

AMT / Certified copy / 08/10/20

Std App

85081972978 NEW LOS → 21873501

Loan ID - 21845397

1673

# For Proposals upto ₹ 50 Lacs Please TICK

Saving A/C No.: 00207701363		Branch FILE No.: 06240	
CIF NO.: 21838620		Tie up no. (if applicable)	
LOS Reference No.: 21848383 21873501		PAL/Take Over/NEW/Resale/Top up	
Applicant Name: Mr Soomava Chakraborty			
Co-Applicant Name: Mrs Shreyasee Chakraborty			
Contract (Resi.): 9867568070		Mobile: 9819966456	
Loan Amount: Rs <del>1000000</del>		Tenure: 36 months	
Interest Rate: 94.35000		EMI: Not disbursed	
Loan Type: IHLS (Commercial)		SBI LIFE:	
Hsg. Loan _____ Maxgain _____			
Realty _____ Home Top up _____			

2361 refer

Scan Done

Property Location: Seawoods
Property Cost: Rs 16220750
Name of Developer / Vendor: L&T

RBO -	ZONE -	Branch: Konkan Bhavan (Code No) 06240
Contact Person:		Mobile No.
Name of RACPC Co-ordinator along with Mob No:		

	DATE		DATE
SEARCH - 1		RESIDENCE VERIFICATION	21-11-20
SEARCH - 2		OFFICE VERIFICATION	
VALUATION - 1		SITI	39953796167
VALUATION - 2			

PART I - Done  
PART II - Done

HLST / MPST / BM / FS along with Mob No.

A/C No. 78173287882



NAME: Soomava Chakraborty  
Shreyasee Chakraborty

CERSAI No. 400051613190

200951699017

COMPACTOR No. CCC/41

S. C. No. 53053/Commerr

HL TO BE PARKED AT Konkan  
New INL 42009896447

1673

336 10228

पावती

Original/Duplicate

Saturday, August 03, 2019

नोंदणी क्र. :39म

5:29 PM

Regn.:39M

पावती क्र.: 11011 दिनांक: 03/08/2019

गावाचे नाव: नेरुळ

दस्तऐवजाचा अनुक्रमांक: टनन6-10228-2019

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: सौमवा चक्रवर्ती

नोंदणी फी रु. 30000.00


दस्त हाताळणी फी रु. 1800.00

पृष्ठांची संख्या: 90

एकूण: रु. 31800.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

5:48 PM ह्या वेळेस मिळेल.

  
Joint Sub Registrar Thane 6

बाजार मूल्य: रु.9098041.425 /-

मोबदला रु.16220750/-

भरलेले मुद्रांक शुल्क : रु. 973400/-

सह. दुय्यम निबंधक ठाणे - ६  
(दस्तावेज - ३)

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH004319345201920M दिनांक: 03/08/2019

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 1800/-

मुळ दस्तऐवज परत दिला

लिपीक  
सह दुय्यम निबंधक, ठाणे क्र. ६  
मुळ दस्तऐवज परत मिळाला  
पुणे

गावाचे नाव : नेरुळ

प्रकार	करारनामा
	16220750
नाव(भाडेपट्टयाच्या प्रकार आकारणी देतो की समुद करावे)	9098041.425
पोटहिस्सा व घरक्रमांक	1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन :सदनिका नं: सदनिका नं. 1001, <del>ब्लॉक नं:</del> 10 वा मजला,बिल्डींग नं.डी 04, इमारतीचे नाव: एल अँड टी सीवूड्स रेसिडन्स फेस 1, ब्लॉक नं: तालुका नेरुळ,जिल्हा ठाणे,नवी मुंबई 400706, रोड : सेक्टर 40,नेरुळ नोड,सीवूड दरावे रेल्वे स्टेशन, इतर माहिती: सोबत 1 कारपार्किंग झोन 26/314 दर 93,900/- ( ( Plot Number : R-1, Sector No.40 Nerul ; ) )
किंवा जुडी देण्यात	1) 76.59 चौ.मीटर
ज करून देणा-या/लिहून घेणाऱ्याचे नाव किंवा हक्कनामा किंवा असल्यान,प्रतिवादिचे	1): नाव:-एल अँड टी सीवूड्स लिमिटेड चे ऑथो सिग्नेटरी जे हरीश कुमार तर्फे मुखत्यार स्वामिनाथन एस अय्यर वय:-65; पत्ता:-प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: एल अँड टी हाऊस, ब्लॉक नं: बॅलार्ड इस्टेट, मुंबई, रोड नं: नरोत्तम मोरारजी मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-AABCL4524C
ज करून घेणा-या किंवा दिवाणी किंवा हक्कनामा किंवा आदेश प्रतिवादिचे नाव व पत्ता	1): नाव:-सौमवा चक्रवर्ती वय:-41; पत्ता:-प्लॉट नं: सदनिका नं.01, माळा नं: डी-2, सेक्टर 13, इमारतीचे नाव: एस बी आय कॉलनी, ब्लॉक नं: नेरुळ, नवी मुंबई, रोड नं: - महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-AGZPC1432D 2): नाव:-श्रेयसी चक्रवर्ती वय:-37; पत्ता:-प्लॉट नं: सदनिका नं.01, माळा नं: डी-2, सेक्टर 13, इमारतीचे नाव: एस बी आय कॉलनी, ब्लॉक नं: नेरुळ, नवी मुंबई, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-AJRPR0664F
प्रज करून दिल्याचा दिनांक	03/08/2019
नोंदणी केल्याचा दिनांक	05/08/2019
क्रमांक,खंड व पृष्ठ	10228/2019
रभावाप्रमाणे मुद्रांक शुल्क	973400
रभावाप्रमाणे नोंदणी शुल्क	30000

सह. दुय्यम निबंधक ठाणे - ६  
(वर्ग - २)

माठी विचारात घेतलेला

क आकारताना निवडलेला

(i) within the limits of any Municipal Corporation or any Cantonment area

Pre-Registration summary (नोंदणी पूर्व गोषवारा )

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीय )					
Valuation ID	201908033521				03 August 2019, 05:21:24 PM
संस्थापक सं. सं.	2019				
ठाणे	ठाणे				
मूल्य मंडळ	तालुका ठाणे गावाचे नाव - वेरुळ (नवी मुंबई महानगरपालिका)				
ठाणे मंडळ विभाग	26-314- वेरुळ मॉड सेक्टर नंबर 40				
संस्थापक संस्था	Navi Mumbai Municipal Corporation				सर्व्हे नंबर /स. भू. क्रमांक
वार्षिक मूल्य दर तक्त्यानुसार मूल्यांकन हे.					
मूल्य अंश	निवासी सरनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ. मीटर
45%	93900	114100	144300	114100	
वाढीव क्षेत्राची माहिती					
बांधणीचा क्षेत्र (Built up area)	76.59 चौ. मीटर	मिळकतीचा वापर-	निवासी सरनिका	मिळकतीचा प्रकार-	बांधीय
वाढीव भागाचे क्षेत्र	1-आठ सा.मी	मिळकतीचे वय -	0 TO 2 वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.93900/-
उच्चवर्ग क्षेत्र -	आठ	मजला -	11th to 20th Floor		
एकूण क्षेत्र -	10 hector and above				
Sale Type - First Sale					
Sale Resale of built up Property constructed after circular dt 02/01/2018					
वर्ग-कार्यालय मिळकतीचा प्रति चौ. मीटर मूल्यदर		=(वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी) * मजला निहाय घट/वाढ			
		=(93900 * (100 / 100)) * 110 / 100			
		= Rs 103290/-			
(मूळ) एकाच वेळी विक्रीचा दर		= (घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर) * 110 % )			
एकूण क्षेत्राचे मूल्य		निवासी सरनिका करीता पत्रा चौ. मीटर दर = Rs 113619/-			
A) मूल्य मिळकतीचा मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 113619 * 76.59				
	= Rs 8702079.21/-				
F) बांधकाम बांधकाम क्षेत्राचे मूल्य	13.94 चौ. मीटर				
	= 13.94 * ( 113619 * 25/100 )				
	= Rs.395962.215/-				
एकीकृत अंतिम मूल्य		= मूळ मिळकतीचे मूल्य + तळघराचे मूल्य + मेट्रोलाईन मजला क्षेत्र मूल्य + लागतल्या गल्लीचे मूल्य + वरील गल्लीचे मूल्य + बांधकाम बांधकाम क्षेत्राचे मूल्य + खुल्या जमिनीवरील बांधकाम तळघराचे मूल्य + इमारती भाड्याच्या खुल्या जागेचे मूल्य + बांधकाम बांधकाम			
		A + B + C + D + E + F + G + H + I			
		= 8702079.21 + 0 + 0 + 0 + 395962.215 + 0 + 0 + 0 + 0			
		Rs 9098041.425/-			

Home Print

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2019



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Main body of the form containing various fields and handwritten entries. The text is mostly illegible due to blurriness and low contrast.

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For Large Stamp (Minimum Four Hundred Rupees Only)

FOR USE IN RESERVE BANK			
Serial No.	Stamp No.	Stamp Date	Stamp Value
		22/11/19	1000
		23/11/19	1000
			1000
			1000



*Shreyasee Ray*  
*Souman Chakraborty*

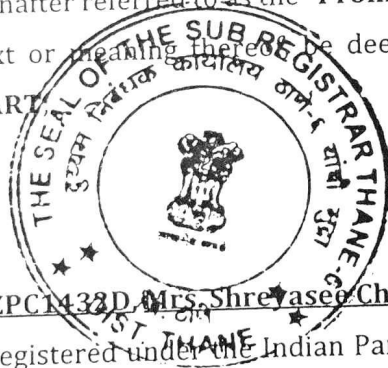
**AGREEMENT FOR SALE**

This AGREEMENT FOR SALE ("Agreement") made at Navi Mumbai on this 3<sup>rd</sup> day d of August 2019

BETWEEN

L&T SEAWOODS LIMITED (PAN: AABCL4524C) (formerly known as L&T Seawoods Private Limited), a company incorporated under the provisions of the Companies Act, 1956, bearing CIN: U45203MH2008PLC180029 and having its registered office at L&T House, Narottam Morarjee Marg, Ballard Estate, Mumbai 400 001, hereinafter referred to as the "Promoter", (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the ONE PART

AND



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Mr. Soumava Chakraborty, PAN AGZPC1432D, Mrs. Shreyasee Chakraborty, PAN AJRPR0664F, Indian inhabitant/Partnership Firm registered under the Indian Partnership Act, 1932 through its Authorised Partner/a private limited/public limited company, a Company registered under the Companies Act, 1956/ a limited liability partnership firm registered under the Limited Liability Partnership Act, 2008 having his/her/its address/principal place of business/registered office at D-2, Flat No-01, SBI Colony, Sector-13, Nerul, Navi Mumbai-400706, hereinafter referred to as the "Allottee/s" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their/its heirs, executors, administrators, successors and permitted assigns/Partner or Partners for the time being of the said firm, the survivor or survivors of them and the respective heirs, executors and administrators of such survivor/its successors), of the OTHER PART.

*d*      *SR.*

The Promoter and the Allottee/s are hereinafter collectively referred to as the "Parties" and individually referred to as a "Party".

**WHEREAS:**

A. The Government of Maharashtra, in exercise of its power under sub sections (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966, (hereinafter referred to as the "MRTP Act"), has declared "City and Industrial Development Corporation of Maharashtra Limited", a public company incorporated under the provisions of the Companies Act, 1956, bearing CIN: U99999MH1970SGC014574 and having its registered office at 2nd Floor, Nirmal Building, Nariman Point, Mumbai 400021, (hereinafter referred to as "CIDCO"), as the New Towns Development Authority for the new town of Navi Mumbai;

B. Pursuant to Section 113 (A) of the MRTP Act, the Government of Maharashtra acquired certain lands and such lands vested in CIDCO for development and disposal;

C. Thus, *inter alia*, all that piece and parcel of land bearing Plot No. R-1, admeasuring approximately 1,62,002.83 sq. mtrs., (equivalent to 16.2 hectares), lying being and situate at Sector 40, Nerul Node, Seawoods Darave Railway Station, Navi Mumbai 400 706, in the Registration District and Sub District of Village Nerul, Taluka Nerul, District Thane, Navi Mumbai Maharashtra, (hereinafter referred to as the "Larger Land" and more particularly described in the **First Schedule** hereunder written, vested in CIDCO;

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D. With an objective to leverage the commercial potential of the Larger Land, CIDCO proposed to develop an integrated complex offering commercial, retail, office space, hospitality services and a modern Seawoods Darave Railway Station. As a result, CIDCO carried out a competitive bidding process for the said proposed development and received proposals from eligible bidders, including Larsen and Toubro Limited, a public company incorporated under the provisions of the Companies Act, 1913, bearing CIN: L99999MH1946PLC004768 and having its registered office at L&T House, Narottam Morarjee Marg, Ballard Estate, Mumbai 400 001, (hereinafter referred to as "L&T");

E. After evaluating the proposals received from various eligible bidders, CIDCO accepted the proposal submitted by L&T and accordingly issued a Letter of Allotment bearing Ref. No. CIDCO/GM(IT&SP)/2008/534 dated 19 March 2008, to L&T, which Letter of Allotment was acknowledged by L&T by its letter dated 29 March 2008;

F. By and under a Development Agreement dated 21 April 2008, duly registered with the Sub Registrar of Assurances at Thane under Serial No. TNN-9/1296 of 2008 (hereinafter referred to as the "Said Development Agreement"), executed between CIDCO, (referred to as the 'Corporation' therein), and L&T (referred to as the 'Developer' therein), CIDCO granted developmental rights to L&T, in respect of the Larger Land, *inter alia*, for the purpose of (i)

G. As L&T proposed special purpose implementing the special purpose v

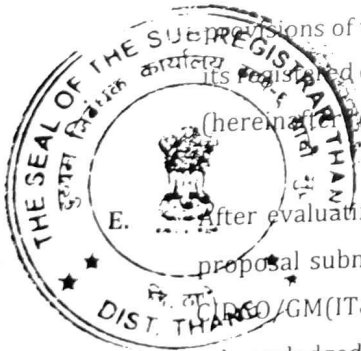
H. Consequently and relevant approvals developed and co Mall I, (ii) Tower Land. Further, as Shopping Mall II, Mall I, Tower I, T referred to as the

I. A Plan showing footprint of the L on the plan anne

J. The Promoter ob No. 6004/2016, i Integrated Comp

K. The Integrated C

L. The Promoter project/complex development, the from Commercial Promoter to CID No. CIDCO/MTS- the purpose of ch + Residential" u September 2017



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development, construction and handover of the Seawoods Darave Railway Station, to be developed and constructed on notionally demarcated portion of the Larger Land, along with certain railway facilities (which railway facilities are on the said portion and areas adjacent thereto), and (ii) development/construction of an integrated complex offering commercial, retail and office spaces and hospitality services, for the benefit of L&T and/or its nominees and assigns; on the terms and conditions recorded under the Said Development Agreement;

G. As L&T proposed to implement the development / construction of the Larger Land through a special purpose vehicle, it requested CIDCO for its prior approval/permission for implementing the development / construction of the Larger Land, through its wholly owned special purpose vehicle viz. the Promoter herein, which permission was granted by CIDCO;

H. Consequently and pursuant to the Said Development Agreement and after obtaining the relevant approvals and permissions from the competent authorities, the Promoter duly developed and constructed an integrated complex (commercial) comprising of (i) 'Shopping Mall I', (ii) 'Tower I', (iii) 'Tower II', and (iv) 'Railway Facilities', on a portion of the Larger Land. Further, as per the Said Development Agreement the Promoter proposes to develop the Shopping Mall II on the air space above the Railway Station & certain facilities. The Shopping Mall I, Tower I, Tower II, Railway Facilities and the proposed Shopping Mall II are hereinafter referred to as the "Integrated Complex";

I. A Plan showing the Larger Land is annexed hereto and marked as "Annexure A-1". The footprint of the Integrated Complex is shown and demarcated in Blue colour on the plan annexed hereto and marked as "Annexure A-2".

