE SAID POWER OF ATTORNEY.

MAHMOUD CHIRARA of Mumbai, India authorized in my capacity as Power of Attorney holder of the said Companies (1) to execute, execute and appear (2) Mr. FANSHAJI KESARAI of Mumbai, India authorized, residing at Kalyanesh Chawl, Room No.7, New SRS Road, 3rd floor, Chawl, Kurla (West), Mumbai-400 078. (3) Mr. JYOTI WADKAR of Mumbai, India authorized, residing at Room No. 7, Atharva Building, Chhatrapati Shivaji Maharaj Road, Deonar (West), Mumbai-400 028, (4) Mr. Karanish Arani residing of Mumbai, India authorized, residing at Vastan Nagar, Prasad Shivaji Sagar, Room No. 4, Mahesh Nagar, M.E.Road, Goregaon (West), Mumbai-400 080 (4) Mr. Praveen Kulkarni of Mumbai, India authorized, residing at 2/15, Main Baramati Ambekar Nagar, Or. E. Meera Road, West, Mumbai - 400 028 and (5) Mr. Anil Praveen Kulkarni, India authorized residing at A-282 Chhatrapati Shivaji Maharaj Road, Vastan Nagar (East), to by my true and lawful authorized Attorney (hereinafter referred to as "the said Attorneys") individually and severally to do all or any of the following Acts, deeds, matters and things for the said Companies and in the name and on behalf of the said Companies that is to say:


- To lodge for registration various Agreement to Sell, Conveyance Deeds, Restrictive Deeds, etc with respect to Flats/Shops/Bungalows executed by me and behalf of the respective Companies with the Registrar of Assurances at Mumbai and for elsewhere in India and to admit execution thereof on Our behalf for the respective Companies by any one of them.
- We hereby specifically authorize the said Attorneys to demand and appear for Registration and to admit the said Agreements to Sell, Conveyance Deeds, Restrictive Deeds, etc. of Flats/Shops/Bungalows before the Registrar of Assurances on behalf of the respective Companies before the said Sub Registrar of Assurances.
- On all or any other acts, deeds, matters and things for the purpose of effectually giving the said Agreements to Sell, Conveyance Deeds, Restrictive Deeds, etc. of Flats/Shops/Bungalows and such other documents with the Registrar of Assurances at Mumbai and for elsewhere in India.
- The Power of Attorney is still valid and subsisting till the same is revoked or cancelled by me and/or the undersigned attorneys remain in employment in one of the group company of either of the Companies and / or I need to be continued attorney holder of the said Companies.
- AND we hereby agree to ratify and confirm in respect of Power of Attorney of the said Companies whatever the said Attorneys shall do or cause to be done by them in connection with the matter referred to in the said Power of Attorney.

Witnessed and signed by me and on behalf of the said Companies at Mumbai on this 14th day of 11/2014.

(Signature)







GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS
 and
MINISTRY OF INDUSTRY
 New Delhi, India

Certificate of Incorporation pursuant to change of name
 [Pursuant to rule 29 of the Companies (Incorporation) Rules, 2014]


Company Identification Number (CIN): _____
 I hereby certify that the name of the company **DAKSHINAMURTI BANKING LTD** (INCORPORATED UNDER THE COMPANIES ACT, 1956) as entered in the Register of Companies is correct and that the company is duly incorporated in India.

Company was originally incorporated on the date **01/01/1950**

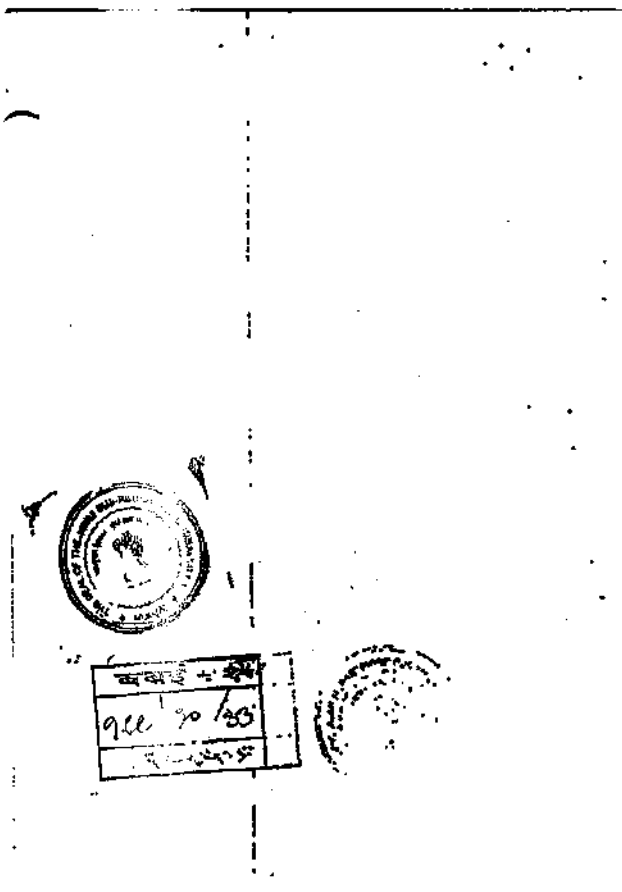
Given under my hand at New Delhi, this **29th** day of **July**, 2024.


दक्षिणमूर्ति बैंकिंग लि. DAKSHINAMURTI BANKING LTD	2024
29	2024

Mailing Address as per record available in Register of Companies office:
 Public Director Public Linker
 SEC, 2004 A, HANMANI CREATE, GA-ROADS, BANGALORE, KARNATAKA, INDIA.



व्यवह - २९ २९ / ७ / २४ २०२४
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GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS
 and
MINISTRY OF INDUSTRY
 New Delhi, India

SEAL OF JOINT DIRECTOR GENERAL OF REGISTRARS
INDIA

29 / **7** / **2024**

2024



जय - २३
१२/१२/२३
२०२४

Ministry of Corporate Affairs
 क. व. नं. - ५
 दात ५ JUL 2024
 ११/७/२०१०

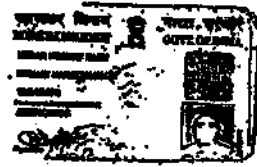
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जय - २३
१२/१२/२३
२०२४

Approved for Payment
 (Form 5.02a)
 क. व. नं. - ५
 दात ५ JUL 2024
 ११/७/२०१०

ADMISSION REGISTRATION

१२/१२/२३
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क. ल. न. - ५	
दस्त क्र. 404C	2024
९०	१००



बचत - ५	
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बचत - ५	
१००	११/३३
२०२४	



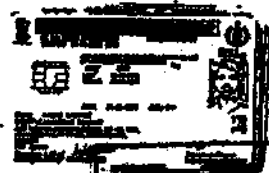
बचत - ५	
१००	११/३३
२०२४	



बचत - ५	
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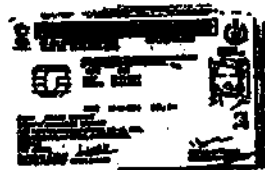
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१२०	१५/११
२०२४	

