

368/13197

पावती

Original/Duplicate

Sunday, November 05, 2023

नोंदणी क्र.: 39म

11:32 AM

Regn.: 39M

पावती क्र.: 14067 दिनांक: 05/11/2023

गावाचे नाव: एरंगळ

दस्तऐवजाचा अनुक्रमांक: बरल-3-13197-2023

दस्तऐवजाचा प्रकार : करारनामा

मादर करणाऱ्याचे नाव: संजिवनी संकेश पाटिल

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2800.00

पृष्ठांची संख्या: 140

एकूण:

रु. 32800.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

11:51 AM ह्या वेळेस मिळेल.

मह. दु. चि. बोरीवली ३

वाजार मूल्य: रु. 11478656.16 /-

मोवदला रु. 17460180/-

भरलेले मुद्रांक शुल्क : रु. 1047620/-

सह दुय्यम निबंधक बोरीवली क्र. ३,  
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रक्कम: रु. 800/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1123044405677 दिनांक: 05/11/2023

वकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु. 2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1123044805607 दिनांक: 05/11/2023

वकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010350792202324E दिनांक: 05/11/2023

वकेचे नाव व पत्ता:

मुळ दस्त परत

केल्याचा दिनांक

0.5 NOV 2023



05/11/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 3

दस्त क्रमांक : 13197/2023

नोंदणी :

Regn:63m

गावाचे नाव : एरंगळ

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	17460180
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	11478656.16
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन : , इतर माहिती: सदनिका क्रमांक -302,3 रा मजला,बिल्डिंग नंबर 9ए,वेरोना बिल्डिंग रहेजा एजोटीका.पास्कल वाडी,मठ मालाड रोड,मालाड वेस्ट.मुंबई-400061. सदनिकेचे क्षेत्रफळ 78.03 चौ मी रेरा कार्पेट. व सोबत डेक एरिया 5.66 चौ मी रेरा कार्पेट. सोबत 1कारपार्किंग स्पेस. (( C.T.S. Number : 1965, 2053/B, 2053/C, 2053/C-1, 2053/D, 2053/E, 2055/B, 2055/C ; ))
(5) क्षेत्रफळ	1) 83.69 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-रहेजा यूनिवर्सल प्रायवेट लिमिटेड चे डेप्युटी मॅनेजर मेहुल तोलीया तर्फे कबुलीजबाबासाठी मुखत्यार अवशूत शरद धामणस्कर वय:-36; पत्ता:-प्लॉट नं: 294 , माळा नं: -, इमारतीचे नाव: रहेजा सेंटर पॉइण्ट, ब्लॉक नं: -, रोड नं: सी एस टी रोड, नियर मुंबई यूनिवर्सिटी ऑफ बांद्रा कुर्ला कॉम्प्लेक्स, सांताक्रुझ ईस्ट , महाराष्ट्र, मुम्बई. पिन कोड:-400098 पॅन नं:-AABCG7955Q
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-संजिवनी संकेश पाटिल वय:-32; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ओम भुवन , ब्लॉक नं: -, रोड नं: मांडवी लेन वसोवा अंधेरी , महाराष्ट्र, MUMBAI. पिन कोड:-400061 पॅन नं:-BBPPB4641H 2): नाव:-संकेश जयप्रकाश पाटिल वय:-39; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ओम भुवन , ब्लॉक नं: -, रोड नं: मांडवी लेन वसोवा अंधेरी , महाराष्ट्र, MUMBAI. पिन कोड:-400061 पॅन नं:-AVEPP5420C
(9) दस्तऐवज करून दिल्याचा दिनांक	05/11/2023
(10)दस्त नोंदणी केल्याचा दिनांक	05/11/2023
(11)अनुक्रमांक,खंड व पृष्ठ	13197/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1047620
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



सह दुय्यम निबंधक बोरीवली क्र. ३,  
मुंबई नगर जिल्हा

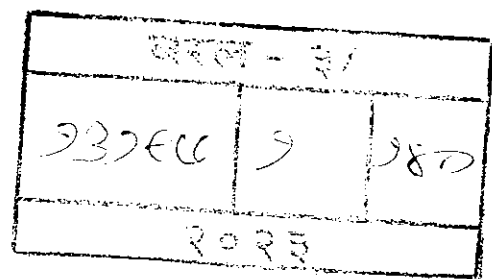
## Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SANJIVANI SANKESH PATIL	eChallan	69103332023103118892	MH010350792202324E	1047620.00	SD	0005542833202324	05/11/2023
2		DHC		1123044405677	800	RF	1123044405677D	05/11/2023
3		DHC		1123044805607	2000	RF	1123044805607D	05/11/2023
4	SANJIVANI SANKESH PATIL	eChallan		MH010350792202324E	30000	RF	0005542833202324	05/11/2023

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

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID	20231105122	05 November 2023, 10:45:49 AM			
बदल-3					
मूल्यांकनाचे वर्ष	2023				
जिल्हा	मुंबई (उपनगर)				
मूल्य विभाग	65-एरगळ ( बोरीवली )				
उप मूल्य विभाग	रहेजा एक्झोटिका या संकुलनातील मिळकती				
सर्व्हे नंबर न भू क्रमांक	सि टी एस नंबर#1965				
<b>वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.</b>					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
41290	120140	138160	150180	120140	चौरस मीटर
<b>बांधीव क्षेत्राची माहिती</b>					
बांधकाम क्षेत्र (Built Up)-	92.059 चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण- उद्वहन सुविधा-	1-आर सी सी आहे	मिळकतीचे वय- मजला -	0 to 2 वर्षे 1st floor to 4th floor	बांधकामाचा दर - कार्पेट क्षेत्र-	RS 30250/- 83.69 चौरस मीटर
रस्ता सन्मुख - Sale Type - First Sale Sale Resale of built up Property constructed after circular dt 02/01/2018					
मजला निहाय घट वाढ = 100% apply to rate = Rs 120140/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर * खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर = ((120140-41290) * (100 / 100)) + 41290 ) = Rs 120140/-					
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 120140 * 92.059 = Rs 11059968.26/-					
E) बंदिस्त वाहन तळाचे क्षेत्र = 13.94 चौरस मीटर बंदिस्त वाहन तळाचे मूल्य = 13.94 * ( 120140 * 25/100 ) = Rs 418687.9 -					
Applicable Rules = 10,4,16					
<b>एकत्रित अंतिम मूल्य</b> मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मॅगनाईन मजला क्षेत्र मूल्य + लगतच्या गळीचे मूल्य + वरील गळीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भाग्येच्या खुल्या जागेचे मूल्य + बंदिस्त बाळकनी + मेकॅनिकल वाहनतळ = A + B + C + D + E + F + G + H + I + J = 11059968.26 + 0 + 0 + 0 + 418687.9 + 0 + 0 + 0 + 0 + 0 = Rs 11478656.16/-					

सह दुय्यम निबंधक बोरीवली क्र. ३,  
मुंबई उपनगर जिल्हा





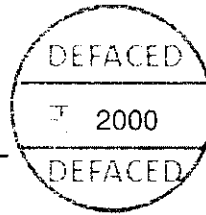


**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

<b>PRN</b> 1123044805607	<b>Receipt Date</b> 05/11/2023
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Received from SRO BORIVALI, Mobile number 9773739327, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 13197 dated 05/11/2023 at the Sub Registrar office Joint S.R. Borivali 3 of the District Mumbai Sub-urban District.



**Payment Details**

<b>Bank Name</b> IBKL	<b>Payment Date</b> 04/11/2023
<b>Bank CIN</b> 10004152023110405240	<b>REF No.</b> 2867470800
<b>Deface No</b> 1123044805607D	<b>Deface Date</b> 05/11/2023

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



₹ 2000		
23200	7	580
2000		



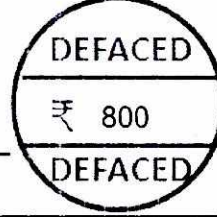
**D**ocument **H**andling **C**ha<sup>₹</sup>rges  
Inspector General of Registration & Stamps

### Receipt of Document Handling Charges

PRN 1123044405677

Receipt Date 05/11/2023

Received from SRO BORIVALI, Mobile number 9773739327, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered on Document No. 13197 dated 05/11/2023 at the Sub Registrar office Joint S.R. Borivali 3 of the District Mumbai Sub-urban District.



### Payment Details

Bank Name IBKL

Payment Date 04/11/2023

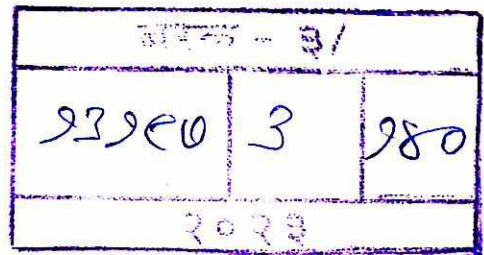
Bank CIN 10004152023110405308

REF No. 2867471978

Deface No 1123044405677D

Deface Date 05/11/2023

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





**CHALLAN**  
**MTR Form Number-6**



GRN	MH010350792202324E	BARCODE			Date	31/10/2023-15:24:42	Form ID	25.2
<b>Department</b> Inspector General Of Registration				<b>Payer Details</b>				
<b>Type of Payment</b> Stamp Duty Registration Fee				<b>TAX ID / TAN (If Any)</b>				
				<b>PAN No.(If Applicable)</b>		BBPPB4641H		
<b>Office Name</b> BRL3_JT SUB REGISTRAR BORIVALI 3				<b>Full Name</b>		SANJIVANI SANKESH PATIL		
<b>Location</b> MUMBAI								
<b>Year</b> 2023-2024 One Time				<b>Flat/Block No.</b>		FLAT NO-302, 3RD FLOOR, WING 9A, RAHEJA		
				<b>Premises/Building</b>		EXOTICA VERONA		
<b>Account Head Details</b>			<b>Amount In Rs.</b>					
0030045501 Stamp Duty			1047620.00		<b>Road/Street</b>		VILLAGE - ERANGAL, OFF MALAD MADH ROAD	
0030063301 Registration Fee			30000.00		<b>Area/Locality</b>		MALAD WEST, MUMBAI	
					<b>Town/City/District</b>			
					<b>PIN</b>		4 0 0 0 6 1	
					<b>Remarks (If Any)</b>			
					PAN2=AABCG7955Q~SecondPartyName=UNIVER PVT			
					LTD-CA=17460180			
<b>Total</b>			10,77,620.00		<b>Amount In</b>		Ten Lakh Seventy Seven Thousand Six Hundred Twenty	
					<b>Words</b>		Rupees Only	
<b>Payment Details</b> IDBI BANK				<b>FOR USE IN RECEIVING BANK</b>				
<b>Cheque-DD Details</b>				<b>Bank CIN</b>		<b>Ref. No.</b>		69103332023103118892
								2836080036
<b>Cheque/DD No.</b>				<b>Bank Date</b>		<b>RBI Date</b>		31/10/2023-15:20:47
								Not Verified with RBI
<b>Name of Bank</b>				<b>Bank-Branch</b>				IDBI BANK
								Not Verified with Scroll
<b>Name of Branch</b>				<b>Scroll No. , Date</b>				8 280



Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चलान केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलान लागू नाही.

बसल - 31	
IDBI BANK	8 280
Not Verified with Scroll	
Mobile No. : 8108730087	

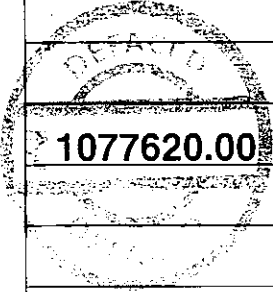
CHALLAN  
MTR Form Number-6



GRN	MH010350792202324E	BARCODE		Date	31/10/2023-15:24:42	Form ID	25.2
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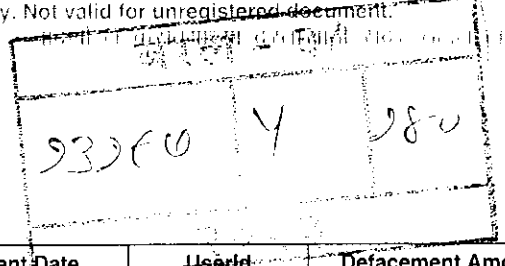
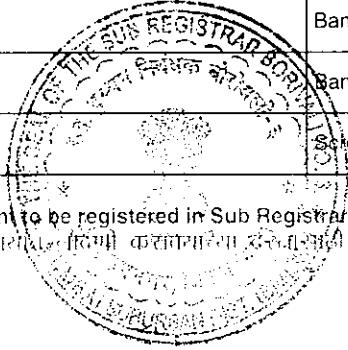
Department	Inspector General Of Registration	Payer Details					
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)					
Office Name	BRL3_JT SUB REGISTRAR BORIVALI 3	PAN No.(If Applicable)	BBPPB4641H				
Location	MUMBAI	Full Name	SANJIVANI SANKESH PATIL				
Year	2023-2024 One Time	Flat/Block No.	FLAT NO-302, 3RD FLOOR, WING 9A, RAHEJA				
		Premises/Building	EXOTICA VERONA				

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN	Remarks (If Any)
0030045501 Stamp Duty	1047620.00	VILLAGE - ERANGAL, OFF MALAD MADH ROAD	MALAD WEST, MUMBAI		4 0 0 0 6 1	PAN2=AABCG7955Q~SecondPartyName=RAHEJA UNIVERSAL PVT LTD~CA=17460180
0030063301 Registration Fee	30000.00					
<b>Total</b>	<b>10,77,620.00</b>	<b>Amount In</b>	Ten Lakh Seventy Seven Thousand Six Hundred Twenty			
		<b>Words</b>	Rupees Only			



Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details	Bank CIN	Ref. No.	69103332023103118892	2836080036	
Cheque/DD No.	Bank Date	RBI Date	31/10/2023-15:26:47	Not Verified with RBI	
Name of Bank	Bank-Branch	IDBI BANK			
Name of Branch	Serial No. , Date	100 . 01/11/2023			

Department ID :   
 NOTE - This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.   
 Mobile No. : 8108730087



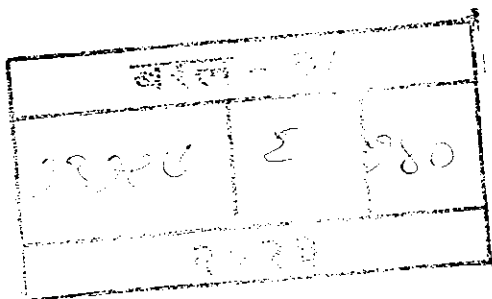
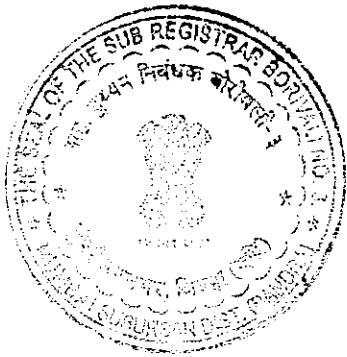
Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-368-13197	0005542833202324	05/11/2023-11:32:06	IGR192	30000.00

GRN : MH010350792202324E Amount : 10.77.620.00

Bank : IDBI BANK

Date : 31:10/2023-15:24:42

2	(IS)-368-13197	0005542833202324	05/11/2023-11:32:06	IGR192	1047620.00
<b>Total Defacement Amount</b>					<b>10,77,620.00</b>





V 30

*Patil*

**AGREEMENT FOR SALE**

This **AGREEMENT FOR SALE** is made at Mumbai and on this 05<sup>th</sup> day of November in the Christian Year 2023 (Two Thousand and Twenty-Three). *no*

**BETWEEN**

**RAHEJA UNIVERSAL (PVT) LIMITED**, a Company registered under the Companies Act, 1956, having its registered office at Raheja Centre-Point, 294, C.S.T. Road, Near Mumbai University, Off Bandra-Kurla Complex, Santacruz (E), Mumbai 400 098, herein referred to as "**Owner/Developer**" (which expression shall mean and include its successors and assigns) of the **ONE PART**:

**AND**

**MRS. SANJIVANI SANKESH PATIL AND MR. SANKESH JAIPRAKASH PATIL**, residing /having its/their Office **OM BHUVAN , MANDVI LANE ,VERSOVA , ANDHERI WEST-400061** , here, in after referred to as "Purchaser/s" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include, in case of individual/s his/her/their respective heirs, executors, administrators; in case of a partnership firm, the partners for the time being constituting such firm and the survivors of them and the heirs, executors, administrators of the last surviving Partner; and in the case of a limited company, the successors and permitted assigns) of the **OTHER PART**:



**WHEREAS:**

- A. By virtue of two separate Deeds of Conveyance viz. (i) Conveyance dated 9<sup>th</sup> 11<sup>th</sup> 88 November, 1988 registered at Bandra Sub-Registry under Serial No.9284 of 1988 of Additional Book No.1 page Nos.1 to 9 volume 336 on 3.1.1989 and (ii) Conveyance dated 30<sup>th</sup> January 1997 registered at Bandra Sub-Registry under No. BDR-2/452/1997 and both expressed to be made between Mr. Rohinton Framroze Moos and Mrs. Shera Framroze Moos being the trustees of the trust known as "The Trust in respect of Feroze's share" as the Vendors of the one part and the Owner/Developer herein as the Purchaser/s of the other part (collectively "**DOCs**"), the Owner/Developer herein became absolutely seized and possessed of or otherwise well and sufficiently entitled to the pieces or parcels of land bearing C. T. S. Nos. 1965, 2053B, 2053C, 2053C-1, 2053D, 2053E, 2055B and 2055C, situate lying and being at Village Erangal, Taluka Borivli in the Registration District and Sub-District of Mumbai City and Mumbai Suburban, more particularly described in the Schedule-I hereunder written and delineated on the plan hereto annexed as **Annexure-A** and thereon shown surrounded in black boundary line ("**Larger Property**").

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Owner/Developer  <i>no</i>	Purchaser/s  <i>Patil</i>
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B. The Owner/Developer intends to develop Larger Property into a Larger Complex, as per the permissible user/s and/or scheme/s prevailing from time to time comprising of various Phases/Projects/Buildings/Structure, within the entire complex currently known as "Raheja Exotica" or such other name as Owner/Developer may in its absolute discretion deem fit ("**Complex**"), by utilizing Maximum FSI Potential available in respect of the Larger Property. As per currently sanctioned layout of the Larger Property, there are 5 (five) portions, shown by light green wash on the Plan being Annexure-A as R.G.-I, R.G.-II, R.G.-III and R.G.-IV, R.G. V (Layout R.G.) which collectively constitutes LOS (as defined herein) as per the provisions of the DCR. The Owner/Developer shall have the absolute right to shift/relocate any of the said R.G.s from their present locations to any other location on the Larger Property as the Owner/Developer may deem fit, including by demolishing the structures and other facilities provided therein.

C. The name of the Owner herein which was originally K. Raheja Universal Pvt. Ltd was changed from time to time as follows:

- i. To 'Raheja Universal Private Limited' w.e.f. 25<sup>th</sup> September, 2009.
- ii. To 'Raheja Universal Limited' w.e.f. 25<sup>th</sup> January, 2010.
- iii. To 'Raheja Universal Private Limited' w.e.f. 25<sup>th</sup> June, 2012.
- iv. To 'Raheja Universal (Pvt) Limited'

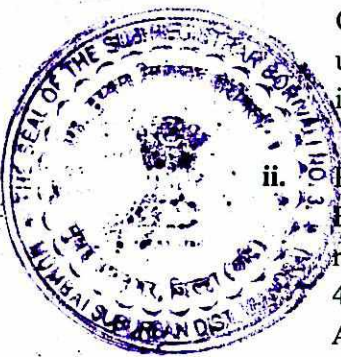
A Fresh Certificate of Incorporation consequent upon Change of Name was issued by the Registrar of Companies on 9<sup>th</sup> August, 2012;

D. The Owner/Developer has constructed:



i. Phase I comprising of various Villas, collectively having 5,942.58 sq.mtrs., Built-up Area, which are shown in green boundary line in the Plan annexed hereto as **Annexure-A** and the same has been dealt with by the Owner/Developer on leasehold basis, respective Villas as well as land underneath the Villas for the period agreed and the rent reserved with the individual Villa holders under the respective agreements ;

ii. Phase II comprising of 4 (Four) Buildings i.e. Building Nos. 1, 2, 3, 4 known as Barcelona, Sevilla, Andalucia and Valencia ("**Phase II Buildings**"), respectively collectively having 22,097.12 sq.mtrs., Built-up Area, and the 4(Four) buildings are shown in dark blue wash in the Plan annexed hereto as **Annexure-A**. The Owner/Developer has dealt with individual flats of Phase II of the respective buildings on ownership basis with agreed terms inter-alia with regard to formation and registration of Co-operative Housing Society and to grant lease of 99 years in respect of the land underneath the building/s , and further to form an Apex Body of all buildings in the Larger Property. Accordingly, 4 separate Co-operative Housing Societies have been registered.

iii. Phase III comprising of Building No. 7 having 3 wings known as Amalfi, Capri and Sicily, having 27,507.67 sq.mtrs., Built-up area and the building is shown in grey wash in the Plan annexed hereto as **Annexure-A**. The Owner/Developer has dealt with the individual flats of Phase III on ownership basis with the agreed terms, inter alia, with regard to formation and registration of Co-operative Housing Society and to grant lease of 99 years in respect of the land underneath the building, and further to form an Apex Body of all buildings in the Larger Property. Accordingly, Raheja Exotica Amalfi Sicily Capri Co-operative Housing Society Ltd has been registered.

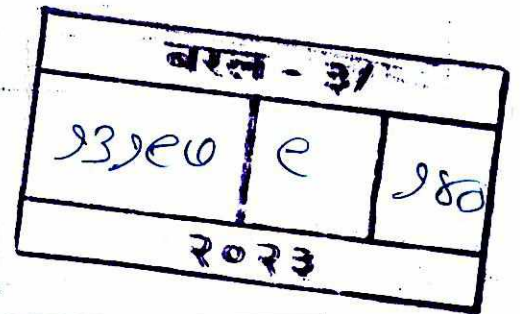
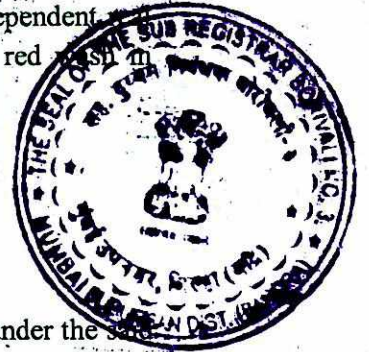





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- iv. Phase IV comprising of Building No. 5 known as Sorrento, having 2 Wings A & B and both the Wings contains 36 upper floors having an aggregate built-up area of 50,619.10 sq. mtrs. ("Sorrento FSI") including Fungible FSI of 13,077.10 square meters) and the building is shown in pink wash in the Plan annexed hereto as **Annexure-A** . The Owner/Developer has dealt with individual flats of Phase IV of the respective buildings on ownership basis with agreed terms inter-alia with regard to formation and registration of Co-operative Housing Society and to grant lease of 99 years in respect of the land underneath the building/s, and further to form an Apex Body of all buildings in the Larger Property. Accordingly, Raheja Exotica Sorrento Co-operative Housing Societies has been registered.
- E. The Owner/Developer has constructed amenities like clubhouse, swimming pool, and other recreational facilities, with landscaped gardens (collectively named as "**Club Exotica**"), on the designated R.G. V (Layout R.G.), the use whereof may be granted by the Owner/Developer to the Purchaser/s of all the Buildings of Larger Property, at the discretion of the Owner/Developer and subject to payment of mandatory membership charges and/or any other charges payable by Purchaser/s.
- F. On the part of Complex, the Owner/Developer proposes to develop a Cluster to be known as "**Building no.9 Cluster**", in the manner stated herein below:
- a) Currently proposed Building No.9 Cluster as shown in the plan annexed hereto as Annexure-A, demarcated red boundary line shall consist of three independent real estate Projects comprising of residential flats and mixed-use commercial units/shops.
- b) Currently proposed Building No.9 Cluster comprising of :
- i. Building no. 9A is comprising of:
- a) Basements (*as defined herein*)
- b) 1<sup>st</sup> to 35<sup>th</sup> upper floors "**Said Project**" (shall be developed and is registered under the said Act r/w said Rules as separate /independent real estate project known as Raheja Exotica Verona (shown in red wash in Annexure A) bearing RERA registration no. P51800017918).
- c) a) and b) together be called as "**said Building**"
- ii. Part of Building no. 9B i.e., Comprising of:
- a) Basements (*as defined herein*)
- b) Service Floor: shared with Raheja Exotica Downtown
- c) 2<sup>nd</sup> to 35<sup>th</sup> upper floors (shall be developed and is registered under the said Act r/w said Rules as separate /independent real estate project known as Raheja Exotica Siena (shown in light blue wash in Annexure A) bearing registration no. P51800046921).
- iii. Part of Building no. 9B comprising of:
- a. Part of Lower ground level
- i) Service area
- ii) Parking
- b. Upper ground Level
- c. 1<sup>st</sup> Floor level
- d. Service Floor: shared with Raheja Exotica Siena



<p>Owner/Developer</p> 	<p>Purchaser/s</p>  
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- e. a (i), b and c as above together shall be developed and is registered under the said Act r/w said Rules as separate /independent commercial real estate project known as "Raheja Exotica Downtown" (shown in blue boundary line in Annexure A) bearing registration no. P51800019930.
- c) Building no. 9 Cluster is further divided into two sub-clusters comprising of  
 i) Primary Cluster and ii) Secondary Cluster.  
 i. 'Primary Cluster' shall mean the sub-cluster comprising of 2 Projects i.e., Raheja Exotica Verona and Raheja Exotica Siena.  
 ii. 'Secondary Cluster' shall mean the sub-cluster comprising of 2 Projects i.e., Raheja Exotica Siena and Raheja Exotica Downtown.
- d) Both the registered Projects of Primary Cluster shall jointly manage and administer as they may mutually agree with regard to Primary Cluster Common Areas, Common amenities and Common Infrastructures (whether provided now or in future) and in addition shall also contribute towards the expenses of common areas, utilities and facilities of Larger Property towards P-CAM Charges, subject to the terms and conditions as may be stipulated in this Agreement for Sale.
- e) Both the registered Projects of Secondary Cluster shall jointly manage and administer as they mutually agree with regard to Secondary Cluster Common Infrastructures (whether provided now or in future) and in addition shall also contribute towards the expenses of common areas, utilities and facilities of Larger Property towards P-CAM Charges, subject to the terms and conditions as may be stipulated in this Agreement for Sale.
- f) The occupants of Raheja Exotica Downtown shall be entitled to use Common Infrastructure and relevant common areas of Secondary Cluster as mentioned herein subject to payment of SC-CAM charges to the Developer/Owner until the formation of Apex Body.