J. The Promoter obtained the Part Occupancy Certificate dated 12 September 2016, bearing Ref No. 6004/2016, issued by the Navi Mumbai Municipal Corporation (NMMC), in respect of the Integrated Complex already developed (i.e. excluding Shopping Mall II);

K. The Integrated Complex is named/known as "SEAWOODS GRAND CENTRAL";

L. The Promoter now proposes to develop and construct a residential/commercial project/complex on a portion of the Larger Land. In respect of the proposed residential development, the Promoter has made requisite applications to CIDCO towards change of user from Commercial to Commercial + Residential. Pursuant to the said applications made by the Promoter to CIDCO, CIDCO has, by and under its letter dated 21 September 2017 bearing Ref. No. CIDCO/MTS-I/EO(HQ)/2017/1594, granted its no objection (NOC) to the Promoter for the purpose of change of user, in respect of the Larger Land, from Commercial to "Commercial + Residential" use, on the terms and conditions mentioned in the said letter dated 21 September 2017;



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*[Handwritten signature]*

*[Handwritten initials]*



Provided that the Promoter shall obtain prior consent in writing of the Allottee/s in respect of variations or modifications in the L&T Seawoods Residences Phase I which may adversely affect the Said Apartment of the Allottee/s except any alteration or addition required by any Government authorities or due to change in law or any change as contemplated by any of the disclosures already made to the Allottee/s.

3. The Allottee/s hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee/s Apartment No. **1001** of the type **2BHK Premiere** of carpet area admeasuring **48.816** square metres (equivalent to **525.460** sq. ft) on **10th Floor** floor in the building **D04** of the Phase I Residential Buildings being constructed in the Phase 1 of the New Development (hereinafter referred to as "**the Said Apartment**") and more particularly described in the **Third Schedule** hereunder written and shown on the Plan at "**Annexure E**" and delineated / hatched in red colour on the floor plan annexed hereto and marked as "**Annexure E-1**" for the consideration amounting to Rs. **16,220,750/- (Rupees One Crore Sixty Two Lakh Twenty thousand Seven hundred Fifty Only)** (hereinafter referred to as the "**Consideration**") exclusive of GST and other applicable taxes. Along with the Said Apartment, ancillary area admeasuring approximately **20.792** square metres (equivalent to **223.810** sq ft) shown on the Plan at "**Annexure E-1**" delineated / hatched in blue colour has been provided. The facilities, fixtures, fittings appurtenant to the Said Apartment are more particularly described in the **Fourth Schedule** hereunder written ("**Apartment Facilities**").

4. The Allottee/s is further desirous of using car parking space in the Phase I Residential Buildings. Acceding to the aforesaid request of the Allottee/s, and pursuant to the discussions and negotiations between the Allottee/s and the Promoter, the Promoter has agreed to allot to the Allottee/s without any additional consideration the right to use **1** (nos) car parking space exclusively for the use of the Allottee/s ("**the Said Car Parking Space**") within the car parking area of the Phase I Residential Buildings. The Allottee/s will be bound to abide with the rules and regulations as may be framed in regard to the use of the Said Car Parking Space by the Promoter and shall pay such outgoings in respect of the Said Car Parking Space as may be levied by the Promoter. It is clarified that the Promoter has provided a mandated reserved area of car parking for the visitors/guests of the Allottee/s of the L&T Seawoods Residences Phase I in the existing basement of the Integrated Complex falling within the



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5. The Allottee/s has paid on or before execution of this Agreement a sum of Rs. **1,621,921/- (Rupees Sixteen Lakh Twenty One thousand Nine hundred Twenty One Only)** (not exceeding 10% of the Consideration) as Earnest Amount (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and hereby agrees to pay to that Promoter the balance amount of Rs **14,598,829/- (Rupees One Crore Forty Five Lakh Ninety Eight thousand Eight hundred Twenty Nine Only)** of the Consideration payable by the Allottee/s strictly in manner and as per the payment instalments mentioned hereunder ("**Payment Plan**");

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6. The Promoter shall...  
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7. The payment by the...  
 Consideration and...  
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 under Clause 5 here...  
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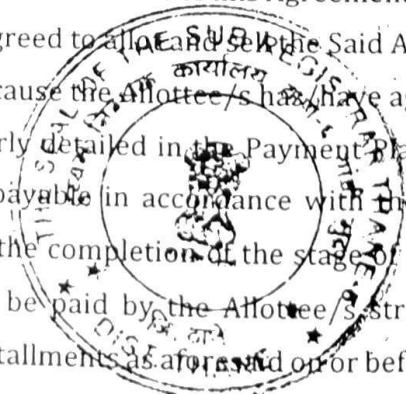
*[Handwritten signature]*

Particulars	Amount (Rs.)
Application Money	5,71,429/-
Earnest Money	10,50,646/-
Execution of Agreement	8,11,038/-
On Completion of Raft	16,22,075/-
On Completion of Lower Ground Slab	16,22,075/-
On Completion of 2nd Floor Slab	8,11,038/-
On Completion of 7th Floor Slab	16,22,075/-
On Completion of 12th Floor Slab	16,22,075/-
On Completion of Terrace Floor Slab	16,22,075/-
On completion of the internal walls, internal plaster, floorings of the said apartment	8,11,038/-
On completion of the electrical fittings, windows, doors, including staircase and lobbies upto the floor level of the said Apartment.	8,11,038/-
On completion of the external plumbing and external plaster, entrance lobby/s of the building or wing in which the said apartment is located and Sanitary fittings of the said Apartment.	8,11,038/-
On completion of the lift wells, electro, mechanical and environment requirements, elevation, water pumps, lifts, terraces with waterproofing, paving of areas appurtenant and all other requirements, as may be prescribed in the Agreement of Sale.	16,22,075/-
On Receipt of Occupation Certificate	8,11,035/-
<b>Total</b>	<b>1,62,20,750/-</b>

6. The Promoter shall issue a notice to the Allottee/s intimating the Allottee/s about the stage-wise completion of the Phase I Residential Building in which the Said Apartment is located. As detailed in the Clause 5 hereinabove the payment at each stage is individually referred to as "the Installment" and collectively referred to as "the Installments". The payment shall be made by the Allottee/s within 7 (Seven) days of the Promoter making a demand for the payment of the Installment, time being the essence of the contract.

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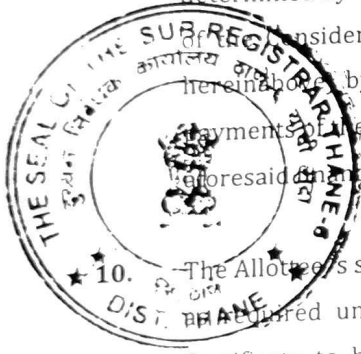
7. The payment by the Allottee/s in accordance with the Clause 5 hereinabove is the basis of the Consideration and is one of the principal and material term of this Agreement (time being the essence of the contract). The Promoter has agreed to allot the Said Apartment to the Allottee/s for the Consideration *inter-alia* because the Allottee/s has/have agreed to pay the Consideration in the manner more particularly detailed in the Payment Plan mentioned in Clause 5 hereinabove. All the Installments payable in accordance with the Payment Plan under Clause 5 hereinabove with respect to the completion of the stage of construction on the date of signing of this Agreement shall be paid by the Allottee/s strictly as per the Payment Plan. The Allottee/s shall pay the Installments as aforesaid on or before the due date without fail and without any delay or default or demur as time in respect of the said Installments is of the essence of the Agreement. The Promoter will keep Certificate of their Architects certifying that the Promoter has carried and completed the specified stage of work and such Certificate will be open for inspection by the Allottee/s at the office of the Promoter and such Certificate shall be valid and binding upon the Allottee/s and the Allottee/s agree not to dispute the same.



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8. The Consideration payable in Installments in accordance with Clause 5 hereinabove excludes Taxes (consisting of tax paid or payable by the Promoter by way of GST, and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the L&T Seawoods Residences Phase I) up to the date of handing over the possession of the Said Apartment to the Allottee/s.

9. All payments shall be made by way of demand drafts/ pay orders/account payee cheques/ RTGS/ ECS/ NEFT any other instrument drawn in favour of / to the account of the Promoter bearing Account No. **612808506, Kotak Mahindra Bank**. In case of any financing arrangement entered by the Allottee/s with any financial institution with respect to the purchase of the Said Apartment, the Allottee/s undertakes to direct such financial institution to, and shall ensure that such financial institution does disburse / pay all such amounts due and payable to the Promoter through an account payee cheque / demand draft / pay order / wire transfer drawn in favour of /to the account of the Promoter mentioned hereinabove. Any payments made in favour of / to any other account other than as mentioned hereinabove shall not be treated as payment towards the Said Apartment. The Allottee/s shall satisfy the Promoter either through its banker's commitment or in such other manner as shall be determined by the Promoter with regard to the security for the payment of each Installment of the Consideration. The Promoter shall be entitled to change the account (as set out hereinabove) by giving a written notice to the Allottee/s to this effect in which case the payments of the amounts under this Agreement shall be made by the Allottee/s and / or the Allottee/s to the financial institution in such new account.



10. The Allottee/s shall deduct tax at source ("TDS") from each Installment of the Consideration as required under the Income-tax Act, 1961. The Allottee/s shall duly cause the TDS Certificate to be issued in accordance with the Income Tax Act, 1961 within the time stipulated under the Income Tax Act, 1961. In the event of any loss of tax credit to the Promoter due to the Allottee/s's failure to furnish such TDS Certificates from time to time, then, such loss shall be recovered by the Promoter from the Allottee/s.

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11. The Allottee/s agrees and confirms that in the event of delay / default in making payment of the TDS or any such taxes or amounts under this Agreement as called upon by the Promoter, then without prejudice to any other rights or remedies available with the Promoter under this Agreement, the Promoter shall be entitled to adjust the said unpaid tax amount (along with interest payable thereon from the due date till the date of adjustment) against any subsequent amounts received from the Allottee/s and the Allottee/s shall forthwith pay the adjusted amount due and payable by the Allottee/s to the Promoter.

12. Notwithstanding anything contained herein, each payment made by the Allottee/s shall be allocated at the discretion of the Promoter, first to the discharge of any damages, interest and then to the payment of any other amount due in terms hereof. It will be the sole discretion of the Promoter to appropriate any amounts received from the Allottee/s towards the payment

13. The Consideration on account of increase in charges levied by Bodies/Governments/Authorities for raising a demand for the notification/for the demand letter payments.

14. The Consideration duty, registration charges with the documents and Agreement all

15. The Promoter's Installments for the period allowing rebates granted to an

16. The Promoter's the construction of the Apartment is to be completed by the completion of the project subject to a variation in the area shall be recorded within 45 (Forty Five) days from the date of increase in the amount from the adjustments hereinabove adjustment of the Said Apartment equal to 3%

67. NOTICES

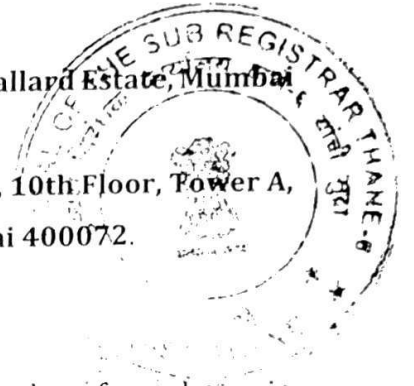
That all notices to be served on the Allottee/s and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee/s or the Promoter by Registered Post A.D and notified Email ID/ at their respective addresses specified below:

(i) In case of the ALLOTTEE/s:

Name of the Allottee/s: **Mr. Soumava Chakraborty, Mrs. Shreyasee Chakraborty**  
Address: **D-2, Flat No-01, SBI Colony, Sector-13, Nerul, Navi Mumbai-400706**  
Email ID: **soumava.chakraborty@gmail.com**

(ii) In case of the PROMOTER:

Name of the Promoter: **L&T Seawoods Limited**  
Registered Address: **L&T House, Narottam Morarjee Marg, Ballard Estate, Mumbai 400 001**  
CRM Office Correspondence Address: **L&T REALTY LIMITED, 10th Floor, Tower A, TC- II, L&T Business Park, Saki Vihar Road, Powai, Mumbai 400072.**  
Email ID: **feedback@larsentoubro.com**



It shall be the duty of the Allottee/s and the Promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Allottee/s, as the case may be.