जमाई - २	
१२०	१५/११
२०२४	



जमाई - २	
१२०	१५/११
२०२४	



SEAL OF JOINT SUB-REGISTRAR, PATNA, BIHAR

जमाई - २	
१२०	१५/११
२०२४	

जमाई - २	
१२०	१५/११
२०२४	



क. ल. न. - ५
 दस्त क्र. YUYL 208E
 ९२ १०१०

जाचर्ड - २३
 १९९२ २६/३३



Summary 1 (GoibwaaBhaq-1)

पत्रांक: २०१५/२०१६
 दिनांक: २०/०१/२०१६

पत्रांक: २०१५/२०१६

पत्रांक: २०१५/२०१६

पत्रांक: २०१५/२०१६

ड. पी. एच. डी. नं. २०१५/२०१६
 ड. पी. एच. डी. नं. २०१५/२०१६

Handwritten signature

पत्रांक: २०१५/२०१६
 पत्रांक: २०१५/२०१६

पत्रांक: २०१५/२०१६

पत्रांक: २०१५/२०१६

पत्रांक: २०१५/२०१६

पत्रांक: २०१५/२०१६

पत्रांक: २०१५/२०१६

पत्रांक: २०१५/२०१६

पत्रांक: २०१५/२०१६

पत्रांक: २०१५/२०१६

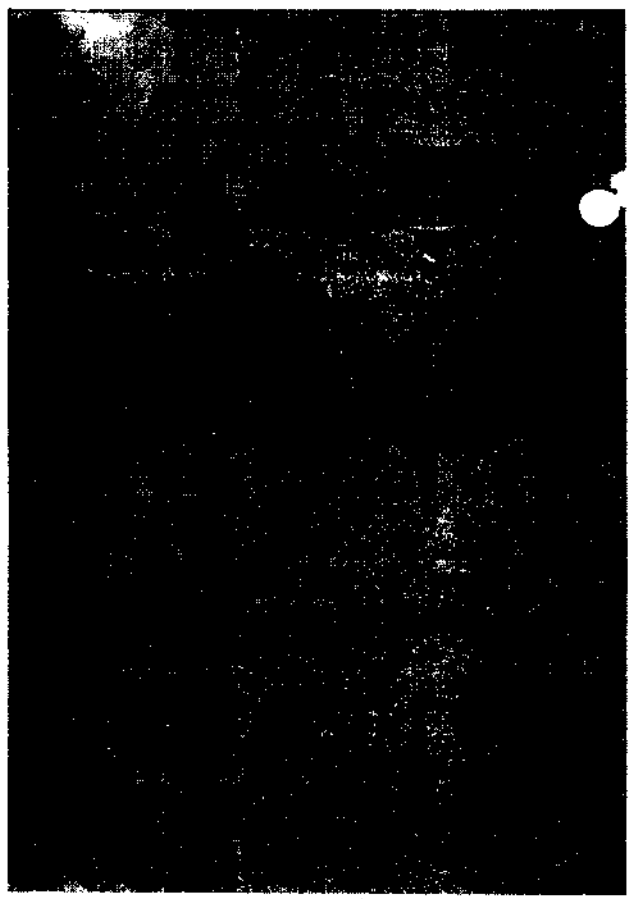
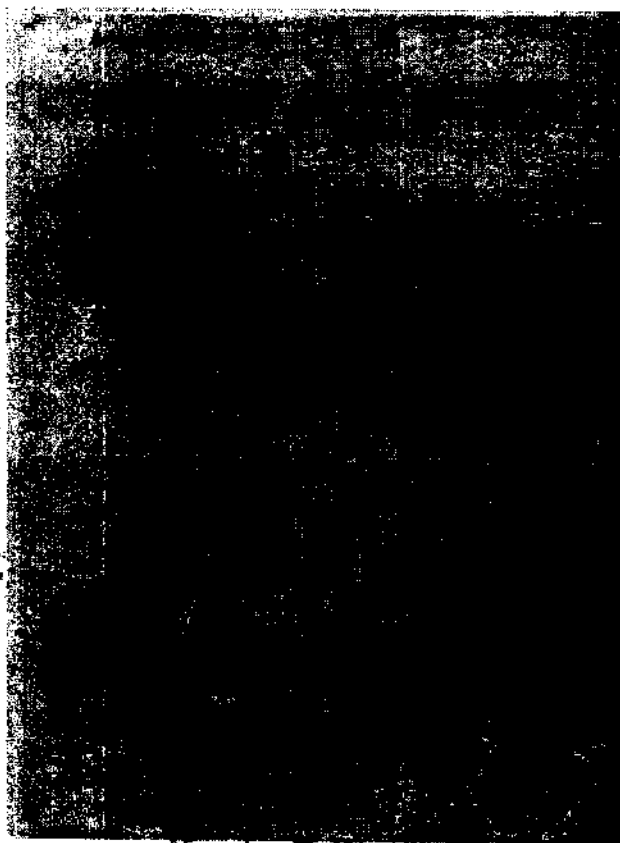
पत्रांक: २०१५/२०१६

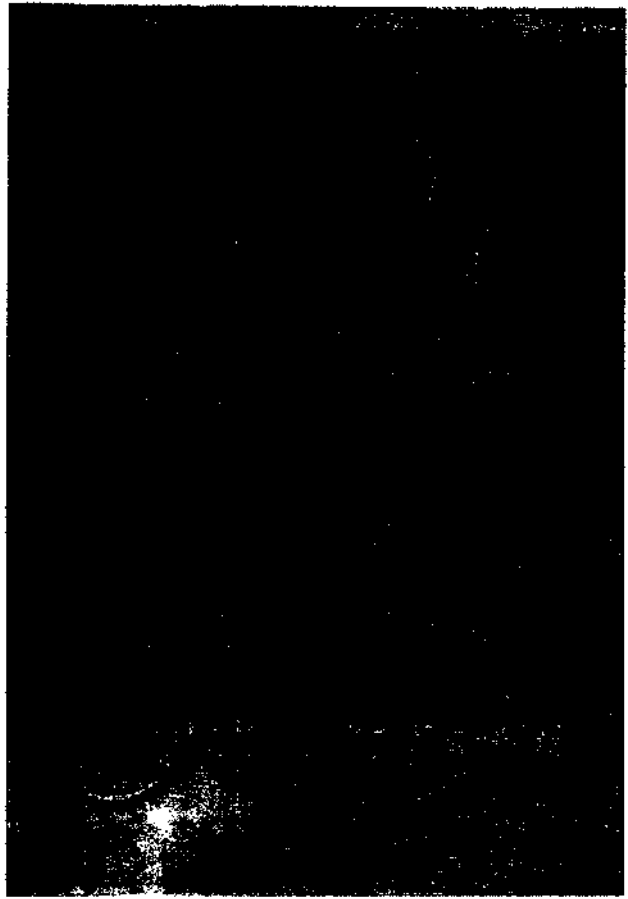
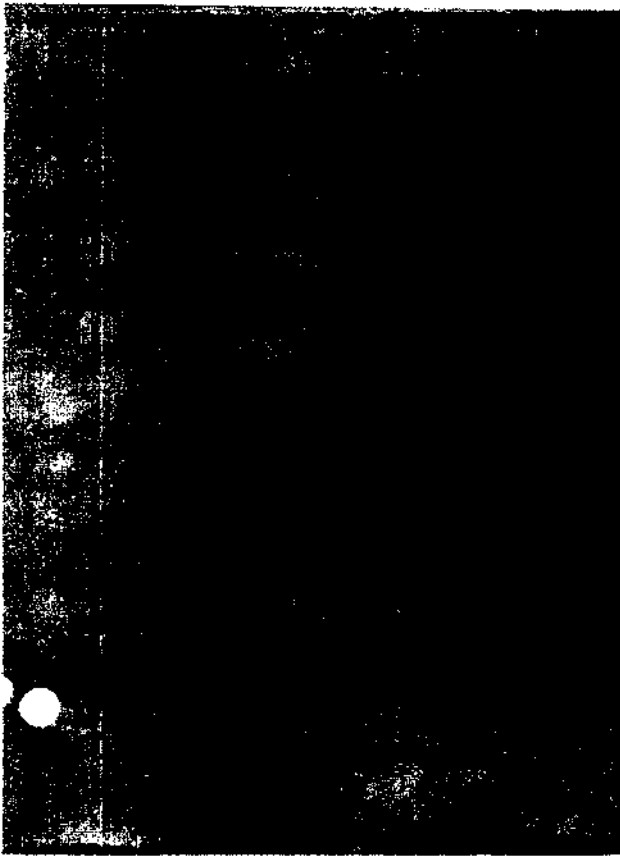
पत्रांक: २०१५/२०१६