The Owner/Developer proposes to develop various Phases/Projects/Buildings/Structures as per the permissible user/s and/or scheme/s prevailing from time to time as part of the future development of the Complex on the Larger Property (as shown in yellow wash of Annexure A) and all Phases developed on the Larger Property shall together constitute the "Whole Project";

The building plans in respect of said Building have been approved by the Municipal Corporation of Greater Mumbai ("MCGM") by issuing Intimation of Disapproval bearing reference no. CHE/9454/BP(WS)/AP/IOD/1/New dated 26<sup>th</sup> August, 2022 ("IOD") and the Commencement Certificate in respect of said Building has been endorsed on 14<sup>th</sup> September, 2022 bearing reference no. CHE/9454/BP(WS)/AP/CC/6/Amend ("CC"). Copies of IOD and CC are annexed hereto as Annexure-B1 and B2 respectively. 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 Owner/Developer while developing the said Building and upon due observance and performance the Occupation Certificate/ Building Completion Certificate in respect of said Building shall be granted by the concerned local authority;

Raheja Exotica Verona Agreement for Sale

Page 4

Owner/Developer

Purchaser/s

*MP*

*[Signature]*



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- I. The Owner/Developer has commenced construction of Raheja Exotica Verona on portion of land of Larger Property admeasuring 704.26 square meters (plinth area) (“**Project Property**”), comprising of 1<sup>st</sup> to 35<sup>th</sup> floors (“**Said Project**”) which is shown by red wash on the plan annexed hereto as **Annexure-A** in accordance with the Building Approval.
- J. The Developer has also commenced the construction of Raheja Exotica Siena and Raheja Exotica Downtown.
- K. The Owner/Developer has registered the Said Project under the provisions of Real Estate (Regulation and Development) Act, 2016 (“**said Act**”) read with Maharashtra Rules and Regulations, 2017 (“**said Rules**”) with registration no. P51800017918. A copy of Registration Certificate is annexed hereto as **Annexure-C**;
- L. The Owner/Developer shall be at liberty at any time in the future to change, amend, modify and alter, scope, scale and user of the Larger Property by way of additions alterations, amendments, deletions thereto, sub-division thereto, or to any portion thereof, change of user/s, change / shift / subdivision of the Larger Property, utilization of Maximum FSI Potential, by granting right-of-way to and from the Larger Property to the occupants of the neighboring properties or the sub-divided / demarcated plots or buildings, etc., by right to use the common infrastructure, in any manner whatsoever in accordance with the Applicable Law prevailing from time to time.
- M. The Owner/Developer will be selling the Flats in the Said Project on what is known as “Ownership basis” as per the said Act and said Rules.
- N. Subject to and upon the terms, conditions and provisions hereof, the Owner/Developer has agreed to sell the Flat to the Purchaser as mentioned in **Annexure-D** hereto, which is shown on the typical Floor Plan annexed hereto as marked **Annexure-E** which is more particularly described in Schedule-II hereto, at or for the agreed consideration payable by the Purchaser as set out in **Annexure-F1** (“**Consideration**”) and in addition to the Consideration, the Purchaser shall, on or before taking delivery of possession of the Flat, also pay to the Owner OAD as mentioned in **Annexure-F2** with applicable taxes;
- O. The Owner/Developer is in possession of the Project Property and is entitled and enjoined upon to construct said Building on the Project Property in accordance with the recitals hereinabove;
- P. By virtue of the DOCs, the Owner/Developer has sole and exclusive right to allot the Flat in the said Project to be constructed by the Owner/Developer on the Project Property and to enter into Agreement/s with the Purchaser/s of the Flat to receive the consideration in respect thereof;
- Q. Certificate of Title issued by M/s. Kanga & Co., Advocates & Solicitors, certifying the title of the Owner in respect of the Larger Property is annexed hereto as **Annexure-G**. The Purchaser confirms having, inspected, read and understood all the disclosures/documents in respect of the Said Project referred to herein and available on the website of the Maharashtra Real Estate Regulatory Authority (“**MahaRERA**”) in respect of the Said Project.



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- R. The Property Cards in respect of the Larger Property are hereto annexed and marked as **Annexure H-1 to H-8**.
- S. The Owner/Developer has got some of the approvals from the concerned local authority(s) to the plans, specifications, elevations, sections for the said Project and shall obtain the balance approvals from various authorities from time to time, so as to obtain Occupancy Certificate or Building Completion Certificate for the said Project.
- T. The Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;
- U. Under section 13 of the said Act, the Owner/Developer is required to execute a written Agreement for Sale for Flat with the Purchaser, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

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

The recitals hereinabove contained shall form an integral part of this operative portion as if the same are set out herein *verbatim*.

**1. DEFINITIONS**

In this Agreement, unless the context otherwise requires (i) capitalized terms defined by inclusion in quotations and/or parenthesis have the meanings so ascribed; and (ii) the following expressions shall have the following meanings assigned to them herein below:

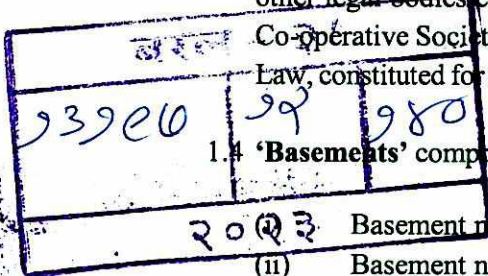
**'Agreement'** shall mean this Agreement together with the Schedules and Annexures hereto and any other deed and/or document(s) executed in pursuance thereof, which will be expressed to be supplemental to, or as a modification or amendment of this Agreement.


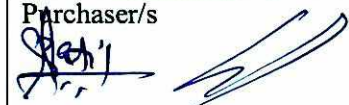
**'Applicable Law'** shall mean any statute, law, regulation, ordinance, rule, judgment, order, decree, clearance, approval, guidelines, policy, directives or any decision of any Authority or court having competent jurisdiction from time to time.

1.3 **'Apex Body'** shall mean Apex Body / Federation of societies or companies or any other legal bodies, entities or otherwise as may be permitted under the Maharashtra Co-operative Societies Act, 1960 ("MCSA"), said Act and said Rules or Applicable Law, constituted for the purpose of transfer of land, in respect of Larger Property.

1.4 **'Basements'** comprising of the following

- (i) Basement no.2 ("B-2")
- (ii) Basement no.1 ("B-1")
- (iii) Lower Ground level (excluding Raheja Exotica Downtown area)
- (iv) Edeck level



<p>Owner/Developer</p> 	<p>Purchaser/s</p> 
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provided for the purpose of parking vehicles, laying services and utilities and for such other purpose as may be deemed fit and for common usage of all the occupants of Primary Cluster .

1.5 'BCC' shall mean Building Completion Certificate issued by MCGM upon completion of construction of the Said Building.

1.6 'Building no. 9 Cluster' shall have the meaning as defined in the Recitals hereinabove.

1.7 Car-Parking Space/s' shall mean car parking space as mentioned in Annexure -D.

1.8 'Common Infrastructure: The Owner/Developer shall provide common infrastructure (whether provided now or in future) as categorized herein below for the use and convenience of all the Purchaser/s of all the Buildings/Projects of Larger Property/Building no.9 Cluster/Primary Cluster/Secondary Cluster subject to payment of necessary proportionate Outgoings.

- i. **Common Infrastructure of Larger Property:** Receiving Stations, Internal Roads , footpaths, Mechanical Electrical Plumbing ("MEP") Services
- ii. **Common Infrastructure for Building no. 9 Cluster:** Sewage Treatment Plan ("STP"), underground water tanks, storm water drains, sub-station, DG, Organic Waste Composter("OWC"), Mechanical Electrical Plumbing ("MEP") Services, Fire fighting system etc.
- iii. **Common Infrastructure for Primary Cluster:** security cabins, gardens, ramp, proportional E-deck, parking and driveways, entrance gate, internal roads and footpaths, etc.
- iv. **Common infrastructure for Secondary Cluster:** Overhead tank, Underground Water tank, Pump Room, Electrical / LV shafts, Fire fighting shafts, Fire Fighting System, Plumbing Shafts, Plumbing system, Rain water Harvesting System, Lightening arrestor, Service Floor, etc.

1.9 'Consideration' shall mean the amount payable by the Purchaser/s to the Owner/Developer as mentioned in Annexure-F1 with applicable taxes for the acquisition of rights in respect of the Flat.

1.10 'Date of Possession' shall mean the Date of Possession with grace period of 6 (Six) months as mentioned under Annexure -D;


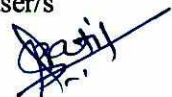

1.11 'DCR' shall mean Development Control Regulations of MCGM.

1.12 'Deck/Balcony Area' shall mean the floor area of the outdoor deck and/or balcony and or verandah as the case may be, attached to the individual Flat and counted in FSI.

1.13 'E-deck ' shall mean proportionate Stilt level/Upper Ground Floor level above the Lower Ground Level which shall be utilized for the purpose of Pedestrian movement (car- free Zone) and Fire tender movement and entrance lobbies for all the Projects of Primary Cluster. E-deck being part of Common Area/ Infrastructure of the Primary Cluster is not registered as part of the Said Project.



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1.14 'Flat' shall mean the residential flat as mentioned in **Annexure -D** herein and more particularly described in the Schedule-II hereunder and delineated on the floor plan annexed hereto as Annexure -E.

1.15 'FM Fees' shall mean the Facility Management Fees to be paid by the Purchaser to the Owner/Developer and/or its nominees, which shall be an amount equal to 10% of the Outgoings.

1.16 'GST' shall mean Goods and Services Tax paid into the Government Treasury and which is non-refundable in nature.

1.17 'Interest' unless defined otherwise, shall mean the simple interest at State Bank of India ("SBI") highest Marginal Cost of Lending Rate ("MCLR") plus two percent, per annum. The MCLR shall be taken as applicable on 1<sup>st</sup> day of each quarter (1<sup>st</sup> January, 1<sup>st</sup> April, 1<sup>st</sup> July and 1<sup>st</sup> October, provided that in case the SBI MCLR is not in use it would be replaced by such benchmark lending rates which the SBI may fix from time to time for lending to general public. The interest on all the default amounts shall be paid from the next day of the date the amount becoming due till the date of realization of such amount. The payment of Interest shall be without prejudice to the other rights and remedies of the parties. Delay in demand of Interest shall not constitute a waiver of the same, unless specifically provided in writing.



1.18 'IOP' shall mean the Intimation of Possession Letter, by which the Owner/Developer will notify to the Purchaser/s that the OC is obtained in respect of the Said Project.

1.19 'IFAMSD' shall mean non-refundable Interest Free Advance Maintenance Security Deposit to be paid on receipt of IOP by the Purchaser/s to the Owner/Developer, as mentioned in **Annexure -F2** towards the following common area maintenance. The Owner/Developer shall utilize such deposits towards initial maintenance due and or default of payment of Outgoings and towards interest thereon (if any) as per the provisions of Applicable Law, until the management of the said Project/ said Building together with the accounts is handed over to the Society/ Primary Cluster Society / Secondary Cluster Society /Apex body. IFAMSD will be proportionately used towards the following:

i. **B-CAM** collected towards Building Common Area Maintenance ("**B-CAM**") charges which shall be handed over to the respective Society's account after deducting the B-CAM arrears including interest and applicable taxes towards delayed payment of B-CAM charges (if any)

ii. **PC-CAM** collected towards Primary Cluster Common Area Maintenance ("**PC-CAM**") charges which shall be handed over to the Primary Cluster Societies after deducting the PC-CAM arrears including interest and applicable taxes towards delayed payment of PC-CAM charges (if any)

iii. **SC-CAM** collected towards Secondary Cluster Common Area Maintenance ("**SC-CAM**") charges which shall be handed over to the Secondary Cluster Societies after deducting the SC-CAM arrears including interest and applicable taxes towards delayed payment of SC-CAM charges (if any)

Owner/Developer 	Purchaser/s 
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- iv. **C-CAM** collected Cluster Common Area Maintenance (“C-CAM”) charges of Building no. 9 Cluster which shall be handed over to the Building no. 9 Cluster Societies after deducting the C-CAM arrears including interest and applicable taxes towards delayed payment of C-CAM charges (if any)
- v. **P-CAM** collected towards Platform Common Area Maintenance (“P-CAM”) charges of Larger Property which shall be handed over to the Apex Body and until then the Developer shall utilize the same towards initial maintenance due and or retain such deposits as security to be used for default of payment towards P-CAM charges and towards interest and applicable taxes thereon (if any).  
The Developer and the Owner shall utilize such deposits towards payment of maintenance charges and /or towards initial maintenance due and or retain such deposits as security to be used for default of payment of B-CAM, PC-CAM, SC-CAM, C-CAM and P-CAM charges and towards interest and applicable taxes thereon (if any) as per the provisions of Applicable Law.

1.20 **‘LOS’** shall mean Layout/Plot Recreational Ground /Open spaces (LOS) in Layout/Plot comprising of, R.G. I, R.G. II, R.G. III R.G. IV and R.G. V (Layout R.G.). As per prevailing policy and as approved, the Owner/Developer is entitled to utilize the FSI of the designated Layout R.G. anywhere within the Larger Property layout and the said designated land area and can be used as a part of the mandatory 25% R.G. required to be provided under the DCR and also for constructing permissible recreational facilities like Club house, swimming pool etc. thereon, which shall be developed, dealt with and operated by the Owner/Developer at its sole discretion.

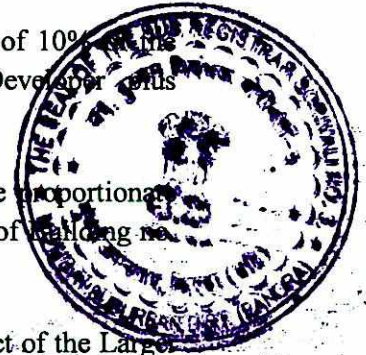
1.21 **‘Liquidated Damages’** shall mean an amount equivalent to sum of 10% Consideration plus brokerage (if any) paid by the Owner/Developer plus outstanding interest due and payable from the Purchaser/s, if any.

1.22 **‘Lower Ground level’** shall mean level above the B-1 where the proportional parking for the said Project shall be provided for all the occupants of Building no. 9 Cluster.


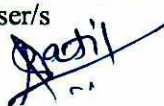

1.23 **‘Maximum FSI Potential’** shall mean basic FSI available in respect of the Larger Property, as well as any additional FSI which is now available or which may become available in future, on account of increase in the basic FSI, or on payment of premium, or by virtue of acquisition/loading by the Owner/Developer, of Transferable Development Rights arising/emanating from the Larger Property (including portions thereof under D.P. Roads set back etc.), or of any other property/ies (**‘TDR-FSI’**) under the provisions of the applicable rules and regulations prevailing from time to time , or in any other manner whatsoever.

1.24 **‘Outgoings’** shall mean sum of monthly / quarterly maintenance charges, Property Taxes, PSC, FM fees, and all other expenses necessary and incidental to the management and maintenance, repair and upkeep of Said Building/said Project/Primary Cluster/Secondary Cluster/Building no. 9 Cluster/Larger Property which will be payable by the Purchaser in his/her proportionate share with applicable taxes comprising of:

- a) **‘B-CAM Charges’** shall mean Building Common Area Maintenance charges payable by the Purchaser/s of the Raheja Exotica Verona interalia for the



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maintenance of the Flat/said Building but shall not include Property Taxes, PC-CAM, SC-CAM, PCAM Charges and FM Charges as defined herein.

- b) **'PC-CAM Charges'** shall mean Primary Cluster Common Area Maintenance Charges proportionately payable by all the occupants of Primary Cluster which shall include periodic subscription charges and charges for providing, management, repair, maintenance, upkeep, housekeeping and replacement of (i) amenities/utilities/facilities provided on Basements as defined herein; (ii) Common Infrastructure of Primary Cluster as defined herein; (iii) all other expenses necessary and incidental thereto.
- c) **'SC-CAM Charges'** shall mean Secondary Cluster Common Area Maintenance charges proportionately payable by all the occupants of Secondary Cluster which shall include periodic subscription charges and charges for providing, management, repair, maintenance, upkeep, housekeeping and replacement of (i) relevant Common areas (ii) Common Infrastructure of Secondary Cluster as defined herein; (iii) all other expenses necessary and incidental thereto.
- d) **'C-CAM Charges'** shall mean Cluster Common Area Maintenance charges of Building no. 9 Cluster proportionately payable by all the occupants of Building no.9 Cluster which shall include periodic subscription charges and charges for providing, management, repair, maintenance, upkeep, housekeeping and replacement of (i) Common areas/amenities (ii) Common Infrastructure of Building no.9 Cluster as defined herein; (iii) all other expenses necessary and incidental thereto.
- e) **'P-CAM Charges'** shall mean Platform Common Area Maintenance Charges payable by all the occupants of Larger Property which shall include periodic subscription charges and charges for providing, management, repair, maintenance, upkeep, housekeeping and replacement of Common areas/amenities, Common Infrastructure of Larger Property and all other expenses necessary and incidental thereto.

**'OAD'** shall mean the Other Amounts and Deposits to be paid by the Purchaser/s to the Owner/Developer as listed in **Annexure -F2** annexed hereto with applicable taxes on or before taking possession of the Flat.

**'OC'** shall mean Occupation Certificate issued by MCGM.

1.27 **'Property Tax'** shall include property taxes, local taxes, betterment charges and all other levies levied by the concerned local authority and/or Government payable in respect of the Flat and Said Project as per Applicable Law.

1.28 **'Primary Cluster Societies'** shall mean registered societies formed for both the Projects of Primary Cluster, which shall jointly manage and administer as they may mutually agree, all the functions and operations in respect of Common Areas/Amenities and Common Infrastructure of Primary Cluster (whether provided now or in future). The use of such Common Areas/Amenities and Common Infrastructure of Primary Cluster shall be granted to all the Purchasers of Primary Cluster subject to payment of PC-CAM charges as decided by the Owner/Developer until the formation of Primary Cluster Societies. The Bye-laws of the Primary Cluster Societies shall be framed solely by the Owner/Developer



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- 1.29 **'Primary Cluster'** shall have the meaning as defined in the Recitals hereinabove.
- 1.30 **'Primary Cluster Common Areas'** shall mean common areas as mentioned in Schedule III herein, which are to be utilized by all Purchaser/s and occupants of Primary Cluster.
- 1.31 **'Purchaser/s'** shall mean the person/s to whom the Flat is allotted by the Owner/Developer and includes the person's who subsequently acquires the Flat through sale but does not include a person to whom such Flat is given on rent/Leave and License.
- 1.32 **'PSC'** shall mean Periodic Subscription Charges.
- 1.33 **'R.G.'** shall mean Recreational Garden.
- 1.34 **'Secondary Cluster'** shall have the meaning as defined in the Recitals hereinabove.
- 1.35 **'Secondary Cluster Societies'** shall mean registered societies/legal bodies formed for both the Projects of Secondary Cluster, which shall jointly manage and administer as they may mutually agree, all the functions and operations in respect of Common Areas/Amenities and Common Infrastructure of Secondary Cluster (whether provided now or in future). The use of such Common Areas/Amenities and Common Infrastructure of Secondary Cluster shall be granted to all the Purchasers of Secondary Cluster subject to payment of SC-CAM charges as decided by the Owner/Developer until the formation of Secondary Cluster Societies. The Bye-laws of the Secondary Cluster Societies shall be framed solely by the Owner/Developer.
- 1.36 **'Service Floor level'** shall mean level above the 1<sup>st</sup> floor level of Raheja Exotica Downtown where certain common services shall be provided jointly for the Projects of Secondary Cluster and the same is not registered as part of the Raheja Exotica Siena or Raheja Exotica Downtown.
- 1.37 **'Said Real Estate Project' / 'Said Project'** shall mean the Project known as Raheja Exotica Verona bearing Registration No. P51800017918 under the said Act.
- 1.38 **'Society'** shall mean co-operative society duly registered under MCSA, or any other entity, organization, association, or body, referred to in, or permitted under the said Act and said Rules to comprise, inter alia, the Purchaser/s and other occupants of the Said Project.






**1.39 Types of Area:**

- i. **'CA'** shall mean Carpet Area = Usable area within the walls of the Flat.
- ii. **'RCA'** shall mean RERA Carpet Area = Carpet Area + thickness of internal walls as stated here in Annexure D hereto.
- iii. **'UCA'** shall mean Usable Carpet Area = RERA Carpet area + Deck area
- iv. **'BUA'** shall mean built up area = RCA + thickness of external walls

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**2. CONSTRUCTION:**

Owner/Developer 	Purchaser/s  
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- 2.1 The Owner/Developer shall construct the said Building consisting Basements + 1<sup>st</sup> to 35<sup>th</sup> Floors (comprising of residential flats) on the Project Property in accordance with the building approvals, plans, designs and specifications as approved by the concerned local authority from time to time.  
Provided that the Owner/Developer shall have to obtain prior consent in writing of the 2/3<sup>rd</sup> Allottees/Purchaser in respect of variations or modifications which may adversely affect the Flat of the Purchaser except any alteration or addition required by any Government authorities or due to change in law.
- 2.2 The Owner/Developer intends to develop Building no. 9 Cluster and future Phases/Projects/Buildings/Structures on the Larger Property based upon Building plans and approvals and any amendments thereto from time to time.
- 2.3 The Owner/Developer has informed the Purchaser/s and the Purchaser/s is/are aware that the Owner/Developer may provide right of way access to other persons from or through Project Property and/or the Larger Property or a portion thereof. The Purchaser/s hereby state and confirm that they have no objection to the same and shall not raise any objection in the future in respect thereof.
- 2.4 Said Project, has shared access through the internal layout road of Larger Property, shown by brown hatch on the plan annexed hereto as Annexure A, which is subject to amendment/modification.
- 2.5 The Owner/Developer shall be entitled to provide the Common Infrastructure (whether provided now or in future) as the Owner/Developer may deem fit. The Common Infrastructure (as defined herein) provided by the Owner/Developer shall be operated by the Owner/Developer and / or its nominees or any third party agencies as may be nominated by the Owner/Developer and/or for that purposes the Owner/Developer shall be entitled to enter into appropriate arrangements with them as the Owner/Developer may decide at its absolute discretion. The Purchaser shall be liable to bear and pay such charges as may be decided by the Owner/Developer for the use of the Common Infrastructure. The Owner/Developer is entitled to and reserves the right to amend, modify and alter the Common Infrastructure as per Applicable Law.

2.6 Primary Cluster Common areas shall be such as specified in Schedule III hereto. The Purchaser is aware that Primary Cluster Common areas shall be used jointly by all the occupants of Primary Cluster for the purpose of ingress and egress on foot or by vehicles and for joint usage of any common areas provided by the Owner/Developer and also all the occupants of Primary Cluster shall jointly use the Common Infrastructure of Primary Cluster as mentioned in this present.

2.7 Secondary Cluster Common Infrastructure shall be as mentioned in this Agreement. The Purchaser is aware that Common Infrastructure of Secondary Cluster shall be used jointly by all the occupants of Secondary Cluster.

2.8 The Owner/Developer have provided various amenities like Club Exotica and shall have the right to provide additional amenities and facilities if it deems fit for the use of all the Purchaser/s /Occupants on the Larger Property. Subject to the Purchaser/s complying with, observing and performing all the terms, conditions and provisions of this Agreement, including making payment of the Aggregate Payments, the Purchaser/s shall also apply for and take up mandatory membership of such Club

Owner/Developer 	Purchaser/s 
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Exotica facilities. The Purchaser/s may access, use, and enjoy such facilities in respect of which the Purchaser/s will be liable to comply with the terms and conditions, and make payment of the fees and charges as may be decided by the Owner/Developer. The Owner/Developer shall charge membership fees, PSC as well as usage charges for the additional amenities provided now or in future together with applicable taxes from the Purchaser which shall be as per the policy to be framed and decided by the Owner/Developer at such time in the future at its sole discretion and the Purchaser shall be bound and liable to pay the same as and when demanded.