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68. JOINT ALLOTTEES

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

69. STAMP DUTY AND REGISTRATION

The charges towards stamp duty and Registration of this Agreement shall be borne by the Allottee/s.

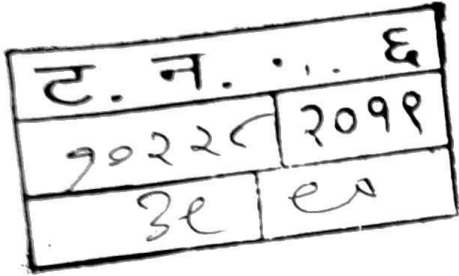
The Allottee/s and/or Promoter shall present this Agreement as well as the Said Development Agreement at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

  
S.R.

That the rights and obligations of the Parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the courts in Navi Mumbai will have the jurisdiction for this Agreement.

### LIST OF ANNEXURES

- ANNEXURE A-1: Plan of the Larger Land
- ANNEXURE A-2: Footprint of the Integrated Complex. Clusters D Area, C Area & G Area
- ANNEXURE B: Authenticated copy of the plan of the basic layout of the L&T Seawoods Residences Phase I as proposed by the Promoter and according to which construction/development of the L&T Seawoods Residences Phase I is proposed. This Annexure also shows open spaces that are proposed to be provided for on the portion of the Cluster D Area notionally demarcated for the L&T Seawoods Residences Phase I.



- ANNEXURE C: Authenticated copy of the Registration Certificate of the Real Estate Project granted by the Real Estate Regulatory Authority.
- ANNEXURE D: Lower Ground Level General Arrangement Drawing
- ANNEXURE E: Authenticated copy of the plans of the Said Apartment agreed to be purchased by the Allottee/s as approved by the concerned local authority).
- ANNEXURE F: Floor Plan
- ANNEXURE G: Title Certificate
- ANNEXURE H: Commencement Certificate



IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement between the Promoter and the Allottee/s at Navi Mumbai in the presence of attesting witness, signing as such on the day first above written.

### FIRST SCHEDULE

#### *Description of the Larger Land*

All that piece and parcel of land bearing Plot No. R-1, admeasuring approximately 1,62,002.83 sq mtrs., (equivalent to 16.2 hectares), lying being and situate at Sector 40, Nerul Node, Seawoods Darave Railway Station, Navi Mumbai 400 706, in the Registration District and Sub District of Villages Nerul, Taluka Nerul, District Thane, Navi Mumbai, Maharashtra

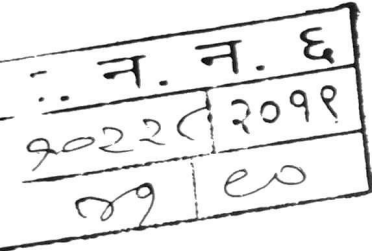
Handwritten signatures and initials: S.R.

1. Electric substation along with power distribution system
2. STP
3. OWC – Organic waste converter
4. External sewage (chambers, lines)
5. Water supply and distribution system
6. Rain water harvesting
7. Fire fighting and detection system
8. Storm water drains
9. Basement ventilation and staircase pressurization system
10. Water tanks & Water pumps
11. Fire Fighting Systems
12. Car parking
13. Electrical Meter Room
14. Electric substation along with power distribution system
15. Electrical power distribution system for common areas & amenities through a single meter from PH-1 electric sub-station

PART D

**Amenities and Common Areas which will be available to all the Allottees on a non-exclusive basis along with other allottees of the building/s constructed/to be constructed on the Larger Land on such terms and conditions as may be applicable:**

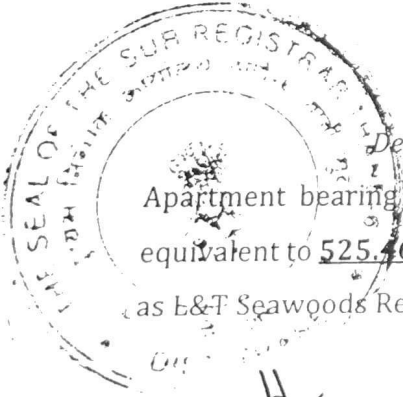
1. Open Spaces
2. Space around utility building.
3. Access road between Utility building and Cluster D Area.
4. Shared part of pathway indicated in the GAD drawings.
5. Easement (Emergency Exit path between Railway platform and Residential/ Commercial development)



**THIRD SCHEDULE**

*Description of the Said Apartment and the Said Car Parking Spaces*

Apartment bearing No. **1001** of the type **2BHK Premiere** admeasuring **48.816** square metres equivalent to **525.460** square feet, on the **10th Floor** floor in the Building **D04** of the Project known as E&T Seawoods Residences Phase I, along with **1** car parking space/s.



S.S. S.R.

Phase I  
SIM  
All other unit  
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or E uivalent  
Ceramic tile  
NITCO KAJA  
Granite plat  
JAYNA or E  
Vitrified ant  
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SIGNED and DELIVERED  
 by the within named Allottee  
 Mr. Soumava Chakraborty  
 PAN: AGZPC1432D

*Soumava Chakraborty*

Mrs. Shreyasee Chakraborty  
 PAN: AJRPR0664F

*Shreyasee*

In the presence of:



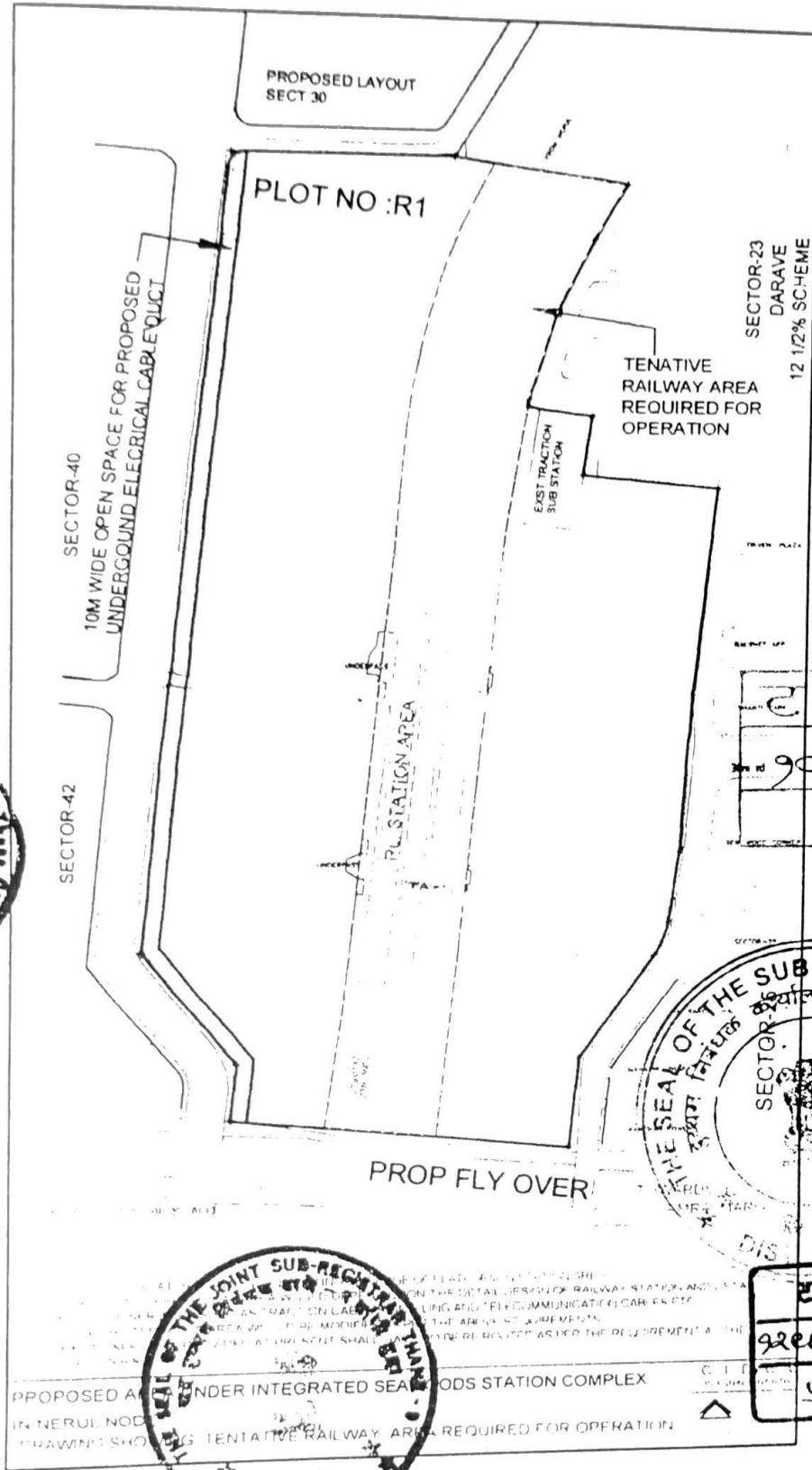
1) Ramakant Thorwad

*Ramakant Thorwad*

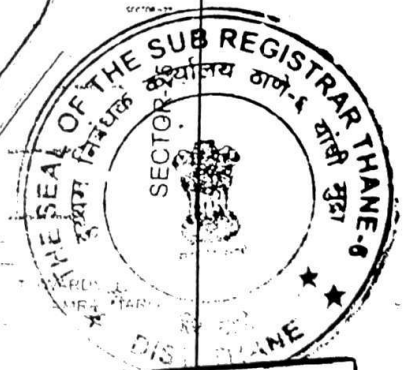
2) Rajesh Bhosale

*Rajesh Bhosale*

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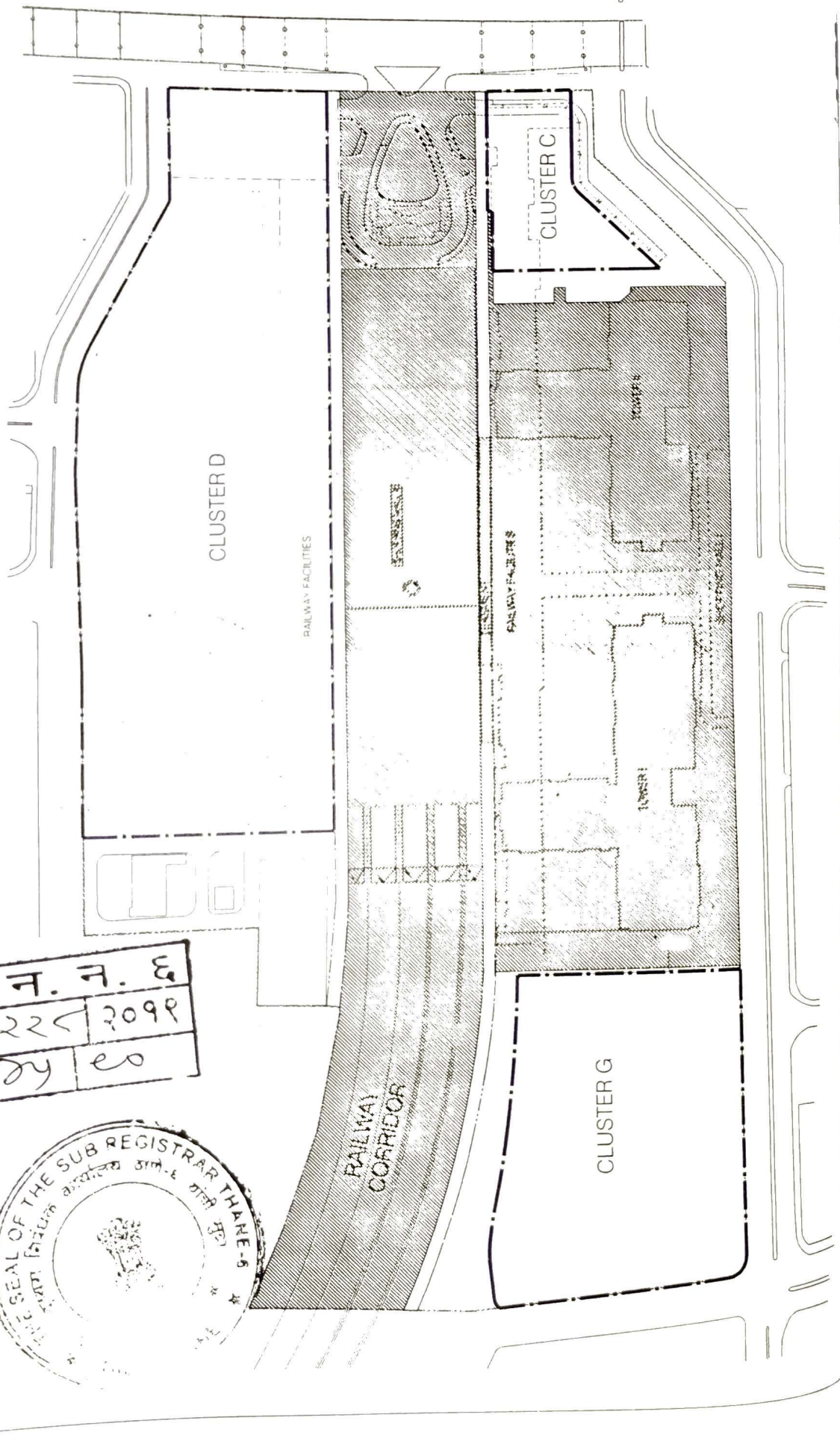
*Emil*  
Vice-Chairman & Managing Director  
CIDCO LTD., 'Nirmal',  
Nariman Point, BOMBAY-400 021.

