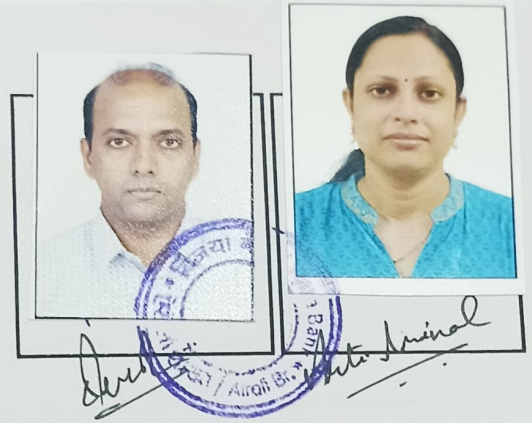


To  
The Branch Manager,  
Aixali Branch.



Dear Sir,  
I / We hereby apply for a Housing Loan of ₹ 1,00,00,000/-  
(Rupees One crore only)

To enable you to consider my/our application for loan, I/we furnish the following details.  
(Please complete all columns in BLOCK LETTERS and tick (✓) wherever applicable.)

| PERSONAL DETAILS          |  |   |
|---------------------------|--|---|
|                           | APPLICANT  | CO-APPLICANT  |
| NAME IN FULL              | Mr/Ms/Mrs/Mx : <u>Devesh Kumar</u>   | Mr/Ms/Mrs/Mx : <u>Asti Minal</u><br>Relationship with applicant : <u>Wife</u>   |
| FATHER'S / HUSBAND'S NAME | MR: <u>Ram Nandan Prasad</u>   | MR: <u>Devesh Kumar</u>   |
| DATE OF BIRTH :           | <u>01/03/1977</u>  | <u>01/02/1981</u>   |
| GENDER                    | MALE : <input checked="" type="checkbox"/> FEMALE: <input type="checkbox"/> THIRD GENDER : <input type="checkbox"/>  | MALE : <input type="checkbox"/> FEMALE: <input checked="" type="checkbox"/> THIRD GENDER : <input type="checkbox"/>                                 |
| MARITAL STATUS            | SINGLE <input type="checkbox"/> MARRIED <input checked="" type="checkbox"/> DIVORCEE <input type="checkbox"/>  | SINGLE <input type="checkbox"/> MARRIED <input checked="" type="checkbox"/> DIVORCEE <input type="checkbox"/>                                       |
| NO. OF DEPENDENTS         | CHILDREN <input checked="" type="checkbox"/> OTHERS <input type="checkbox"/>   | CHILDREN <input checked="" type="checkbox"/> OTHERS <input type="checkbox"/>  |
| RELIGION                  | <u>Hindu</u>   | <u>Hindu</u>  |
| CATEGORY                  | SC <input type="checkbox"/> ST <input type="checkbox"/> OBC <input type="checkbox"/> MINORITY <input type="checkbox"/> OTH <input checked="" type="checkbox"/> | SC <input type="checkbox"/> ST <input type="checkbox"/> OBC <input type="checkbox"/> MINORITY <input type="checkbox"/> OTH <input type="checkbox"/> |
| EDUCATIONAL QUALIFICATION | U.G <input type="checkbox"/> GRAD. <input type="checkbox"/> POST GRAD <input checked="" type="checkbox"/> OTHERS <input type="checkbox"/>                      | U.G <input type="checkbox"/> GRAD. <input checked="" type="checkbox"/> POST GRAD <input type="checkbox"/> OTHERS <input type="checkbox"/>           |
| PROFESSION                | <u>Master Mariner (M-Navy)</u>   |   |
| STATUS                    | RESIDENT <input checked="" type="checkbox"/> NRI <input type="checkbox"/> PIO <input type="checkbox"/>   | RESIDENT <input checked="" type="checkbox"/> NRI <input type="checkbox"/> PIO <input type="checkbox"/>  |
| PAN NO                    | <u>AFYPK6388L</u>  | <u>AGVPM0342E</u>   |
| VALID PASSPORT NUMBER     | <u>N4950740</u>  |   |
| VOTER ID NUMBER           |  |   |
| DRIVING LICENCE NUMBER    | Valid Till D D M M Y Y   | Valid Till D D M M Y Y  |
| ISSUED BY                 |  |   |
| UID                       | <u>6957 9693 7455</u>  | <u>4407 4701 0566</u>   |