- 2.9 The Owner/Developer shall be at liberty at any time in future, change, amend, modify and alter , scope, scale and permissible/mixed user/s of the Larger Property by way of additions, alterations, amendments, deletions thereto, sub-division thereto or to any portion thereof, change of user/s, change / shift / subdivision of the Larger Property, utilization of Maximum FSI Potential by, granting right-of-way to and from the Larger Property to the occupants of the neighboring properties or the sub-divided / demarcated plots or buildings, etc., by right to use the common infrastructure, in any manner whatsoever in accordance with the Applicable Law.
- 2.10 The Owner/Developer shall provide certain common areas/amenities and common infrastructure which shall be used jointly or solely by the Purchaser/Occupants of the said Project/Primary Cluster/Secondary Cluster/ Building no. 9 Cluster/ Larger Property by contributing towards its expenses proportionately.
- 2.11 Part of Building no. 9B i.e., upper ground level and 1<sup>st</sup> Floor together is registered as separate commercial Project known as “Raheja Exotica Downtown”

2.12 The Purchaser agrees not to raise any objection with regard to current and future development of the Larger Property as per the plans sanctioned for such development from time to time.



**3 CONSIDERATION:**

3.1 The Purchaser hereby agree/s to acquire from the Owner/Developer and the Owner/Developer hereby agrees to sell the Flat together with the carparking as mentioned in **Annexure-D**, shown on the typical Floor Plan annexed hereto as **Annexure-E** and described in Schedule-II herein at or for the agreed Consideration which includes Club Exotica membership charges as set out in **Annexure- F1** and other charges and deposits as set out in **Annexure -F2** subject to what has been recited herein. The specifications and amenities to be provided in the Flat are specified in **Annexure -I** hereto.

3.2 The consideration together with the tax, any cess, surcharge and applicable GST thereon shall be paid by the Purchaser/s in installments as specified in **Annexure-F1** hereto, strictly within a period of 15 (fifteen) days from the receipt of the written intimation from the Owner/Developer, (“Demand Notice”), by cheque/Bank Transfer in favour of the said Escrow Account after deducting therefrom TDS on each installment as per the applicable provisions of Section 194-1A of the Income Tax Act, 1961. The Purchaser/s shall deposit TDS in the government treasury by furnishing challan-cum-statement in Form No.26QB to the Directorate General of Income-tax (System) or to the person authorized by him in

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Owner/Developer 	Purchaser/s 
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this behalf, within 7 (seven) days from the end of the month in which the deduction is made, and issue a TDS certificates in Form No.16B to the Owner/Developer within 15 (fifteen) days from the due date for furnishing the challan-cum-statement in Form No.26QB, after generating and downloading the same from the web portal specified by the Director General of Income-tax (System) or the person authorized by him, so as to enable the Owner/Developer to give credit to the Purchaser/s for the same.

3.3 It is an essential and integral term and condition of this Agreement, that the interest, title in respect of the Flat under this Agreement, shall be created in favour of the Purchaser/s and/or the Purchaser/s will have, or be entitled to claim any rights under this Agreement in respect of the Flat, only if the amounts payable by the Purchaser/s in pursuance hereof, are paid by the Purchaser/s to the Owner/Developer, and Purchaser/s has/have furnished to the Owner/Developer the requisite Form 16B for all amounts of TDS.

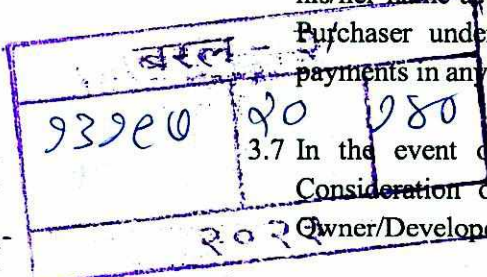
3.4 The Consideration is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Owner/Developer undertakes and agrees that while raising a demand on the Purchaser for increase in development charges, cost, or levies imposed by the competent authorities etc., the Owner/Developer shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Purchaser, which shall only be applicable on subsequent payments.


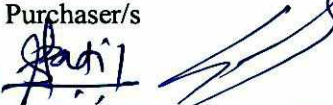
3.5 The Owner/Developer shall confirm the final RCA of the flat that has been allotted to the Purchaser after the construction of the said Building is complete and the Occupancy Certificate is granted by the competent authority, by furnishing details of the changes, if any, in the RCA, subject to a variation cap of (3%) three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Owner/Developer. If there is any reduction in the carpet area within the defined limit then Owner/Developer shall refund the excess money paid by the Purchaser within 90 (ninety) days with annual interest at the rate specified in the Bid Rules, from the date when such an excess amount was paid by the Purchaser. If there is any increase in the RCA allotted to the Purchaser, the Owner/Developer shall demand additional amount from the Purchaser as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 3.1 of this Agreement.

3.6 The Purchaser authorizes the Owner/Developer to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Owner/Developer may in its sole discretion deem fit and the Purchaser undertakes not to object/demand/direct the Purchaser to adjust his payments in any manner.

3.7 In the event of default of any due amounts, not limited to but including Consideration or OAD, the Purchaser shall be liable to pay Interest to the Owner/Developer.

**4. TITLE:**



Owner/Developer 	Purchaser/s 
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- 4.1 The Purchaser has/have prior to the execution of this Agreement satisfied himself/herself/themselves about the title of the Owner/Developer to the Larger Property.
- 4.2 The Owner/Developer has already created charge in favour of HDFC Ltd of the Larger Property, and has procured the NOC/release of HDFC's charge over the Flat prior to execution of this Agreement.

**5. RIGHT OF WAY**

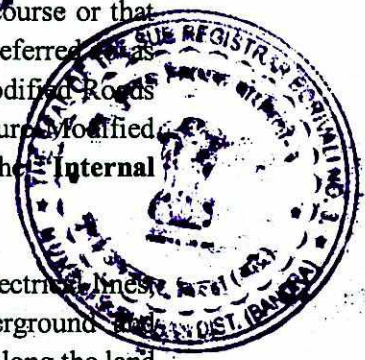
The Purchaser is aware that:

5.1 By an Agreement dated 30<sup>th</sup> July, 2013 and duly registered with the Sub-Registrar of Assurances at Borivali under No. BRL/3- 4446/2013 on 30<sup>th</sup> July, 2013 ("**Right of Way Agreement**"), the Owner/Developer has, inter-alia, granted to the owners of CTS No. 2040 (hereinafter referred to as "**Adjoining Property-1**") and CTS No.2027-A (hereinafter referred to as "**Adjoining Property-2**") both of revenue village Erangal which lie adjoining to the Larger Property (Adjoining Property-1 and Adjoining Property-2 are hereinafter collectively referred to as "**Adjoining Properties**") and to all such persons as the Grantees may in their absolute discretion authorize at any time in the future, including but not limited to their heirs, executors, administrators, nominees, servants, agents, guests, visitors, tenants, occupiers of the Adjoining Properties and/or the building/s or the structures constructed thereon (hereinafter referred to the "**Grantees' Nominees**") jointly with the Owner and the tenants and occupiers of the Larger Property and/or of the structures and buildings constructed and/or to be constructed thereon, without charging any cost the following:




- a) a right of way over all Internal Access Roads of the Larger Property whether currently existing, currently proposed roads including a strip of the D.P. Road which shall be handed over to the municipal authorities in due course or that may be proposed and built at any time in the future, therein referred to as Currently Built Roads, Currently Proposed Roads and Future Modified Roads (the Currently Built Roads, Currently Proposed Roads and Future Modified Roads are therein and hereinafter collectively referred to as the "**Internal Access Roads**"); and
- b) the right to lay and connect drains, pipes, sewerage, water and electrical lines, cables and other service lines and amenities (including underground and overhead) on the Internal Access Roads including under, over or along the land appurtenant to and/or surrounding each and every building on the Larger Property ("**Utilities**"), for the supply of utilities and other necessities or conveniences that may be necessary or desired in respect of the Adjoining Properties as setout therein; and
- c) The right of usage, right to become member of Club Exotica subject to rules and regulations of Club Exotica as framed by the Owner/Developer and as consequence thereof to the use of Club Exotica as well as all R.G. areas (currently known as LOS) in such manner as Owner/ Developer may deem fit.

5.2 The Adjoining Property-1 is shown by magenta boundary line and Adjoining Property-2 is shown by Purple boundary line on the said plan being Annexure-A.

5.3 In addition to the above, the Owner/Developer has reserved to itself the right to grant



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Owner/Developer 	Purchaser/s  
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unfettered, uninterrupted and without charging any cost to the Grantee's Nominees and the Owners of other properties adjoining the Larger Property and/or the Adjoining Properties ("**Other Adjoining Properties**") and to all such persons as the Owner/Developer may in their absolute discretion authorize at any time in the future, including but not limited to their heirs, executors, administrators, nominees, servants, agents, guests, visitors, tenants, occupiers of the Grantee's Nominees and the Other Adjoining Properties and/or the building/s or the structures constructed thereon at the sole and absolute discretion of the Owner/Developer herein and for that purpose to enter into suitable agreements/arrangements as they may deem fit for:

- a) right of way and means of access, over and along all the Internal Access Roads and pathways/and the ramps or any other portion of the Larger Property, at all times,
- b) the right to lay and other Utilities whether provided now or later, for enabling the connection of utilities and other necessities or conveniences that may be necessary or desired in respect of the Other Adjoining Properties
- c) right to use the Common Infrastructure and other Facilities including but not limited to use and become member of Club Exotica and all the R.G. areas on the Said Larger Property subject to rules and regulations of Club Exotica as framed by the Owner/Developer in such manner as Owner/ Developer may deem fit.

5.4 Notwithstanding the aforesaid, the Purchaser/s shall not have, enjoy or claim any such corresponding right over any of the internal roads or other facilities that may be constructed or made available on the Adjoining Properties and the Other Adjoining Properties **TO THE INTENT** that all such rights and privileges shall be for the sole enjoyment of the to the Grantees' Nominees as the Grantees may in their absolute discretion deem fit.

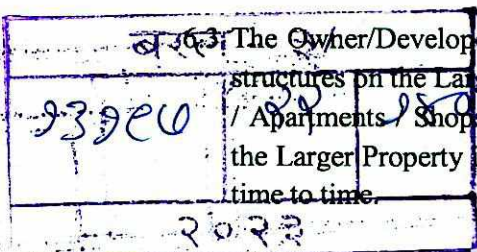
5.5 The aforesaid rights of the Owner/Developer shall be deemed to be a covenant running with the land.

**6 FLOOR SPACE INDEX ("FSI"):**





The Purchaser/s is/are aware that MCGM has sanctioned building plans for consumption of FSI of 18507.64 square meters (approx.) which may be amended subject to final approval ("**said Project FSI**") for construction of the Said Project.

6.2 The Owner/Developer shall be entitled to utilize and deal with the entire Maximum FSI Potential of the Larger Property for construction of buildings/Projects and development of facilities and/or amenities on any part of the Larger Property even after the registration of the Society /Apex Body and shall have full right and authority to utilize Maximum FSI Potential that may be available from time to time even after the registration of the Society/Apex Body and the Owner/Developer shall be entitled to use and or deal with all such construction in such manner as the Owner/Developer may deem fit.



6.3 The Owner/Developer is entitled to construct the Buildings/Projects/Phases and other structures on the Larger Property being constructed as well as the buildings / structures / Apartments / Shops that may be constructed in the future phases of development on the Larger Property in the manner and as per the permissions /approvals received from time to time.

<p>Owner/Developer</p> 	<p>Purchaser/s</p> 
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6.4 All FSI at any time available in respect of the Larger Property or any part/s thereof shall always belong absolutely to the Owner/Developer. Neither the Purchaser/s nor any of the other Purchaser/s of any building being constructed on the Larger Property (including the Said Project) nor the Society /Apex Body of any future organizations of flat purchasers of any future developments on the Larger Property shall be entitled to claim any FSI howsoever available on the Larger Property.

6.5 The Purchaser/s shall not be entitled to object to raise any objection with regard to balance portion of the Larger Property.

**7 PROCEDURE FOR TAKING POSSESSION:**

7.1 The Owner/Developer, upon obtaining the OC from the competent authority and the payment made by the Purchaser as per the agreement shall offer in writing the possession of the Flat, to the Purchaser in terms of this Agreement to be taken within the time as mentioned in the IOP. Upon receipt of IOP, the Purchaser/s agree(s) to pay the maintenance charges/Outgoings as determined by the Owner/Developer/ Society/ /Primary Cluster Society / Secondary Cluster Society /Apex body, as the case may be.

7.2 The Purchaser/s shall take possession of the Flat within the stipulated time as mentioned in the IOP by paying the entire balance amounts as mentioned in the IOP notwithstanding the development of the Primary Cluster Common Areas/Amenities and Common Infrastructure is still ongoing. The Purchaser/s agreed to take possession even if a part OC is granted for the Said Project so long as the same covers the Flat.

7.3 The Primary Cluster Common Areas/Amenities and Common infrastructure provided or to be provided may not be completed at the time of offering the possession of the Flat to the Purchaser/s and the Purchaser/s undertakes not to raise any objection, seek compensation or claim or refuse to take possession of the Flat on the ground of non-completion of such Common Areas/Amenities and Common infrastructure.

7.4 Till the construction/development work of Primary Cluster/Secondary Cluster/ Building no. 9 Cluster Common Areas, Common Amenities and Common infrastructure is completed, Purchaser/s undertake not to object to the same. The Purchaser/s also undertakes not to object to any future or proposed development of any nature whatsoever that may be undertaken or caused to be undertaken by the Owner/Developer on the Larger Property.

7.5 Upon possession of the Flat being delivered to the Purchaser/s, the Purchaser/s shall occupy and use the Flat solely for residential purpose only.

7.6 Upon receipt of IOP, irrespective of whether the Purchaser/s takes possession of the Flat within the stipulated time (as mentioned in IOP) or not, Purchaser/s shall be liable to pay Outgoings in respect of the Flat as contemplated herein.

7.7 The Purchaser/s shall take the possession of the Flat by executing necessary documents as may be prescribed by the Owner/Developer in relation to fit-out work, use and occupation of the Flat, the car parking spaces etc. without any demur or dispute.



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<p>Owner/Developer</p> <p style="text-align: center;"><i>MP</i></p>	<p>Purchaser/s</p> <p style="text-align: center;"><i>[Signature]</i></p>
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7.8 Save as provided hereinafter, upon the Purchaser/s taking possession of the Flat, Purchaser/s shall have no claim against the Owner/Developer in respect of the Flat on any count whatsoever.

**8. FAILURE OF PURCHASER TO TAKE POSSESSION OF FLAT:**

Upon receiving an IOP from the Owner/Developer as mentioned hereinabove, the Purchaser shall take possession of the flat from the Owner/Developer by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement. In case Purchaser fails to take possession within the time period as mentioned in IOP, such Purchaser shall continue to be liable to pay maintenance charges/outgoings as applicable.

**9 INTEREST ON DELAY :**

9.1 Time is essence for the Owner/Developer as well as the Purchaser. The Owner/Developer shall abide by the date of possession with grace period of 6 (Six) months as mentioned in Annexure D for handing over the possession of the Flat after receiving the Occupancy certificate. Similarly, the Purchaser shall make timely payments of the installments and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Owner/Developer as provided in Annexure F1 annexed hereto.

9.2 If the Owner/Developer fails to handover the possession of the Flat to the Purchaser on or before the possession date as mentioned herein in the Annexure D, the Owner/Developer agrees to pay to the Purchaser, who does not intend to withdraw from the said Project, interest as specified in the said Rule, on all the amounts paid by the Purchaser to the Developer, for every month of delay, till the handing over of the possession. The Purchaser agrees to pay to the Owner/Developer, interest as specified in the said Rule along with applicable taxes, on all the delayed payment which become due and payable by the Purchaser to the Owner/Developer under the terms of this Agreement from the date the said amount is payable by the Purchaser(s) to the Owner/Developer.





**10. TERMINATION:**

**10.1. OWNER/DEVELOPER'S RIGHT TO TERMINATE**

The Owner/Developer shall have right to terminate this Agreement only in the following circumstances provided that, Owner/Developer shall give notice of 15 (Fifteen) days in writing to the Purchaser/s, intimating him/her/them his intention to terminate this Agreement.

बस - 3/		a. <b>Non-Payment:</b> if Purchaser committing three defaults of payment of installments payments in terms if this agreement, time being of the essence.
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**10.2 CONSEQUENCES**

Owner/Developer 	Purchaser/s 
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10.2.1 In the event as mentioned hereinabove in clause 10.1.1 under this Agreement, in spite of 15 (fifteen) days notice by Courier / E-mail / Registered Post A.D. the Purchaser/s fails to remedy his/her/it's defaults, the Owner/Developer shall be entitled to terminate this Agreement by sending termination notice (**Owner/Developer's notice of Termination**) in which event the consequences hereinafter set out shall follow: -

- a) the Purchaser/s shall cease to have any right or interest in the Flat or any part thereof,
- b) the Owner/Developer shall be entitled to sale the Flat to such other person or party as the Owner/Developer may deem fit, at such consideration and on the terms and conditions as the Owner/Developer may in its absolute discretion deem fit,
- c) the Owner/Developer shall refund the Consideration paid by the Purchaser/s in pursuance of this Agreement subject to completion of cancellation formalities as mentioned herein below, excluding the amount of GST, any taxes/cess and surcharge, stamp duty and registration charges paid after deducting therefrom –
  - i. Rs. 10% (ten percent) towards liquidated damages;
  - ii. the taxes and outgoings, if any, due and payable by the Purchaser/s in respect of the Flat up to the date of termination of this Agreement;
  - iii. the amount of interest payable by the Purchaser/s to the Owner/Developer in terms of this Agreement, from the dates of default in payment of principal and applicable taxes till the date of termination as aforesaid;

10.2.2 The Owner/Developer shall in the event of any shortfall, be entitled to recover the said amounts from the Purchaser/s. The Parties agree that the Owner/Developer shall be entitled to approach the concerned Authority under the said Act for the purposes of enforcement of clause 10.2.1 hereinabove and the Purchaser/s shall not dispute the deductions envisaged therein.


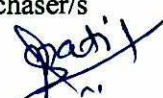
10.2.3 The Owner/Developer shall not be liable to pay to the Purchaser/s any interest, compensation, damages, costs, otherwise. The said amount shall be accepted by the Purchaser/s in full and final satisfaction of all his/her/its claims under this Agreement and/or in or to the Flat.



10.2.4 Upon receipt of 15(fifteen) days of Owner/Developer's notice of termination the Purchaser/s shall complete all formalities as required for the cancellation of the Agreement and as required in law namely to execute a cancellation deed, etc and shall co-operate with Owner/Developer as required to effectively release all rights hereof as the Purchaser/s shall have no claim of any nature whatsoever on the Flat and the Car-Parking Spaces or any part thereof. The Owner/Developer shall be entitled to deal with and/or dispose of the Flat and the Car-Parking Spaces in the manner it deems fit and proper. The Owner/Developer shall be entitled to recover compensation from the Purchaser/s for any delay in execution of the Deed of Cancellation envisaged herein.

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10.2.5 Upon termination and upon completion of all formalities as required for the termination /cancellation of this Agreement initiated by the Owner/Developer the Owner/Developer shall refund the consideration received by him from the

Owner/Developer 	Purchaser/s 
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Purchaser/s after deductions specified in clause 10.2.1 above, within a period of 90 (ninety) days from the date of registration of the Deed of Cancellation.

10.2.6 Upon cancellation of this Agreement, Purchaser/s shall return to the Owner/Developer all the original documents and receipts in respect of the Flat.

10.2.7 The Purchaser/s agrees that he/she/it shall accept the aforesaid refund as full and final satisfaction of all his/her/its claim under this Agreement or otherwise and not contest the Owner/Developer' notice of Termination before any forum whatsoever.

**10.3 TERMINATION AT THE INSTANCE OF PURCHASER/S:**

Only in the event, the Owner/Developer fails to offer possession of the Flat by Date of Possession as mentioned in Annexure-D, Purchaser/s may,

10.3.1 Call upon the Owner/Developer by giving a written notice by Courier / E-mail / Registered Post A.D. at the address provided by the Owner/Developer ("Notice"), to remedy any default or breach of these terms within 60 days from receipt of such Notice; OR

10.3.2 Purchaser/s shall be entitled to terminate this Agreement by giving written notice to the Owner/Developer by Courier / E-mail / Registered Post A.D. at the address provided by the Owner/Developer ("**Purchaser/s's Termination Notice**").

10.3.3 On the receipt and acceptance of the Purchaser/s Termination Notice by the Owner/Developer, this Agreement shall stand terminated and cancelled. Within a period of 90 (ninety) days from the date of execution of Deed of Cancellation of this Agreement, the Owner/Developer shall refund to the Purchaser/s in accordance with the provisions of said Act.

10.3.4 On such repayment of the amounts by the Owner/Developer(as stated in clause 10.2.1 (c) above), the Purchaser/s shall have no claim of any nature whatsoever on the Owner/Developer and/or the Flat and/or car park and/or any portion of the Said Project, Project Property or Larger Property and the Owner/Developer shall be entitled to deal with and/or dispose off the Flat and/or the car park in the manner it deems fit and proper.

10.3.5 Upon cancellation of this Agreement, Purchaser/s shall return to the Owner/Developer all the original documents and receipts in respect of the Flat.



10.3.6 The Purchaser/s agrees that he/she/it shall accept the aforesaid refund as full and final satisfaction of all his/her/its claim under this Agreement or otherwise.

**11 FORCE MAJEURE:** The Owner/Developer shall give possession of the Flat to the Purchaser on or before the Date of Possession as mentioned in Annexure D. If the Owner/Developer fails or neglects to give possession of the Flat to the Purchaser on account of reasons beyond his control, the Owner/Developer shall be entitled to reasonable extension of time for giving delivery of Flat on the aforesaid date, if the completion of building in which the Flat is to be situated is delayed on account of -

- a) Force Majeure conditions:  
(i) war, civil commotion or act of God ;  
(ii) such as severe acts of nature or weather events including floods, fires,



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a) Force Majeure conditions:  
(i) war, civil commotion or act of God ;  
(ii) such as severe acts of nature or weather events including floods, fires,

Owner/Developer 	Purchaser/s 
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- (iii) earthquakes, hurricanes, explosions, or pandemics like Covid-19 etc
- (iii) any notice, order, rule, notification of the Government and/or other public or competent authority/court.
- b) any notice, order, rule or notification of the Government and/or of any other public or competent authority or any change in any Government policy or of the Court whether affecting the Developer singly or the industry as a whole or on account of delay in issuance of the NOCs/ Licenses /Premiums/Approvals/Sanctions/Building Completion Certificates, etc., or
- c) any orders, stays, injunction orders, decrees, interim or ad-interim reliefs from any Court of law, or Tribunal, competent authority, statutory authority, MOEF and other state or central authorities;
- d) non-availability of cement, steel, water supply or electric power and other building construction materials and/or strikes, civil commotion, war, national or international happenings, labour problems; or
- e) delay in installation of services and facilities such as lifts, electricity and water connections or sewage or drainage lines or for any other reason technical or otherwise beyond the control of the Owner/Developer ; or
- f) Any other Circumstances beyond the control of the Owner/Developer.

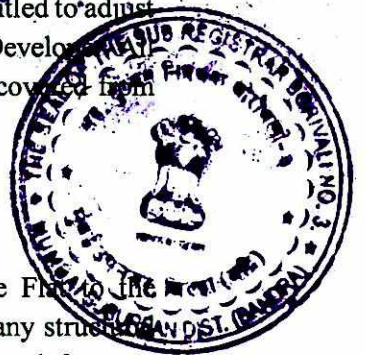
**12.1 OUTGOINGS (MAINTENANCE)** The Purchaser/s shall be liable to bear and pay the proportionate share of Outgoings which will be charged at actuals.

**12.2** The Purchaser/s shall be liable to pay the Outgoings in respect of the Said Project including but not limited to, local taxes, betterment charges or such other levies by the concerned Local Authority and / or Government and all other expenses incidental to the management and maintenance of the Said Project, Primary Cluster, Secondary Cluster, Building no.9 Cluster and the Larger Property.



**12.3** Post IOP, whether the Purchaser/s has taken possession or not, he/she/they is/are liable to pay Outgoings within 7(seven) days of demand raised by the Owner/Developer. The above amounts, unless paid on its respective dates when due, shall attract Interest as per MCSA from the date of the amount becoming due till its actual receipt of payment. In case any amounts are not paid, then the Owner/Developer shall be entitled to adjust such arrears along with interest against IFAMSD lying with the Owner/Developer. Taxes due on above amounts at time of billing will be immediately recovered from IFAMSD in case of default by the Purchaser/s.

**13. DEFECT LIABILITY**

**13.1** If within a period of five years from the date of handing over the Flat to the Purchaser, the Purchaser brings to the notice of the Owner/Developer any structural defect in the Flat or the building in which the Flat is situated or any defects on account of workmanship, quality or provision of service, then wherever possible such defects shall be rectified by the Owner/Developer at his own cost and in case it is not possible to rectify such defects, then the Purchaser shall be entitled to receive from the Owner/Developer, compensation for such defect in the manner as provided under the said Act.



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Owner/Developer 	Purchaser/s, 
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13.2 It is clarified that the liability of the Owner/Developer to remedy defects if any during the period of 5 (five) years from the date of offering possession of the Flat , shall not extend to if:

13.2.1 any such defects have been caused by reason of the default and/or negligence of the Purchaser and/or any other Purchaser in the Said Project i.e. against the guidelines, precautions, warranties, warnings on the products and services provided in the Flat;

13.2.2 any such defects if the same have been caused by reason of any additions and alternations in any of the other Flat, fittings, pipes, water supply connections or any of the erection (including Flooring) in the Toilets/ Kitchen/Flat done by the Purchaser of the said Flat and/or any other Purchaser in the Said Project.

13.2.3 defects other than that to the structure of the said Building caused not due to any act or omission of the Owner/Developer;

13.2.4 any such other events caused by normal wear and tear, abnormal fluctuations in the temperatures, abnormal heavy rains, vagaries of nature, negligent use of the Flat or the fixtures or fittings provided therein.