For LARSEN & TOUBRO LIMITED  
*Vivek Mehta*  
VIVEK MEHTA  
VICE PRESIDENT & HEAD-PROPERTY DEVELOPMENT



ANNEXURE A-2: INTEGRATED COMPLEX WITH CLUSTERS

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ANNEXURE - C



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT  
FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number  
**P51700020275**

Project: **L AND T SEAWOODS RESIDENCES PHASE I** Plot Bearing / CTS / Survey Final Plot No.: **R-1** at **Navimumbai (M Corp.), Thane, Thane, 400706;**

1. **L&T Seawoods Limited** having its registered office / principal place of business at Tehsil: **Mumbai City, District: Mumbai City, Pin: 400001.**

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

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

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

The Registration shall be valid for a period commencing from **02/04/2019** and ending with **31/12/2023** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.

- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



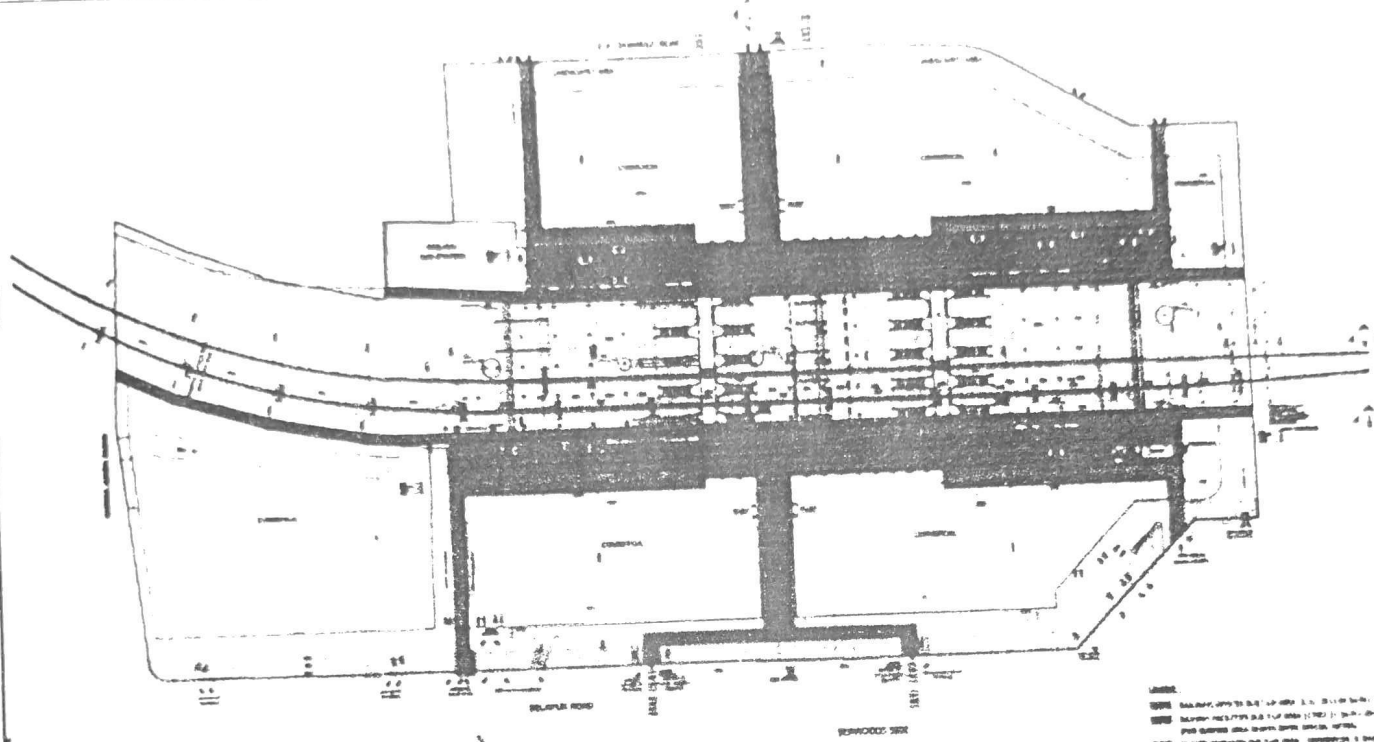
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Signature valid  
Digitally Signed by  
Prabhu

PLAN  
LEVEL

OVERALL STREET LEVEL PLAN  
(LOWER GROUND LEVEL)  
DWG. NO. AP/SW 05/25

DWG. NO. AP/SW 05/25



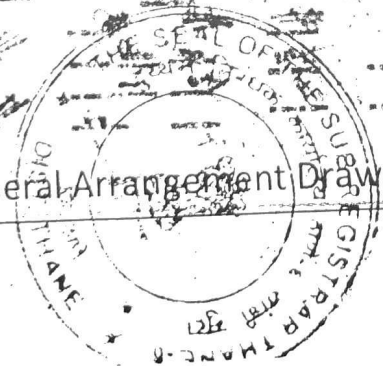
**GENERAL NOTES**

1. The work shown on this drawing is to be carried out in accordance with the specifications and standards of the relevant authorities.
2. The contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities.
3. The contractor shall ensure that the work is completed within the specified time frame and budget.
4. The contractor shall maintain the safety of the site at all times and shall implement appropriate safety measures.
5. The contractor shall ensure that the work is carried out in a professional and efficient manner.
6. The contractor shall provide regular progress reports to the client.
7. The contractor shall ensure that the work is completed to the satisfaction of the client.
8. The contractor shall be responsible for the removal of all waste and debris from the site.
9. The contractor shall ensure that the site is left in a clean and tidy condition.
10. The contractor shall provide a final report and as-built drawings upon completion of the work.

**LEGEND**

- 1. WALLS
- 2. FLOORS
- 3. ROOFS
- 4. STAIRS
- 5. LIFT SHAFTS
- 6. CORES
- 7. STRUCTURAL BEAMS
- 8. STRUCTURAL COLUMNS
- 9. STRUCTURAL WALLS
- 10. STRUCTURAL SLABS
- 11. STRUCTURAL TRUSSES
- 12. STRUCTURAL BRACINGS
- 13. STRUCTURAL JOISTS
- 14. STRUCTURAL RAFTERS
- 15. STRUCTURAL PURLINS
- 16. STRUCTURAL CLADDING
- 17. STRUCTURAL GLAZING
- 18. STRUCTURAL ROOFING
- 19. STRUCTURAL PAINTING
- 20. STRUCTURAL MAINTENANCE

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ANNEXURE - D - General Arrangement Drawing for Railway facilities LG Level

**SHARDEE PRIVATE LIMITED**

**Urban Bellis And Associates**

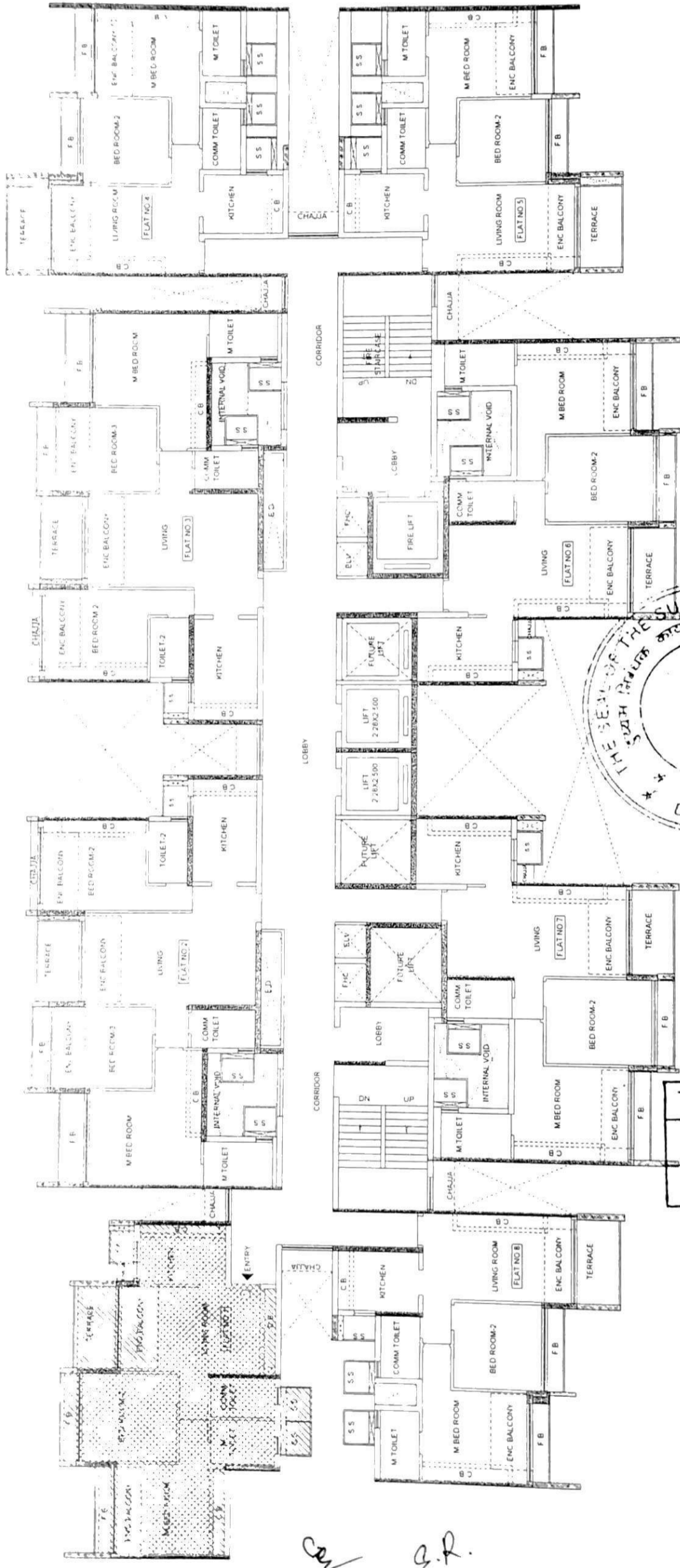
Architects & Engineers

Plot No. 1, Sector 10, Gurgaon, Haryana

Phone: +91 1299 234567

Email: info@urbanbellis.com

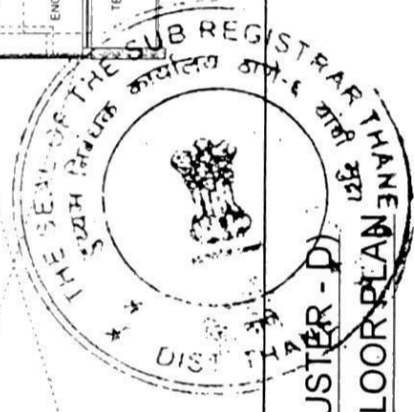
Website: www.urbanbellis.com



con G.R.



Floor - 10<sup>th</sup>  
Unit - D4-1001



TOWER - D04 (CLUSTER - D)  
4th, 6th, 10th & 14th FLOOR PLAN

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ATTACHED TO THE FLOOR PLAN OF SAID UNIT

**DESAI DESAI CARRIMJEE & MULLA**

Advocates & Solicitors

FALGUNI J. DESAI • KEDAR J. DESAI • NAHIED T. CARRIMJEE • RUSTAM N. MULLA

KD/000047

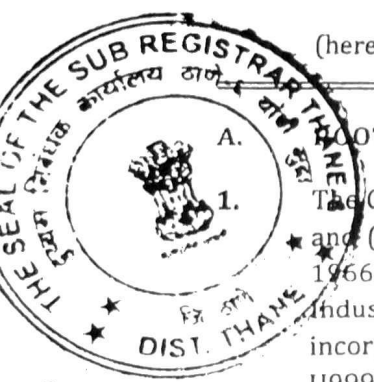
**LEGAL TITLE REPORT**

**TO WHOMSOEVER IT MAY CONCERN**

**Re:** All that piece and parcel of land admeasuring approximately 1,62,002.83 sq. mtrs., (equivalent to 16.2 hectares), bearing Plot No. R-1, lying being and situate at Sector 40, Nerul Node, Seawoods Darave Railway Station, Navi Mumbai 400 706, in the Registration District and Sub District of Village Nerul, Taluka Nerul, District Thane, Navi Mumbai, Maharashtra and bounded as follows:

- On or towards the North East : by 20 mt. wide D. K. Dhandle Road
- On or towards the South West : by 30 mt wide Belapur Road
- On or towards the South East : by 6 lane Railway over Bridge
- On or towards the North West : by 9 mt. wide KarvaeGoan Road

(hereinafter referred to as the "Larger Land").