|                     |   |   |
|---------------------|---|---|
| RESIDENTIAL ADDRESS | APPLICANT<br>Flat No 1601, Signia Oceanic,<br>Near DMH, Sector 50A Delhi<br>Navi Mumbai<br>CITY: <u>Delhi</u> PIN: <u>1100708</u><br>OWNED <input type="checkbox"/> RENTED <input checked="" type="checkbox"/> EMPLOYER'S <input type="checkbox"/><br>PERIOD OF STAY _____ YEARS.           | CITY: _____ PIN: <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/><br>OWNED <input type="checkbox"/> RENTED <input type="checkbox"/> EMPLOYER'S <input type="checkbox"/><br>PERIOD OF STAY _____ YEARS. |
| PERMANENT ADDRESS   | 301, Mundhnessi, Shibu - Shar -<br>Navi Apartment - Near St Paul<br>School, Buddha Colony<br>Patna<br>CITY: <u>Patna</u> PIN: <u>800001</u><br>OWNED <input checked="" type="checkbox"/> RENTED <input type="checkbox"/> EMPLOYER'S <input type="checkbox"/><br>PERIOD OF STAY _____ YEARS. | CITY: _____ PIN: <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/><br>OWNED <input type="checkbox"/> RENTED <input type="checkbox"/> EMPLOYER'S <input type="checkbox"/><br>PERIOD OF STAY _____ YEARS.                          |
| Phone :             |   |   |
| Mobile :            | <u>9654548604</u>   | <u>7838183088</u>   |
| Email :             | <u>CAPTDEVSINHA@GMAIL.COM</u>   |   |
| OCCUPATION          | EMPLOYED <input type="checkbox"/> PROFESSIONAL <input type="checkbox"/> BUSINESS <input type="checkbox"/><br>SELF EMPLOYED <input type="checkbox"/> AGRICULTURE <input type="checkbox"/> OTHERS <input type="checkbox"/><br>(SPECIFY) _____   | EMPLOYED <input type="checkbox"/> PROFESSIONAL <input type="checkbox"/><br>SELF EMPLOYED <input type="checkbox"/> AGRICULTURE <input type="checkbox"/><br>(SPECIFY) _____   |

IN THE CASE OF SALARIED PEOPLE

| EMPLOYMENT DETAILS          |   |   |
|-----------------------------|---|---|
| Employer Name               | <u>Medallion Marine Pvt Ltd</u>   |   |
| Employer Type               | Central <input type="checkbox"/> State <input type="checkbox"/> PSU <input type="checkbox"/> Others <input checked="" type="checkbox"/> | Central <input type="checkbox"/> State <input type="checkbox"/> PSU <input type="checkbox"/>  |
| Employer's / Office Address | <u>Lotus Star Plot D 5 Road 20<br/>Marol MIDC, Andheri East</u><br>CITY: <u>Mumbai</u> PIN: <u>400093</u>                               | CITY: _____ PIN: <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>  |
| Phone No:                   |   |   |
| Email :                     | <u>CREWING@MEDALLIONMARINE.COM</u>  |   |
| Designation & Department    | <u>Marine Superintendent</u>  |   |
| Working Since               | <u>20/07/2015</u>   | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> |
| Where the job is available? | NG: <input checked="" type="checkbox"/> All India: <input type="checkbox"/> Within State: <input type="checkbox"/>                      | NO: <input type="checkbox"/> All India: <input type="checkbox"/> Within State: <input type="checkbox"/>   |

| मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )   |  |   |   |  |                           |  |
|---|--|---|---|--|---------------------------|--|
| Valuation ID<br>टननः  | 20181117163  | 17 November 2018, 09:58:08 AM                 |   |  |                           |  |
| मूल्यांकनाच वषे<br>जिल्हा<br>मुल्य विभाग<br>उप मुल्य विभाग<br>क्षेत्राचे नांव                       | 2018<br>ठाणे<br>ताशुका ठाणे<br>13/220/1-महाराष्ट्र औद्योगिक विकास महामंडळाचे अखत्यारीतील औद्योगिक भूखंड<br>Navi Mumbai Municipal Corporation   | सर्व्हे नंबर /न भू क्रमांक                    |   |  |                           |  |
| वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.<br>खुली जमीन  | निवासी सदनिका<br>51700   | कापोलय<br>60600                               | दुकाने<br>75800   | औद्योगिक<br>60600                            | मोजमापनाचे एकक<br>चौ मीटर |  |
| बांधीव क्षेत्राची माहिती<br>बांधकाम क्षेत्र (Built Up)<br>बांधकामाचे वर्गीकरण.<br>उद्दवाहन सुविधा - | 73.62 चौ. मीटर<br>1-आर सी सी<br>आहे  | मिळकतीचा प्रकार -<br>मिळकतीचे वसा -<br>मजला - | बहुमजली ईमारतीतील निवासी गाळा<br>0 TO 2वथे<br>5th to 10th Floor | मिळकतीचा प्रकार -<br>मूल्यदर/बांधकामाचा दर - | बांधीव<br>Rs 51700/-      |  |
| Sale Type -<br>First Sale   | Sale/Resale of built up Property constructed after circular dt 02/01/2018  |   |   |  |                           |  |
| घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर  | = (वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी) * मजला निहाय घट/वाढ<br>= (51700 * (100 / 100)) * 105 / 100<br>= Rs.54285/-   |   |   |  |                           |  |
| A) मुख्य मिळकतीचे मूल्य   | = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र<br>= 54285 * 73.62<br>= Rs.3996461.7/-  |   |   |  |                           |  |
| E) बांदिस्त वाहन तळाचे क्षेत्र<br>बांदिस्त वाहन तळाचे मूल्य   | 13.94 चौ. मीटर<br>= 13.94 * ( 54285 * 25/100 )<br>= Rs.189183.225/-  |   |   |  |                           |  |
| F) लगतच्या गच्चीचे क्षेत्र<br>लगतच्या गच्चीचे मूल्य   | 5.74 चौ. मीटर<br>= 5.74 * ( 54285 * 40/100 )<br>= Rs.124638.36/-   |   |   |  |                           |  |
| एकत्रित अंतिम मूल्य   | = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य - वरील गच्चीचे मूल्य - बांदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य - बांदिस्त बाळकनी<br>= A + B - C + D + E + F + G + H + I<br>= 3996461.7 + 0 + 0 + 0 + 189183.225 + 124638.36 + 0 + 0 + 0<br>= Rs.4316283.285/- |   |   |  |                           |  |

Home Print



टनन - ३  
दस्त क्र. १५८५/२०१८  
१/१२०



**AGREEMENT FOR SALE**

THIS AGREEMENT FOR SALE is made at Navi Mumbai on this 17<sup>th</sup> day of NOV, 2018

*A*  
*Archi*  
*Archi*

**BETWEEN**

**AURUM PLATZ IT PRIVATE LIMITED** (formerly known as LOMA IT PARK DEVELOPERS PRIVATE LIMITED) [PAN AABCL3669A], a company incorporated under the provisions of the Companies Act, 1956, having its registered office at Plot No. Gen-4/1, TTC Industrial Area, Thane - Belapur Road, Ghansoli, Navi Mumbai - 400 710, Maharashtra and having CIN [U45400MH2007FTC174767], 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 **FIRST PART**;

AND

ट न न - ३  
दस्तावेज क्र. ३२०१८  
३ / १२०

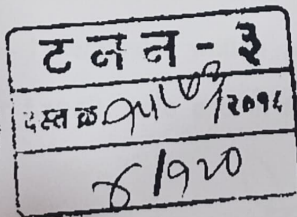
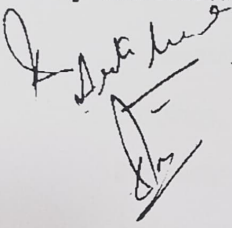
*A*  
*Archi*  
*Archi*



ONLINE AUTHENTICATED COPY  
FROM RESPECTIVE SRO  
U. BALACHANDRA  
ADVOCATE HIGH COURT  
MUMBAI

Mrs. Arti Minal [PAN AQVPM0342E] Age: 37 years having address at Flat No. 1601, 16th Floor, Signia Oceans, Near D-Mart, Sector 10A, Airoli, Navi Mumbai, Maharashtra 400708., hereinafter referred to as the "Allottee" and Mr. Devesh Kumar [PAN AFYPK6388L] Age: 41 years, having address at Flat No. 1601, 16th Floor, Signia Oceans, Near D-Mart, Sector 10A, Airoli, Navi Mumbai, Maharashtra 400708. hereinafter referred to as the "Co Allottee (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, administrators, executors and assigns), of the OTHER PART.