**14. FORMATION OF THE SOCIETY/APEX BODY-FEDERATION:**

The Owner/Developer, in its discretion, and subject to Force Majeure, intends as follows:

14.1 The Owner/Developer shall initiate steps for the formation and registration of Society as applicable under the said Act r/w said Rules. The Society of the Said Project shall be known "Raheja Exotica Verona Co-operative Housing Society" ("Society").

14.2 The Purchaser/s shall be entitled to get share certificate from the Society, after having cleared all the amounts receivable by the Owner/Developer under this Agreement.



The Purchaser/s undertakes to do all acts, deeds, matters and things and sign and execute the application for registration of the Society and/or membership and other papers and documents necessary for the formation and the registration of the Society and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Owner/Developer within 7 (seven) days of the same being forwarded by the Owner/Developer to the Purchaser/s, so as to enable Owner/Developer to register the Society. No objection shall be taken by the Purchaser/s if any changes or modifications are made in the draft bye-laws, as may be required by the Registrar of Co-operative Societies or any other competent authority.

14.4 Similarly, various other societies shall be formed and registered in accordance with the provisions of Applicable Law in respect of each building or building(s)/Projects proposed to be constructed on the Larger Property from time to time.

14.5 Within 3 months of receiving Occupancy certificate of last building to be constructed on the Larger Property, the Owner/Developer shall apply for formation and registration of the Apex Body.



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Owner/Developer 	Purchaser/s 
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- 14.6 All, without limitation costs, charges and expenses in respect of the formation and registration of the Society, in respect of the Said Project, and the Apex Body shall be borne and paid by all the Purchaser/s and occupants of all the Said Project and future buildings on the Larger Property, and the Owner/Developer shall not be liable to bear or pay the same or contribute towards the same, at all. If any delay or default is made in the payment or reimbursement of such costs, charges, or expenses, for any reason whatsoever, the Owner/Developer shall not be responsible or liable for any delay in the formation and registration of the Society.
- 14.7 Each respective registered society and or legal body of Building no.9 Cluster shall be liable to bear and pay the pro-rata Outgoings as proportionate to BUA pertaining to the Common Infrastructure and Common Areas/Amenities in respect of said Project, Primary Cluster, Secondary Cluster, Building no.9 Cluster and the Larger Property as applicable.

**15. TRANSFER IN FAVOUR OF SOCIETY/APEX BODY**

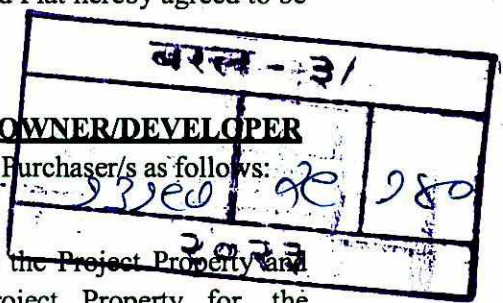
- 15.1 The Owner/Developer shall convey the said Building to the Society (excluding Basements as per Rule 9(2)(iii)(a) of said Rules) within the period as prescribed under Applicable Law (“**Building Conveyance**”).
- 15.2 The Basements shall, within 3 years of OC of the last Project of Primary Cluster be jointly conveyed to the societies of the buildings constructed in Primary Cluster (“**Basements Conveyance**”).
- 15.3 Within 3 months from the formation of Apex Body, the Owner/Developer shall grant a leasehold interest in the Larger Property by way of a Deed of Lease for a term of 99 years, with an yearly rent of Re. 1, with an option to renew the said Lease for a further term of 99 years to the Apex body in respect of the entire undivided or inseparable land underneath all buildings of Larger Property (“**Apex Transfer**”) and thereafter Apex Body shall be responsible for all the necessary compliances.
- 15.4 All the documents, writings, Deed/s etc., and all other documents and writings to be executed in relation thereto and/or in pursuance thereof, shall all be prepared and approved by the Advocates and Solicitors appointed by the Owner/Developer and the same shall contain such terms, conditions, covenants, stipulations and provisions, including those contained in this Agreement including reserving the rights, powers, authorities and benefits of the Owner/Developer, as the Owner/Developer deems fit.
- 15.5 At the time of the execution of a Deed of Lease as stated above, the Purchaser/s shall pay to the Owner/Developer, the Purchaser/s share of the stamp duty, registration charges and other statutory charges payable, if any, in respect of the said Deed/s or any other document to be executed in favour of the Society in their proportionate share.
- 15.6 Upon formation of the Society, such Society shall be liable besides the Purchaser/s and other Purchaser of different Flats, for any lien or claim or demand or charges which the Owner/Developer may have in respect of the said Flat hereby agreed to be transferred and other Flat/s in the said Project.



**16. REPRESENTATIONS AND WARRANTIES OF THE OWNER/DEVELOPER**

The Owner/Developer hereby represents and warrants to the Purchaser/s as follows:

- 16.1 The Owner/Developer is well and sufficiently entitled to the Project Property and also has actual and physical possession of the Project Property for the implementation of the Said Project and is carrying out the development upon the



<p>Owner/Developer</p> <p style="text-align: center;"><i>MD</i></p>	<p>Purchaser/s</p> <p style="text-align: center;"><i>[Signature]</i></p>
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Project Property as per the sanctioned plan and approvals;

- 16.2 There are no encumbrances on the Project Property save and except, the charge created in favour of HDFC.
- 16.3 The Owner/Developer has not entered into any Agreement for Sale or any other agreement/arrangement with any person or party with respect to the Project Property, including the Said Project and the Flat, in any manner, or done anything that affects the rights of Purchaser/s under this Agreement;
- 16.4 The Owner/Developer is developing the Larger Property in phases and construction of the Said Project is as a part thereof. The Owner/Developer proposes to develop the Larger Property in phases based on sanctioned Building plans and approvals and any amendments thereto approved from time to time.
- 16.5 The Owner/Developer shall comply with all the terms and conditions laid down in various sanctions/permissions/ NOCs granted by the authorities pertaining to the development and construction of the Said Project.
- 16.6 The Owner/Developer hereby reserve their right to, transfer, mortgage, create charge or third party interest in the Larger Property and / or any part thereof and/ or the buildings to be constructed thereon (including the Said Project) or any part thereof, save and except the Flat agreed to be sold in terms hereof.

**17. OBLIGATIONS/ COVENANTS OF THE PURCHASER:**

17.1 The Purchaser/s himself/herself/itself/themselves with intention to bind all persons into whosoever hands the Flat may come, doth hereby covenant/s with the Owner/Developer as follows:



- a. The said Project shall always be known as “**Raheja Exotica Verona**”.
- b. To maintain the Flat in good tenantable repair and condition from upon possession, and shall not do or suffer to be done any change/alteration/additions in or to the Said Project, common areas, or in the Flat or any part thereof, which may be forbidden/against the rules, regulations or bye-laws of the concerned local or any other authority. In the event of the Purchaser/s committing any act in contravention of the above provision, the Purchaser/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority and keep the Owner/Developer indemnified from and against all costs, charges (including legal charges), losses, penalty, compensation suffered or incurred by the Owner/Developer on account of any complaint or claims being made with regard to the same.

**c. The Purchaser/s shall:**

- i. Abide by all the Bye-laws, Rules and Regulations of the Government and all other Local and Public Bodies and Authorities and shall attend to, answer and be responsible for all actions for violation of any such Bye-laws or Rules or Regulations.
- ii. Maintain the external elevation of the said Building in the same form as constructed by the Owner/Developer and shall in any manner whatsoever.
- iii. In case on account of any alterations being carried out by the Purchaser/s in the Flat that cause damage to the adjoining flat or to the flat situated below or above

Raheja Exotica Verona\_Agreement for Sale

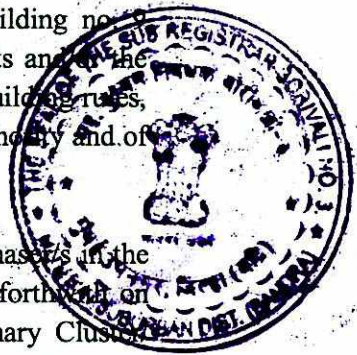
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Owner/Developer 	Purchaser/s 
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the Flat (inclusive of leakage of water and damage to the drains), the Purchaser/s shall at his/her/its/their own cost/s and expenses repair such damage (including recurrence of such damages) including payment of compensation/ penalty ordered to be paid under the Applicable Laws by the Owner/Developer and indemnify and keep the Owner/Developer indemnified from and against all costs, charges (including legal charges), losses, penalty, compensation suffered or incurred by the Owner/Developer with regard to the same.

- iv. Keep the partitions, sewers, drains and pipes in the Flat and appurtenances thereto in good tenantable repair and condition and in particular so as to support shelter and protect the other parts of Said Building.
- v. Segregate or separate the dry garbage/trash and wet garbage/trash as per the applicable rules and regulations;
- vi. Pay to the Owner/Developer within 7(seven) days of demand by the Owner/Developer his/her/itself share of deposit demanded by the concerned local authority or Government for giving water, Electricity or any other service connection to the said Building/Said Project.
- vii. Bear and pay from the date of the Owner/Developer offering possession of Flat, his/her/its/their proportionate share that may be determined by the Owner/Developer from time to time, of Outgoings. Such payment shall be made by the Purchaser/s within 7(seven) days of demand raised by the Owner/Developer.
- viii. Park her/his/its/their vehicle only at the designated place and not elsewhere and shall use the car parking spaces for parking his/ their own vehicles only. The Allotment of the car parking space/s shall be subject to the superintendence and ratification of the Society to be registered in the Said Project.
- ix. Observe and perform all the rules and regulations which the Owner/Developer / Society/Primary Cluster/Secondary Cluster/ Apex Body may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection of the rights reserved by the Owner/Developer hereunder in respect of maintenance of Primary Cluster/ Secondary Cluster/ Building no.9 Cluster, Said Project, said Building, proposed or future developments and the Flat therein and for the observance and performance of the Project building rules, regulations and bye-laws for the time being of the concerned local authority and of the Government and other public bodies.
- x. Remove any obstruction or nuisance that may be caused by the Purchaser/s in the Flat / Said Project/ said Building/ Project Property/Larger Property forthwith or being called upon to do so by the Owner/Developer /Society/Primary Cluster/ Secondary Cluster/ Building no.9 Cluster Societies/ Apex Body and in the event the Purchaser/s failing to remove the said obstruction/nuisance, it may be removed by the Owner/Developer /Society/Primary Cluster/ Secondary Cluster/ Building no.9 Cluster Societies / Apex Body at the costs and consequences of the concerned Purchaser/s.
- xi. Ensure that the provisions of this Agreement, any governing rules and regulations and circulars as in force from time to time, or other agreement/s entered or to be entered into by the Owner/Developer with other Purchaser/s of other flats, in the



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Owner/Developer 	Purchaser/s 
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Project or other Phases, are carried into effect fully by passing appropriate resolution for that purpose, and shall also ratify and adopt the same. The Purchaser/s hereby agrees and binds himself to do and execute all acts, matters, things, deeds and documents which the Owner/Developer may require to be executed to enforce the obligations envisaged in this clause. The failure on the part of the Purchaser/s to observe and perform the obligations under this clause when called upon to do so by the Owner/Developer shall entitle the Owner/Developer to terminate this Agreement and the consequences of termination herein provided shall follow.

xii. Give all facilities, assistance and co-operation as may be required by the Owner/Developer /Society/Primary Cluster Societies/Secondary Cluster Societies/ Apex Body from time to time and at all times hereafter, to maintain, repair, renovate and/or replace any common area/facilities/amenity/service line/infrastructure of and/or relating to any of the buildings or Flats on the Said Project/Primary Cluster/ Secondary Cluster/ Building no.9 Cluster including by temporarily suspending (if necessary) the use, occupation and/or enjoyment of the rights (if any) that may have been granted by the Owner/Developer (such as parking vehicles, enjoying any particular open/enclosed space etc.) for such periods during which the maintenance, repairs, renovation and/or replacement if being carried out, without seeking any rebate and/or compensation for or in respect of the same. The Purchaser/s shall permit the Owner/Developer and its Surveyors and Agents, with or without workmen and others, at all reasonable times, to enter into and upon Said Project/Said Building/ Flat/ Project Property or any part thereof to view and examine the state and condition thereof.

xiii. Observe and perform all the terms and conditions and covenants to be observed and performed by the Purchaser/s as set out in this Agreement (including in the recitals thereof). If the Purchaser/s neglect/s, omit/s or fail/s to pay for any reason whatsoever to Owner/Developer the amounts payable under the terms and conditions of this Agreement (whether before or after the delivery of the possession) within the time specified for the payment thereof or if the Purchaser/s shall in any other way fail to perform or observe any of covenants and stipulations herein contained or referred to, within a period of 15 days from receipt of a written notice from the Owner/Developer calling upon the Purchaser/s to make the said payment and/or comply with the said covenants and stipulations, the Purchaser/s shall be liable to pay to the Owner/Developer such compensation as per Applicable Law in the event of non-compliance by the Purchaser/s with the said notice the Owner/Developer shall be entitled to proceed against the Purchaser/s in accordance with the terms of this Agreement and Applicable Law.

xiv. Allow the Owner/Developer and its surveyors and Agents with or without workmen and others at all reasonable times to enter upon his/her/its/their Flat or any part thereof for the purpose of repairing any part of Said Project/ said Building and for laying cables, water pipes, fittings, electric wires, structures and other conveniences belonging to or serving or used for Said Project / said Building and also for the purpose of cutting off the supply of water and other services to the Flats of any other flats, in the said Building / Said Project.

xv. The Purchaser/s shall from time to time sign all relevant applications, papers, documents, and do all the acts, deeds and things in pursuance to the transaction as the Owner/Developer may require for safeguarding the interests of the

Owner/Developer 	Purchaser/s 
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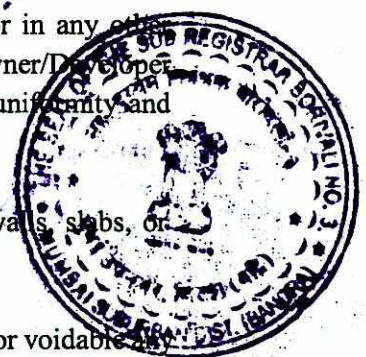
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Owner/Developer and the other Purchaser/s of flat(s) of Said Project/said Building. The Purchaser/s shall ensure that in the event the Purchaser/s gives possession of the Flat to any third party by way of lease or License or otherwise with prior written approval from the Owner/Developer, such person shall from time to time, sign all applications, papers and documents and do all other acts, which the Owner/Developer may require for safeguarding the interests of the Purchasers/s of the Flat(s) of the Said Project.

**d. The Purchaser/s shall not:**

- i. Demolish or cause to be demolished the Flat or any part thereof.
- ii. Put up, under any circumstances, any construction or enclose the decks in the Flat.
- iii. At any time make or cause to be made any addition or alteration in the Flat /elevation and outside colour scheme of the Said Project.
- iv. Enclose the elevation features or chajjas, if any and make them a part of room/hall. The Purchaser/s has/have been clearly informed that the elevation features or chajjas, if any, have been approved by the concerned authority an elevation feature free of FSI and cannot be converted as a habitable area of the Flat. These elevation features or chajjas, if any, shall continue to remain as elevation features or chajjas;
- v. Transfer, charge, or create any third party rights of any nature whatsoever in respect of the Flat or assign its rights under this Agreement without the prior written consent of the Owner/Developer. Such Transfer, charge or creation of any third party rights shall be subject to payment of facilitation fees to Owner/Developer.
- vi. Put up or install box grills outside the windows of the Flat or in any other manner do any other act which would in the opinion of the Owner/Developer or the Society as the case may be, affect or detract from the uniformity and aesthetics of the exterior of the Said Project.
- vii. Chisel or in any other manner damage the columns, beams, wall slabs, or R.C.C. pardis or other structural membrane in the Flat.
- viii. Do or permit to be done any act or thing which may render void or voidable insurance obtained by the Owner/Developer or whereby any increased premium shall become payable in respect of the insurance. However, it is clarified that this does not cast any obligation upon the Owner/Developer to insure the Said Project or Flat agreed to sell to the Purchaser/s.
- ix. Throw dirt, rubbish rags, garbage or other refuse or permit the same to be thrown from the Flat in the compound or any portion of the Said Project and/or the Project Property.
- x. Use the Flat for any purpose other than a residence and shall not use the Flat for conducting social club, recruitment agency or any other purposes.
- xi. Keep in the Flat or any other part of Said Project any goods which are of



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Owner/Developer 	Purchaser/s 
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hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of Said Project or storing of which goods is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages to upper floors which may damage or are likely to damage the staircase, common passages or any other structure of Said Project, including entrances of Said Project and in case of any damage is caused to Said Project or the Flat on account of negligence or default of the Purchaser/s in this behalf, the Purchaser/s shall be liable for the consequences of the breach.

- xii. Let or part with the Purchaser/s' interest or benefit factor of this Agreement or the Flat or part with the possession of the Flat or any part thereof until all the dues payable by the Purchaser/s to the Owner/Developer under this Agreement are fully paid up to date Purchaser/s and only if the Purchaser/s has not been guilty of breach of or non-observances of any of the terms and conditions of this Agreement.
- xiii. do or omit, suffer or permit to be done any act, deed, matter or thing in relation to Larger Property including Said Project/Primary Cluster / Secondary Cluster/ Building no. 9 Cluster/ or any portion/s thereof which may or is likely to in any manner affect, prejudice or jeopardize the any right and entitlement of the Owner/Developer pertaining to the entire Larger Property or which may in any manner cause any damage or injury to the rights and entitlements of the Owner/Developer and/or the persons who is holding Flats, using parking spaces in Said Project or any other buildings to be constructed on the Larger Property .

- xiv. The Owner/Developer shall charge for the Clubhouse/s / membership charges as per Annexure-F2. the use whereof may be granted by the Owner/Developer to the Purchaser/s/occupants of all the Projects of Primary Cluster/ Secondary Cluster/ Building no. 9 Cluster , as decided by the Developer at its discretion subject to payment of mandatory membership charges, periodic subscription charges, pay-per-use charges and/or any other charges payable by Purchaser/s and all the Purchaser/Occupants of all the Projects of the Primary Cluster/ Secondary Cluster/ Building no. 9 Cluster shall have free access to the such clubhouse.



In the event that Purchaser/s obtains a loan from any bank or financial institution for payment of the consideration (or part thereof) in respect of the Flat, the Purchaser/s shall be solely responsible and liable to ensure that the payment, as and when due, is made by the bank or financial institution without any objection.

Any delay or default in disbursement of loan amounts, as and when due, shall constitute a delay in payment from the Purchaser/s and will be treated as a breach of the terms of the understanding herein contained.

The Purchaser/s declare/s that he/she/it/they is/are Indian resident/s and also citizens of India or Non-Resident Indian/s as the case may be. The Purchaser/s understand and clearly and unequivocally confirm that in case remittances relating to the payments required to be made hereunder are made by non-residents / foreign nationals of Indian origin, it shall be the Purchaser/s' sole responsibility to comply



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Owner/Developer 	Purchaser/s 
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with the provisions of the Foreign Exchange Management Act, 1999 ('FEMA') or any statutory enactments or amendments thereof and the rules and regulations of the Reserve Bank of India ('RBI') or any other applicable law and provide Owner/Developer with such permissions, approvals, information etc., which would enable the Owner/Developer to fulfill the Owner/Developer's obligations under the Agreement to Purchaser/s or under any other law as may be required from time to time. Any implications arising out of any default by the Purchaser/s shall be the Purchaser/s sole responsibility and keep the Owner/Developer fully indemnified against any claims or losses caused to the Owner/Developer for any reason whatsoever in respect thereof. Whenever there is a change in the Purchaser/s residential status, subsequent to the execution of these presents, it shall be the Purchaser/s' sole responsibility to intimate the Owner/Developer of the same in writing, immediately and comply with all the necessary formalities, if any, under the applicable laws. It is agreed, declared and confirmed by the Purchaser/s that the Purchaser/s shall not hold the Owner/Developer responsible towards any third party making payments / remittance on the Purchaser/s' behalf and such third party shall not have any right in the Flat whatsoever.

17.5 All brochures, pamphlets, digital marketing, representations, show flat, AV, etc, stand merged into this Agreement and Purchaser/s shall not make any claim contrary to what has been stated and agreed to herein.

17.6 The Purchaser/s shall have no claim save and except in respect of the Flat hereby agreed to be sell to him/her/them and all open spaces, parking spaces, lobbies, staircase, terraces, basements, will remain the property of the Owner/Developer until the structure of the building of the said Project is conveyed to the Society excluding basements and until the Owner/Developer's rights in respect of the Project Property is assigned to the Apex Body.

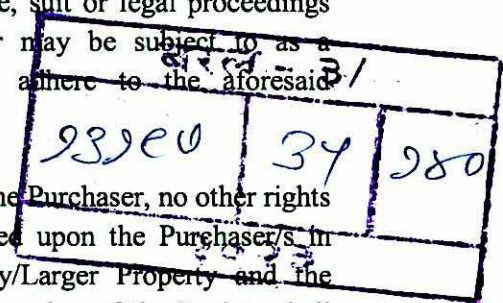
17.7 All the terms, conditions and covenants set out herein shall be binding upon the Society/ies and Apex Body as well.


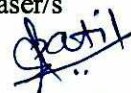
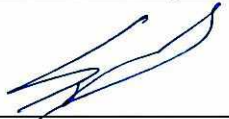
17.8 Any subsequent sale of the Flat to any third party shall be:

- a) The Purchaser/s shall not be entitled to sale, transfer or assign the benefit of this Agreement to any third party, until the entire consideration and all dues payable by the Purchaser/s to the Owner/Developer under this Agreement are fully paid and possession of the Said Flat has been duly handed over by the Owner/Developer to the Purchaser/s.
- b) after obtaining prior written permission of the Owner/Developer.
- c) Subject to Payment of facilitation fees of Rs. 200 /- (Rupees Two Hundred only) per sq. ft. + GST to Owner/Developer.

The Purchaser/s shall indemnify and keep the Owner/Developer indemnified against any costs, charges, expenses, loss, damage, suit or legal proceedings that the Owner/Developer may incur, suffer or may be subject to as a consequence of non-compliance or failure to adhere to the aforesaid requirements by the Purchaser/s.

17.9 Save and except the rights agreed to be conferred upon the Purchaser, no other rights are contemplated or intended or agreed to be conferred upon the Purchaser/s in respect of the Flat / Said Project / Project Property/Larger Property and the Purchaser/s in his/her/their individual capacity or as a member of the Society shall not claim any such right in respect of the Flat / Said Project/ Project Property/Larger



<p>Owner/Developer</p> 	<p>Purchaser/s</p>  
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Property. The parties shall always be governed by the provisions of the said Act and the rules and regulations made thereunder.

**18. RIGHTS OF THE OWNER/DEVELOPER:**

18.1 In addition to the right of the Owner/Developer to develop the Larger Property, the Owner/Developer shall have the right to place/erect hoardings/advertisements/signage on the Larger Property including Project Property and/or any part thereof, and including the terrace of the all Building/s and parapet wall/s, of such nature and in such form as the Owner/Developer may deem fit and the Owner/Developer shall deal with such hoarding spaces at its sole discretion. The Owner/Developer shall not be liable to pay any fees/charges to the Purchaser/s in his /her individual capacity nor as member of the Society/Apex body for erection of such hoarding(s). The Owner/Developer, its servants or its agents shall have full and free right of way and means of access to such place or places for the purpose of installing/erecting and/or preserving and/or maintaining and/or removing such advertisements and/or hoardings and signages installed.

18.2 The Owner/Developer at its own discretion may, either by itself and/or its nominees / associates /affiliates may retain some portion in the Said Building of the Said Project, for the permissible usage.

18.3 The Owner/Developer has exclusive right to use any portions of the buildings constructed on the Larger Property (including the Buildings of the Said Project) for erecting and installing Cellular Telecommunication Relay Stations, and other communications relaying stations and to erect and install antenna, boosters and other equipment (hereinafter referred to as "**Communication Equipment**") for facilitating relay of Cellular communication, radio pager services and satellite communications and providing other communications and relays, by any and all means and devices and the Owner/Developer shall be entitled to commercially exploit the aforesaid rights, either by itself or through the person/s to whom the Owner/Developer may have assigned the said rights, (hereinafter referred to as "**Assignees of the said right**") for its own benefit. The Owner/Developer or the Purchaser/s of the said right shall be entitled to enter into appropriate agreements with the persons holding license/s from the authorities in respect of the commercial exploitation of the said equipments. In case the said Cellular Telecommunication Relay stations, pager relay station and other communication relaying stations are erected and installed on the terrace of the building of the Said Project, the Purchaser/s of the said right shall pay to the Society formed in respect of the said Project an aggregate fixed fee of **Rs.2,000/- (Rupees Two Thousand only)** per annum commencing from the date the erection/installation of the said Cellular Telecommunication Relay Stations, Pager Relay Stations and other communication relaying stations on the terrace of the Said Project is complete. The Purchaser/s in his individual capacity or as a member of /Society/ Apex Body, shall not make any claims or demands from the Owner/Developer or the Purchaser/s of the said rights, any other amount in respect of the same or otherwise, nor will they be entitled to object to the same.