**ROOT OF TITLE**

The Government of Maharashtra, in exercise of its power under sub sections (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966, (hereinafter referred to as the "said Act"), has declared "City and Industrial Development Corporation of Maharashtra Limited", a public company incorporated under the provisions of the Companies Act, 1956, bearing CIN: U99999MH1970SGC014574 and having its registered office at 2nd Floor, Nirmal Building, Nariman Point, Mumbai 400021, (hereinafter referred to as "CIDCO"), as the New Towns Development Authority for the new town of Navi Mumbai;

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Pursuant to Section 113 (A) of the said Act, the Government of Maharashtra acquired certain lands and such lands vested in CIDCO for development and disposal;

3. Thus, *inter alia*, all that piece and parcel of land bearing Plot No. R-1, admeasuring approximately 1,62,002.83 sq. mtrs., (equivalent to 16.2 hectares), lying being and situate at Sector 40, Nerul Node, Seawoods Darave Railway Station, Navi Mumbai 400 706, in the Registration District and Sub District of Village Nerul, Taluka Nerul, District Thane, Navi Mumbai, Maharashtra, (hereinafter referred to as the "Larger Land"), vested in CIDCO;
4. With an objective to leverage the commercial potential of the Larger Land, CIDCO proposed to develop an integrated complex offering commercial, retail, office space, hospitality services and a modern Seawoods Darave Railway Station. As a result, CIDCO carried out a competitive bidding process for the said

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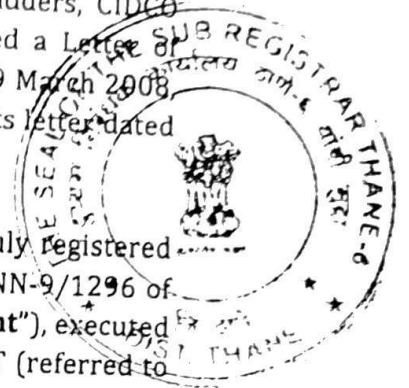
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proposed development and received proposals from eligible bidders, including Larsen and Toubro Limited, a public company incorporated under the provisions of the Companies Act, 1913, bearing CIN: L99999MH1946PLC004768 and having its registered office at L&T House, Narottam Morarjee Marg, Ballard Estate, Mumbai 400 001, (hereinafter referred to as "L&T");

5. After evaluating the proposals received from various eligible bidders, CIDCO accepted the proposal submitted by L&T and accordingly issued a Letter of Allotment bearing Ref. No. CIDCO/GM(IT&SP)/2008/534 dated 19 March 2008 to L&T, which Letter of Allotment was acknowledged by L&T by its letter dated 29 March 2008;
6. By and under a Development Agreement dated 21 April 2008, duly registered with the Sub Registrar of Assurances at Thane under Serial No. TNN-9/1296 of 2008 (hereinafter referred to as the "**said Development Agreement**"), executed between CIDCO, (referred to as the 'Corporation' therein), and L&T (referred to as the 'Developer' therein), CIDCO granted developmental rights to L&T, in respect of the Larger Land, *inter alia*, for the purpose of (i) development, construction and handover of the Seawoods Darave Railway Station, to be developed and constructed on all that piece and parcel of land admeasuring approximately 40943.35 sq. mtrs., which land forms part of the Larger Land along with certain railway facilities (which railway facilities are on the said area admeasuring 40943.35 sq. mtrs and areas adjacent thereto), (hereinafter referred to as the "**Railway Facilities Land**"), and (ii) development of an integrated complex offering commercial, retail and office spaces and hospitality services, for the benefit of L&T and/or its nominees and assigns; on the terms and conditions recorded under the said Development Agreement;
7. As L&T proposed to implement the development and construction of the Larger Land through a special purpose vehicle, it promoted and incorporated L&T Seawoods Private Limited, a private limited company incorporated under the provisions of the Companies Act, 1956, bearing CIN: U45203MH2008PLC180029 and having its registered office at L&T House, Narottam Morarjee Marg, Ballard Estate, Mumbai 400 001, as such special purpose vehicle, on 13 March 2008;
8. L&T requested CIDCO for its prior approval/permission for implementing the development and construction of the Larger Land, through its wholly owned special purpose vehicle. Consequent thereto, CIDCO vide its letter dated 16 September 2008, bearing Ref. No. CIDCO/GM(IT&SP)/2008/12 addressed to L&T, confirmed and accepted that the said Development Agreement was a pre-incorporation contract entered into by L&T on behalf of L&T Seawoods Private Limited, which is a special purpose vehicle promoted and wholly owned by L&T specially for the purpose of development of the integrated complex on the Larger Land under the said Development Agreement and thereby accepted L&T



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## नवी मुंबई महानगरपालिका

## Navi Mumbai Municipal Corporation

कार्यालय : नमुंमपा मुख्यालय, भूखंड क्र. १,  
किल्ले गांवठाण जवळ, पामबीच जंक्शन, सेक्टर १५ ए,  
सी.बी.डी. बेलापूर, नवी मुंबई - ४००६९४,  
दुरध्वनी : ०२२-२७५६ ७०७० / १ / २ / ३ / ४ / ५  
फॅक्स : ०२२-२७५७३७८५ / २७५७३७७०

Head Office : Plot No. 1,  
Near Kille Gaothan, Palmbeach, Junction  
Sector 15A, C.B.D. Belapur, Navi Mumbai- 400694  
Tel : 022 - 2756 7070 / 1/2/3/4/5  
Fax : 022 - 27573785 / 27577070

जा.क्र.नमुंमपा./नरवि./बां.प./प्र.क्र. 20191CNMMC14870/  
दिनांक - १९/०३/२०१९

प्रति,

मे. एल अॅण्ड टी सिव्हुडस लि. (विकासक),  
भूखंड क्र.आर-१, सेक्टर क्र.४०,  
नेरुळ, नवी मुंबई.

### प्रकरण क्र.20191CNMMC14870

- विषय :- भूखंड क्र.आर-१, सेक्टर क्र.४०, नेरुळ, नवी मुंबई या जागेत निवासी व वाणिज्य या कारणासाठी सुधारित बांधकाम परवानगी देणेबाबत.
- संदर्भ :- १) या कार्यालयाची अंशतः भोगवटा प्रमाणपत्र जा.क्र.नमुंमपा./नरवि./प्र. क्र.बी ८१६२ 6004/२०१६, दि.१२/०९/२०१६.  
२) या कार्यालयाची सुधारीत बांधकाम परवानगी जा.क्र.नमुंमपा./नरवि./बां.प./ 20181CNMMC13686/१२५/२०१९, दि.११/०९/२०१९.  
३) आपले वास्तुविशारद यांचा दि.१९/०२/२०१९ रोजीचा प्राप्त अर्ज.

महोदय,

भूखंड क्र.आर-१, सेक्टर क्र.४०, नेरुळ, नवी मुंबई या जागेत निवासी व वाणिज्य कारणासाठी सुधारित बांधकाम परवानगी देणेबाबतचा प्रस्ताव महानगरपालिकेस वरील संदर्भाधिन पत्रान्वये प्राप्त झालेला आहे. संदर्भाधिन जागेत निवासी व वाणिज्य उपयोगासाठी बांधकाम परवानगी मुंबई प्रांतिक अधिनियम, १९४९ च्या कलम २५३ व २५४ तसेच महाराष्ट्र प्रादेशिक नगररचना अधिनियम, १९६६ च्या कलम ४५(१) (३) मधील तरतुदीनुसार तसेच सदर पत्रातील नमुद १ ते ९ अटी व सुधारीत बांधकाम प्रारंभ प्रमाणपत्रातील अटीची पूर्तता/पालन करणेचे अटीसापेक्ष खाली नमुद केलेल्या बाबींचे पालन करणेचे अधिनियम सुधारित बांधकाम प्रारंभ प्रमाणपत्र मंजूर करण्यात येत आहे.

पाणी पुरवठा व मलनिःस्सारण सुविधा आवश्यक शुल्क भरणा केल्यानंतर उपलब्ध करून देण्यात येतील. सार्वजनिक स्वरूपाच्या रस्त्यावर व गटारीत बांधकाम साहित्य पडणार नाही याची दक्षता घेण्यात यावी. अशाप्रकारे बांधकाम साहित्य रस्त्यावर अथवा इतर सार्वजनिक जागेवर आढळून आल्यास आपणावर कार्यवाही करणेबाबत संबंधित विभागास कळविण्यात येईल किंवा बांधकाम परवानगी रद्द करण्याबाबतची कार्यवाही सुध्दा करण्यात येईल याबाबतची नोंद घ्यावी.

भूखंडाच्या सुरु असताना जागेवरील रिकामे गाळे / सदनिका यांची संरक्षणाची जबाबदारी संबंधित जमिनमालक / भूखंडधारक / मालकाक राहिली राहिल. तसेच अर्धवट बांधलेल्या जागेचा गैरवापर होऊ नये म्हणून संबंधित भूखंड धारकाने कुंपण भित बांधून त्या ठिकाणी अनुचित प्रकार होणार नाही याची दक्षता घ्यावी. गैरकृत्य करताना आढळल्यास संबंधितांस कायदेशिर कार्यवाही करण्यात येईल याची नोंद घ्यावी.

भूखंडासखल भागामध्ये असल्यास जमीनीची पातळी (Ground Level) भरणी करून उंच करावी. जमीनीची पातळी ही रस्ता आणि Sewer Line यांच्या पेक्षा उंचावर असली पाहिजे. सांडपाणी, पावसाळ्याचे पाणी आणि मल यांचा निचरा योग्यपणे होऊन भूखंडामध्ये पाणी साचणार नाही अशी भूखंडाची पातळी तयार करावी.

इमारतीचे बांधकाम मंजूर नकाशाप्रमाणे करण्यात यावे. बांधकामामध्ये फेरफार अथवा वाढीव बांधकाम करावयाचे असल्यास महाराष्ट्र प्रादेशिक व नगररचना अधिनियमातील तरतुदीनुसार सुधारीत बांधकाम नकाशे मंजूर करून घेणे आवश्यक आहे. मंजूर नकाशा व्यतिरिक्त बांधकाम केल्यास ते कायद्यातील तरतुदीनुसार कारवाईस पात्र राहिल, याची कृपया नोंद घ्यावी.

इमारतीचे बांधकाम करणारे मजुरांचे निवासीकरीता (Labour Shed) भूखंडाचे हद्दीत आरोग्याच्या दृष्टीकोनातून त्यांचे तात्पुरते टॉयलेटसह सोय करणे आवश्यक आहे. त्यासाठी भूखंडाचे एका बाजूचे सामासिक अंतरात ३.०० मी. रुंदीचे तात्पुरते शेडस टॉयलेट करण्यास परवानगी देणेत येत आहे. याबाबत पुरेशी व्यवस्था न केल्यास जाता लेव्हलचे पुढील काम करणे परवानगी देता येणार नाही. तसेच भोगवटा प्रमाणपत्रासाठी अर्ज करणेपूर्वी सदर शेड स्वखर्चाने काढून टाकणेत यावी.

बांधकाम सुरु करताना कामाचे नाव, बांधकाम परवानगीची तारीख, वास्तुविशारदाचे नाव, जमिन मालकाचे नाव, ठेकेदाराचे नाव, बांधकाम क्षेत्र इ. बाबी दर्शविणारा फलक लावण्यात यावा. महानगरपालिकेस माहितीसाठी ठेकेदाराचे नाव व दुरध्वनी क्रमांक इ. बाबतचा तपशिल काम सुरु केल्यानंतर या कार्यालयास पाठविण्यात यावा ही विनंती.

अट :-

- १) प्रस्तुत भूखंडावरील होणार नाही तसेच नागरीकांच्या सुरक्षेसाठी काटेकोरपणे पालन आपले मालकीच्या प्रकारची हानी झाल्यास प्रकरणी अर्ज विचारात घेतल जाई.
- २) प्रस्तुत भूखंडावर मोठे स्वरूपाचे पदपथ, रस्तादर बाबी पुर्ववत करणे अर्ज विचारात घेतल जाई.
- ३) प्रस्तुत भूखंडावर बांधकाम दोन महिन्यांनी आपला अर्ज विचारात घेतल जाई.
- ४) आपण आपले नियोजन करताना आवश्यक राहणारे व दृष्टीनियंत्रण तशाप्रकारे कामगार सर्वस्वी जबाबदारी साठी नवी मुंबई मधील शासनाच्या दि.०९/०९/२०१९ नियमावलीच्या प्रारंभ सयंत्राची तरतुद करणे तसेच दुरुस्त व्यवस्थापन आराखड्या फ्लशिंग (Flushing) बंधनकारक राहिलेले रथळावर (www.nmc.gov.in) पाळणाघारांसाठीची नामफलक लावण्यात व्यवस्था करण्यात येईल.
- ५) प्रस्तुत प्रकरणात राहिलेले.
- ६) प्रस्तुत प्रकरणात निदर्शनास आल्यास

प्रत माहितीसाठी :-

१. मे. हितेन सेटी, वा. नेरुळ, नवी मुंबई.
२. व्यवस्थापक शहर से.
३. उपआयुक्त (उपक.)
४. विभाग अधिकारी, ध.

न न. ६  
०२२/२०१९  
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“जन्म असो वा मरण आवश्यक नोंदणीकरण”

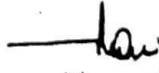
अट :