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पत्रांक: २०१५/२०१६





प्रमाणित Tuesday, January 06, 2015 6:05 PM	पावली	Original/Cuplicate चौकरी नं. 399 Page:3984
चलौरी नं.: 247 दिनांक: 06/01/2015		
<p>व्यक्ति का नाम: पं. अशोक आवेदन संख्या: 1-200-2015 आवेदन प्रकार: जुद्धाकरण आवेदन करने वाले का नाम: कृष्णाक्षर कृष्णाक्षर कृष्णाक्षर ए. वि. को. सौ. सौ. जे. जे. जे. जे. जे. निवासी:</p>		
	चौकरी की	₹ 100.00
	आवृत्त संख्या की	₹ 640.00
	कुल देय रकम: 52	
	कुल:	₹ 740.00
<p>आवेदन शुद्ध रकम, अंशों में, सुबह 10 बजे तक देना है। 15 PM तक देना है। शुद्ध रकम: 52</p>		
<p>आवेदन शुद्ध रकम: ₹ 52 आवेदन शुद्ध रकम: ₹ 500</p>	<p>कुल देय रकम: ₹ 740</p>	<p>कुल देय रकम: ₹ 500</p>
<p>1) आवेदन शुद्ध रकम: By Cash रकम: ₹ 100- 2) आवेदन शुद्ध रकम: By Cash रकम: ₹ 640-</p>		

RECEIVED
 ON 07/11/15

QUALITY MTR Form Number-2			
QMS	INSTRUMENTATION	LABOR	OTHER SERVICES
Department	Instrumentation Department		Paper Grade
Type of Payment	Monthly Salary	₹ 1000.00	
Salary Type	Fixed Salary		₹ 1000.00
Salary	₹ 1000.00		
Net Pay	₹ 1000.00		
Allowance	₹ 0.00		
Deduction	₹ 0.00		
Total			
Payable to: STATE BANK OF INDIA		FOR BANK DEPOSIT ONLY	
Branch: ...		...
<p>200 9 / 52 2015</p>			

क. ल. न. - ५
 दस्त क्र ५०५८ २०१६
 ए० १०१०



बचत - २
 २०० २ / ३२
 २०१५



बचत - २
 २०० ३ / ३०
 २०१५

GENERAL POWER OF ATTORNEY

To all to whom this present shall come, We, (i) SANJAYKANT M-Tech CONSTRUCTIONS PRIVATE LIMITED (ii) LODNA M BURE BUILDERS PRIVATE LIMITED (iii) PALASH DWELLERS PRIVATE LIMITED (formerly known as LODNA DWELLERS PRIVATE LIMITED) (iv) LODNA ESTATE PRIVATE LIMITED all of them Private Limited Companies registered under the Companies Act, 2013 by recorded from time to time and having their registered office at 212, Bank and Police, Dr. E. Manna Road, West, Alambid - 400 018 and also other Lodha Estate, Apollo Mills compound, N. M. Joshi Marg, Malabar, Mumbai - 400 011, hereinafter for the sake of brevity collectively to be "the said Companies" with supreme voice agreement to the content and meaning thereof do hereby confer and assign:

9 Kishore Kishore Kishore

बचत - २
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WHEREAS the said Companies are engaged in business of real estate and property development and constructing various buildings comprised of Residential Flats, one each other premises and selling such Residences; and whereas such other premises in bonded and unbonded in India.

A. The said Companies in process of executing Agreement to Sell, Concession Deeds, Rectification Deeds etc. with the prospective Purchaser and for this it required from time to time sign, execute, admit, lodge and register the Agreement to Sell, Concession Deeds, Rectification Deeds etc. before the concerned Sub-registrar of Assurances, and in order to facilitate the same the board of Directors of the Companies are desirous of appointing SHRI. SUBENDRAN NAIR and SHRI. MANMOHAN CHAKRA as our Co-ventured Attorneys with following powers and authorities.

C. SHRI. SUBENDRAN NAIR (Vice President - Lodha Group) and SHRI. MANMOHAN CHAKRA (Vice President - Lodha Group) are authorized by the board of Directors of the above said Companies to jointly and severally sign and execute documents.

NOW KNOW YOU ALL AND THERE PRESENTS WITNESSE that, We (i) SANJAYKANT M-Tech CONSTRUCTIONS PRIVATE LIMITED (ii) LODNA M BURE BUILDERS PRIVATE LIMITED (iii) PALASH DWELLERS PRIVATE LIMITED (formerly known as LODNA DWELLERS PRIVATE LIMITED) (iv) LODNA ESTATE PRIVATE LIMITED all hereby appoint, nominate and constitute the said SHRI. SUBENDRAN NAIR and SHRI. MANMOHAN CHAKRA as the true and lawful attorneys or agents ("Attorneys") of the said respective Companies with full powers and authority to jointly and severally do and execute all contracts, deeds and things as hereinafter mentioned on our behalf and in pursuance:

TO SIGN AND EXECUTE Application Form, Letter of Assignment Agreement to Sell, Concession Deeds, Rectification Deeds etc. covered by the Companies for the purpose of registration of Residential Flats and such other papers, documents and things as may be required by the respective Companies before the concerned Sub-registrars of Assurances in terms of the Companies Act, 2013.

TO SIGN AND EXECUTE Agreement to Sell, Concession Deeds, Rectification Deeds etc. with the prospective Purchaser and for this it required from time to time sign, execute, admit, lodge and register the Agreement to Sell, Concession Deeds, Rectification Deeds etc. before the concerned Sub-registrars of Assurances, and in order to facilitate the same the board of Directors of the Companies are desirous of appointing SHRI. SUBENDRAN NAIR and SHRI. MANMOHAN CHAKRA as our Co-ventured Attorneys with following powers and authorities.