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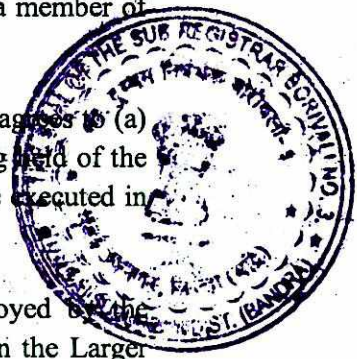
18.4 All unsold flats, areas, units and spaces in the Said Project /Project Property, including without limitation, parking spaces and other spaces anywhere else in the Said Project and Project Property shall always belong to and remain the property of the Owner/Developer at all times and the Owner/Developer shall continue to remain in overall possession of such unsold flats and shall be entitled to enter upon the

Owner/Developer 	Purchaser/s 
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Project Property and the Said Project to enable it to complete any unfinished construction work and to provide amenities and facilities as the Owner/Developer may deem necessary. The Owner/Developer shall have the same right in respect of all future buildings proposed to be constructed on the Larger Property as well.

- 18.5 The Owner/Developer shall without any reference to the Purchaser/s / Society, be at liberty to sell, transfer, dispose of or otherwise deal with in any manner whatsoever all such unsold Flats therein, as it deems fit without requiring the NOC/consent of the Society that may be formed of all the Purchaser/s of the Said Project.
- 18.6 The Owner/Developer shall be entitled to enter in separate agreements with the Purchaser/s of different flats in the Said Project/Project Property on terms and conditions decided by the Owner/Developer in its sole discretion and the Society shall without any delay or demur admit the new Purchaser/s as member(s) of the Society without charging any premium, transfer charges, contributions, donations or any other extra payment or charges by whatever name called to the Society or any fund maintained by the Society. The Purchaser/s and/or Society shall not claim any reduction in the consideration and/or any damage on the ground of inconvenience and /or nuisance or on any other ground whatsoever. Further, the Owner/Developer shall not be liable to pay/contribute any amount on account of non-occupancy charges or for any other charges/fund provided for under the bye-laws, rules and regulations or resolutions of the Society.
- 18.7 In the event the Owner/Developer lets, grants on leave and license basis including as paying guest and/or otherwise howsoever for short and/or long stay any flats not sold in the Said Project, it shall not be liable to pay to the Society any amounts/ charges by whatever name called including non-occupancy charges as the Flats are unsold inventory of the Owner/Developer.
- 18.8 In respect of the unsold flat/s, the Owner/Developer shall pay the maintenance/ outgoings as applicable under the applicable law.
- 18.9 The Owner/Developer shall be entitled to, but not obligated to join as a member of the Society in respect of unsold Flats.
- 18.10 The aforesaid Clauses are of the essence and the Purchaser/s expressly agrees to (a) ratify the aforesaid covenant by way of a resolution in the first meeting of the Society and (b) the inclusion of such clause in the Deed of Lease to be executed in favour of the Society.
- 18.11 All of the rights stated in this clause 18 shall continue to be enjoyed by the Owner/Developer in respect of all future buildings to be developed on the Larger Property.



**19. OWNER/DEVELOPER SHALL NOT MORTGAGE OR CREATE A CHARGE:**

After the Owner/Developer executes this Agreement, the Owner/Developer shall not mortgage or create a charge on the Flat and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Purchaser who has taken or agreed to take such Flat.

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**20. BINDING EFFECT:** Forwarding this Agreement to the Purchaser by the

<p>Owner/Developer</p> <p style="text-align: center;"><i>MD</i></p>	<p>Purchaser/s</p> <p style="text-align: center;"><i>Shastri</i></p>
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Owner/Developer does not create a binding obligation on the part of the Owner/Developer or the Purchaser until, firstly, the Purchaser signs and delivers this Agreement within the period as intimated by the Owner/ Developer and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Owner/Developer. If the Purchaser(s) fails to execute and deliver to the Owner/Developer this Agreement within the period as intimated by the Owner/Developer and/or appear before the Sub-Registrar for its registration as and when intimated by the Owner/Developer, then the Owner/Developer shall serve a notice to the Purchaser for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Purchaser, application of the Purchaser shall be treated as cancelled and all sums deposited by the Purchaser in connection therewith including the booking amount shall be returned to the Purchaser without any interest or compensation whatsoever.

**21. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT** Wherever in this Agreement it is stipulated that Purchaser/s to make any payment in terms of Purchaser/s in his/her proportionate share then in that event, the same shall be in proportion to the BUA of the Flat/Units to the total BUA of all the Flats/units in the said Project.

**22. NOTICE**

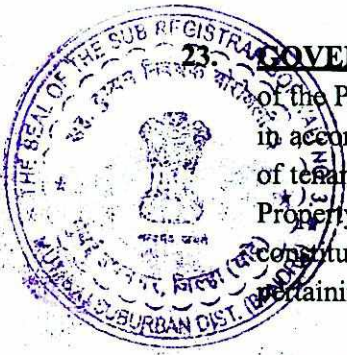
22.1 All Notices to the Owner/Developer in connection with this Agreement shall be deemed to have been duly served on the Owner/Developer either by way of Courier / E-mail / Registered Post A.D. at the address or email as mentioned in Annexure D.

22.2 All Notices to the Purchaser/s in connection with this Agreement shall be deemed to have been duly served on the Purchaser/s if sent by Courier / E-mail / Registered Post A.D. at the address or email as mentioned in Annexure D.



**23. GOVERNING LAW** This Agreement and the rights, entitlements and obligations of the Parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India. This agreement does not contemplate creation of tenancy in favour of the Purchaser/s vis a vis the Flat, Shop, Said Project, Project Property, Larger Property or any part or portion thereof. The Authority as constituted under the said Act shall have exclusive jurisdiction with respect to matter pertaining to this Agreement, except otherwise provided by law.

**24. STAMP DUTY, REGISTRATION AND OTHER CHARGES:** The Stamp duty, Registration, and all other incidental expenses payable in respect of this Agreement shall be borne and paid by the Purchaser/s only.

**25. ENTIRE AGREEMENT:** The Parties agree that the Agreement, schedules, annexures and exhibits and any amendments thereto, constitute the entire understanding between the Parties concerning the subject matter hereof. The terms and conditions of this Agreement override, supersede, cancel any prior oral or written all agreements, negotiations, commitments, writings, discussions, representations including as regards any sample flat and warranties made by the Owner/Developer in any documents, brochures, advertisements, hoardings or through any other medium etc. This Agreement shall not be amended or modified except in a writing signed by both the Parties.



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**26. SEVERABILITY**

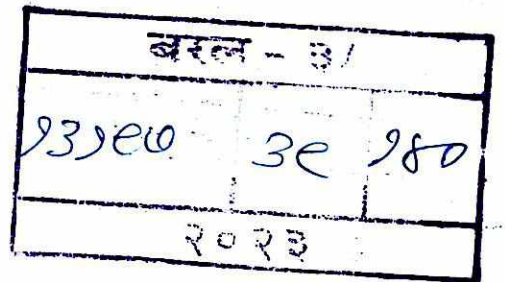
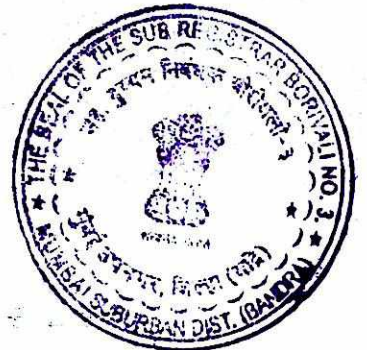
26.1 If at any time, any provision of this Agreement is or becomes illegal, invalid or unenforceable in any respect under Applicable Law that shall not affect or impair the legality, validity or enforceability of any other provision of this Agreement and all other provisions of the Agreement shall survive.



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

27 **WAIVER:** Any delay tolerated or indulgence shown or given by the Owner/Developer in enforcing the terms of this Agreement or any forbearance or giving of time to the Purchaser/s to comply with his/her/its/their obligations hereunder, of any breach or non-compliance of any of the terms and conditions of this Agreement by the Purchaser/s, shall not be construed as a waiver on the part of the Owner/Developer, nor shall the same in any manner prejudice the rights of the Owner/Developer.

28 **JOINT PURCHASER:** That in case there are Joint Purchaser/s all communications shall be sent by the Owner/Developer to the Purchaser/s whose name appears first and at the address given by him/her which shall for all intents and purposes be considered as properly served on all the Purchaser/s. The rights and liabilities under this agreement shall be joint and several between the joint Purchaser/s.

29 **PLACE OF EXECUTION:** The execution of this Agreement shall be complete upon its execution by the Owner/Developer through its authorized signatory at the Owner/Developer's office, or at some other place, which may be mutually agreed between the Owner/Developer and the Purchaser/s. After the Agreement is duly executed by the Purchaser/s and the Owner/Developer, the same shall be lodged and registered within 7 days from the receipt of notice from Owner/Developer for registering this agreement at the office of the Sub-Registrar Mumbai.



Owner/Developer 	Purchaser/s 
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### 30 LIST OF ANNEXURES

ANNEXURE	PARTICULARS
A	Plan
B1	IOD
B2	Commencement Certificate
C	Project Registration Certificate
D	Particulars of Purchaser and Flat
E	Floor Plan
F1	Payment Schedule
F2	Other Charges and deposits
G	Title Certificate
H-1 to H-8	Property card
I	Specifications of flat
J	No-objection certificate

**IN WITNESS WHEREOF** the Owner and the Purchaser/s has/have hereunto set and subscribed her/his/their/its hand/s and seal the day and year first hereinabove written.

#### **SCHEDULE-I**

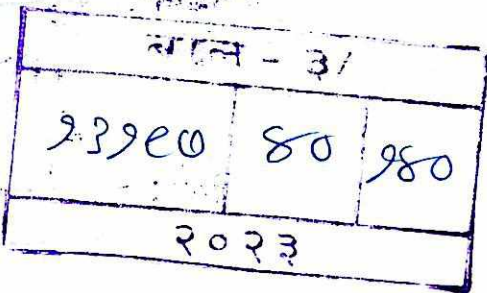
##### **(The Larger Property)**



All those pieces or parcels of land or ground admeasuring in the aggregate 1,23,046.52 sq. meters as per the documents but 1,24,078.00 sq mtrs. as per P.R. Card and actual survey, or thereabouts, bearing C. T. S. Nos. 1965, 2053B, 2053C, 2053C-1, 2053D, 2053E, 2055B and 2055C, all within the Village limits of Erangal, Taluka Borivali, District and Registration Sub-District Mumbai Sub-urban, within Greater Mumbai, Off Malad Madh Road, Malad (West), Mumbai 400061 and shown by black boundary line on the plan being Annexure -A hereto.

#### **SCHEDULE-II**

##### **(Description of the Flat)**

Flat No. 302 admeasuring 78.03 sq.mts (RERA carpet area) along with Deck admeasuring 5.66 sq.mts, on the 3<sup>rd</sup> Floor of the Project "Raheja Exotica Verona" and as incidental thereto 1 car parking



Owner/Developer 	Purchaser/s 
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**SCHEDULE-III**

**(Primary Cluster Common Areas which will be handed over in phases)**

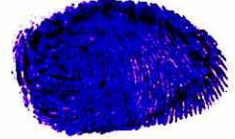
**COMMON AREAS**

(i) Basements including ramps and proportionate E-deck with driveways.

**SIGNED AND DELIVERED** by the  
 within named Developer **RAHEJA  
 UNIVERSAL (PVT). LIMITED**  
 By its Board of Directors  
 Authorized Ms. Anita Kataria – Sr. V. P Sales  
 Mr. Sudhir K. Thakker V.P- Corporate Strategy )  
 Mr. Mehul Tolia Dy. General Manager CRM )  
 Vide Registered Power Of Attorney )  
 dated 16.06.2023 )  
 in the presence of... )

For RAHEJA UNIVERSAL (PVT) LTD.

*M. Tolia*  
 AUTHORIZED SIGNATORY

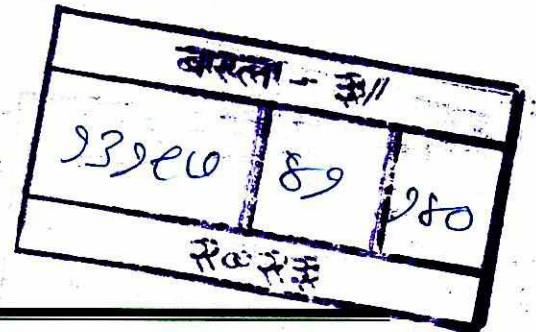


1. *[Signature]*

2. *[Signature]*

**SIGNED AND DELIVERED** by the  
 Within named "PURCHASER/S"  
**MRS.SANJIVANI SANKESH PATIL  
 MR.SANKESH JAIPRAKASH PATIL**

in the presence of...



Owner/Developer 	Purchaser/s, 
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**RECEIPT**

RECEIVED the day and year first hereinabove written of and from the within named Purchaser/s a net sum of **Rs.17,28,558 /-** (**Rupees Seventeen Lakh Twenty-Eight Thousand Five Hundred Fifty Eight Only**) being the amount of part payment towards purchase of the said flat.

**WE SAY RECEIVED**  
**For Raheja Universal (Pvt) Limited.**

*M. Polia*

\_\_\_\_\_  
**(Authorized Signatory)**



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Raheja Exotica Verona\_Agreement for Sale










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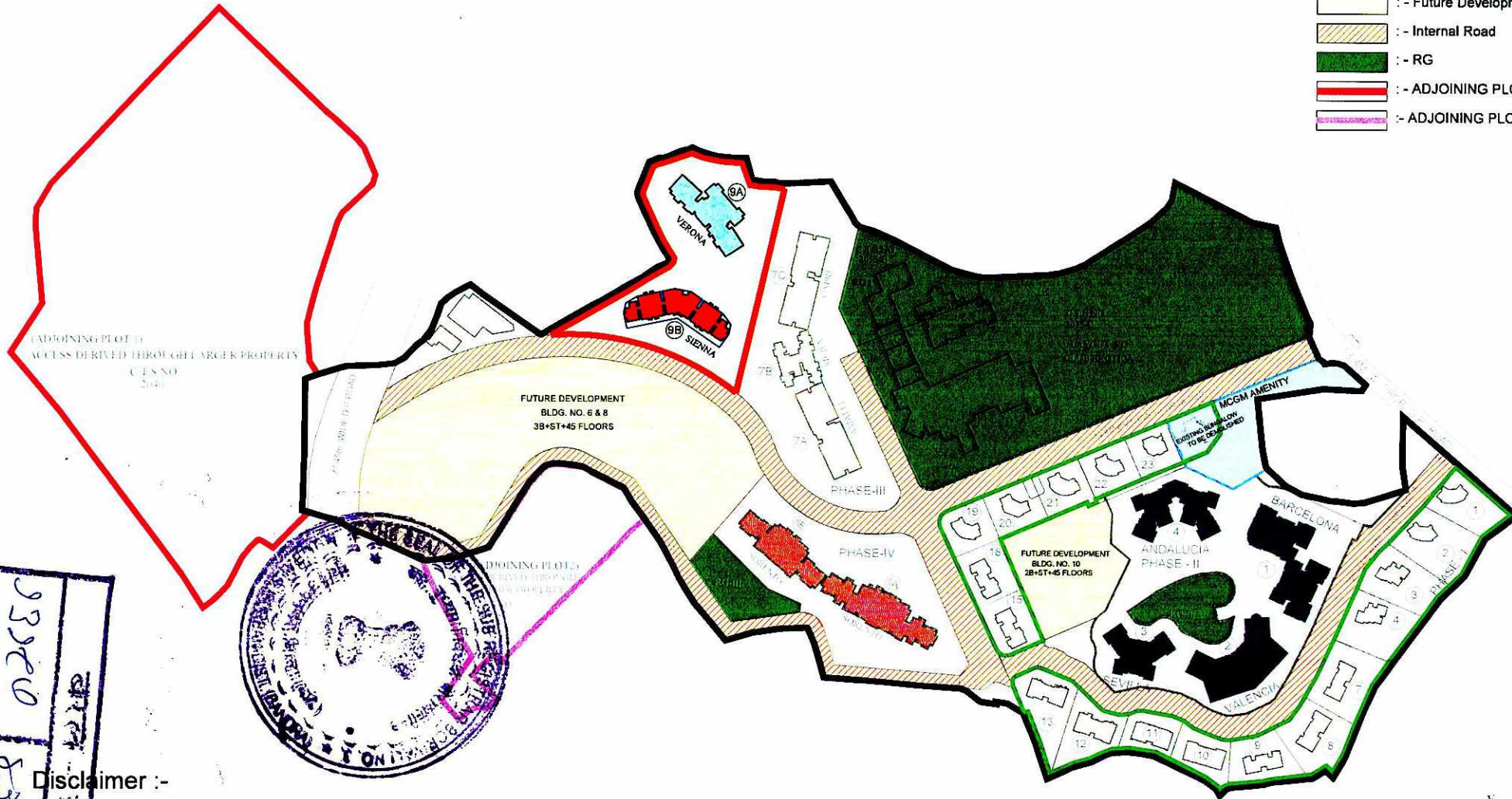
Owner/Developer <i>no</i>	Purchaser/s <i>Peethi</i>
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# ANNEXURE - A

## LEGEND :-

-  :- Larger Property
-  :- Building no. 9 Cluster
-  :- Project Property
-  :- Under Construction Project
-  :- Future Development
-  :- Internal Road
-  :- RG
-  :- ADJOINING PLOT 1
-  :- ADJOINING PLOT 2



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*Handwritten signature*

FOR RAHEJA UNIVERSAL (PVT) LTD.

AUTHORISED SIGNATORY

*Handwritten signature*

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### Disclaimer :-

- 1) The Owner / Developer reserves the right to change, amend, modify and alter, scope, scale and user of larger property by way of additions, alterations, amendments, deletions thus to, sub-division thus to or to any portion there of, change of user, change / shift / sub-division of larger property (except Project Property) at anytime in future in any manner whatsoever in accordance with the Applicable Law.
- 2) Future Development shall comprise / utilize Mix users, Maximum FSI potential and maximum Heights as may be permissible.





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Form -----  
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in replying please quote No.  
and date of this letter.



MUNICIPAL CORPORATION OF GREATER MUMBAI

**Intimation of Disapproval under Section 346 of the Mumbai Municipal Corporation Act, as amended up to date.**

No. CHE/9454/BP(WS)/AP/IOD/1/New

MEMORANDUM

Municipal Office,  
Mumbai

To,

Mr. Ashish Raheja Director of M/s Raheja Universal (Pvt) Ltd

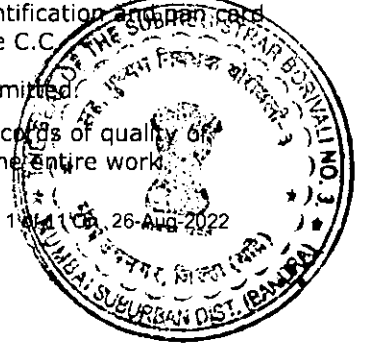
Raheja Centre point, 294, C.S.T. road, Santacruz (East) Mumbai - 400098

With reference to your Notice 337 (New) , letter No. 2837 dated. 25/3/2017 and the plans, Sections Specifications and description and further particulars and details of your buildings at Proposed Residential Building No. 9 on propertybearing C.T.S. Nos. 1965, 2053/ B, 2053/C,2053/C-1, 2053/D, 2053/E, 2055/B, 2055/C,situated at Village Erangal,Tal. Borivali, off.Malad-Madh Road, Madh, Mumbai. CTS/CS/FP No. 1965, 2053/ B, 2053/C,2053/C-1, 2053/D, 2053/E, 2055/B, 2055/C furnished to me under your letter, dated 25/3/2017. I have to inform you that, I cannot approve of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Mumbai Municipal Corporation Act as amended up to-date, my disapproval by reasons thereof :-

**A: CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK.**

- 1 That the Janata Insurance Policy shall not be submitted.
- 2 That the work shall not be carried out between 6.00am to 10.00pm only in accordance with rule 5A(3) of the Noise Pollution (Regulation & Control) Rules, 2000 and the provision of notification issued by Ministry of Environment and Forest department from time to time shall not be duly observed.
- 3 That this provisional I.O.D. shall be used as an instrument to vacant the occupants of the building, without following due process of law.
- 4 That the Board shall not be displayed showing details of proposed work, Name of owner, developer, architect, R.C.C. consultant etc.
- 5 That the consultants as per EODB (I-pre-application stage Table 1) shall not be appointed for the work and their appointment and acceptance letter along with their licensed copy, identification card and requisite document / remark from consultants shall not be submitted before C.C.
- 6 That the Notice in the form of Appendix XV (Work Start Notice) shall not be submitted.
- 7 That the requisitions of Reg. 49 of DCPR 2034 shall not be complied with and records of quality of work, verification report, etc. shall not be maintained on site till completion of the entire work.

Page 1 of 1 Ca, 26-Aug-2022

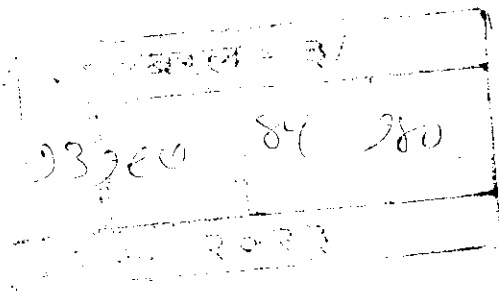


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- 8 The Commencement certificate under section 44/69(i) a of MR & TP act will not be obtained before starting proposed work.
- 9 That the NOC from collector (MSD) for excavation for foundation will not be submitted.
- 10 That in case of no cutting of trees, Self-certification by Consultant & developer for the same along with plan showing the details of tree on plot duly certified by both Licensed Surveyor & Developer shall not be submitted.
- 11 Existing structure proposed to be demolished shall not be demolished or necessary Phase Programme with agreement will not be submitted & got approved before C.C.
- 12 That the self - declaration in respect of installing composting pit/ composite machine/ biometanise system, for processing wet waste generated at project site shall not be submitted by developer/builder/owner as per circular No. CHE/0024/GEN dated 02/04/2016.
- 13 That the adequate safeguards should not be employed for preventing dispersal of (dust) particles/particles through the Air (or even otherwise) & adequate record shall not be maintained & uploaded for every single trip for disposal of C&D waste, at the time of loading the C&D waste in vehicle, after loading the C&D waste in the vehicle during the hauling.
- 14 That the SWM NOC shall not be submitted before start of demolition of existing building.
- 15 That the construction site & landfill site shall not be inspected by the Licensed Architect/ Licensed Engineer, the compliance report thereof shall not be uploaded, any breach in respect of the same will not entail the cancellation of the building permission or the IOD & the work will not be liable to be stopped immediately.
- 16 That the construction is being permitted with a condition that the debris shall not be deposited on pre-identified site with due consent / NOC of the land Owner.
- 17 That the probable quantity of C&D Waste should not be indicated in advance prior to commencement of work. That C&D Waste of large scale above 20 MT shall not be disposed off as per Waste management plan approved online & as per Construction and Demolition Waste Management Rules 2016. In case the quantity is within 20 MT for small generators, the C&D Waste shall not be disposed off in accordance with the 'debris on call system'; details thereof shall not be submitted to that effect.
- 18 That in the event the consent given by the disposal site owner / authority is revoked for any reasons, and/ or in the event the time limit during which disposal site was available gets expired, the relevant construction activity shall not be stopped & show cause notice shall not be given & till such time Waste Management Plan/ Debris Management plan is amended to provide the new site for dumping of C&D Waste and got approved online, construction work shall be recommenced.
- 19 IOD, visit & inspect landfill sites, as well as, MCGM Officers/ Monitoring Committee shall not be entitled to bring to the notice of MCGM any breach in the IOD conditions. The order passed by MCGM on the reported breaches shall not be final & binding.
- 20 That all the conditions in the orders of Hon'ble Supreme Court of India dated 15.03.2018 in the case of Dumping Ground should not be complied with.
- 21 That the valid Bank Guarantee as per policy circular shall not be furnished solely for the purpose of ensuring compliance of the conditions in the Waste Management Plan/ Debris Management Plan approved by SWM Department of MCGM, till grant of full Occupation Certificate.
- 22 The RUT regarding following shall not be submitted before asking for the C.C for: i) for payment of difference in premium paid and calculated as per revised land rates. ii) for not misusing the

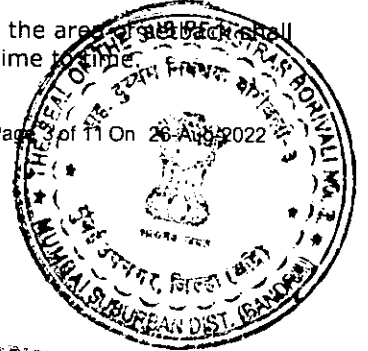




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- part/pocket terraces area and area claimed free of FSI if any will not be submitted, iii) for compliance of all IOD conditions shall not be submitted, iv) That building u/r is deficient in open space if any & MCGM will not be held liable for the name in future, v) As regards neighbourhood Safety, the owner/developer will make aware to all the prospective buyers regarding the deficient open space of the proposed bldg. by incorporating a clause to that effect in the sale agreement, further a condition for submitting undertaking that the owner/developer will not object the development of the adjoining plots in future. By providing this arrangement, the safety of the inhabitant & neighbourhood will not be affected, vi) agreeing that there is no contiguous holding/ piece of land with land under development viii. that the area reserved for parking shall be used/ utilised for the purpose of parking only, vii.) For not misusing the lift machine room viii.) for abiding the condition imposed in CFO NOC.
- 23 The RUT regarding Mechanized parking system/car lift if any provided for the following shall not be submitted before asking for the C.C for: i. for Mechanized parking system/car lift shall be equipped with electric sensor floor devices and also proper precautions and safety measure shall be taken to avoid any mishap and maintenance of the same shall be done regularly, ii. For incorporating specific clause in the sale agreement to make aware prospective buyers and shall be insisted that no complaints of whatsoever nature from prospective occupants/buyers as regards parking spaces arrangement and inadequate aisle space will be entertained and a sample copy of agreement to that effect will be submitted to M.C.G.M before O.C.C.
- 24 Indemnity bond indemnifying the MCGM and its officers for following will not be submitted before C.C. for: a) against any action pending on existing b) Against any legal dispute of plot, c) Damages, risk, accidents etc. & nuisance to occupier & neighbourhood during construction d) Against any litigation, Claims, disputes arising out the proposed inadequate size of rooms if any.
- 25 Indemnity bond indemnifying to the MCGM and its officers against any litigation / claims / disputes arising out of Mechanized parking system/car lift arrangement if any.
- 26 RUT for excess parking to be handed over to MCGM if full FSI is not consumed will not be submitted before CC.
- 27 That the bore well shall not be constructed in consultation with H.E.
- 28 That the Attested copy of Payment of tax upto date paid to assessment department shall not be submitted.
- 29 The NOC from Tree authority will not be submitted.
- 30 That the following consultant shall not be appointed for the work and their appointment and acceptance letter along with their licensed copy, identification and pan card shall not be submitted before C.C: a. Structural Engineer, b. Site Supervisor, c. Licensed Plumber (SWD, Water ,SP), d. Public Health consultant (RWH/PCO/SWM), e. Horticulturist e). Geotechnical
- 31 That the Remarks, design, planning etc. from the respective consultant shall not be submitted for following: a. Internal SWD, b. Rain water harvesting, c. Internal drainage works, d. Structural design & plan showing the structural details for the prop. Building and any other consultants if any required
- 32 That the provision of Rain water harvesting as per design prepared by approved consultant in the field shall not be submitted before C.C. & completion to the same shall not submitted before O.C.C.
- 33 That setback land free of compensation and free of any encumbrance shall not be handed over to MCGM and possession receipt shall not be submitted from Assistant Commissioner of the ward.
- 34 That in the event setback is not handed over then at FCC, area equivalent to the area of setback shall not be restricted till such area is handed over or as per circular issued from time to time.