- १) प्रस्तुत भूखंडावरील इमारतीचे बांधकाम करीत असतांना बांधकामामुळे आजुबाजुच्या नागरीकांना प्रदुषणांचा त्रास होणार नाही तसेच बांधकाम प्रगतीपथावर असतांना बांधकामावरील मजूर अथवा सभोवतालच्या परिसरामधील नागरीकांच्या सुरक्षिततेसाठी National Building Code मधील तरतुदींचे तसेच अनुषंगीक कायद्यातील तरतुदींचे काटेकोरपणे पालन / अंमलबजावणी करणे संबंधीत भूखंडधारक / विकासकांवर बंधनकारक राहिल. जर भविष्यात आपले मालकीच्या भूखंडावर चालू असलेल्या बांधकामामुळे जिवीत अथवा सार्वजनिक / खाजगी मालमत्तेस कुठल्याही प्रकारची हानी झाल्यास त्यास संबंधीत भूखंडधारक /विकासक हे सर्वस्वी जबाबदार राहतील.
- २) प्रस्तुत भूखंडावर भोगवटा प्रमाणपत्रासाठी अर्ज सादर करणेपूर्वी आपले भूखंडाचे आजुबाजुस असणा-या सार्वजनिक स्वरूपाचे पदपथ, रस्ते, गटारे, जलवाहिन्या, मलनिःस्सारण वाहिन्या इत्यादी बाबीस काही हाती पोहोचले असल्यास सादर बाबी पुर्ववत करण्याची सर्वस्वी जबाबदारी भूखंडधारकाची /विकासकाची राहिल अन्यथा भोगवटा प्रमाणपत्रासाठी अर्ज विचारात घेतला जाणार नाही, याची नोंद घ्यावी.
- ३) प्रस्तुत भूखंडावर बांधकाम परवानगी दिल्यानंतर संबंधित भूखंडाच्या वास्तुविशारदाने कामाच्या प्रगतीबाबतचा अहवाल दर दोन महिन्यांनी या कार्यालयास विना विलंब सादर करणे बंधनकारक राहिल अन्यथा भोगवटा प्रमाणपत्रासाठी आपला अर्ज विचारात घेतला जाणार नाही याची नोंद घ्यावी.
- ४) आपण आपले नियोजित इमारतीचे बांधकाम प्रत्यक्ष सुरु करण्यापूर्वी आपण सादर केलेल्या हमीपत्रानुसार बांधकाम करताना आवश्यक असणाऱ्या कामगारांच्या कुटुंबामधील ६ ते १४ वर्ष वयोगटातील मुले प्राथमिक शिक्षणापासुन वंचित राहू नये या दृष्टीने त्यांच्या प्राथमिक शिक्षणाची सोय उपलब्ध होत असल्याची खातरजमा करणे अनिवार्य आहे. तशाप्रकारे कामगारांच्या कुटुंबाची व्यवस्था करण्याची आपली अथवा आपले द्वारा नियुक्त केलेल्या कंत्राटदाराची सर्वस्वी जबाबदारी आहे, याची कृपया नोंद घ्यावी.
- ५) नवी मुंबई मधील गृहनिर्माण व व्यापारी संकुलातील सांडपाण्याच्या (Gray Water) पुनर्वापर बाबतच्या महाराष्ट्र शासनाच्या दि.०७/०६/२०१० रोजीच्या राजपत्रात प्रसिध्द झालेल्या नवी मुंबई महानगरपालिकेच्या विकास नियंत्रण नियमावलीच्या प्रारूप नियम क्र.३६(अ), नुसार सादर भूखंडावर आपणांस अद्ययावत सांडपाणी पुनर्प्रक्रिया व वापर सयंत्राची तरतुद करणे, त्या अनुषंगिक पाण्याची स्वतंत्र टाकी व हिरव्या रंगाची पाईप लाईन्स बसविणे, कार्यान्वित करणे तसेच दुरुस्ती/देखभाल करणे बंधनकारक राहिल. त्याअनुषंगाने आपणांस महापालिकेस प्रस्तावित उत्सर्जन व्यवस्थापन आराखडा सादर करणे बंधनकारक राहिल. त्यानुसार पुनर्प्रक्रिया केलेल्या पाण्याचा वापर बागबगिचे, फलशींग (Flushing) गाड्या धुण्याकरीता (पिण्याच्या व स्वयंपाकगृहाच्या वापराव्यतिरिक्त) इत्यादी साठी वापरणे बंधनकारक राहिल. उक्त प्रारूप नियमावली नगररचना विभागामध्ये तसेच नवी मुंबई महानगरपालिकेच्या संकेत रथळावर (www.nmmconline.com) उपलब्ध आहे.
- ६) पाळणाघरांसाठीची टेंपररी शोड (सुरक्षित) हंगामी शोड, जागेवरील बांधकाम सुरु करणेपूर्वी बांधू पाळणाघरास अनुषंगिक नामफलक लावण्यात यावा. पिण्याचे पाण्याची सोय, छोटे स्वयंपाकघर, स्वच्छतागृह व इतर पाळणाघरास अनुषंगिक व्यवस्था करण्यात याव्यात. तसेच पाळणाघराची व्यवस्था पाहण्यासाठी एक स्वतंत्र व्यक्ती/संस्था यांची नेमणूक करण्यात यावी.
- ७) प्रस्तुत प्रकरणात शासन, रेल्वे विभाग, सिडको तसेच नवी मुंबई महानगरपालिकेने वेळोवेळी दिलेले अदेश बंधनकारक राहतील.
- ८) प्रस्तुत प्रकरणात सादर करण्यात आलेली कुठलीही माहिती / कागदपत्रे चुकीची अथवा दिशाभूल करणाऱ्या असल्याचे निदर्शनास आल्यास सादरची परवानगी आपोआप रद्द होईल.

आपला,

प्रत माहितीसाठी :-

१. मे. हितेन सेटी, वास्तुविशारद, तळ मजला, ययाती को.ऑ.हो.सोसा., भूखंड क्र.९, सेक्टर ५८अ, नेरुळ, नवी मुंबई.
२. व्यवस्थापक शहर सेवा, सिडको लि.
३. उपआयुक्त (उपकर), नमुंमपा.
४. विभाग अधिकारी, घणसोली, नमुंमपा.

  
(ओवैस ए. मोमीन)

सहाय्यक संचालक, नगररचना,  
नवी मुंबई महानगरपालिका

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**NAVI MUMBAI MUNICIPAL CORPORATION  
AMENDED COMMENCEMENT CERTIFICATE**

NO.NMMC/TPO/BP/Case No. 20191CNMMC14870/1158/2019

DATE : 19/03/2019

Permission is hereby granted under Section 45(1) (iii) of the Maharashtra Regional & Town Planning Act, 1966 and Section 253 & 254 of the Bombay Provincial Municipal Corporation Act, 1949.

**M/s. L & T Seawoods Ltd. (Developers), Plot No.R-1, Sector 40, Nerul, Navi Mumbai** As per the approved plans and subject to the following conditions for the development work of the proposed Building.

**Summary of Proposal :-**

A) Plot Area	: 162002.83 m <sup>2</sup>	
F.S.I.	: 1.50	
Permissible BUA	: 243004.245 m <sup>2</sup>	
Existing part O.C. Area	: NMMC/TPO/OC/CASENo.8162/6004/2016, Dated 12/09/2016,	
	Commercial Area = 123883.185 m <sup>2</sup>	
B) Area under construction (C.C.No.& dated)	: NMMC/TPO/BP/20181CNMMC13686/125/2019, Dated 11/01/2019, Commercial Area=12311.061 m <sup>2</sup>	
Total Existing commercial Area	: 136194.246 m <sup>2</sup>	
C) Proposed Commercial Area	: 1152.148 m <sup>2</sup>	
Proposed Residential Area	: 103571.07 m <sup>2</sup>	
Total Built up Area (Proposed)	: 104723.185 m <sup>2</sup>	
No. of Shops (Proposed)	: 04 Nos	
No. of Residential Unit (Proposed)	: 1557 Nos	
'C' Cluster	: 76 Nos	Existing 3 Basement+Existing lower Ground+ Existing upper Ground +2 <sup>nd</sup> to 3 <sup>rd</sup> Floor Parking, 4 to 11 Floor Residential.
	: 919 Nos	Existing 2 Basement+Existing lower Ground (Commercial)+ Podium +Upper 14 Floor Residential.
	: 562 Nos	Existing 3 Basement+Commercial in lower Podium Parking + Upper 17 Floor Residential.
	: Gr. Floor	Commercial+Stilt
	: 1st Floor	Podium Parking
Total Built up area consumed (B+C)	: 240917.431 m <sup>2</sup>	

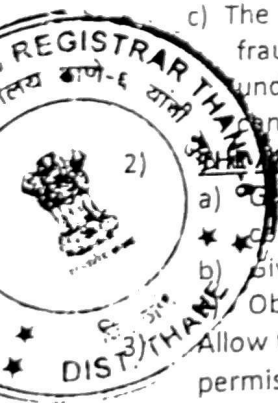
D' Cluster : 919 Nos  
G' Cluster : 562 Nos  
Gr. Floor  
1st Floor

- 1) The Certificate is liable to be revoked by the Corporation if :
- The development work in respect of which permission is granted under this Certificate is not carried out or the use there of is not in accordance with the sanctioned plans.
  - Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.
  - The Municipal Commissioner is satisfied that the same is obtained by the Applicant through fraud & misrepresentation and the Applicant and / or any person deriving title through or under him, in such and event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.

**THE APPLICANT SHALL :**

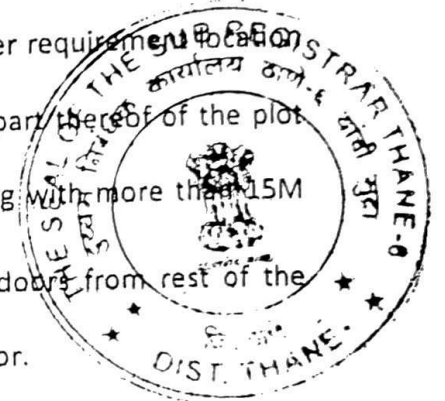
- Give a notice to the Corporation on completion up to plinth level and 7 days before the commencement of the further work.
  - Give written notice to the Municipal Corporation regarding completion of work.
  - Obtain an Occupancy Certificate from the Municipal Corporation.
- Allow the Officers of the Municipal Corporation to enter the building or premises for which the permission has been granted at any time for the purpose of enforcing the building control Regulations and conditions of this Certificate.
- The structural design, building materials, plumbing services, fire protection, electrical installation etc. shall be in accordance with the provision (except for provision in respect of floor area ration) as prescribed in the National Building Code by the Indian Standards institutions.

4) The Certificate shall remain valid for a period of one year from the date of issue and can be further revalidated as required under provision of Section M.R.& T. P. Act, 1966. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not be any subsequent in Planning



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- 5) The condition of this Certificate shall not be binding not only on the Applicant but also its successors and every person deriving title through or under them.
- 6) A certified copy of the approved plans shall be exhibited on site and the Name Board showing name of Owner, Architect, Builder & Structural Engineer, Ward No., Sector No., Plot No., Survey No., Area of Plot No., of flats, Built-up Area, Commencement Certificate No. & Date shall be installed on site.
- 7) The plot boundaries shall be physically demarcated immediately and the intimation be given to this section before completion of plinth work.
- 8) The amount of S.D. Rs. 47,38,052/- S.D. Rs. 32,40,057/- for Mosquito Prevention's Rs. 32,40,057/- for debris & S.D. Rs. 8,10,025/- for Tree Plantation deposited with NMMC as Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the corporation for breach of any other Building Control Regulation and condition attached to the permission covered by the Commencement Certificate. Such a forfeiture shall be without prejudice to any other remedy or right of the Municipal Corporation.
- 9) You shall provide overhead water tank on building & underground water tank in two compartments. One for drinking water & another for other than drinking water. It should conform to the standards applicable in this behalf.
- 10) You should approach to the Executive Engineer, M.S.E.B. for the power requirements & location of transformer if any, etc.
- 11) Every plot of land shall have at least 1 tree for every 100 Sq. M. or part thereof of the plot area.
- 12) For all building of non-residential occupancies and residential building with more than 15M height following additional conditions shall apply :-
  - a) The staircase shall be separated by fire resistance walls and doors from rest of the buildings.
  - b) Exit from lift lobby shall be through a self closing smoke stop door.
  - c) There shall be no other machinery in the lift machinery room.
  - d) For centrally air conditioned building area of external open able windows on a floor shall be minimum 2.5 % of floor area
  - e) One of the lift (Fire lift) shall have a minimum loading capacity of 6 persons. It shall have solid doors. Lights shall not be designed in the staircase wall.
  - f) Electrical cables etc. shall in separate ducts.
  - g) Alternate sources of electric supply or a diesel generator set shall be arranged.
  - h) Hazardous material shall not be stored.
  - i) Refuse stamps or storage places shall not be permitted in the staircase wall.
  - j) Fire fighting application shall be distributed over the building.
  - k) For building upto 24 M. Height capacity of underground storage tank and overhead storage shall be 50,000 ltrs. And 10,000 ltrs. Respectively. Wet rises shall be provided. Pump capacity 1000 ltrs./min and 250 ltrs./min. respectively. For building with height above 24 mtrs. The figures shall be 75000 ltrs. And 10,000 ltrs. And the pump capacity of 1350 ltrs./min and 450 ltrs./min. respectively as per fire requirement.
- 13) Recreation ground or amenity open space be developed before submission of Building Completion Certificate.
- 14) No work should be started unless the existing structures area to be demolished with utmost care.
- 15) Applicant / Architect should strictly follow all the conditions of development agreement. Owner & Architect will be held responsible for breach of any condition of development Agreement of CIDCO.
- 16) The Owner & the Architect and Structural Engineer concerned are fully responsible for the construct. quality of the building as per approved building plan. Structural design, Stability building construction quality, which should confirm to withstand an earthquake of Highest intensity in seismic zone III.



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L&T Seawoods

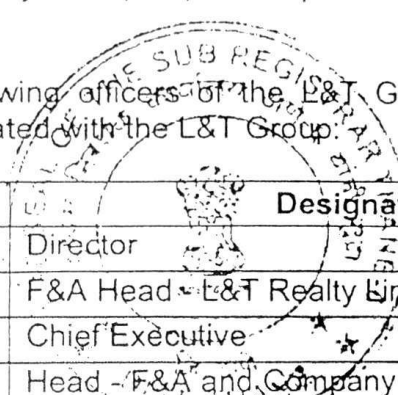
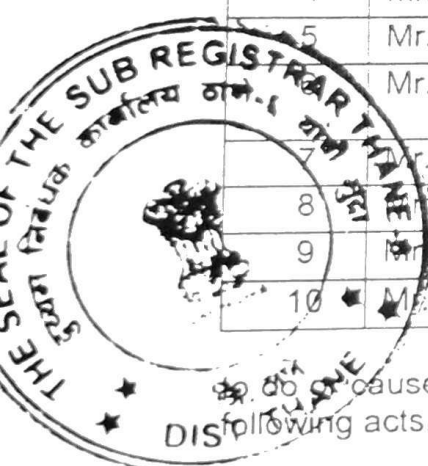
CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF THE COMPANY HELD ON TUESDAY, JULY 16, 2019, CERTIFIED TO BE TRUE UNDER SECTION 21 OF THE COMPANIES ACT, 2013.

AUTHORISED OFFICIALS FOR EXECUTING THE DOCUMENTS PERTAINING TO SEAWOODS PREMISES

"RESOLVED THAT in supersession of all previous Resolutions passed by the Board of Directors at their Meetings held on May 20, 2013, May 23, 2014 and October 16, 2018, approval be and is hereby accorded for Sale, Transfer, Lease, Leave & License or otherwise for residential flats Commercial offices, Multiplex, Airspace, Retail Spaces, Entertainment areas, Food Court and any other premises constructed/ being constructed/ to be constructed on the land bearing Plot No. R-1, Sector 40, Nerul, Navi Mumbai ("Project") on the terms and conditions which have been agreed or may be agreed between the Company and prospective purchasers/ transferees/ lessees/ licensees.