IN WITNESS WHEREOF the undersigned Directors of the Companies have hereunto set their hands and seals, this 1st day of January, 2015.



SHRI. SUBENDRAN NAIR
 SHRI. MANMOHAN CHAKRA

बचत - २
 २०० ५ / ३२
 २०१५

papers and documents approved by respective Sub-registrars as required to enable the prospective Purchaser to be registered in the books and Residual certificates for the purpose of the payment of the consideration payable by the said prospective Purchaser to the respective Companies without making any necessary or other commitments or any other liabilities of whatsoever nature than to our benefit and against us or by the broker or Residual certificate.

4. TO APPEAR BEFORE AND ATTEND TO the concerned Sub-registrar and TO LODGE AND PRESENT before him AND TO ADMIT execution of the Agreement to Sell, Concession Deeds, Rectification Deeds etc. executed by the Attorney with the prospective Purchaser in regard to registration of the Residential Flats, and such other papers in the building constructed by the Companies or any of them and to do if necessary act as their attorneys and things for solemnly executing the said Agreement to Sell, Concession Deeds, Rectification Deeds etc.

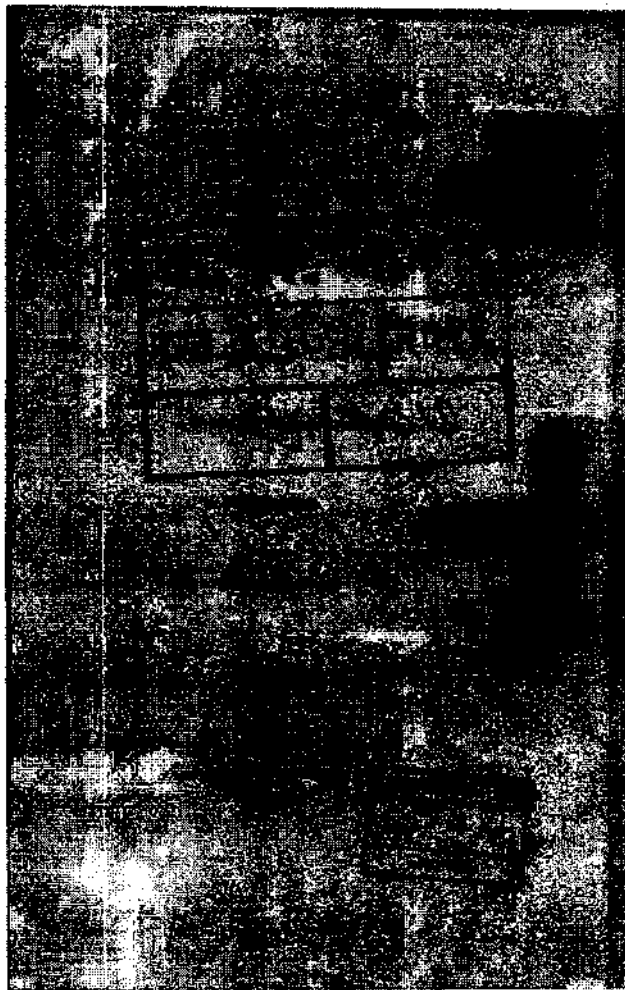
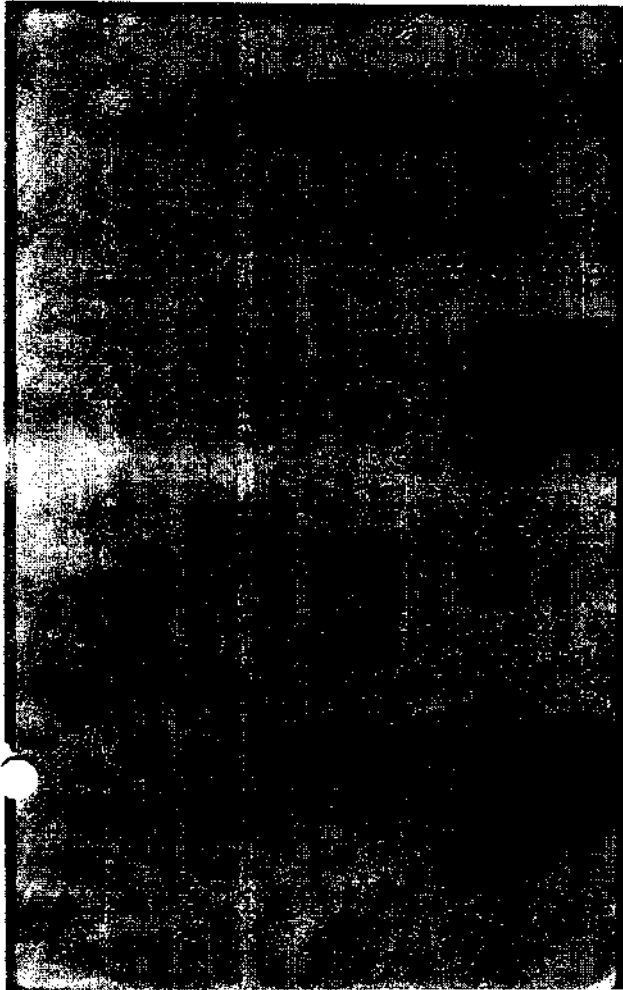
5. TO SIGN AND EXECUTE Deed of Rectification or Concession or confirmation or any other documents approved by respective Company or may be required, in connection with the Agreement to Sell, Concession Deeds, Rectification Deeds etc. of Residential Flats and such other papers and transactions in connection therewith and lodge for registration with the concerned Sub-registrar and admit receipt thereof.

6. For the better doing, performing and executing of the contract and things aforesaid, we hereby further grant to the said Attorneys full power and authority to substitute and appoint in our place one or more substitutes on such terms as they shall think fit and to execute all or any of the powers and authorities and to do all acts, deeds and things under the Special Power of Attorney which include execution of Agreements to Sell, Concession Deeds, Rectification Deeds etc. and admit necessary thereof before concerned Sub Registrar of Assurances for effective registration of such documents and to execute any such appointments from time to time and to substitute or appoint any others in their place in the said Attorneys from time to time as they think fit and / or proper subject to larger stated therein.

Provided that notwithstanding anything herein before contained, the said Attorneys shall always act within and not outside the Instructions or directions received by them from respective Companies hereby given to ratify and confirm all acts and things lawfully done by the said Attorneys, pursuant to the powers heretofore contained.



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Dated this 27th Dec. 2024

- WE
- (i) SAHAJANAND HI-TECH CONSTRUCTIONS PRIVATE LIMITED AND
 - (ii) LODHA HS ESTATE PRIVATE LIMITED AND
 - (iii) PALAVA DWELLERS PRIVATE LIMITED (formerly known as LODHA DWELLERS PRIVATE LIMITED)
 - AND
 - (iv) LODHA ESTATE PRIVATE LIMITED

GENERAL POWER OF ATTORNEY



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SAHAJANAND HI-TECH CONSTRUCTIONS PVT. LTD.

India Road, NRI Park Marg, Andheri West, Mumbai - 400 051, India

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE DIRECTORS OF THIS COMPANY ON 27th DECEMBER, 2024.