Page 3 of 11 On 26-Aug-2022



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No. CHE/9454/BP(WS)/AP/IOD/1/New

- 35 That the concession if any required before claiming F.S.I. shall not be approved along with mandatory N.O.C. from authorities concerned as per Reg. No. 10(3)(xiii) of DCPR-2034, should not be obtained.
- 36 That the road shall not be got demarcated on site from the office of A.E. survey
- 37 That the requisitions of Reg. 11, 12(4), 12(5) of DCPR shall not be taken and Indemnity bond Indemnifying MCGM as regards safety precautions as per 12(5) of DCPR-2034 to that effect shall not be submitted.
- 38 That the payment of Development Cess as per Time Schedule stipulated in Circular C-3 U/no. CHE/DP/110/Gen dated 2019-20 and payment sheet shall not be made.

**C: CONDITIONS TO BE COMPLIED BEFORE FURTHER C.C**

- 1 That the plinth / stilt height completion certificate from Architect / str. Engineer / Site Supervisor shall not be submitted & plinth shall not be got checked by this office staff before asking for further C.C. beyond plinth.
- 2 All the requisite payment as intimated by various department of MCGM shall not be paid.
- 3 That the amended remarks of concerned authorities / empanelled consultants for approved plan, if differing from the plans submitted for remarks shall not be submitted for : a) S.W.D. b) Parking c) Sewerage d) Waterworks e) Fire Fighting Provision f) Tree Authority g) Hydraulic Engineer h) P.C.O. i) NOC from Electric supply company j) A.A. & C (P/ North).
- 4 That the material testing report shall not be submitted.
- 5 That the design of road crust and construction of roads upto sub base level shall not be submitted.
- 6 That the monthly progress report of the work will not be submitted by the Licensed surveyor.
- 7 Valid Janata Insurance policy shall not be submitted.
- 8 The Extra water & sewerage charges will not be paid to A.E.W.W. P/North ward before C.C.
- 9 That no dues pending certificate from A.E. (W.W) shall be submitted before C.C.
- 10 The amended plans conditions shall not be complied with before asking for further C.C.
- 11 That the Valid Civil Aviation NOC for height clearance through Nocas shall not be submitted before requesting CC beyond plinth. Further all conditions mentioned therein in Civil Aviation NOC shall not be complied with.

**D: GENERAL CONDITIONS TO BE COMPLIED BEFORE O.C**

- 1 That the low lying plot will not be filled up to a reduced level of at least 31.98 M Town Hall Datum or 0.15 m above adjoining road level whichever is higher with murum, earth, boulders etc. and will not be leveled, rolled, consolidated and sloped towards road side.
- 2 That 3.00" mt wide paved pathway upto staircase will not be provided.
- 3 That the open spaces as per approval, parking space and terrace will not be kept open.
- 4 That the name plate/board showing Plot No., Name of bldg. etc will not be displayed at a prominent place.
- 5 That carriage entrance shall not be provided as per design of registered Structural Engineer and carriage entrance fee shall not be paid.

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23/08/2023	SC	80
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No. CHE/9454/BP(WS)/AP/IOD/1/New

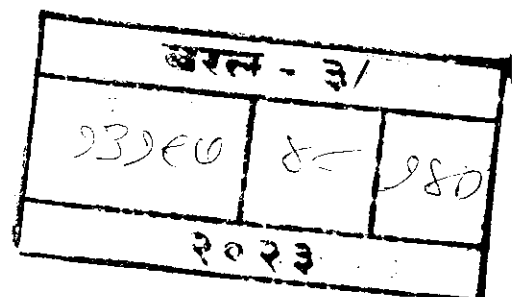
- 6 That terraces, sanitary blocks, nahanis in kitchen will not be made Water proof and same will not be provided by method of ponding and all sanitary connections will not be leak proof and smoke test will not be done in presence of licensed plumber.
- 7 That final N.O.C. from concern authority / empanelled consultants for a) S.W.D. b) Parking c) Waterworks d) Fire Fighting Provision (CFO NOC) e) Tree Authority f) Hydraulic Engineer g) A.A. & C (P/ North) h) Rain water harvesting i) Lift completion certificate from lift inspector shall not be submitted before occupation.
- 8 That Structural Engineer's final Structural Stability Certificate along with upto date License copy and R.C.C. design canvas plan shall not be submitted.
- 9 That Site Supervisor certificate for quality of work along with upto date License copy and completion of the work shall not be submitted in prescribed format.
- 10 That the dry and wet garbage shall be separate and the wet garbage generated in the same building shall not be treated separately on the same plot by the residents / occupants of the building in the jurisdiction of M.C.G.M. The necessary condition in Sale Agreement to that effect shall not be incorporated by developer / Owner.
- 11 That the final plans shall not be submitted alongwith Notice of Completion of work u / sec. 353A of MMC-Act 1888 for work completed on site.
- 12 That the Vermiculture bins for disposal of Wet Waste as per the design and specification of organization / individuals specialized in this field, as per the list furnished by Solid Waste Management Department of M.C.G.M., shall not be provided to the satisfaction of Municipal Commissioner.
- 13 That some of drains will not be laid internally with C.I.
- 14 That every part of the building constructed and more particularly O.H tank will not be provided with the proper for staff of P.C.O. office with a provision of safe and stable ladder.
- 15 That the dust bin will not be provided.
- 16 That P.R. Card in the name MCGM for road set back handed over shall not be submitted.
- 17 That all the payments shall not be paid.
- 18 That the members / prospective buyers shall not be made aware of utilization of fungible FSI and clause to that effect will not be incorporated in the flat sale agreement.

**F : CONDITIONS TO BE COMPLIED WITH OCCUPANCY (PERPETUAL).**

- 1 1. That certificate under Sec. 270A of B.M.C. Act will not be obtained from H.E. Department regarding adequacy of water supply



Page 5 of 11 On 26-Aug-2022





No. CHE/9454/BP(WS)/AP/IOD/1/New

- ( ) That proper gutters and down pipes are not intended to be put to prevent water dropping from the leaves of the roof on the public street.  
( ) That the drainage work generally is not intended to be executed in accordance with the Municipal requirements.

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the 25 August day of 2023 but not so as to contrivance any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time in force.

Your attention is drawn to the Special Instructions and Note accompanying this Intimation of Disapproval.

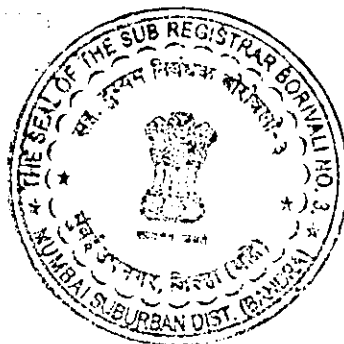
**Executive Engineer, Building Proposals,  
Zone, Wards.**

**SPECIAL INSTRUCTIONS**

- 1. THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.**
- Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.
- Under Byelaw, No. 8 of the Commissioner has fixed the following levels :-  
"Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth shall be-
  - a) Not less than, 2 feet (60 cms.) above the center of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be- laid in such street
  - b) Not less than 2 feet (60 cms.) Above every portion of the ground within 5 feet (160 cms.)-of such building.
  - c) Not less than 92 ft. (!TownHall)) above Town Hall Datum.
- Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion on occupation is detected by the Assessor and Collector's Department.
- Your attention is further drawn to the provision of Section 353-A about the necessary of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance under Section 471 if necessary.
- Proposed date of commencement of work should be communicated as per requirements of Section 347 (1) (aa) of the Bombay Municipal Corporation Act.
- One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.
- Necessary permission for Non-agricultural use of the land shall be obtained from the Collector Mumbai Suburban District

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2023		



No. CHE/9454/BP(WS)/AP/IOD/1/New

before the work is started. The Non-agricultural assessment shall be paid at the site that may be fixed by the Collector, under the Land Revenue Code and Rules there under.

Attention is drawn to the notes Accompanying this Intimation of Disapproval.



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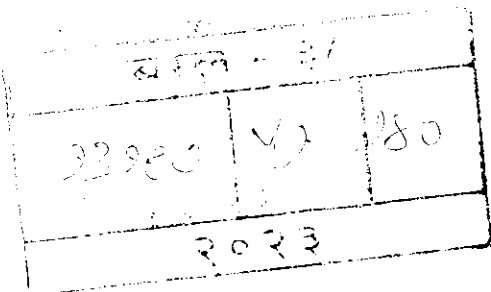


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No. EB/CE/ /BS /A/

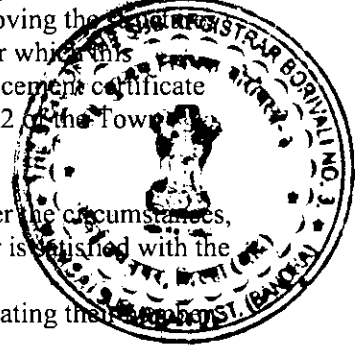
### NOTES

- 1) The work should not be started unless objections are complied with
- 2) A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.
- 3) Temporary permission on payment of deposit should be obtained any shed to house and store for construction purpose, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and certificate signed by Architect submitted along with the building completion certificate.
- 4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
- 5) Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage entrance, over the road side drain.
- 6) The owners shall intimate the Hydraulic Engineer or his representative in Wards atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presume that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- 7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks metal, sand preps debris, etc. should not be deposited over footpaths or public street by the owner/ architect /their contractors, etc without obtaining prior permission from the Ward Officer of the area.
- 8) The work should not be started unless the manner in obviating all the objection is approved by this department.
- 9) No work should be started unless the structural design is approved.
- 10) The work above plinth should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimension.
- 11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road an footpath.



No. CHE/9454/BP(WS)/AP/IOD/1/New

- 12) All the terms and condition of the approved layout /sub-division under No. of should be adhered to and complied with.
- 13) No Building /Drainage Completion Certificate will be accepted non water connection granted (except for the construction purpose) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.
- 14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- 15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphaltting lighting and drainage before submission of the Building Completion Certificate.
- 16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- 17) The surrounding open spaces around the building should be consolidated in Concrete having broke glass pieces at the rate of 12.5 cubic meters per 10 sq. meters below payment.
- 18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- 19) No work should be started unless the existing structures proposed to be demolished are demolished.
- 20) The Intimation of Disapproval is given exclusively for the purpose of enabling you to proceeds further with the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 13 (h) (H) of the Rent Act and in the event f your proceeding with the work either without an intimation about commencing the work under Section 347(1) (aa) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act 1966, (12 of the Town Planning Act), will be with drawn.
- 21) If it is proposed to demolish the existing structures be negotiations with the tenant, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following:-
  - i. Specific plans in respect of evicting or rehousing the existing tenants on hour stating the names of the tenants and the areas in occupation of each.
  - ii. Specifically signed agreement between you and the existing tenants that they are willing to avail or the alternative accommodation in the proposed structure at standard rent.
  - iii. Plans showing the phased programme of constructions has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development control Rules regarding open spaces, light and ventilation of existing structure.



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No. CHE/9454/BP(WS)/AP/IOD/1/New

- 22) In case of extension to existing building, blocking of existing windows of rooms deriving light and its from other sides should be done first starting the work.
- 23) In case of additional floor no work should be start or during monsoon which will same arise water leakage and consequent nuisance to the tenants staying on the floor below.
- 24) The bottom of the over head storage work above the finished level of the terrace shall not be less than 1.20 Mt.and not more than 1.80 mt.
- 25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary is obtained.
- 26) It is to be understood that the foundations must be excavated down to hard soil.
- 27) The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- 28) The water arrangement nut be carried out in strict accordance with the Municipal requirements.
- 29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.
- 30) All gully traps and open channel drains shall be provided with right fitting mosquito proof made of wrought iron plates or hinges. The manholes of all cisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on highly serving the purpose of lock and the warning pipes of the rabbet pretested with screw or dome shape pieces (like a garden mari rose) with copper pipes with perfections each not exceeding 1.5 mm in diameter. The cistern shall be made easily, safely and permanently accessible be providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms above the top where they arc to be fixed as its lower ends in cement concrete blocks.
- 31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.
- 32) a Louvres should be provided as required by Bye0law No. 5 (b)  
b Lintels or Arches should be provided over Door and Windows opening  
c The drains should be laid as require under Section 234-1(a)  
d The inspection chamber should be plastered inside and outside.
- 33) If the proposed additional is intended to be carried out on old foundations and structures, you will do so as your own risk.



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No. CHE/9454/BP(WS)/AP/IOD/1/New

**Executive Engineer, Building Proposals**  
**Zones ..... wards.**

**CHE/9454/BP(WS)/AP/IOD/1/New**

Copy To :- 1. SUNIL GAJANAN AMBRE  
303, MITTAL AVENUE, 110, N.M.ROAD, FORT,

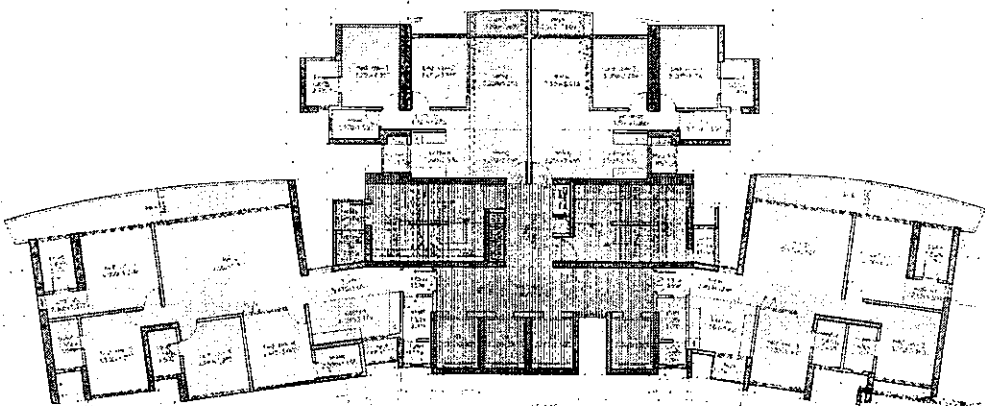
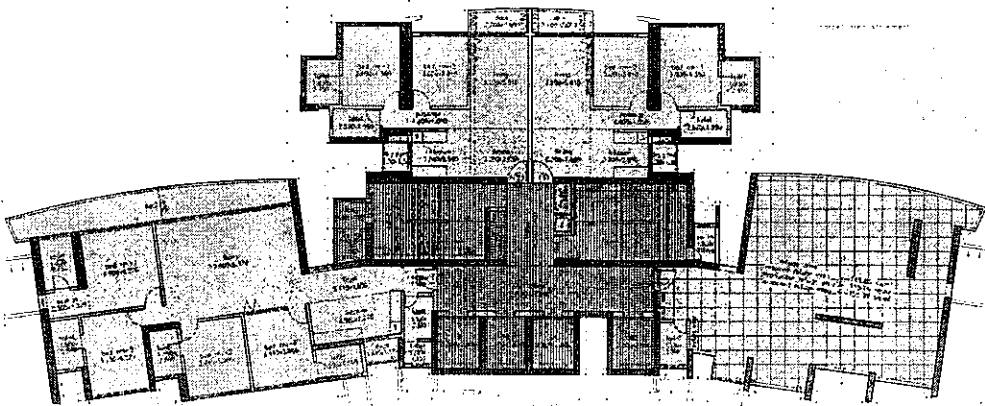
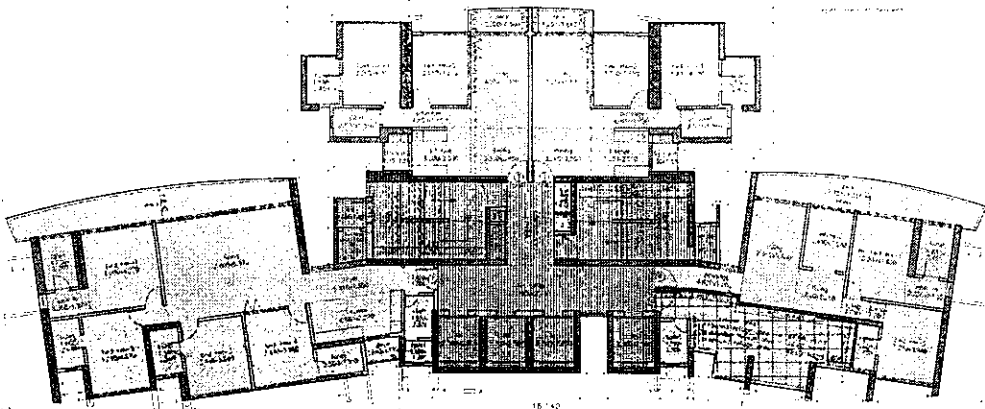
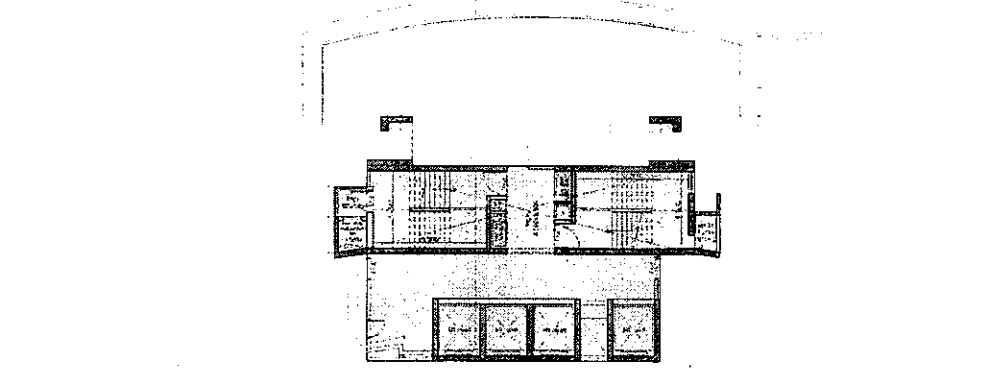
2. Asst. Commissioner P/N Ward.
3. A.E.W.W. P/N Ward,
4. Dy.A & C. Western Suburb II
5. Chief Officer, M.B.R. & R. Board P/N Ward .
6. Designated Officer, Asstt. Engg. (B. & F.) P/N Ward ,
7. The Collector of Mumbai

✓  
Digitally signed by Anil Prabhakar Dhwar  
Date: 26 Aug 2022 21:32:11  
Organization: Brihanmumbai Municipal Corporation  
Designation: Executive Engineer



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PROFORMA - B  
 CONSENT TO PLAN  
 STAYED ON DATE OF REPEAL OF PLAN

Vijay Ashok Mohite  
 Digitally signed by Vijay Ashok Mohite  
 Date: 2022.08.25 20:12:07 +05:30'

HARESH CHANDIRAM BHAGAT  
 Digitally signed by HARESH CHANDIRAM BHAGAT  
 Date: 2022.08.26 18:11:53 +05:30'

Anil Prabhakar Dhiwar

933800 44 280  
 2023

C - 3



**MUNICIPAL CORPORATION OF GREATER MUMBAI**

**FORM 'A'**

**MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966**

No CHE/9454/BP(WS)/AP/CC/6/Amend

**COMMENCEMENT CERTIFICATE**

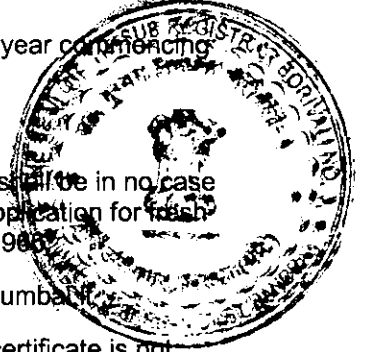
To,  
M/s Raheja Universal (Pvt) Ltd  
Raheja Centre point, 294, C.S.T. road, Santacruz  
(East) Mumbai - 400098

Sir,

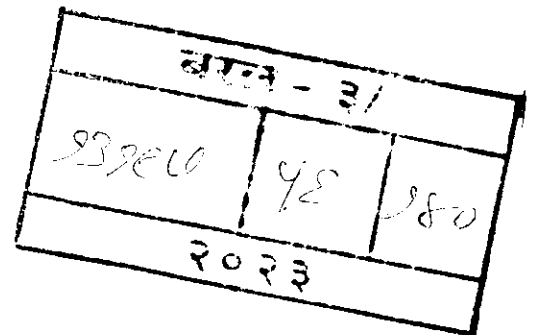
With reference to your application No. **CHE/9454/BP(WS)/AP/CC/6/Amend** Dated. **31 May 2018** for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated **31 May 2018** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **000** C.T.S. No. **1965, 2053/ B, 2053/C,2053/C-1, 2053/D, 2053/E, 2055/B, 2055/C** Division / Village / Town Planning Scheme No. **ERANGAL** situated at **MADH MALAD ROAD** Road / Street in **P/N Ward** Ward .

The Commencement Certificate / Building Permit is granted on the following conditions:--

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



The Municipal Commissioner has appointed Shri. **Shri.Santosh H. Sankhe (EE-WS 2) P ward.** Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.





This CC is valid upto 28/1/2019

Issue On : 29 Jan 2008

Valid Upto : 28 Jan 2019

Application Number :

Remark :

---

Issue On : 23 Oct 2018

Valid Upto : 22 Oct 2019

Application Number :

Remark :

This plinth C.C. is now re - endorsed upto top of still of Wing 'A' and top of basement of Wing 'B' as per last approved amended plans dtd. 31.08.2018.

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Issue On : 14 Sep 2022

Valid Upto : 13 Sep 2023

Application Number :

CHE/9454/BP(WS)/AP/CC/6/Amend

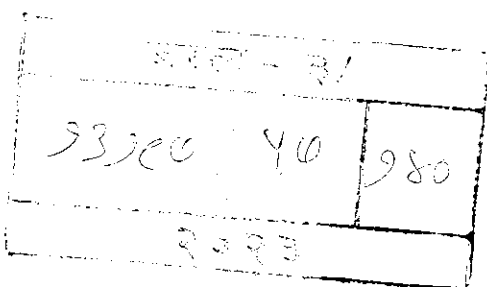
Remark :

The Plinth C.C. is granted for the work upto the top of Ground floor slab of Wing 'A' and Wing 'B' as per approved IOD plan dated 26.08.2022

CHE/9454/BP(WS)/AP/CC/6/Amend



Page 2 of 3 On 14-Sep-2022





Digitally signed by SANTOSH HARISHCHANDRA SANKHE  
Date: 14 Sep 2022 18:29:14  
Organization: Bhanmumbai Municipal Corporation  
Designation: Executive Engineer

For and on behalf of Local Authority  
Municipal Corporation of Greater Mumbai

Executive Engineer . Building Proposal

Western Suburb II P/N Ward Ward

Cc to :

1. Architect.
2. Collector Mumbai Suburban /Mumbai District.



CHE/9454/BP(WS)/AP/CC/6/Amend

Page 3 of 3 On 14-Sep-2022

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## Maharashtra Real Estate Regulatory Authority

### CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT

#### FORM 'F'

[See rule 7(2)]

This extension of registration is granted under section 6/7 of the Act, to the following project: **Project: Raheja Exotica Verona, Plot Bearing / CTS / Survey / Final Plot No.: 1965, 2053B, 2053C, 2053C1, 2053D, 2055B, 2055C of Village Erangal at Borivali, Borivali, Mumbai Suburban, 400061** registered with the regulatory authority vide project registration certificate bearing No **P51800017918** of

1. **Raheja Universal (Pvt.) Ltd.** having its registered office / principal place of business at **Tehsil: Andheri, District: Mumbai Suburban, Pin: 400098.**

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

o 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 (2) 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;

o 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 me/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.

o The registration shall be valid up to **31/12/2028** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.

o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;

o That the promoter shall take all the pending approvals from the competent authorities

o 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.