RESOLVED FURTHER THAT the following officers of the L&T Group are hereby severally authorized so long as they remain associated with the L&T Group:

Sr. No	Name	Designation
1	Mr. Shrikant Joshi	Director
2	Mr. U. C. Rath	F&A Head - L&T Realty Limited
3	Mr. Subrata Bandyopadhyay	Chief Executive
4	Mr. Hemant Mohta	Head - F&A and Company Secretary
5	Mr. Bharat Rastogi	JGM - Finance and Accounts, L&T Limited
6	Mr. Ajay Nambiar	Head - Customer Care and Property Management, L&T Limited
7	Mr. J Hareesh Kumar	Head - CRM, L&T Limited
8	Abhay Kamthankar	Sr DGM - Planning
9	Mr. Parmanand Gupta	DGM - MEP
10	Mr. Kishor Kendre	AGM - Electrical



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cause to be done, for and on behalf of and in the name of the Company all or any of the following acts, deeds and things:

- a) To sign and execute agreements of any description including agreements for sale, sale deed, deed of transfer, leases, sub-lease, leave & license agreements, service agreements, amenities agreements, for commercial and residential areas in the said Project and amenities therein in respect of offices, units, shops, flats, retail outlets, multiplex, food court agreements, entertainment areas, advertisement spaces, kiosk, parking spaces.

0225  
69 00



Handwritten signature

L&T Seawoods Limited  
 Plot No. R-1, Sector 40, Seawoods Railway Station, Navi Mumbai 400 706, INDIA  
 Tel: +91 22 4156 7002/3 Fax: +91 22 4156 7046 www.larsentoubro.com  
 CIN: U45203MH2008PLC180029

Registered Office:  
 L&T House, N. M Marg  
 Ballard Estate  
 Mumbai - 400 001, INDIA

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आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA  
SOUJAVA CHAKRABORTY  
SALILA KANTA CHAKRAVORTY  
23/11/1978  
ACCOUNT Number  
AGZPC1432D

*Soujanya Chakravorty*

THE SIF REGISTRAR  
कायदा नं. ६

FORM-A (PERSONAL DETAILS)

APPLICANT

CO-APPLICANT

GUARANTOR

Name SHREYASEE CHAKRABORTY

Gender  M  F  T\*  Transgender

Marital Status  Mr  Mrs  Ms  Dr.  Other

Date of Birth 29-10-1981

Marital Status  Married  Unmarried  Other

Name of Spouse SOUMAYA CHAKRABORTY

No. of Dependents

No. of Children 01

Name of Father BASUDEV RAY

Other's Maiden Name PANNA

Category  SC  ST  OBC  General

Nationality INDIAN

Residential Status  Resident  NRI / PIO

Religion HINDU

Place of Birth KOLKATA

Photo Identification (ID) : Type PAN CARD

Photo Identification (ID) : Number AJRPRC664F

Photo ID: Valid Upto

Driving Licence No.

Driving Licence Valid Upto

AN No./GIR No. AJRPR0664F

Passport No.

Passport Valid Upto

Highest Qualification Attained POST GRADUATE

Qualifying Year 2006

Present Address: Staying at the present address for the past 2 Years and 5 Months. Type of Residence  Owned  Rented  Allotted by employer  Other

House / Flat / Apartment No. or Name D-2/1 SBI COLONY

Street Name & No. and Area/Location SECTOR-13 NERUL EAST

Landmark

City NAVI MUMBAI District THANE Pin Code 400706

State MAHARASHTRA Country INDIA

Telephone (Landline) Mobile (Primary) 9819966456 Mobile (Secondary)

Email (Personal) mail2shrey@gmail.com

Permanent Address: Is permanent address same as present address?  Yes  No (To be filled if permanent address is different from present address)

House / Flat / Apartment No. or Name UD-010108

Street Name & No. and Area/Location 1050/1 SURVEY PARK

Landmark

City KOLKATA District Pin Code 700075

State WEST BENGAL Country INDIA

Telephone (Landline 1) Telephone (Landline 2)

Office / Business Address:

Office / Business Address

Name of Org/Employer, Dept, & Floor ACCENTURE SOLUTIONS PVT LTD 8TH FLOOR

Street Name & No. and Area/Location BUILDING, NO12 MINDSPACE SEZ AIROLI

Landmark

City NAVI MUMBAI District THANE Pin Code 400708

State MAHARASHTRA Country INDIA

Telephone (Landline) Fax Mobile (Secondary)

Email (Organizational)

Repayment Mode  Check-off  ECS (Electronic Clearing System)  PDCs (Post Dated Cheques)

SI (Standing Instruction)

Others

Relationship with the Bank  Less than 1 year  1-3 years  More than 3 years

References (Names and addresses of two referees who are not related to you):

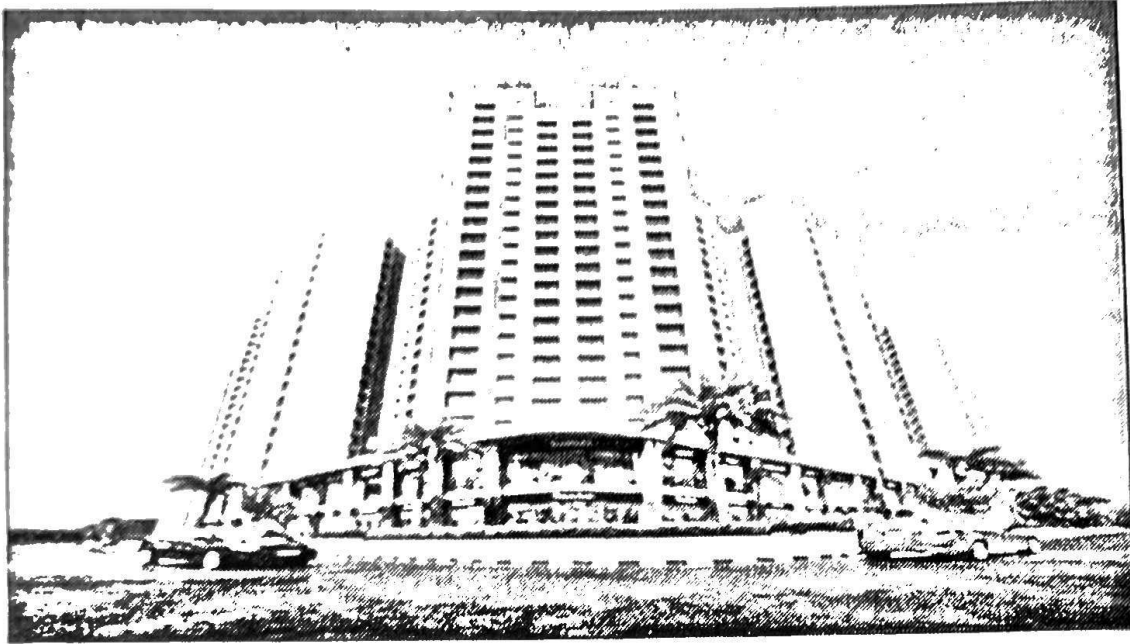
State Bank of India may make enquiries from the referees if it deems necessary.

Name: RAJESH AHARWAR Address: M2-1101, SBI colony, Sec-13, Near Email: rajesh.aharwar@sbi.co.in Tel: 9967575060 Mob: 9967575060

Name: Chitra Raj Address: 1302, Lalitpur Heights, plot-62 Sec-20, Kirti Khandra Email: chitra.raj@sbi.co.in Tel: Mob:



# MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "L & T Seawoods Residences Phase - I"

"L & T Seawoods Residences Phase - I", Proposed Amendment to Commercial Cum Residential Development in Integrated Seawoods Project On Plot No. R-1, Sector 40, Seawoods Darave Railway Station, Nerul, Navi Mumbai, Taluka & Dist. – Thane – 400 706, State – Maharashtra, Country - India

Latitude Longitude: 19°01'17.6"N 73°01'13.9"E

Valuation Done for:

**State Bank of India**

HLST Ground Floor, Synergy Building, C – 6, G Block  
Bandra Kurla Complex, Bandra (East),  
Mumbai – 400 051

**Vastukala Consultants (I) Pvt. Ltd.**

Mumbai • Delhi NCR • Nanded • Aurangabad



## MASTER VALUATION REPORT OF "L & T Seawoods Residences Phase - I"

"L & T Seawoods Residences Phase - I", Proposed Amendment to Commercial Cum Residential Development in Integrated Seawoods Project On Plot No. R-1, Sector 40, Seawoods Darave Railway Station, Nerul, Navi Mumbai, Taluka & Dist. – Thane – 400 706, State – Maharashtra, Country - India

Latitude Longitude: 19°01'17.6"N 73°01'13.9"E

NAME OF DEVELOPER: M/s. L & T Seawoods Ltd.,

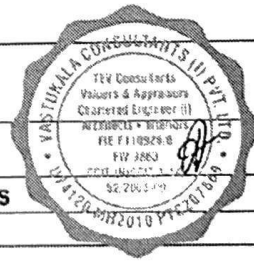
Pursuant to instructions from State Bank of India, Home Loan Sales Team, BKC, Mumbai, Mumbai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on 14<sup>th</sup> June 2019 for approval of Advance Processing Facility.

### 1. Location Details:

The property is situated at Proposed Amendment to Commercial Cum Residential Development in Integrated Seawoods Project On Plot No. R-1, Sector 40, Seawoods Darave Railway Station, Nerul, Navi Mumbai, Taluka & Dist. – Thane. It is about 5 – 7 minutes walking distance from Seawoods railway station of Harbour Railway Line. Surface transport to the property is by buses, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The area is middle class & developed.

### 2. Developer Details:

Name of builder	M/s. L & T Seawoods Ltd.
Project Rera Registration Number	P51700020275
Register office address	L & T House, N. M. Marg, Ballard Estate, Mumbai - 400 001 State – Maharashtra, Country - India
Contact Numbers	Contact Person : Mr. Chirag Chavda - 9867798744
E – mail ID And Website	chirag.chavda@lasentoubro.com www.lasentoubro.com



### 3. Boundaries of the Property:

Direction	Particulars
On or towards North	Road
On or towards South	Flyover Bridge
On or towards East	Road
On or towards West	Road

#### Mumbai

121, 1<sup>st</sup> Floor, Akruti Star,  
Central Road, MIDC,  
Andheri (E), Mumbai - 400 093,  
(M.S.), INDIA

Tel. : +91 22 28371325  
Fax : +91 22 28371324  
mumbai@vastukala.org

#### Delhi NCR

L-306, Sispal Vihar,  
AWHO Society, Sohna Road,  
Sector - 49, Gurgaon,  
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delhincr@vastukala.org

#### Nanded

28, S.G.G.S. -  
Stadium Complex,  
Gokul Nagar,  
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Tel. : +91 2462 244288  
+91 2462 239909  
nanded@vastukala.org

#### Aurangabad

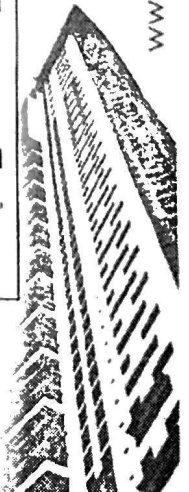
Plot No. 106, N-3, CIDCO,  
Aurangabad - 431 005,  
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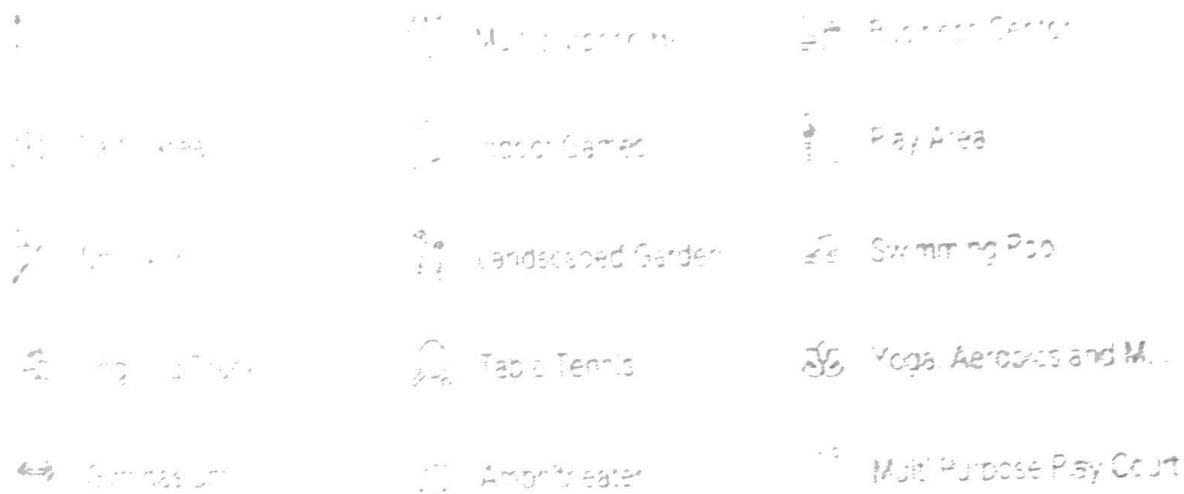
## Project Valuation Report