RESOLVED THAT in pursuance to the earlier resolution passed in this regard, if any, the Board do execute a General Power of Attorney in favour of Mr. Soumen Halder (designated as Vice President) and Mr. Manish Chatterjee (designated as Vice President) authorizing them to jointly and severally sign, execute and register inter-alia before the concerned Sub-registrar of Assurances and such other authorities, the Application Form, Letter of Allotment, Agreements to Sell, Completion Deeds, Rectification Deeds and other ancillary documents in relation to the projects developed by the Company;

RESOLVED FURTHER THAT Mr. Soumen Halder and Mr. Manish Chatterjee be and are hereby severally authorized to sub-delegate any of the powers granted to them by one or more persons on such terms as they shall think fit;

RESOLVED FURTHER THAT the draft of the General Power of Attorney be and is hereby approved and Mr. Kamal Kulkarni is hereby authorized to sign and execute the same;

RESOLVED FURTHER THAT in accordance with the provisions of Section 170 of the Companies Act, 2013, the directors and Mr. Kamal Kulkarni, Authorized Signatory be and are hereby severally authorized to issue a True Copy of the resolution of the company's authorities / parties as may be necessary and appropriate to act;

Certified True Copy
for Sahajanand Hi-Tech Constructions Private Limited

Kulkarni
Director

Date: 27th December, 2024



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RORH		

क. ल. न. - ५
 दस्त क्र. ५०५८ २०१६
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खर्च - २२
 २०० १९/३२
 २०१५

LODHA HI-RISE BUILDERS PVT. LTD.
 Lodha Towers, 23A, 2007 Ring Road, Andheri West, Mumbai - 400 052, India

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE DIRECTORS OF THE COMPANY ON 12TH DECEMBER, 2014.

"RESOLVED THAT in compliance to the aforesaid resolution passed in this regard, if any, the Board do constitute a General Power of Attorney in favour of Mr. Sandeep Mittal (designated as Vice President) and Mr. Manoj Kumar Chohan (designated as Vice President) authorizing them to jointly and severally sign, execute and register instruments before the concerned Sub-registrar of Assurance and such other authorities, the Application Form, Letter of Allotment, Agreement to Sell, Commitment Deeds, Rectification Deeds and other ancillary documents in relation to the projects developed by the Company;

RESOLVED FURTHER THAT Mr. Sandeep Mittal and Mr. Manoj Kumar Chohan to and on behalf severally authorized to sub-delegate any of the powers granted to them to one or more persons chosen here as they shall think fit;

RESOLVED FURTHER THAT the draft of the General Power of Attorney submitted before by meeting to and is hereby approved and Mr. Sandeep Mittal, Director of the Company to and is hereby authorized to sign and execute the same;

RESOLVED FURTHER THAT in compliance with the provisions of Section 21 of the Companies Act, 2013, the Director and Mr. Manoj Kumar Chohan, Authorized Signatory to and on behalf severally authorized to issue a 'true copy' of this resolution to the concerned authorities / parties as may be necessary and they be requested to act thereon."

Certified True Copy
 For Lodha Hi-Rise Builders Private Limited

(Signature)
 Director

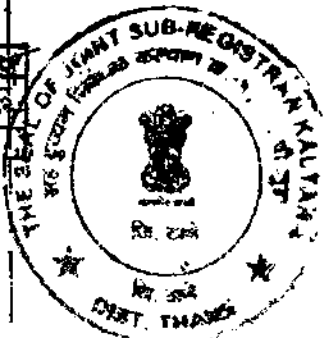


Date 12TH December 2014

खर्च - २२
 २०० १९/३२
 २०१५



खर्च - २२
 २०० १९/३२
 २०१५



PALAVA DWELLERS PVT. LTD.
 (Formerly known as Lodha Builders Pvt. Ltd.)
 Lodha Towers, 23A, 2007 Ring Road, Andheri West, Mumbai - 400 052, India

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE DIRECTORS OF THE COMPANY ON 23RD DECEMBER, 2014.

"RESOLVED THAT in compliance to the aforesaid resolution passed in this regard, if any, the Board do constitute a General Power of Attorney in favour of (designated as vice-president) Mr. Sandeep Mittal and (designated as vice-president) Mr. Manoj Kumar Chohan authorizing them to jointly and severally sign, execute and register instruments before the concerned Sub-registrar of Assurance and such other authorities, the Application Form, Letter of Allotment, Agreement to Sell, Commitment Deeds, Rectification Deeds and other ancillary documents in relation to the projects developed by the Company;

RESOLVED FURTHER THAT Mr. Sandeep Mittal and Mr. Manoj Kumar Chohan to and on behalf severally authorized to sub-delegate any of the powers granted to them to one or more persons chosen here as they shall think fit;

RESOLVED FURTHER THAT the draft of the General Power of Attorney submitted before by meeting to and is hereby approved and Mr. Manoj Kumar Chohan, Director of the Company to and is hereby authorized to sign and execute the same;

RESOLVED FURTHER THAT in compliance with the provisions of Section 21 of the Companies Act, 2013, the Director and Mr. Manoj Kumar Chohan, Authorized Signatory to and on behalf severally authorized to issue a 'true copy' of this resolution to the concerned authorities / parties as may be necessary and they be requested to act thereon."

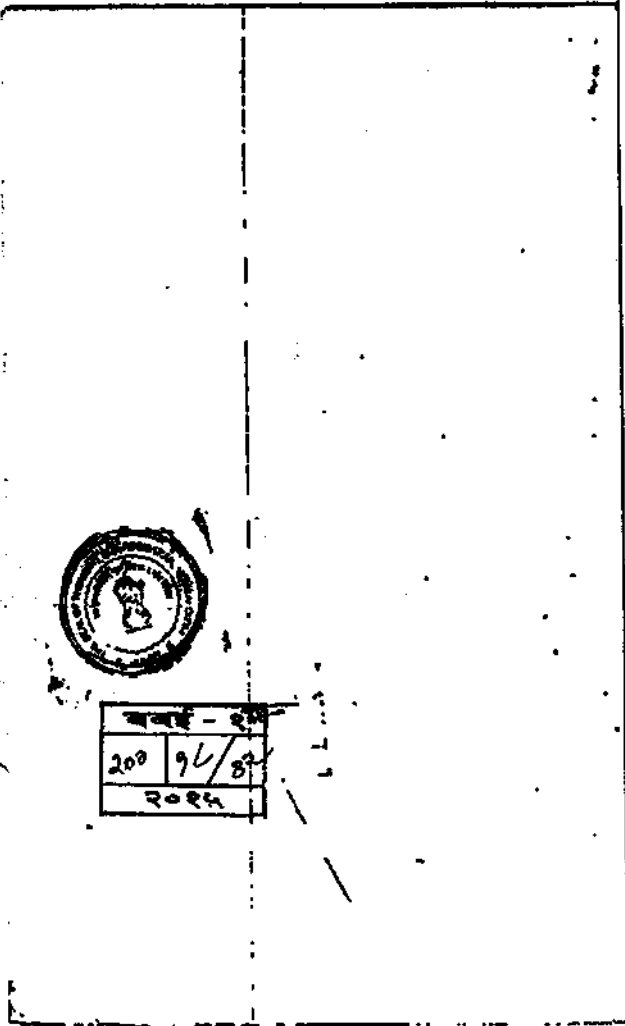
Certified True Copy
 For Palava Dwellers Private Limited

(Signature)



खर्च - २२
 २०० १९/३२
 २०१५





बचत - २३
 २०० १५/८१
 २०२५

GOVERNMENT OF INDIA
 MINISTRY OF CORPORATE AFFAIRS
 and Investments
 Room 101, Metro Tower, 1st
 Floor, Connaught Place

Certificate of Incorporation pursuant to change of name
 (Pursuant to rule 29 of the Companies (Incorporation) Rules, 2014)

Company Identification Number (CIN):

I hereby verify that the name of the company has been changed from **LODHA DEVELOPERS (INDIA) PRIVATE LIMITED** to **LODHA DEVELOPERS (INDIA) PRIVATE LIMITED** as per the details given below.