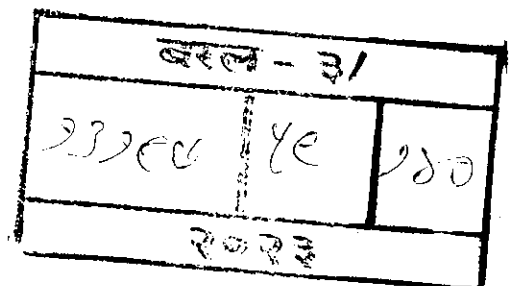


Signature valid  
Digitally Signed by  
Mr. Arun A. Pasaheb Nadegekar  
(Secretary Incharge, MahaRERA)

Date: 25/08/2022 11:47:53  
Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority

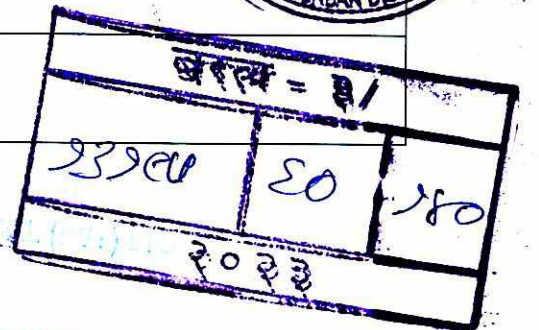
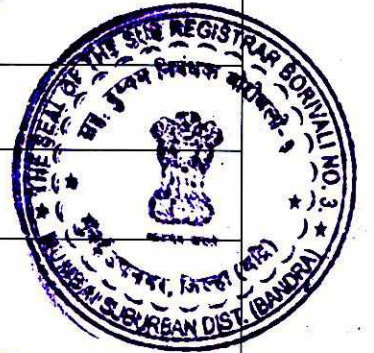
Dated: 25/08/2022

Place: Mumbai



**Annexure D**  
**APARTMENT AND PURCHASER/S DETAILS**

Sr. No		Particular						
1.	Complex	RAHEJA EXOTICA						
2.	Cluster	Building no.9 Cluster						
3.	Project	"Raheja Exotica Verona" as per Maharashtra RERA Registration no. P51800017918						
4.	Building	Building no. 9A						
5.	Flat	Flat bearing No. 302 on 3 <sup>rd</sup> floor of the Project, admeasuring about:						
		<table border="1"> <thead> <tr> <th></th> <th>Square Meters</th> </tr> </thead> <tbody> <tr> <td>RERA Carpet Area of Flat</td> <td>78.03</td> </tr> <tr> <td>Deck area</td> <td>5.66</td> </tr> </tbody> </table>		Square Meters	RERA Carpet Area of Flat	78.03	Deck area	5.66
			Square Meters					
RERA Carpet Area of Flat	78.03							
Deck area	5.66							
6.	Parking Space/s	1 car parks						
7.	Consideration	Rs 1,74,60,180 /-						
8.	Date of Possession of Flat	31 <sup>st</sup> March 2027 with grace period of 6 (Six) months.						
9.	Postal Address of Purchaser	Om Bhuvan, Mandvi Lane ,Versova , Andheri West, Mumbai -400061						
10.	Postal Address of the Owner/Developer	Raheja Centre-Point, 294, C.S.T. Road, Near Mumbai University, Off Bandra-Kurla Complex, Santacruz (E), Mumbai 400 098						
11.	Email address of the Purchaser/s	kl.daryani@gmail.com Sanjivani.bhanji@yahoo.in						
12.	Email address of the Owner/Developer	verona.crm@rahejauniversal.com						
13.	Permanent Account Number of the Purchaser	1.BBPPB4641H 2.AVEPP5420C						
14.	Permanent Account Number of the Owner/Developer	AABCG7955Q						



For RAHEJA UNIVERSAL

*Poia*

AUTHORISED SIGNATORY

*[Handwritten signatures]*



*Handwritten signatures*

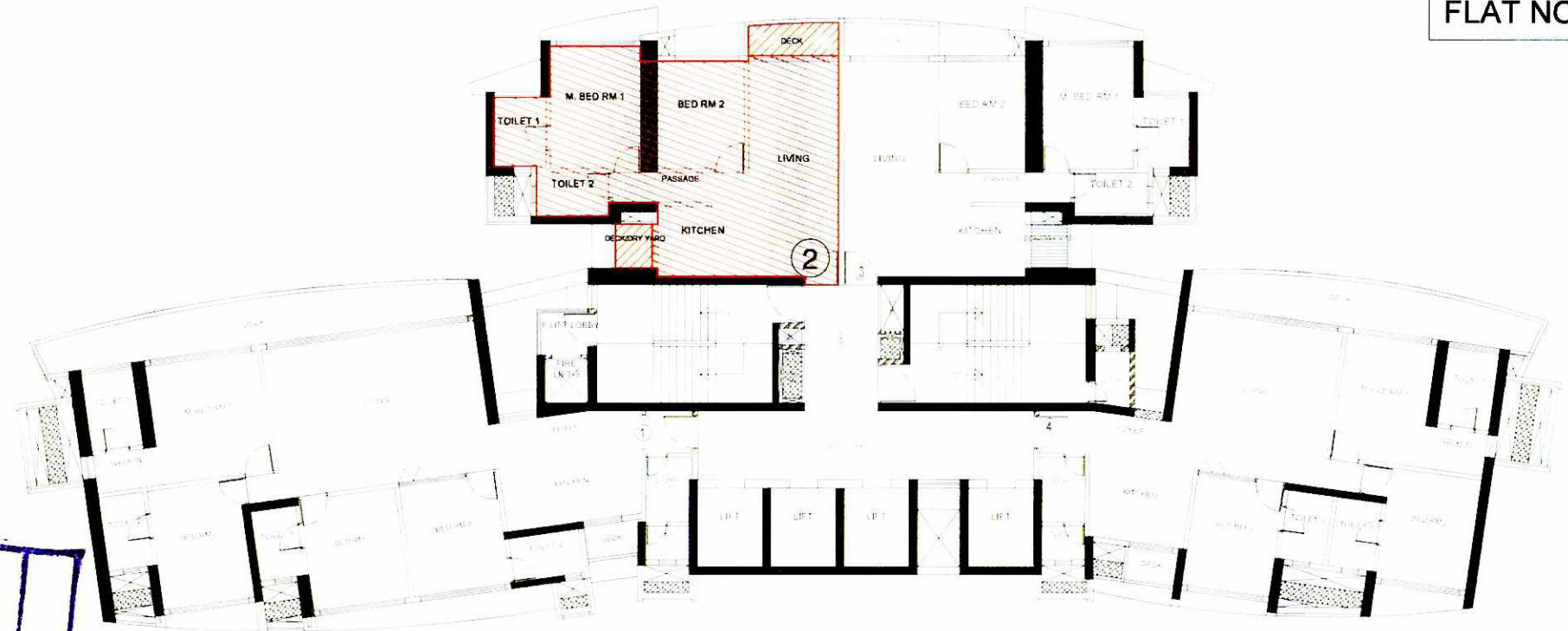
# ANNEXURE - E

VERONA  
BLDG NO: 9A  
FLAT NO: 302

FOR TECHNICAL UNIVERSAL (PVT) LTD.

AUTHORISED SIGNATORY

*Handwritten signature*



TYPICAL LEVEL PLAN

1st to 6th, 7th to 12th, 14th to 19th, 21st to 26th & 28th to 33rd and 35th Floor



2073	93900	21
	59	
	950	



**Annexure F1  
PAYMENT SCHEDULE**

Sr. No.	Construction Activity	Due Amount
1	EMD Including Token	3,00,000
2	On Agreement or 3 <sup>rd</sup> Aug '23 Whichever is earlier	14,28,558
3	30-45 days after Registration or 20 <sup>th</sup> Sep '23 Whichever is earlier	26,36,487
4	Initiation of Excavation	8,73,009
5	Initiation of Foundation	8,73,009
6	Completion of Plinth	17,46,018
7	Initiation of 1st floor slab	6,98,407
8	Initiation of 5th floor slab	5,23,805
9	Initiation of 10th floor slab	5,23,805
10	Initiation of 15th floor slab	5,23,805
11	Initiation of 20th floor slab	5,23,805
12	Initiation of 25th floor slab	5,23,805
13	Initiation of 30th floor slab	5,23,805
14	Completion of Terrace slab	5,23,805
15	Completion of Brick work of said apartment	8,73,009
16	Completion of Internal Plaster of said apartment	8,73,009
17	Completion of Lift Well upto floor level of said apartment	8,73,009
18	Completion of Plumbing upto floor level of said apartment	8,73,009
19	Completion of Flooring of said apartment	8,73,009
20	Intimation of Possession	8,73,012
	<b>TOTAL</b>	<b>1,74,60,180</b>

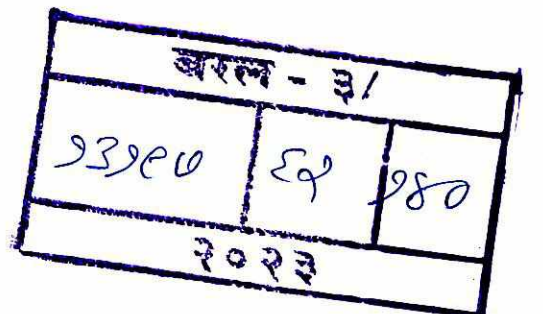


For RAHEJA UNIVERSAL (PVT) LTD.

*KP Singh*

AUTHORISED SIGNATORY

*[Handwritten signatures]*

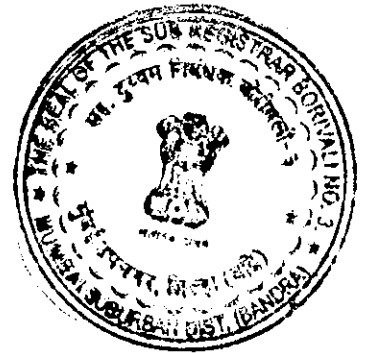




## Annexure F2

Sr. No.	Particulars	Amount (Rs.)	Taxes as applicable (Rs.)	Stage
<b>A</b>	<b>Other Charges</b>			
i	Society Formation Charges	Rs.20,000/-	Rs.3,600/-	On possession
ii	Legal Charges	Rs.30,000/-	Rs.5,400/-	On possession
iii	Electricity /Water Connection Charges	Rs.25,000/-	Rs.4,500/-	On possession
iv	Share Money	Rs.700/-		On possession
<b>B</b>	<b>(b) Deposits :</b>			
	IFAMSD:Interest Free Advance Maintenance Security Deposit (Approx 9 months)	Rs. 1,62,180/-	Rs. 29,193/-	On possession/as applicable
	<b>Total (A + B)</b>	<b>Rs. 2,37,880/-</b>	<b>Rs. 42,693/-</b>	

*(Signature)*



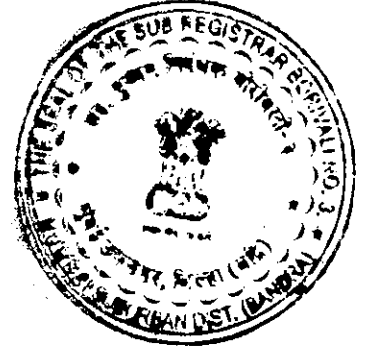
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SV/ 3355/2022

**FORMAT-A**  
(Circular No. 28 / 2021)

8<sup>th</sup> September, 2022

To,  
**Maharashtra Real Estate Regulatory Authority,**  
6th & 7th Floor, Housefin Bhavan,  
Plot No: C-21, E-Block, Bandra Kurla Complex,  
Bandra (East), Mumbai 400 051



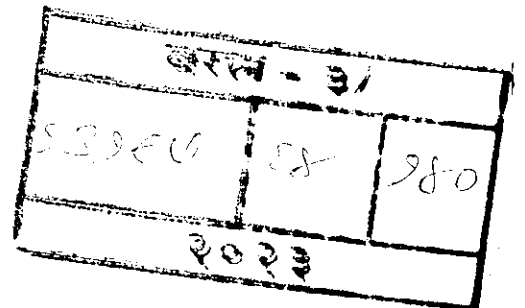
**LEGAL TITLE REPORT**

Sub: Title clearance certificate with respect to all that piece and parcel of land bearing CTS Nos.1965, 2053B, 2053C, 2053C-1, 2053D, 2053E, 2055B and 2055C admeasuring 1,24,078 square metres or thereabouts (as per P.R.Card) of Village Yerangal situate lying and being at Village Yerangal, Taluka Borivali, in Greater Bombay in the Registration Sub-District and District of Bombay City and Bombay Suburban (hereinafter referred to as "the said Property").

1. We have investigated the title of the said Property at the request of Raheja Universal (Pvt.) Limited ("the Company") and *inter-alia* on the basis of perusal of the documents mentioned hereinbelow, have to state as under :

a) **Description of the property:**

All that piece or parcel of land admeasuring 1,24,078 square metres or thereabouts (including the area reserved for private garden and set back), bearing CTS Nos. 1965, 2053B, 2053C, 2053C-1, 2053D, 2053E, 2055B and 2055C (Survey Nos.152, 135(pt.), 153 Hissa No.1(part) and Survey No.74, Hissa No.20 of Village Erangal, Madh) in the Registration Sub-District and District of Bombay City and Bombay Suburban, within Greater Bombay and bounded as follows:-





- On or towards the West: by CTS Nos. 2039, 2027, 1966, 1964, 1953, 1952, 1951, 1950, 1942, 1941, 1938 & 1924;
- On or towards the East: by CTS Nos. 2047, 2048, 2051, 2050, 2049, 2060, 2057, 2056, 2055A, & 2075 ;
- On or towards the North: by CTS No. 2040; and
- On or towards the South: by CTS No. 2054 and 44' wide D.P. Road

**b) The documents of allotment of plot:**

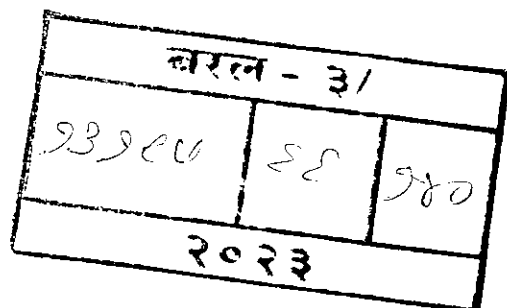
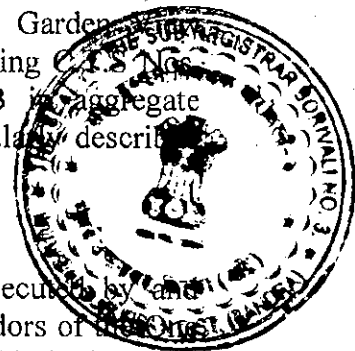
We have perused the following documents of title in respect of the said Property:-

- i. Agreement dated 21<sup>st</sup> February, 1980 executed between (i) Mr. Rohinton Framroze and (ii) Mrs. Shehra Framroze Moos in their capacity as the Trustees of "The Trust in respect of Feroz's Share" (hereinafter referred to as 'the Trustees'), therein referred to as the Trustees of the One Part and (i) Shri Chandru Lachmandas; and (ii) Shri Suresh Lachmandas, therein referred to as the Developers of the Other Part (hereinafter referred to as 'the Developers'), the Trustees granted and entrusted unto the Developers, development rights pertaining to the said Property.
- ii. Agreement dated 10<sup>th</sup> June, 1982 executed between M/s. Honey Dew Corporation (a partnership firm constituted by the Developers), therein referred to as the Developers of the One Part and Shri Ashok Girdharidas in his capacity as the Chief Promoter of Madh Recreation Co-operative Housing Society Limited (proposed), therein referred to as the Purchaser of the Other Part, the Society was assigned all the benefits of the aforementioned Agreement dated 21<sup>st</sup> February, 1980, subject to terms and conditions therein contained.
- iii. Consent Decree dated 23<sup>rd</sup> December, 1982 was passed by the Hon'ble Bombay High Court whereby the Agreement dated 21<sup>st</sup> February, 1980 was declared valid, subsisting and binding upon the parties to the said Suit. It was further declared that the decree shall operate as conveyance to the said Society with respect to the said Property.



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- iv. Agreement dated 12<sup>th</sup> April, 1984, executed between the said Society, therein referred to as the Vendor of the One Part and Garden View Properties and Hotels Private Limited, therein referred to as the Purchaser of the Other Part, the said Society granted and entrusted unto the Purchaser therein, development rights pertaining to the portion of the said Property admeasuring 1,20,769.62 square metres or thereabouts (hereinafter referred to as "the portion of said Property") and thereby reserved Plot No.6 out of the said Property for the said Society. Under the aforementioned Agreement dated 12<sup>th</sup> April, 1984, it was agreed that the said Society shall subject to the permission of the Registrar of Co-operative Societies, convey the portion of said Property to Garden View Properties and Hotels Private Limited.
- v. Consent Decree dated 1<sup>st</sup> October, 1986 was passed by the Hon'ble Bombay High Court in the Suit No.2628 of 1986 in the High Court of Judicature at Bombay, *inter-alia*, for specific performance of the agreement dated 12<sup>th</sup> April 1984, whereby it was *inter-alia* agreed that the decree shall operate as conveyance from the said Society to Garden View Properties and Hotels Private Limited with respect to the area more particularly described in the Schedule thereunder written.
- vi. Indenture dated 9<sup>th</sup> November, 1988, executed between the Trustees, therein referred to as the Vendors of the One Part and Garden View Properties and Hotels Private Limited, therein referred to as the Purchaser of the Other Part and registered under No.P-9284/88, the Trustees sold, transferred and conveyed unto the Garden View Properties and Hotels Private Limited the land bearing C.T.S Nos 1965, 2053B, 2053C, 2053D, 2053E and 2055B in aggregate admeasuring 97,159.92 square metres, more particularly described in the schedule thereunder written.
- vii. Deed of Conveyance dated 30<sup>th</sup> January, 1997 executed by and between the Trustees, therein referred to as the Vendors of the One Part and Garden View Properties & Hotels Private Limited therein referred to as the Purchaser of the Other Part and registered with the Sub-Registrar of Assurances at Bandra under No. BDR-2/452 of 1997, read with the Deed of Rectification dated 5<sup>th</sup> December 2001 (executed by and between the said parties) and registered under No. BBJ/11374/2001, the said Trustees in addition to the land admeasuring 97,159.92 square metres, sold, transferred and conveyed unto Garden View Properties and Hotels Private Limited





land bearing C.T.S. No.2055-C admeasuring 22,627 square metres, more particularly described in the Second Schedule thereunder written, as well as the land bearing C.T.S. No. 2053-C1 admeasuring 3,259.60 square metres described in the Third Schedule thereunder written.

- viii. The name of Garden View Properties and Hotels Private Limited was changed to K. Raheja Universal Private Limited with effect from 28th March, 2003.
- ix. Thereafter, the name of K. Raheja Universal Private Limited was changed to Raheja Universal Private Limited, with effect from 25th September, 2009.
- x. A Fresh Certificate of Incorporation dated 25th January, 2010 was issued by the Registrar of Companies reflecting that, with effect from the date thereof, Raheja Universal Private Limited was converted into a public limited company and pursuant to such conversion its name changed to Raheja Universal Limited (hereinafter referred to as "RUL").
- xi. Thereafter, a Fresh Certificate of Incorporation dated 25th June, 2012 which reflects that with effect from the date thereof, RUL was converted into a private limited company and pursuant to such conversion its name stood changed to Raheja Universal Private Limited.
- xii. Further, on perusal of the Fresh Certificate dated 9<sup>th</sup> August, 2012, we observe that with effect from the date thereof, the name of Raheja Universal Private Limited now stands changed to Raheja Universal (Pvt.) Limited, that is, the Company. In view thereof all the rights, assets and liabilities in respect of the said Property are now vested in the Company.



7/12 extract or property card:

- xiii. On perusal of the certified true copies of the property register cards issued by the City Survey Officer, Goregaon in respect of C.T.S Nos. 1965, 2053D, 2053E and 2055C admeasuring 7688.3 square meters, 2359.6 square meters, 147.5 square meters and 22627.3 square metres, respectively, the user of the aforesaid C.T.S Nos. 1965, 2053D, 2053E and 2055C is mentioned as agricultural and therefore no name is reflected in the holders column of the aforesaid

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property cards. Further, property register cards in respect of CTS Nos. 1965 and 2053D state that they belong to class I, that is, private road belonging to schemes, individual or housing board and not taken by Municipality.

- xiv. On perusal of the copy of the property register cards issued by the City Survey Officer, Goregaon in respect of C.T.S Nos. 2053B, 2053C, 2053/C/1, 2055B admeasuring 41213.9 square meters, 42322 square meters, 3259.6 square meters and 4460.2 square metres respectively, the name of the Company is entered in the holder's column as the owners of the land bearing C.T.S Nos. 2053B, 2053C, 2053/C/1 and 2055B. Further, property register cards in respect of CTS Nos. 2053B, 2053C, 2053/C/1 and 2055B state that they belong to class C, that is, non-agricultural land.

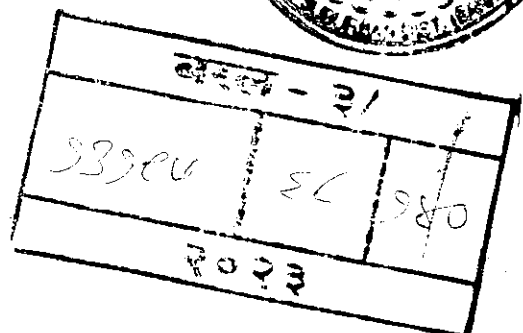
d) **Search reports:**

- (i) Search Reports for the Searches conducted by search clerk Nilesh B. Vagal from 2018 till 2022 in the concerned offices of the Sub-Registrar of Assurances.
- (ii) Search Report issued by Mr. Lalit Jain, practicing Company Secretary enumerating the charges created by the Company in respect of the said Property.

2. On perusal of the above mentioned documents and all other relevant documents relating to title of the said Property, and on the basis of and subject to what is stated in our Title Certificate dated 17<sup>th</sup> September, 2018 bearing Reference No. SV/5262/2018 read with Supplemental Title Certificate dated 8<sup>th</sup> September, 2022 bearing reference No. SV/3354/2022 (which are annexed hereto as **Annexure-A** collectively and hereinafter referred to "**the said Title Certificates**"), we are of the opinion that, subject to what is mentioned in the said Title Certificates including the mortgages as mentioned therein, the title of the Company, viz. Raheja Universal (Pvt.) Limited, to the said Property, is clear and marketable.

3. **Owners of the land:**

The Company is the Owner of and entitled to the said Property. The flow of title in respect of the said Property is recited in the said Title Certificates.





4. As stated above, the said Title Certificates reflecting the flow of the title of the Company, viz. Raheja Universal (Pvt.) Limited as Owners of the said Property are enclosed herewith as Annexure-A collectively.

Encl: Annexure-A.

Date: 8<sup>th</sup> September, 2022

Kanga and Company,  
Advocates and Solicitors

*S.B. Vasudevan*  
Partner



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SV/ 5262 / 2018

**TITLE CERTIFICATE**

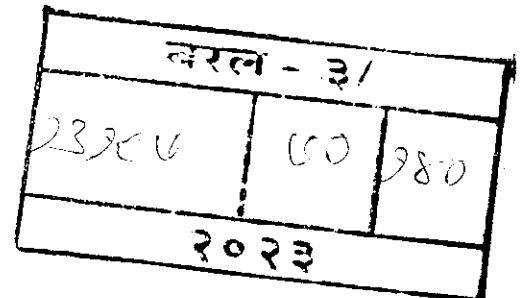
Re: All that piece and parcel of land bearing CTS Nos.1965, 2053B, 2053C, 2053C-1, 2053D, 2053E, 2055B and 2055C admeasuring 1,24,078 square metres or thereabouts (as per P.R.Card) of Village Yerangal situate lying and being at Village Yerangal, Taluka Borivali, in Greater Bombay in the Registration Sub-District and District of Bombay City and Bombay Suburban (hereinafter referred to as "the said Property").

**TO WHOMSOEVER IT MAY CONCERN**

We have investigated the title of Raheja Universal (Pvt.) Limited ("the Company"), a company incorporated under the provisions of the Companies Act, 1956, in respect of its right, title and interest in the said Property as more particularly described in the Schedule hereunder written, on the basis of examination of the copies of the papers and documents provided to us. On perusal of the copies of the documents, we observe as under:

**A. Title Chain:**

1. Prior to 21<sup>st</sup> February, 1980, (i) Mr. Rohinton Framroze and (ii) Mrs. Shehna Framroze Moos in their capacity as the Trustees of "The Trust in respect of Feroz's Share" (hereinafter referred to as 'the Trustees') held extensive lands in Village Yerangal including the land bearing Survey Nos. 74/20, 135 (Pt), 152, 153/1 (Plots 1 to 27) (which now correspond to CTS Nos. 1965, 2053B, 2053C, 2053C-1, 2053D, 2053E, 2055B and 2055C) admeasuring 1,24,078 square metres or thereabouts of Village Yerangal situate, lying and being at village Yerangal, Taluka Borivali, in Greater Bombay in the Registration Sub-District and District of Bombay City and Bombay Suburban.
2. By an Agreement dated 21<sup>st</sup> February, 1980 executed between the Trustees, therein referred to as the Trustees of the One Part and (i) Shri Chandru Lachmandas; and (ii) Shri Suresh Lachmandas, therein referred to as the





Developers of the Other Part (hereinafter referred to as 'the Developers'), the Trustees granted and entrusted unto the Developers, development rights pertaining to the land bearing Plot Nos.1 to 27, proposed municipal roads, private roads, municipal recreational ground and admeasuring in aggregate 1,24,078 square metres or thereabouts (hereinafter referred to as "the said Property").