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

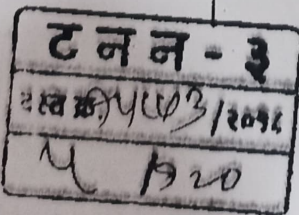


ONLINE AUTHENTICATED COPY  
FROM RESPECTIVE SRO  
U. BALACHANDRA  
ADVOCATE HIGH COURT  
MUMBAI

**WHEREAS:**

A. By an Indenture of Lease dated April 1, 1967, registered with the sub-registrar of assurances at Thane under registration no. BOM/R/2675/1967 on June 27, 1967 ("Indenture of Lease"), the Maharashtra Industrial Development Corporation ("MIDC"), a Corporation constituted under the Maharashtra Industrial Development Act, 1961 (MAH.III of 1962) (as lessor therein), demised unto and in favour of one Standard Mills Company Limited (as lessee therein), all that piece and parcel of land or ground situated at Plot No. 4 in the Trans Thane Creek Industrial Area, within the villages of Ghansoli & Savali Taluka, Thane, admeasuring approximately 3,73,340 sq. mtrs, together with the buildings, erections, structures and appurtenances thereto ("Larger Property"), for a period of 100 years (commencing from August 1, 1965), and upon such terms and conditions as more particularly set out in the Indenture of Lease.

B. Pursuant to Order dated April 16, 2008 and bearing reference no. MIDC/RO/MHP/TTC/4/2035, by a Deed of Assignment dated April 24, 2008, registered with office No. 5 of the sub- registrar of assurances, Thane, under serial no. TNN/5/3543/2008 (on April 24, 2008), Standard Industries Limited assigned and transferred all its right, title and interest along with leasehold rights in respect of a part of the Larger Property, being Plot No. 4/1 admeasuring approximately 1,21,405.692 sq. meters, situate at the Trans Thane Creek Industrial Area, within the villages of Ghansoli & Savali Taluka, Thane and more particularly described in **Schedule - I** hereunder written and hereto annexed at **Annexure "A"** ("Master Land"), unto and in favour of the Promoter, solely and



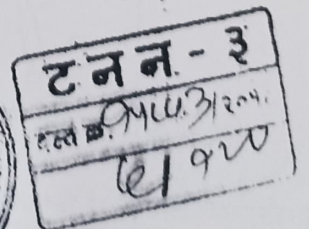
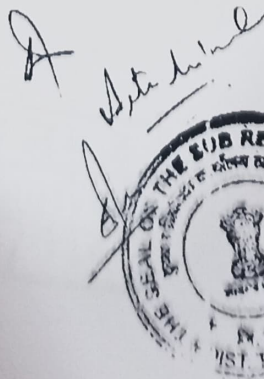
*A. Anta Wale*  
*[Signature]*

ONLINE AUTHENTICATED COPY  
FROM RESPECTIVE SR  
U. BALACHANDRA  
ADVOCATE HIGH COURT  
MUMBAI



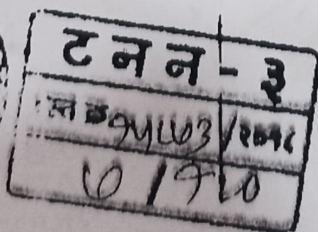
absolutely, for the unexpired residue of the term created by the hereinabove recited Lease Deed and on the terms and conditions more particularly set out therein. The Promoter is seized and possessed of and otherwise well and sufficiently entitled to the Master Land described herein above which will be developed in a phase wise manner / different phases till December 2030.

- C. The Master land has been notified as Integrated IT Township (IITT) under the prevailing Government of Maharashtra IT/ITES policy and has been granted an approval for the Master Plan for the IITT development. Promoter has also been granted necessary permissions/sanctions to develop a portion of the Master Land as Special Economic Zone ("SEZ Area") and the balance portion of the Master Land is being developed for the purpose of Support Services including residences, under MIDC governing rules and regulations and circulars as in force from time to time and the General Agreement dated February 8, 2016 between MIDC and the Promoter.
- D. The proposed development by the Promoter includes construction of multi-storied residential building(s) upon a portion of the Master Land which admeasures approximately 15,981.04 sq. meters more particularly described in **Schedule – II** hereunder written delineated in green on the plan and annexed hereto as **Annexure "B"** ("Project Land").
- E. The copy of the Title Report in respect of the Project Land and Master Land issued by the Advocates of the Promoter, and which has been shown to and examined by the Allottee, is hereto annexed as **Annexure "C"** and the Allottee has taken such additional steps as the Allottee deemed fit to confirm the contents of the Title Report and the Allottee is



consequently satisfied that the Promoter has clear and marketable title to the Project land.