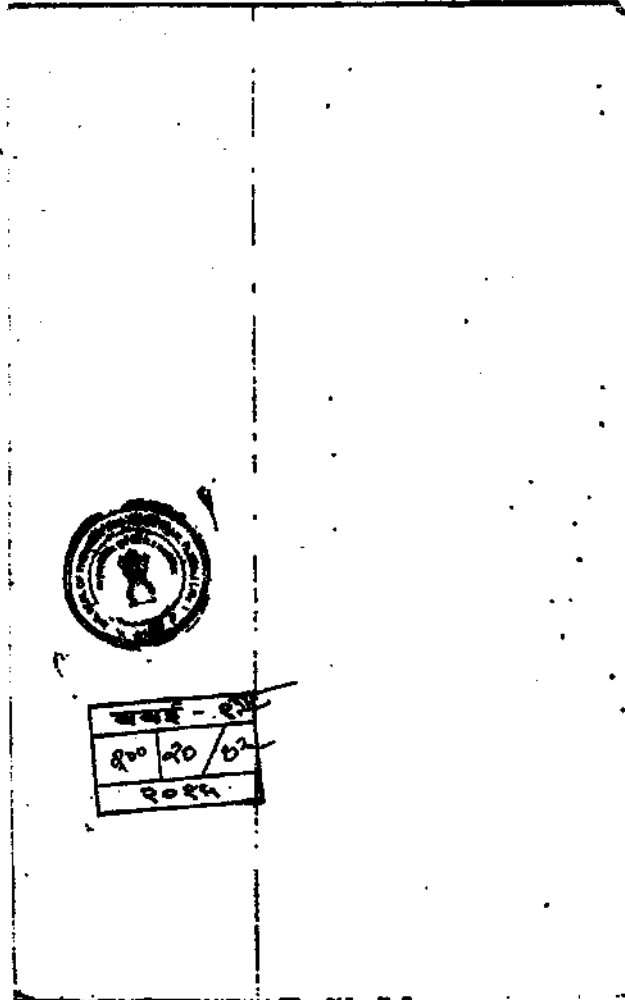
Company was originally incorporated on **10/01/2014** at **MUMBAI** under the name of **LODHA DEVELOPERS (INDIA) PRIVATE LIMITED**.

बचत - २३	
दस्ता क्र. ५०५८/२०२६	
२०० १५/८१	

Mailing Address of the company as per record maintained in Registrar of Companies office
 Lodha Developers Private Limited
 101, Metro Tower, 1st Floor, Connaught Place, Connaught Place, New Delhi, India.



बचत - २३
 २०० १५/८१
 २०२५



बचत - २३
 १०० २०/८१
 २०२५

FORM 1 (Company Identification Number)

Ministry of Corporate Affairs

THE SEAL OF THE REGISTRAR OF COMPANIES SUB-REGISTRY

२०० १५/८१
 २०२५

क. ल. न. - ५
 दस्त क्र. ५७५८ २०१६
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खसई - २७
 २०० १४/३२
 २०१५

LODHA ESTATE PVT. LTD.

Lodha Estate, 314, South Park, Midland, Mumbai 400 011, India.

CIRCULAR TRUE COPY OF THE RESOLUTION PASSED BY THE DIRECTORS OF THE COMPANY ON 29th OCTOBER, 2014

RESOLVED THAT in pursuance to the aforesaid resolution passed in this regard, it may be deemed to constitute a General Power of Attorney in favour of Mr. Sureshram Nirk (designated as Vice President) and Mr. Manoj Kumar Chohan (designated as Vice President) authorizing them to jointly and severally sign, execute and register lease-deeds before the concerned Sub-registrar of Assurances and such other authorities, the Application Form, Letter of Allotment, Agreement to Sell, Conveyance Deeds, Rectification Deeds and other ancillary documents in relation to the projects developed by the Company;

RESOLVED FURTHER THAT Mr. Sureshram Nirk and Mr. Manoj Kumar Chohan be and are hereby severally authorized to sub-delegate any of the powers granted to them to one or more persons on such terms as they shall think fit;

RESOLVED FURTHER THAT the draft of the General Power of Attorney submitted before the meeting be and is hereby approved and Mr. Uday Mishra, Director of the Company be and is hereby authorized to sign and execute the same;

RESOLVED FURTHER THAT in accordance with the provisions of Section 21 of the Companies Act, 2013, the directors and Mr. Mahesh Chohan, Authorized Signatory be and are hereby severally authorized to issue a "true copy" of this resolution to the concerned authorities / parties as may be necessary and they be requested to act thereon.

Certified True Copy
 For Lodha Estate Private Limited

Date: 29th December, 2014



खसई - २७
 २०० १४/३२
 २०१५



खसई - २७
 २०० १२/३२
 २०१५



Stamp: THE WORKS DEPARTMENT, GOVT. OF INDIA

Stamp: THE WORKS DEPARTMENT, GOVT. OF INDIA

खसई - २७
 २०० १४/३२
 २०१५

Stamp: THE WORKS DEPARTMENT, GOVT. OF INDIA

Stamp: THE WORKS DEPARTMENT, GOVT. OF INDIA

खसई - २७
 २०० १४/३२
 २०१५

Stamp: THE WORKS DEPARTMENT, GOVT. OF INDIA

Stamp: THE WORKS DEPARTMENT, GOVT. OF INDIA

खसई - २७
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 २०१५

Stamp: THE WORKS DEPARTMENT, GOVT. OF INDIA

Stamp: THE WORKS DEPARTMENT, GOVT. OF INDIA

खसई - २७
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 २०१५



बचत - २०
२०० १२/२०२४
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Ministry of Corporate Affairs
N.C. 317

क. ल. - ५
२०० १२/२०२४
२०२४



बचत - २०
२०० १२/२०२४
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बचत - २०
२०० १२/२०२४
२०२४

Ministry of Corporate Affairs
N.C. 317

THE SEAL OF THE JOINT SUB-REGISTRAR OF COMPANIES INDIA
२०० १२/२०२४
२०२४



बचत - २०
२०० १२/२०२४
२०२४

क. ल. न. ५
 दस्त क्र. ७७८ २०१६
 १०० १००



बबई - २६
 २०० २६/३२
 २०१५

Approved for Payment
 (Amount in Rupees) **₹ 1000000**
बबई विद्युत पूर्विक अगणि परिवहन उपकरण
DISBURSEMENT

Bill No: **12345** Date: **15/08/2015**

Customer Name: **ABC Corporation**

Address: **123 Main Street, Bangalore, Karnataka 560001**

Phone: **98765 43210**

Account No: **1234567890**

Bill Period: **01/08/2015 to 31/08/2015**

Amount Due: **₹ 1000000**

Payment of Electricity Bills through Mobile. Register with "My Mobile Payments Ltd." and pay your EBT Electricity Bill through your Mobile by sending SMS. For details contact: (022) 61201300.