1. Introduction	
a) Project Name (with address & phone nos.)	"L & T Seawoods Residences Phase - I", Proposed Amendment to Commercial Cum Residential Development in Integrated Seawoods Project On Plot No. R-1, Sector 40, Seawoods Darave Railway Station, Nerul, Navi Mumbai, Taluka & Dist. – Thane – 400 706, State – Maharashtra, Country - India  Contact Person : Mr. Chirag Chavda - 9867798744
b) Purpose of Valuation	As per request from State Bank of India, HLST Branch to assess fair market value of the property for bank loan purpose.
c) Date of Inspection of Property	14.06.2019
d) Date of Valuation Report	15.06.2019
e) Name of the Developer of Property (in case of developer built properties)	M/s. L & T Seawoods Ltd. L & T House, N. M. Marg, Ballard Estate, Mumbai - 400 001 State – Maharashtra, Country - India
2. Physical Characteristics of the Property	
a) Location of the Property	"L & T Seawoods Residences Phase - I", Proposed Amendment to Commercial Cum Residential Development in Integrated Seawoods Project On Plot No. R-1, Sector 40, Seawoods Darave Railway Station, Nerul, Navi Mumbai, Taluka & Dist. – Thane – 400 706, State – Maharashtra, Country - India
Brief description of the property	
<p><b>About Project:</b></p> <p>L&amp;T Seawoods Residences, A seamless amalgamation of luxury, comfort and style blend to provide a truly sophisticated lifestyle. These Residential Apartments in NaviMumbai are beautifully planned keeping in mind the architecture which can soothe your senses whenever you step into your house after a tiring day from work. L&amp;T Seawoods Residences by L&amp;T Realty Limited in Seawoods strives for customer satisfaction and believes in building world-class projects without compromising on quality standards, innovation and timely delivery. With well-ventilated apartments and uncluttered nature space, L&amp;T Seawoods Residences makes you feel that every day is an excursion. L&amp;T Seawoods Residences is one of the best investments in Residential properties in Seawoods, NaviMumbai. The Apartments in L&amp;T Seawoods Residences are strategically constructed keeping in mind excellent connectivity of public transport. L&amp;T Seawoods Residences presents 2 BHK, 2.5 BHK and 3 BHK Apartments in NaviMumbai. The price of Apartments at Seawoods in L&amp;T Seawoods Residences is well suited for the ones looking to invest in property at Navi Mumbai.</p> <p><b>Location Advantages:</b></p> <p>L&amp;T Seawoods Residences is conveniently located at Seawoods to provide unmatched connectivity from all the important landmarks and places of everyday utility such as hospitals, schools, super marts, parks, recreational centers etc.</p>	





## L&T Seawoods Residences Amenities



### L & T Seawoods Residences Phase I Amenities & Features:

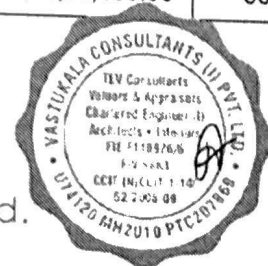
The amenities in L&T Seawoods Residences Phase 1 comprises of common as well as exceptional amenities such as Welcome Waterscape, Floral Swipe, Social Pocket, Retail Shops, Landscaped Garden, Table Tennis, Party Area, Shaded Parking, Multi-purpose Hall, Business Centre, Snooker, Creche, Seniors Chit Chat Corner, Cycling Track, Walking Track, Indoor Games, Swimming Pool with Sun Deck, Gymnasium, Play Area, Library, Jogging Track, Yoga, Aerobics and Meditation Room, Billiards, Amphitheatre and Multi-Purpose Play Court.

Nearby landmark	Near Seawoods Grand Central Mall
Postal Address of the Property	"L & T Seawoods Residences Phase - I", Proposed Amendment to Commercial Cum Residential Development in Integrated Seawoods Project On Plot No. R-1, Sector 40, Seawoods Darave Railway Station, Nerul, Navi Mumbai, Taluka & Dist. - Thane - 400 706, State - Maharashtra, Country - India
Area of the plot/land (supported by a plan)	Plot Area: 162002.83 Sq. M.
Type of Land: Solid, Rocky, Marsh land, reclaimed land, Water-logged, Land locked.	Solid land
Independent access/approach to the property etc.	Yes
Google Map Location of the Property with a neighborhood layout map	Provided
Details of roads abutting the property	20.00 Mtr. wide Road
Description of adjoining property	Located in middle class locality
Plot No. Survey No.	Plot No. R-1, Sector 40
Ward/Village/Taluka	Village - Nerul & Taluka - Thane
Sub-Registry/Block	Navi Mumbai Municipal Corporation



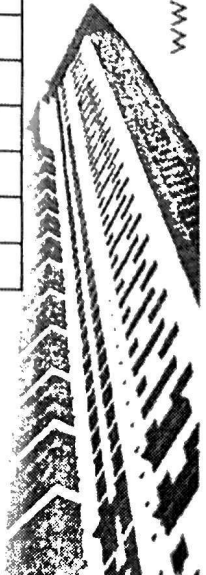
## Tower - D4

Sl. No	Flat No.	Floor No.	Comp.	As per Rera Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Cost of flat in ₹	Expected Rent per month in ₹
1	201	2	2 BHK	527	580	36000	1,89,72,000.00	39500
2	202	2	3 BHK	785	864	36000	2,82,60,000.00	59000
3	203	2	3 BHK	785	864	36000	2,82,60,000.00	59000
4	204	2	2 BHK	602	662	36000	2,16,72,000.00	45000
5	207	2	2 BHK	602	662	36000	2,16,72,000.00	45000
6	208	2	2 BHK	494	543	36000	1,77,84,000.00	37000
7	301	3	2 BHK	525	578	36000	1,89,00,000.00	39500
8	302	3	3 BHK	784	862	36000	2,82,24,000.00	59000
9	303	3	3 BHK	784	862	36000	2,82,24,000.00	59000
10	304	3	2 BHK	482	530	36000	1,73,52,000.00	36000
11	305	3	2 BHK	496	546	36000	1,78,56,000.00	37000
12	306	3	2 BHK	602	662	36000	2,16,72,000.00	45000
13	307	3	2 BHK	602	662	36000	2,16,72,000.00	45000
14	308	3	2 BHK	495	545	36000	1,78,20,000.00	37000
15	401	4	2 BHK	525	578	36000	1,89,00,000.00	39500
16	402	4	3 BHK	784	862	36000	2,82,24,000.00	59000
17	403	4	3 BHK	784	862	36000	2,82,24,000.00	59000
18	404	4	2 BHK	482	530	36000	1,73,52,000.00	36000
19	405	4	2 BHK	496	546	36000	1,78,56,000.00	37000
20	406	4	2 BHK	602	662	36000	2,16,72,000.00	45000
21	407	4	2 BHK	602	662	36000	2,16,72,000.00	45000
22	408	4	2 BHK	495	545	36000	1,78,20,000.00	37000
23	501	5	2 BHK	525	578	36000	1,89,00,000.00	39500
24	502	5	3 BHK	784	862	36000	2,82,24,000.00	59000
25	503	5	3 BHK	784	862	36000	2,82,24,000.00	59000
26	504	5	2 BHK	482	530	36000	1,73,52,000.00	36000
27	505	5	2 BHK	496	546	36000	1,78,56,000.00	37000
28	506	5	2 BHK	602	662	36000	2,16,72,000.00	45000
29	507	5	2 BHK	602	662	36000	2,16,72,000.00	45000
30	508	5	2 BHK	495	545	36000	1,78,20,000.00	37000
31	601	6	2 BHK	525	578	36000	1,89,00,000.00	39500
32	602	6	3 BHK	784	862	36000	2,82,24,000.00	59000
33	603	6	3 BHK	784	862	36000	2,82,24,000.00	59000
34	604	6	2 BHK	482	530	36000	1,73,52,000.00	36000



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company



Sr. No.	Flat No.	Floor No.	Comp.	As per Rera Carpet Area In Sq. ft.	Built up Area In Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Cost of flat In ₹	Expected Rent per month In ₹		
35	605	6	2 BHK	496	546	36000	1,78,56,000.00	37000		
36	606	6	2 BHK	602	662	36000	2,16,72,000.00	45000		
37	607	6	2 BHK	602	662	36000	2,16,72,000.00	45000		
38	608	6	2 BHK	495	545	36000	1,78,20,000.00	37000		
39	701	7	2 BHK	525	578	36000	1,89,00,000.00	39500		
40	702	7	3 BHK	784	862	36000	2,82,24,000.00	59000		
41	703	7	3 BHK	784	862	36000	2,82,24,000.00	59000		
42	704	7	2 BHK	482	530	36000	1,73,52,000.00	36000		
43	705	7	2 BHK	496	546	36000	1,78,56,000.00	37000		
44	706	7	2 BHK	602	662	36000	2,16,72,000.00	45000		
45	707	7	2 BHK	602	662	36000	2,16,72,000.00	45000		
46	708	7	2 BHK	495	545	36000	1,78,20,000.00	37000		
47	801	8	2 BHK	525	578	36000	1,89,00,000.00	39500		
48	802	8	3 BHK	784	862	36000	2,82,24,000.00	59000		
49	803	8	3 BHK	784	862	36000	2,82,24,000.00	59000		
50	804	8	Refuge Area							
51	805	8	2 BHK	493	542	36000	1,77,48,000.00	37000		
52	806	8	2 BHK	599	659	36000	2,15,64,000.00	45000		
53	807	8	2 BHK	599	659	36000	2,15,64,000.00	45000		
54	808	8	2 BHK	492	541	36000	1,77,12,000.00	37000		
55	901	9	2 BHK	525	578	36000	1,89,00,000.00	39500		
56	902	9	3 BHK	784	862	36000	2,82,24,000.00	59000		
57	903	9	3 BHK	784	862	36000	2,82,24,000.00	59000		
58	904	9	2 BHK	482	530	36000	1,73,52,000.00	36000		
59	905	9	2 BHK	496	546	36000	1,78,56,000.00	37000		
60	906	9	2 BHK	602	662	36000	2,16,72,000.00	45000		
61	907	9	2 BHK	602	662	36000	2,16,72,000.00	45000		
62	908	9	2 BHK	495	545	36000	1,78,20,000.00	37000		
63	1001	10	2 BHK	525	578	36000	1,89,00,000.00	39500		
64	1002	10	3 BHK	784	862	36000	2,82,24,000.00	59000		
65	1003	10	3 BHK	784	862	36000	2,82,24,000.00	59000		
66	1004	10	2 BHK	482	530	36000	1,73,52,000.00	36000		
67	1005	10	2 BHK	496	546	36000	1,78,56,000.00	37000		
68	1006	10	2 BHK	602	662	36000	2,16,72,000.00	45000		
69	1007	10	2 BHK	602	662	36000	2,16,72,000.00	45000		



	2 BHK Classic 4B	608	495	545	35000	17325000.00	36090.00
7	2 BHK Premiere 2C	701	525	578	35000	18375000.00	38280.00
	3 BHK Grandio 2A	702	784	862	35000	27440000.00	57170.00
	3 BHK Grandio 2A	703	784	862	35000	27440000.00	57170.00
	2 BHK Classic 2A	704	482	530	35000	16870000.00	35150.00
	2 BHK Classic 4 F	705	496	546	35000	17360000.00	36170.00
	2 BHK Elegante 4C	706	602	662	35000	21070000.00	43900.00
	2 BHK Elegante 4C	707	602	662	35000	21070000.00	43900.00
	2 BHK Classic 4B	708	495	545	35000	17325000.00	36090.00
8	2 BHK Premiere 2B	801	526	579	35000	18410000.00	38350.00
	3 BHK Grandio 4A	802	784	862	35000	27440000.00	57170.00
	3 BHK Grandio 4A	803	784	862	35000	27440000.00	57170.00
	Refuge	804					
	2 BHK Classic 4 C	805	493	542	35000	17255000.00	35950.00
	2 BHK Elegante 4A	806	599	659	35000	20965000.00	43680.00
	2 BHK Elegante 4A	807	599	659	35000	20965000.00	43680.00
	2 BHK Classic 4B	808	492	541	35000	17220000.00	35880.00
9	2 BHK Premiere 2C	901	525	578	35000	18375000.00	38280.00
	3 BHK Grandio 2A	902	784	862	35000	27440000.00	57170.00
	3 BHK Grandio 2A	903	784	862	35000	27440000.00	57170.00
	2 BHK Classic 2A	904	482	530	35000	16870000.00	35150.00
	2 BHK Classic 4 F	905	496	546	35000	17360000.00	36170.00
	2 BHK Elegante 4C	906	602	662	35000	21070000.00	43900.00
	2 BHK Elegante 4C	907	602	662	35000	21070000.00	43900.00
	2 BHK Classic 4B	908	495	545	35000	17325000.00	36090.00
10	2 BHK Premiere 2A	1001	525	578	35000	18375000.00	38280.00
	3 BHK Grandio 4A	1002	784	862	35000	27440000.00	57170.00
	3 BHK Grandio 4A	1003	784	862	35000	27440000.00	57170.00
	2 BHK Classic 2A	1004	482	530	35000	16870000.00	35150.00
	2 BHK Classic 4F	1005	496	546	35000	17360000.00	36170.00
	2 BHK Elegante 4B	1006	601	661	35000	21035000.00	43820.00
	2 BHK Elegante 4C	1007	602	662	35000	21070000.00	43900.00
	2 BHK Classic 4B	1008	495	545	35000	17325000.00	36090.00
11	2 BHK Premiere 2C	1101	525	578	35000	18375000.00	38280.00
	3 BHK Grandio 2A	1102	784	862	35000	27440000.00	57170.00
	3 BHK Grandio 2A	1103	784	862	35000	27440000.00	57170.00
	2 BHK Classic 2A	1104	482	530	35000	16870000.00	35150.00
	2 BHK Classic 4 F	1105	496	546	35000	17360000.00	36170.00
	2 BHK Elegante 4C	1106	602	662	35000	21070000.00	43900.00
	2 BHK Elegante 4C	1107	602	662	35000	21070000.00	43900.00
	2 BHK Classic 4B	1108	495	545	35000	17325000.00	36090.00
12	2 BHK Premiere 2B	1201	526	579	35000	18410000.00	38350.00
	3 BHK Grandio 4A	1202	784	862	35000	27440000.00	57170.00
	3 BHK Grandio 4A	1203	784	862	35000	27440000.00	57170.00
	Refuge	1204					
	2 BHK Classic 4 C	1205	493	542	35000	17255000.00	35950.00
	2 BHK Elegante 4A	1206	599	659	35000	20965000.00	43680.00
	2 BHK Elegante 4A	1207	599	659	35000	20965000.00	43680.00
	2 BHK Classic 4B	1208	492	541	35000	17220000.00	35880.00
13	2 BHK Premiere 2C	1301	525	578	35000	18375000.00	38280.00
	3 BHK Grandio 2A	1302	784	862	35000	27440000.00	57170.00

*Approved*