- F. The Promoter has engaged the services of M/s. Abhikalpan Architect and Planners as their Architect and M/s. Mahimtura Consultants Pvt Ltd. as their Structural Engineer for the preparation of the designs and drawings in respect of the Building and the construction of the Building shall be under the professional supervision of the Architect and the Structural Engineer as required under the bye-laws of the local authorities. However the Promoter herein reserve the right to change such Architect and Structural Engineers during the course of construction and / or before the completion of the Building/s, without the consent and / or approval of the Allottee.
- G. The Promoter has commenced construction of 1) "R1" having structure Ground, 4 Podiums, 30 upper Floors and terrace, 2) "R2" (Q Residences R2 together with Q Residences R2 U) having structure Ground, 4 Podiums, 30 upper Floors and terrace, and 3) "R3" having structure Ground, 4 Podiums, 30 upper Floors and terrace ("Building(s)") under the name and style known as "Q Residences R1", "Q Residences R2" and "Q Residences R3" respectively, in accordance with the approved and sanctioned plans. Each of the Building(s) will be an independent project.
- H. As a part of the development of the Project Land the Promoter has started construction of R3 ("Building") which is the subject matter of this Agreement and the Promoter has obtained necessary approvals for the building plans as follows:



A  
Date Recd  
[Signature]

ONLINE AUTHENTICATED COPY  
FROM RESPECTIVE SRO  
U. BALACHANDRA  
ADVOCATE HIGH COURT  
MUMBAI

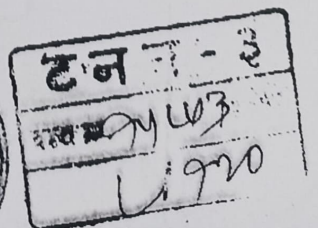


| Sr. No. | Approval/ Document       | Date of Document | Document reference No.                  | Issuing Authority                                  |
|---------|--------------------------|------------------|---|--|
| 1       | Commencement Certificate | 5-Jun-17         | DE/MHP(C)/SPA/IFMS/ C00387/of 2017      | Deputy Engineer & Special Planning Authority, MIDC |
| 2       | Commencement Certificate | 11-Dec-17        | DE/MHP(C)/Plot No. 4/1/IFMS/ E40703/ 17 | Deputy Engineer & Special Planning Authority, MIDC |
| 3       | Commencement Certificate | 10-Jul-18        | DE/MHP(C)/SPA/Gen-4/1/IFMS/C36142/18    | Deputy Engineer & Special Planning Authority, MIDC |

The last Commencement Certificate stated above is annexed and marked as **Annexure "D"**.

- I. The Promoter has got some of the approvals from the concerned local authority(s) to the plans, elevations, sections of the Building(s) and shall obtain the balance approvals from various authorities from time to time, including but not limited to BCC of the Building(s).
- J. The Promoter have registered the said Q Residences R3 project under the provisions of Real Estate Regulatory Authority (RERA) bearing registration no P51700017304
- K. The Promoter has sole and exclusive right to allot the Apartment(s) in the Building(s) being constructed by the Promoter and to enter into Agreement(s) with the allottees of the Apartment(s) and receive the Sale consideration in respect thereof.
- L. While sanctioning the plans, the concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the Project Land and the Building(s) thereon and upon due observance and performance the BCC in respect of the Building(s) shall be granted by the concerned local authority.

ONLINE AUTHENTICATED COPY  
FROM RESPECTIVE SRO  
U. BALACHANDRA  
ADVOCATE HIGH COURT  
MUMBAI



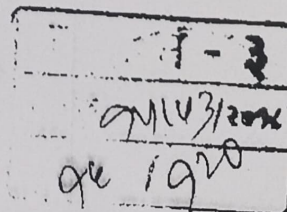
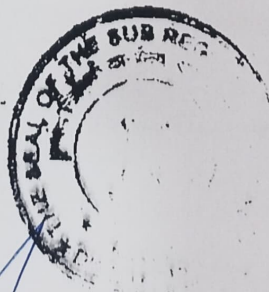
For the avoidance of doubt, it is clarified that Interest will not be payable on any amounts paid by the Allottee towards any Indirect Tax and, or, any other government levy.