LCB PAID



बबई - २६
 २०० २६/३२
 २०१५



Tariff Schedule

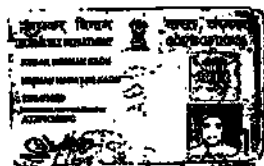
₹/kWh rates are revised w.e.f. 01-08-2015 as per notified order dated 29-07-2015. You are requested to compare with original and pay the bill before making high bill complaint. Comparison of bills for the bill cycle and their validity is as under.

Sl. No.	Category	₹/kWh	₹/kWh	₹/kWh
1	Domestic	5.00	5.00	5.00
2	Commercial	10.00	10.00	10.00
3	Industrial	15.00	15.00	15.00
4	Power	20.00	20.00	20.00
5	Tram	25.00	25.00	25.00
6	Street Light	30.00	30.00	30.00
7	Public Building	35.00	35.00	35.00
8	Government Office	40.00	40.00	40.00
9	Government Hospital	45.00	45.00	45.00
10	Government School	50.00	50.00	50.00
11	Government College	55.00	55.00	55.00
12	Government University	60.00	60.00	60.00
13	Government Hostel	65.00	65.00	65.00
14	Government Guest House	70.00	70.00	70.00
15	Government Club	75.00	75.00	75.00
16	Government Cinema	80.00	80.00	80.00
17	Government Theatre	85.00	85.00	85.00
18	Government Stadium	90.00	90.00	90.00
19	Government Airport	95.00	95.00	95.00
20	Government Railway Station	100.00	100.00	100.00

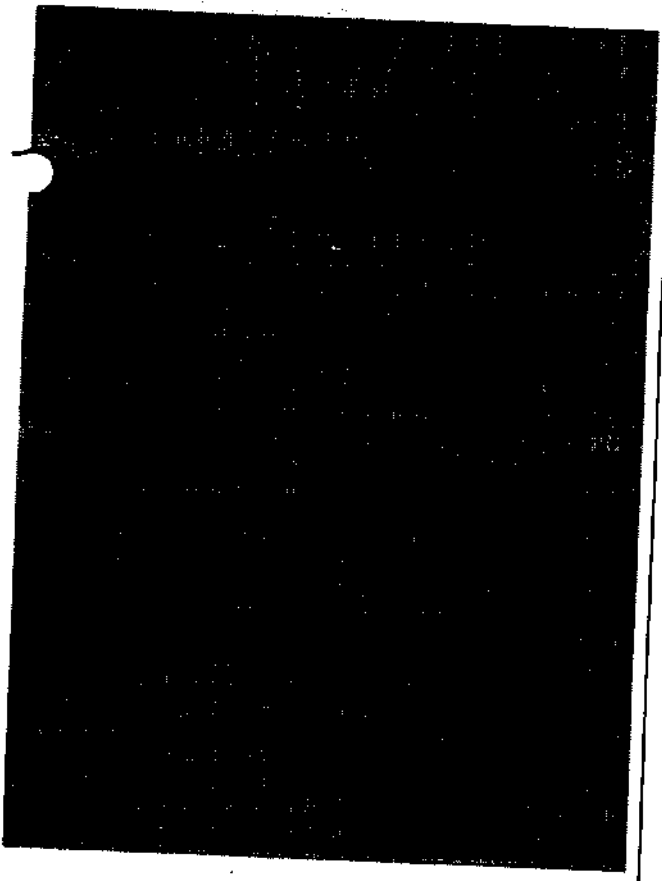
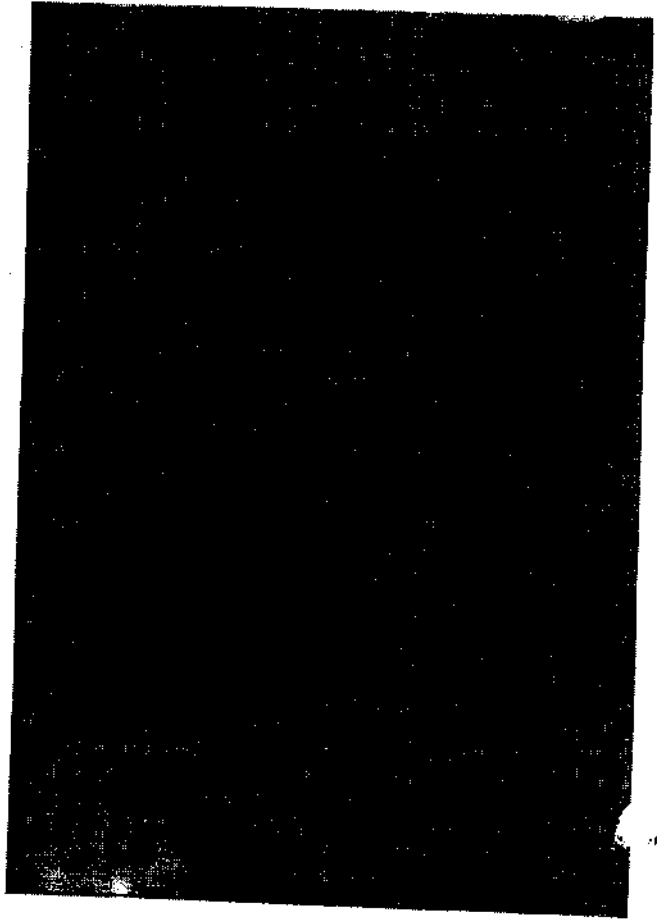
Other charges such as ₹/kWh, not mentioned here.


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LCB PAID



बबई - २६
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1. No. / 10170
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DEPARTMENT OF JOINT MILITARY REPRESENTATIVES
 (Ministry of External Affairs)
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क. ल. न.-५	
दस्त क्र. ५०५८	२०१६
१०२	१०१०


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क. ल. न. - ५	
दस्ता क्र. ५७५८	२०१६
१०३	१०१०

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 RAKESH KUMAR
 RAJESHWAR PRASAD
 27/12/1977
 Permanent Account Number
 AEZPK3518Q
 Signatures

 01092006

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आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 PURNIMA KUMARI
 SHIV ADHAR PRASAD
 08/04/1984
 Permanent Account Number
 DTDPK3518Q
 Signatures


Purnima P



भारत निवडणूक आयोग
ओळखपत्र
ELECTION COMMISSION OF INDIA
IDENTITY CARD
YUH3199072



मतदाराचे नांव : विनय मारुती गाडे
Elector's Name : VIJAY MARUTI GADE
वडिलांचे नांव : मारुती गाडे
Father's Name : MARUTI GADE
लिंग / Sex : पुरुष / MALE
जन्म तारीख / Date of Birth : 18/09/1981

(Handwritten signature)

क. ल. न.-५	
दस्त क्र. YUH/2016	२०१६
१००८	१०१०



507/5758

बुधवार, 29 जून 2016 12:07 म.नं.