- 1.22. **SALE:** means allotment of the Apartment on sublease basis for consideration, for the residual period of MIDC lease and subsequent extension/s of lease period.
- 1.23. **Share Area:** means Carpet Area + Exclusive Area + passage appurtenant to the individual apartment and for the of the Allottee.
- 1.24. **Structural Defects:** means any defect related to the load bearing structure of the Building and water proofing. It is further clarified that this shall not include any other non-load bearing elements or defects for reasons not attributable to the Promoter.
- 1.25. **Taxes:** means and include Direct Tax and Indirect Tax.
- 1.26. **The Body** means a co-operative housing society or Association of Apartment Owners or limited Company, as may be decided by the Promoter, which is formed by the Promoter along with the Allottees of the premises in the Building(s) individually, in accordance with the extant provisions of the law and to whom the Building(s) is required to be conveyed.

## 2. CONSTRUCTION OF THE PROJECT/APARTMENT

- 2.1. The Promoter shall, subject to the terms hereof, construct the Building in accordance with the Approvals and or, plans and amendments thereto as approved by the relevant Authorities.
- 2.2. The Allottee is aware that while the Promoter has obtained some of the Approvals, certain other Approvals (or amendments to current Approvals) may be received from time to time. Having regard to the above position,

*A*  
*du* *kh*



ONLINE AUTHENTICATED COPY  
FROM RESPECTIVE SRO  
U. BALACHANDRA  
ADVOCATE HIGH COURT  
MUMBAI



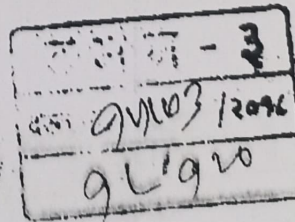
of the above, the Promoter shall be at absolute liberty to allot / assign the said right to such person/s in the manner as the Promoter may deem fit and proper.

3. **CONSIDERATION AND TERMS OF PAYMENT:**

- 3.1. On request of the Allottee the Promoter has agreed to allot the said Apartment for a consideration of Rs. 1,19,03,509/- (Rs. One Crore Nineteen Lacs Three Thousand Five Hundred Nine Only) including 1 Single covered parking space ("**Consideration**").
- 3.2. The Consideration shall be paid by the Allottee to the Promoter as defined in **Schedule IV**.
- 3.3. The Consideration above excludes taxes. Taxes may include Goods and Services Tax (GST), land under construction tax, property tax, or other taxes, duties, cesses, levies, charges which are leviable or become leviable under the provisions of the applicable/relevant law or any amendments thereto pertaining or relating to the Sale of Apartment ("**Taxes**"). Payment of Taxes shall be paid by the Allottee within 14 (Fourteen) days on demand made by the Promoter, and the Allottee shall indemnify and keep indemnified the Promoter from and against the same.
- 3.4. The Allottee is aware and acknowledges that all due benefit of additional Input Tax Credit arising to the Promoter due to implementation of GST Law has been passed on in form of reduction in the Consideration in respect of the said Apartment.
- 3.5. The Allottee is aware that the Allottee has to make the applicable Tax Deduction at Source (TDS) at the time of making the actual payment(s) or credit of such sums to the account of the Promoter, whichever is earlier as per section 194IA in the Income Tax Act, 1961. Further, the Allottee

*[Handwritten Signature]*

*[Handwritten Signature]*



ONLINE AUTHENTICATED COPY  
FROM RESPECTIVE SRO  
U. BALACHANDRA  
ADVOCATE HIGH COURT  
MUMBAI

3.15. All payments to be made by the Allottee or Bank/Financial Institution on behalf of the Allottee under this Agreement shall be by cheque/demand draft/pay order/wire transfer/any other instrument drawn in favour of "AURUM PLATZ IT PVT LTD MASTER COLL".

4. POSSESSION:

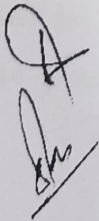
4.1 The Allottee shall not be entitled to claim possession and / or transfer of the said Apartment until the Allottee has paid the full and complete Consideration.

4.2. Subject to the Allottee not being in breach of any of the terms hereof, the Promoter shall endeavour to provide the Apartment to the Allottee on or before Dec 31, 2022.

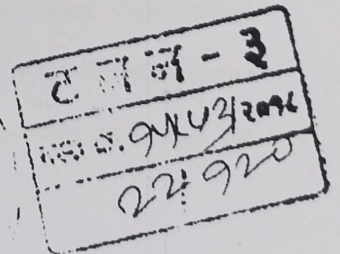
4.3. Notwithstanding any other provision of this Agreement, the Promoter shall, without being liable to the Allottee in any way including in respect of payment of Interest, be entitled to reasonable extension of time for making available the Apartment for possession or completion of Building ("Extended Date of Possession") if the same is delayed for reasons beyond the control of the Promoter including on account of any of the following:

4.3.1. War, natural calamity, riots, earthquake, floods, Civil Commotion, any act of God or any calamity of nature affecting the regular development of the Project ("Force Majeure")

4.3.2. Any notice, order, rule, notification of the Government and / or other public or Competent Authority or any Decree / Stay or injunction order from any Court;



Anshu



ONLINE AUTHENTICATED COPY  
FROM RESPECTIVE SRO  
U. BALACHANDRA  
ADVOCATE HIGH COURT  
MUMBAI



### SCHEDULE - I MASTER LAND

All that piece or parcel of land known as Plot No.4/1 in Trans Thane Creek Industrial Area in the villages of Ghansoli & Savali Taluka and Registration Sub-District Thane District and Registration District Thane containing by admeasurements 1,21,405.692 square meters or thereabouts and delineated on the Plan hereto annexed at Annexure "A" and thereon marked in Red Colour bounded as:

On and Towards East: by Plot 4  
On and Towards West: by Service Road off Thane Belapur Road  
On and Towards North: by Plot 4  
On and Towards South: by Plot 4

### SCHEDULE - II PROJECT LAND

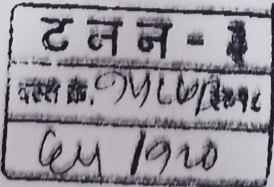
All the portion of land covered under R1, R2 and R3 admeasuring 15,981.04 sq. meters and being a portion of the land as described in Schedule I and bounded as:

On and Towards East: by Plot 4  
On and Towards West: by Plot 4  
On and Towards North: by Plot 4/1  
On and Towards South: by Plot 4

### SCHEDULE - III

#### Description of Apartment

| Sr. No | ITEM                        | DETAILS  |
|--------|-----------------------------|--|
| 1      | Apartment No                | R3- 506  |
| 2      | Floor of the said Apartment | 9th  |
| 3      | Type                        | 2 BHK PREMIUM (S)  |
| 4      | Carpet Area                 | 59.28 sq. mtr  |
| 5      | Exclusive Service Slab Area | 1.91 sq. mtr   |
| 6      | Exclusive Balcony Area      | 5.74 sq. mtr   |
| 7      | Covered Parking No          | 1 Single   |
| 8      | Fixtures and fittings       | As specified in Annexure G   |
| 9      | Payment Plan                | Refer Schedule IV  |
| 10     | Address                     | Plot No Gen 4/1, Thane Belapur Road, Ghansoli, Navi Mumbai 400 710 |



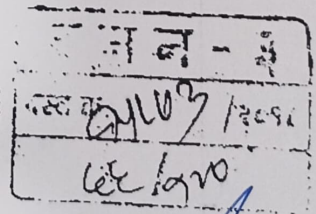
ONLINE AUTHENTICATED COPY  
FROM RESPECTIVE SRO  
U. BALACHANDRA  
ADVOCATE HIGH COURT  
MUMBAI

**SCHEDULE IV**

**Payment Plan**

| Sr No.       | Amount Due  | Particulars   |
|--------------|---|---|
| 1.           | Rs. 11,90,351/- i.e. 10% of the Consideration.                              | On or before execution of this Agreement.                         |
| 2.           | Rs. 11,90,351/- i.e. 10% of the Consideration.                              | On or before the 14th day of March 2019.                          |
| 3.           | Rs. 29,75,877/- i.e. 25% of the Consideration.                              | On or before the 14th day of December 2019.                       |
| 4.           | Rs. 29,75,877/- i.e. 25% of the Consideration.                              | On or before the 14th day of June 2020.                           |
| 5.           | Rs. 29,75,877/- i.e. 25% of the Consideration.                              | On or before the 14th day of December 2020.                       |
| 6.           | Rs. 5,95,176/- i.e. 5% of the Consideration on date of offer of possession. | Within 14 (Fourteen) days of the demand for the said installment. |
| <b>Total</b> | <b>Rs. 1,19,03,509/-</b>  |   |