दस्त गोषवारा भाग-1

कलन5

909 1506

दस्त क्रमांक: 5758/2016

दस्त क्रमांक: कलन5 /5758/2016

बाजार मूल्य: रु. 31,82,568/-

मोबदला: रु. 58,50,144/-

भरलेले मुद्रांक शुल्क: रु.3,51,500/-

दु. नि. सह. दु. नि. कलन5 यांचे कार्यालयात

पावती:6326

पावती दिनांक: 29/06/2016

अ. क्रं. 5758 वर दि.29-06-2016

सादरकरणाचाचे नाव: राकेश - कुमार

रोजी 12:05 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2140.00

पृष्ठांची संख्या: 107

दस्त हजर करणाऱ्याची मही:

एकुण: 32140.00

Joint Sub Registrar Kalyan 5

Joint Sub Registrar Kalyan 5

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत अन्वलेल्या कोणत्याही खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्रं. 1 29 / 06 / 2016 12 : 05 : 20 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 29 / 06 / 2016 12 : 06 : 14 PM ची वेळ: (फी)



प्रतिज्ञा पत्र

सदर दस्तऐवज नोंदणी कायदा १९०८ नियम १९६१ अन्वये तयार केलेल्या नोंदणीस दाखल केला आहे. दस्तामधील अंकीय तपसणी व पावती साक्षीदार व सोबत जोडलेले कायदेशीर भावीसाठी खर्चास विषयादरम्यान तसेच सदर हस्तांतरण दस्तऐवज राज्यासम / कोणत्याही नागरी क्षेत्रात कायदा / नियम / परिपत्रक यांचे उल्लंघन होत नाही.

लिहून घेणार सही

लिहून देणार सह



29/06/2016 12:09:42 PM

दस्त गोषवारा भाग-2

कलन5 50E1506

दस्त क्रमांक:5758/2016

दस्त क्रमांक :कलन5/5758/2016

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:राकेश - कुमार पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 1005, इलेट्रा वी कासा बेला गोल्ड, ब्लॉक नं. लोडा पलावा सिटी, डोंबिवली-पूर्व, ठाणे, रोड नं. -, महाराष्ट्र, ठाणे. पिन नंबर:ARZPK6464C	लिहून घेणार वय :-38 स्वाक्षरी:		
2	नाव:पुर्णिमा - - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 1005, इलेट्रा वी कासा बेला गोल्ड, ब्लॉक नं. लोडा पलावा सिटी, डोंबिवली-पूर्व, ठाणे, रोड नं. -, महाराष्ट्र, ठाणे. पिन नंबर:DTDPK3518Q	लिहून घेणार वय :-33 स्वाक्षरी:		

बरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.

ओळख:-

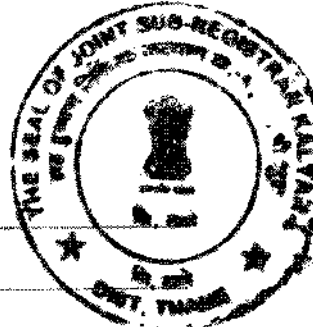
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटविताना

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:आनंद कांबळे - - वय:36 पत्ता:विंचपाडा कल्याण-पूर्व पिन कोड:421306		
2	नाव:विजय एम. गाडे - - वय:35 पत्ता:विंचपाडा कल्याण-पूर्व पिन कोड:421306		

खालील पक्षकाराची कबुली उपलब्ध नाही.

अनु क्र.	पक्षकाराचे नाव व पत्ता
1	पलावा इवेलर्स प्रा. लि. तर्फे कु. मु. मनिंदर छात्रा :तर्फे कु. मु. पंढरी केसरकर -, 4था मजला, 412, 7जी वर्धमान चेंबर, हॉर्निमन सर्कल, फोर्ट, मुंबई, कावसजी पटेल रोड, बाळान्याटे, MAHARASHTRA, MUMBAI, Non-Government. AABCL1117D

Joint Sub Registrar Kalyan 5



EPayment Details.

sr.	Epayment Number	Defacement Number
1	MH002176280201617S	0001346276201617

5758 /2016

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29/06/2016 3 39:42 PM

दस्त गोपवारा भाग-2

कलन 5 506 1500
दस्त क्रमांक: 5758/2016

दस्त क्रमांक : कलन 5/5758/2016

दस्ताचा प्रकार :- करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: पलावा इन्वेलर्स प्रा. लि. तर्फे कु. सु. भर्निंदर छात्रा तर्फे कु. सु. पंढरी केसरकर पत्ता: - 4वा मजला, 412, 7जी वर्धमान चेंबर, हॉर्निमन सर्कल, फोर्ट, मुंबई, कावसजी पटेल रोड, बाक्रा: माटे, MAHARASHTRA, MUMBAI, Non-Government पिन नंबर: AABCL1117D	लिहून घेणार वय :- 44 स्वाक्षरी:-		
2	नाव: राकेश - कुमार पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 1005, इलेट्टा बी कासा बेला गोल्ड, ब्लॉक नं: लोडा पलावा सिटी, डोंबिवली-पूर्व, ठाणे, रोड नं. -, महाराष्ट्र, ठाणे. पिन नंबर: ARZPK6464C	लिहून घेणार वय :- 38 स्वाक्षरी:-		
3	नाव: पूर्णिमा -- पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 1005, इलेट्टा बी कासा बेला गोल्ड, ब्लॉक नं: लोडा पलावा सिटी, डोंबिवली-पूर्व, ठाणे, रोड नं. -, महाराष्ट्र, ठाणे. पिन नंबर: DTDPK3518Q	लिहून घेणार वय :- 33 स्वाक्षरी:-		

बरीत दस्तऐवज करून घेणार तयाकडील करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 29 / 06 / 2016 03 : 38 : 19 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव: आनंद कांबळे -- वय: 36 पत्ता: चिंचपाडा कल्याण-पूर्व पिन कोड: 421306	 स्वाक्षरी	
2	नाव: विजय एम. गाडे -- वय: 36 पत्ता: चिंचपाडा कल्याण-पूर्व पिन कोड: 421306	 स्वाक्षरी	

शिक्का क्र.4 ची वेळ: 29 / 06 / 2016 03 : 38 : 28 PM

शिक्का क्र.5 ची वेळ: 29 / 06 / 2016 03 : 38 : 44 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Kalyan 5

प्रमाणित करण्यात येतो की सदर दस्त

क्र. 4096 मध्ये 900 पाने आहेत

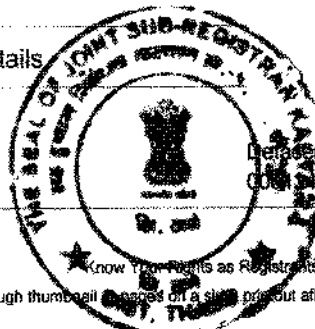
पुस्तक क्रमांक 9 वर नोंदला

दिनांक 29/06/2016

सह. मुख्य निबंधक. कल्याण-५

EPayment Details

sr.	Epayment Number	Defasement Number
1	MHD02176280201617S	000006276201617



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