*U. Bala Handra*



ONLINE AUTHENTICATED COPY  
FROM RESPECTIVE SRO  
U. BALA HANDRA  
ADVOCATE HIGH COURT  
MUMBAI



ANNEXURES

Annexure A – Master Land

Annexure B – Project Land

Annexure C – Title Report

Annexure D – Commencement Certificate

Annexure E – Floor Plan

Annexure F – Layout of Apartment

Annexure G – Common Area and Amenities

*A* *Hand* *Signature*



टमन - ३  
नस. क्र. ५८०३२०८  
२०१९

ONLINE AUTHENTICATED COPY  
FROM RESPECTIVE SRC  
U. BALACHANDRA  
ADVOCATE HIGH COURT  
MUMBAI

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET  
AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS ON THE DAY  
MONTH AND THE YEAR FIRST HEREINABOVE WRITTEN.

THE COMMON SEAL OF the within named  
PROMOTER, Aurum Platz IT Private Limited (formerly  
known as Loma IT Park Developers Private Limited), is  
hereunto affixed pursuant to the Resolution of its Board  
of Directors passed in that behalf on the 9th day of  
July, 2018 in the presence of Mr. Saurabh Sangekar,  
Director of the Company and in the presence of:

1. *Laxman Bagrai*
2. *E.P. Ghose*

SIGNED AND DELIVERED BY THE  
Within named the ALLOTTEE,  
Mrs. Arti Minal

SIGNED AND DELIVERED BY THE  
Within named the CO - ALLOTTEE,  
Mr. Devesh Kumar

- in the presence of
1. *[Signature]*
  2. *[Signature]*



टनन - ३  
१५६७३ / २०१८  
६६ १२०



For AURUM PLATZ IT PRIVATE LIMITED  
*[Signature]*  
Authorized Signatory/Director

*Arti Minal*

*Devesh Kumar*



ONLINE AUTHENTICATED COPY  
FROM RESPECTIVE SRO  
U. BALACHANDRA  
ADVOCATE HIGH COURT  
MUMBAI



IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS ON THE DAY MONTH AND THE YEAR FIRST HEREINABOVE WRITTEN.

THE COMMON SEAL OF the within named PROMOTER, Aurum Platz IT Private Limited (formerly known as Loma IT Park Developers Private Limited), is hereunto affixed pursuant to the Resolution of its Board of Directors passed in that behalf on the 9th day of July, 2018 in the presence of Mr. Saurabh Sangekar, Director of the Company and in the presence of:

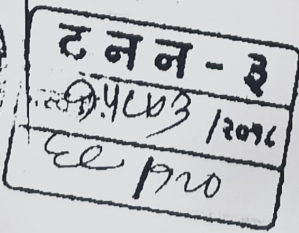
1. *Harman Baghel*
2. *E.P. Ghose*

SIGNED AND DELIVERED BY THE Within named the ALLOTTEE, Mrs. Arti Minal

SIGNED AND DELIVERED BY THE Within named the CO - ALLOTTEE, Mr. Devesh Kumar

in the presence of

1. *[Signature]*
2. *[Signature]*



For AURUM PLATZ IT PRIVATE LIMITED

*[Signature]*  
Authorized Signatory/Director

*[Signature]*



*[Signature]*



ONLINE AUTHENTICATED COPY FROM RESPECTIVE SRO U. BALACHANDRA ADVOCATE HIGH COURT MUMBAI

RECEIVED from the within named Allottee the sum of Rs. 4,62,963/- )  
 (Rs Four Lacs Sixty Two Thousand Nine Hundred Sixty Three Only), )  
 being part payment of the Consideration amount payable by the )  
 Allottee to the Promoter as mentioned below: )

|   |            |           |        |            |
|---|------------|-----------|--------|------------|
| 1 | 10-10-2018 | HDFC Bank | 000162 | 4,62,963/- |
|---|------------|-----------|--------|------------|



Witnesses:

- 
- 



टनन - ३  
 १५/१०/२०१८  
 १०/१०

ONLINE AUTHENTICATED COPY  
 FROM RESPECTIVE CSRO  
 U. BALACHANDRA  
 ADVOCATE HIGH COURT  
 MUMBAI