3. By and under an Agreement dated 10<sup>th</sup> June, 1982 executed between M/s. Honey Dew Corporation (a partnership firm constituted by the Developers), therein referred to as the Developers of the One Part and Shri Ashok Girdharidas in his capacity as the Chief Promoter of Madh Recreation Co-operative Housing Society Limited (proposed), therein referred to as the Purchaser of the Other Part, the Society was assigned all the benefits of the aforementioned Agreement dated 21<sup>st</sup> February, 1980, subject to terms and conditions therein contained.
4. It appears that on or about 16<sup>th</sup> December, 1982, Madh Recreation Co-operative Housing Society Limited was incorporated and registered under the Maharashtra Co-operative Societies Act, 1960 (hereinafter called "the said Society"). However, we have not been provided with the registration certificate of Madh Recreation Co-operative Housing Society Limited, for our perusal.
5. Subsequently, disputes and differences arose between the Developers on the one hand and the Trustees on the other hand, as a result of which the Developers together with the aforesaid Ashok Girdharidas and the said Society filed a suit in the High Court of Judicature at Bombay being the Suit No.2102 of 1982 (hereinafter referred to as the "said Suit"), against the Trustees for specific performance of the agreement dated 21<sup>st</sup> February 1980 and for other reliefs *inter-alia*, prayed for therein.



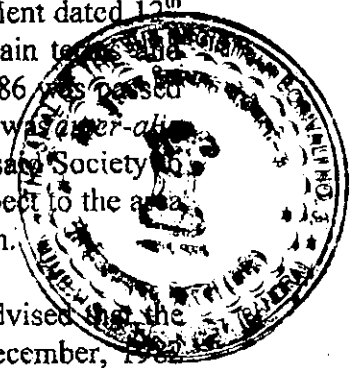
The parties to the said Suit (i.e. Suit No.2102 of 1982) resolved their disputes and filed Consent Terms therein, the Hon'ble Bombay High Court had accordingly passed a Consent Decree dated 23<sup>rd</sup> December, 1982 whereby the Agreement dated 21<sup>st</sup> February, 1980 was declared valid, subsisting and binding upon the parties to the said Suit. It was further declared that the decree shall operate as conveyance to the said Society with respect to the said Property.

7. By an Agreement dated 12<sup>th</sup> April, 1984, executed between the said Society, therein referred to as the Vendor of the One Part and Garden View Properties and Hotels Private Limited, therein referred to as the Purchaser of the Other Part, the said Society granted and entrusted unto the Purchaser therein, development rights pertaining to the portion of the said Property

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admeasuring 1,20,769.62 square metres or thereabouts (hereinafter referred to as "the portion of said Property") and thereby reserved Plot No.6 out of the said Property for the said Society.

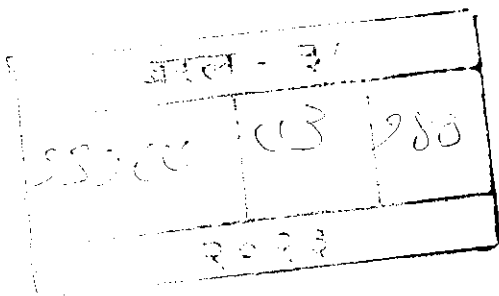
8. Under the aforementioned Agreement dated 12<sup>th</sup> April, 1984, it was agreed that the said Society shall subject to the permission of the Registrar of Co-operative Societies, convey the portion of said Property to Garden View Properties and Hotels Private Limited.
9. It appears that the Deputy Registrar of Co-operative Societies vide its letter dated 17<sup>th</sup> September, 1985 granted permission to the said Society to sell the portion of said Property to Garden View Properties and Hotels Private Limited. However, we have not been provided with the aforesaid letter dated 17<sup>th</sup> September, 1985, for our perusal.
10. In the year 1986 differences and disputes arose between Garden View Properties and Hotels Private Limited and the said Society and therefore the said Society filed a Suit against the Garden View Properties and Hotels Private Limited being Suit No.2628 of 1986 in the High Court of Judicature at Bombay, *inter-alia*, for specific performance of the agreement dated 12<sup>th</sup> April 1984. The parties to the Suit mutually arrived at certain terms and conditions and as such Consent Decree dated 1<sup>st</sup> October, 1986 was passed by the Hon'ble Bombay High Court in the Suit, whereby it was *inter-alia* agreed that the decree shall operate as conveyance from the said Society to Garden View Properties and Hotels Private Limited with respect to the area more particularly described in the Schedule thereunder written.
11. Garden View Properties and Hotels Private Limited were advised that the validity of the aforesaid two Consent Decrees dated 23<sup>rd</sup> December, 1984 and 1<sup>st</sup> October, 1986 may be challenged. Garden View Properties and Hotels Private Limited, therefore, out of abundant caution and for clearing the doubts regarding their title to the said Property, requested the Trustees to execute a conveyance in its favour with respect to the said Property.
12. Accordingly, by an Indenture dated 9<sup>th</sup> November, 1988, executed between the Trustees, therein referred to as the Vendors of the One Part and Garden View Properties and Hotels Private Limited, therein referred to as the Purchaser of the Other Part and registered under No.P-9284/88, the Trustees sold, transferred and conveyed unto the Garden View Properties and Hotels Private Limited the land bearing C.T.S Nos. 1965, 2053B, 2053C, 2053D, 2053E and 2055B in aggregate admeasuring 97,159.92 square metres, more particularly described in the schedule thereunder written.



2024 - 31		
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2023		



13. By a Deed of Conveyance dated 30<sup>th</sup> January, 1997 executed by and between the Trustees, therein referred to as the Vendors of the One Part and Garden View Properties & Hotels Private Limited therein referred to as the Purchaser of the Other Part and registered with the Sub-Registrar of Assurances at Bandra under No. BDR-2/452 of 1997, read with the Deed of Rectification dated 5<sup>th</sup> December 2001 (executed by and between the said parties) and registered under No. BBJ/11374/2001, the said Trustees in addition to the land admeasuring 97,159.92 square metres, sold, transferred and conveyed unto Garden View Properties and Hotels Private Limited land bearing C.T.S. No.2055-C admeasuring 22,627 square metres, more particularly described in the Second Schedule thereunder written, as well as the land bearing C.T.S. No. 2053-C1 admeasuring 3,259.60 square metres described in the Third Schedule thereunder written.
14. In the premises aforesaid Garden View Properties & Hotels Private Limited became entitled to the land admeasuring in the aggregate 1,23,046.52 square metres.
15. The name of Garden View Properties and Hotels Private Limited was changed to K. Raheja Universal Private Limited (KRUPL) with effect from 28<sup>th</sup> March, 2003.
16. Thereafter, the name of KRUPL was changed to Raheja Universal Private Limited, with effect from 25<sup>th</sup> September, 2009.
17. A Fresh Certificate of Incorporation dated 25<sup>th</sup> January, 2010 was issued by the Registrar of Companies reflecting that, with effect from the date thereof, Raheja Universal Private Limited was converted into a public limited company and pursuant to such conversion its name changed to Raheja Universal Limited (hereinafter referred to as "RUL").
18. Thereafter, a Fresh Certificate of Incorporation dated 25<sup>th</sup> June, 2012 which reflects that with effect from the date thereof, RUL was converted into a private limited company and pursuant to such conversion its name stood changed to Raheja Universal Private Limited.
19. Further, on perusal of the Fresh Certificate dated 9<sup>th</sup> August, 2012, we observe that with effect from the date thereof, the name of Raheja Universal Private Limited now stands changed to Raheja Universal (Pvt.) Limited, that is, the Company. In view thereof all the rights, assets and liabilities in respect of the said Property are now vested in the Company.

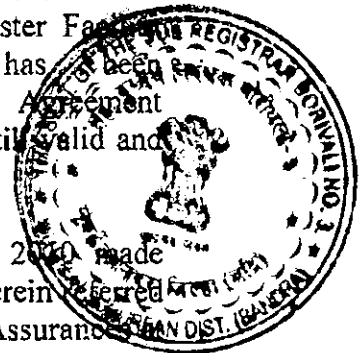


20. The Company has informed to us that it has commenced and continued the development of the said Property. In pursuance thereof, the Company has allotted/will be allotting and have entered into/ will be entering into Agreements for Sale/Deed of Lease and create third party rights, in respect of units/flats/areas in the buildings/structures/villas constructed/ to be constructed on the said Property or part thereof from time to time.

**B. Mortgages:**

21. By an Unilateral Indenture of Mortgage dated 16<sup>th</sup> August, 2010 made between (i) RUL, therein referred to as Mortgagor-1, (ii) K. Raheja Developers Private Limited, therein referred to as Mortgagor-2 and (iii) Kartik Properties Private Limited, therein referred to as Mortgagor-3 and Housing Development Finance Corporation Limited ("HDFC"), therein referred to as the Mortgagee and registered with the office of the Sub-Registrar of Assurances at Borivali No. 6 under Serial No. BDR-12/8042 of 2010, a security in favour of HDFC was created, *inter-alia*, in respect of a portion admeasuring 90,161.22 square metres bearing CTS Nos. 2053C, 2053C1, 2055C, 2055B, 1965, 2053D and 2053E out of the said Property and present and future construction thereon alongwith the FSI aggregating to 68418.53 square metres (excluding the area admeasuring 31557.58 square metres bearing CTS No. 2053B and the construction thereon consisting of 28 Villas alongwith Wing A and B of the buildings known as Barcelona, Andalusia, Valencia and Seville), on the terms and conditions therein (hereinafter referred to as the "Mortgage No. 1"). The Master Facility Agreement governing the Mortgage No. 1 has been varied/modified/amended by Supplementary Master Facility Agreement dated 26<sup>th</sup> February, 2014. However, the Mortgage No. 1 is still valid and subsisting.

22. By a Unilateral Indenture of Mortgage dated 7<sup>th</sup> October, 2010 made between RUL, therein referred to as Mortgagor and HDFC, therein referred to as the Mortgagee and registered with the Sub-Registrar of Assurances at Bandra under Serial No. BDR-4/9327 of 2010, a security in favour of HDFC was created, *inter-alia*, in respect of a portion admeasuring 90161.22 square metres bearing CTS Nos. 2053C, 2053C1, 2055C, 2055B, 1965, 2053D and 2053E out of the said Property and the present and future construction thereon along with the FSI aggregating to 68418.53 square metres (excluding the area admeasuring 31557.58 square metres bearing CTS No. 2053B and the construction thereon consisting of 28 Villas alongwith Wing A and B of the buildings known as Barcelona, Andalusia, Valencia and Seville), on the terms and conditions therein contained. (hereinafter referred to as the "Mortgage No. 2"). The Facility



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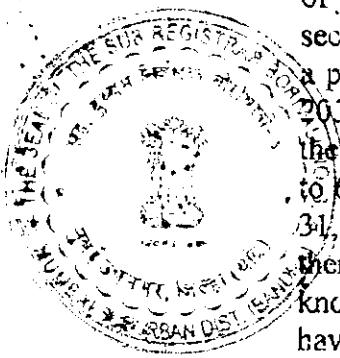


Agreement/Loan Agreement governing the Mortgage No. 2 has been varied/modified/amended by Supplementary Master Facility Agreement dated 26<sup>th</sup> February, 2014. However, the Mortgage No. 2 is still valid and subsisting.

23. By a Deed of Simple Mortgage dated 3rd December, 2012, made between the Company, therein referred to as the Mortgagor of the First Part, Mr. Suresh L. Raheja, therein referred to as the Borrower of the Second Part and HDFC, therein referred to as the Mortgagee of the Third Part and registered with the Sub-Registrar of Assurances at Thane under Serial No. TNN-6/4873 of 2012, a security in favour of HDFC was created, *inter-alia*, in respect of a portion admeasuring 90161.22 square metres bearing CTS Nos. 2053C, 2053C1, 2055C, 2055B, 1965, 2053D, 2053E out of the said Property and the present and future construction thereon along with the FSI aggregating to 68418.53 square metres (excluding the area admeasuring 31557.58 square metres bearing CTS No. 2053B and the construction thereon consisting of 28 Villas alongwith Wing A and B of the buildings known as Barcelona, Andalusia, Valencia and Seville and excluding 288 sold units having saleable area admeasuring 3,11,686 square feet in Phase III) and the receivables derived out of Project Exotica-III having a saleable area of 3,32,766 square feet constructed/to be constructed on land bearing CTS Nos. 2053C, 2053C1, 2055C, 2055B, 1965, 2053D, 2053E out of the said Property, on the terms and conditions therein contained(hereinafter referred to as the "Mortgage No. 3").

24. By a Unilateral Indenture of Mortgage dated 6th March, 2014, made between the Company, therein referred to as the Mortgagor and HDFC, therein referred to as the Mortgagee and registered with the Sub-Registrar of Assurances at Andheri-2 under Serial No. BDR-4/1767 of 2014, a security in favor of HDFC was created, *inter-alia*, in respect of in respect of a portion admeasuring 90,161.22 square metres bearing CTS Nos. 2053C, 2053C1, 2055C, 2055B, 1965, 2053D, 2053E out of the said Property; and the present and future construction thereon along with the FSI aggregating to 68418.53 square metres and future FSI (excluding the area admeasuring 31,557.58 square metres bearing CTS No. 2053B and the construction thereon consisting of 28 Villas along with Wing A and B of the buildings known as Barcelona, Andalusia, Valencia and Seville and 288 sold units having salable area admeasuring 3,11,686 square feet in phase III and phase IV other than the receivables arising therefrom), on the terms and conditions stated therein (hereinafter referred to as "Mortgage No. 4").

25. By and under an Unilateral Indenture of Mortgage dated 30<sup>th</sup> May, 2014 made between the Company and Anr, being the Mortagagor-1 and Mortgagor-2 respectively of the First Part, the Company being the

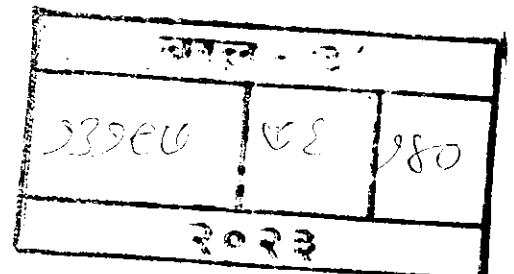


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Borrower of the Second Part and HDFC, being the Mortgagee of the Third Part and registered with the Sub-Registrar of Assurances at Mumbai under Serial No. BBE-1/4636 of 2014, a security in favour of HDFC was created, *inter-alia* in respect of a portion admeasuring 90,161.22 square metres bearing CTS Nos. 2053C, 2053C1, 2055C, 2055B, 1965, 2053D, 2053E out of the said Property and the present and future construction thereon along with the FSI aggregating to 68418.53 square metres and future FSI (excluding the area admeasuring 31,557.58 square metres bearing CTS No. 2053B and the construction thereon consisting of 28 Villas along with Wing A and B of the buildings known as Barcelona, Andalusia, Valencia and Seville and 288 sold units having salable area admeasuring 3,11,686 square feet in phase III and phase IV other than the receivables arising therefrom), on the terms and conditions therein contained (hereinafter referred to as the "Mortgage No. 5").

26. By and under an Unilateral Indenture of Mortgage dated 29<sup>th</sup> December, 2014 made by the Company, therein referred to as the Mortgagor of the One Part and HDFC, therein referred to as the Mortgagee of the Other Part and registered with the Sub-Registrar of Assurances at Thane under Serial No. TNN-5/12303 of 2014, a security in favor of HDFC was created, *inter-alia*, in respect of a portion admeasuring 90,161.22 square metres bearing CTS Nos. 2053C, 2053C1, 2055C, 2055B, 1965, 2053D, 2053E out of the said Property and the present and future construction thereon along with the FSI aggregating to 68,418.53 square metres and future FSI (excluding the area admeasuring 31,557.58 square metres bearing CTS No. 2053B and the construction thereon consisting of 28 Villas along with Wing A and B of the buildings known as Barcelona, Andalusia, Valencia and Seville and 288 sold units having saleable area admeasuring 3,11,686 square feet in phase III and phase IV other than the receivables arising therefrom), on the terms and conditions therein contained (hereinafter referred to as the "Mortgage No. 6").

27. By a Unilateral Indenture of Mortgage dated 24<sup>th</sup> July, 2015 made between the Company, therein referred to as Mortgagor and HDFC, therein referred to as the Mortgagee and registered with the office of the Sub-Registrar of Assurances at Andheri No. 2 under Serial No. BDR-4/5520 of 2015, a security in favour of HDFC was created, *inter-alia*, in respect of a portion admeasuring 90,161.22 square metres bearing CTS Nos. 2053C, 2053C1, 2055C, 2055B, 1965, 2053D, 2053E out of the said Property and the present and future construction thereon along with the FSI aggregating to 68,418.53 square metres and future FSI (excluding the area admeasuring 31,557.58 square metres bearing CTS No. 2053B and the construction thereon consisting of 28 Villas along with Wing A and B of the buildings

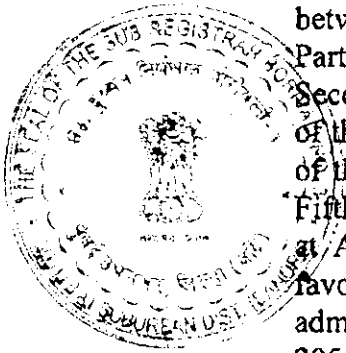




known as Barcelona, Andalusia, Valencia and Seville and the list of sold units/flats attached thereto in phase III and phase IV other than the receivables arising therefrom), on the terms and conditions therein (hereinafter referred to as the "Mortgage No. 7").

28. By a Unilateral Indenture of Mortgage dated 16<sup>th</sup> September, 2015, made between the Company, therein referred to as the Mortgagor of the One Part and HDFC, therein referred to as the Mortgagee of the Other Part and registered with the Sub-Registrar of Assurances at Andheri-3 under Serial No. BDR-9/8300 of 2015, a security in favor of HDFC was created, *inter-alia*, in respect of in respect of a portion admeasuring 90,161.22 square metres bearing CTS Nos. 2053C, 2053C1, 2055C, 2055B, 1965, 2053D, 2053E out of the said Property and the present and future construction thereon along with the FSI with TDR of 89,586.70 square metres and future FSI (excluding the area admeasuring 40,410.24 square metres and the construction thereon consisting of 28 Villas along with Wing A and B of the buildings known as Barcelona, Andalusia, Valencia and Seville, Wing A of building known as Amalfy, Wing B of the building known as Sicily, Wing C of the building known as Capri of project Raheja Exotica Phase III and listed sold units/flats/premises of Wing A and B of Sorrento building Exotica Phase IV other than the receivables arising therefrom), on the terms and conditions stated therein (hereinafter referred to as "Mortgage No. 8").

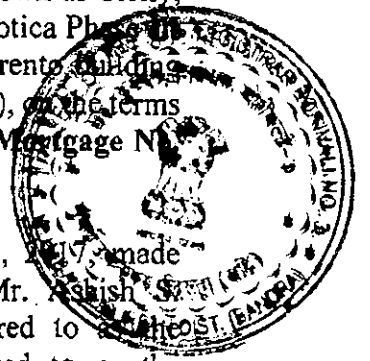
29. By a Unilateral Indenture of Mortgage dated 1<sup>st</sup> October, 2015, made between the Company, therein referred to as the Mortgagor-1 of the First Part, Mr. Rahul S. Raheja, therein referred to as the Mortgagor-2 of the Second Part, Mr. Ashish S. Raheja, therein referred to as Mortgagor No. 3 of the Third Part, Mr. Suresh L. Raheja, therein referred to as the Borrower of the Fourth Part and HDFC, therein referred to as the Mortgagee of the Fifth Part and registered with the office of the Sub-Registrar of Assurances at Andheri No. 3 under Serial No. BDR-9/8550 of 2015, a security in favour of HDFC was created, *inter-alia*, in respect of a portion admeasuring 90,161.22 square metres bearing CTS Nos. 2053C, 2053C1, 2055C, 2055B, 1965, 2053D, 2053E out of the said Property and the present and future construction thereon along with the FSI with TDR aggregating to 89,586.70 square metres and future FSI (excluding the area admeasuring 40,410.24 square metres and the construction thereon consisting of 28 Villas along with Wing A and B of the buildings known as Barcelona, Andalusia, Valencia and Seville, Wing A of building known as Amalfy, Wing B of the building known as Sicily, Wing C of the building known as Capri of project Raheja Exotica Phase III and listed sold units/flats/premises of Wing A and B of Sorrento building Exotica Phase IV other than the receivables arising therefrom), on the terms and



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conditions therein contained (hereinafter referred to as the "Mortgage No. 9"). We understand from the Form CHG-1 that the said Mortgage No. 9 is a modification to the aforementioned Mortgage No. 3, whereby additional security was mortgaged by the Mortgagors therein, in favour of HDFC.

30. By a Unilateral Indenture of Mortgage dated 25<sup>th</sup> October, 2016, made between the Company, therein referred to as the Mortgagor of the First Part and HDFC therein referred to as the Mortgagee of the Second Part and registered with the office of the Sub-Registrar of Assurances at Andheri No. 1 under Serial No. BDR-1/11617 of 2016, a security in favour of HDFC, *inter-alia*, in respect of a portion admeasuring 90161.22 square metres bearing CTS Nos. 2053C, 2053C1, 2055C, 2055B, 1965, 2053D and 2053E out of the said Property and the present and future construction thereon along with the FSI with TDR of 89586.70 square metres and future FSI (excluding the area admeasuring 40,410.24 square metres and the construction thereon consisting of 28 Villas along with Wing A and B of the buildings known as Barcelona, Andalusia, Valencia and Seville, Wing A of building known as Amalfy, Wing B of the building known as Sicily, Wing C of the building known as Capri of project Raheja Exotica Phase III and listed sold units/flats/premises of Wing A and B of Sorrento building Exotica Phase IV other than the receivables arising therefrom), on the terms and conditions stated therein (hereinafter referred to as the "Mortgage No. 10").
31. By a Unilateral Indenture of Mortgage dated 19<sup>th</sup> January, 2017 made between (i) the Company, being the Mortgagor-1, (ii) Mr. Ashish S. Raheja, being the Mortgagor-2 (therein collectively referred to as the Mortgagors), of the One Part and HDFC, therein referred to as the Mortgagee of the Other Part and registered with the office of the Sub-Registrar of Assurances at Borivali No. 6 under Serial No. BRL-6/648 of 2017, a security in favour of HDFC was created, *inter-alia*, in respect of a portion admeasuring 81,308.56 square metres bearing CTS Nos. 2053C, 2053C1, 2055C, 2055B, 1965, 2053D and 2053E out of the said Property and the present and future construction thereon along with the FSI with TDR of 76,508.66 square metres and future FSI (excluding the area admeasuring 40,410.24 square metres and the construction thereon consisting of 28 Villas along with Wing A and B of the buildings known as Barcelona, Andalusia, Valencia and Seville, Wing A of building known as Amalfy, Wing B of the building known as Sicily, Wing C of the building known as Capri of project Raheja Exotica Phase III and listed sold units/flats/premises of Wing A and B of Sorrento building Exotica Phase IV other than the receivables arising therefrom), on the terms and conditions stated therein (hereinafter referred to as the "Mortgage No. 11").



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32. By a Unilateral Indenture of Mortgage dated 15<sup>th</sup> March, 2018, made between the Company, being the Mortgagor/Borrower of the One Part and HDFC, therein referred to as the Mortgagee of the Other Part and registered with the office of the Sub-Registrar of Assurances at Andheri No. 3 under Serial No. BDR-9/2794 of 2018, a security in favour of HDFC was created, *inter-alia*, in respect of a portion admeasuring 81,308.56 square metres bearing CTS Nos. 2053C, 2053C1, 2055C, 2055B, 1965, 2053D and 2053E of the said Property and the present and future construction thereon along with the FSI with TDR of 76,509.66 square metres (excluding the area admeasuring 40,410.24 square metres and the construction thereon consisting of 28 Villas along with Wing A and B of the buildings known as Barcelona, Andalusia, Valencia and Seville, Wing A of building known as Amalfy, Wing B of the building known as Sicily, Wing C of the building known as Capri of project Raheja Exotica Phase III and listed sold units/flats/premises of Wing A and B of Sorrento building Exotica Phase IV other than the receivables arising therefrom), on the terms and conditions stated therein (hereinafter referred to as the "Mortgage No. 12").

33. By a Unilateral Indenture of Mortgage dated 13<sup>th</sup> August, 2018, made between the Company, being the Mortgagor of the One Part and HDFC, therein referred to as the Mortgagee of the Other Part and registered with the office of the Sub-Registrar of Assurances at Andheri No. 3 under Serial No. BDR-9/8978 of 2018, a security in favour of HDFC was created, *inter-alia*, in respect of a portion admeasuring 81,308.56 square metres bearing CTS Nos. 2053C, 2053C1, 2055C, 2055B, 1965, 2053D and 2053E out of the said Property and the present and future construction thereon along with the FSI with TDR of 95,418.64 square metres (excluding the area admeasuring 40,410.24 square metres and the construction thereon consisting of 28 Villas along with Wing A and B of the buildings known as Barcelona, Andalusia, Valencia and Seville, Wing A of building known as Amalfy, Wing B of the building known as Sicily, Wing C of the building known as Capri of project Raheja Exotica Phase III and listed sold units/flats/premises of Wing A and B of Sorrento building Exotica Phase IV other than the receivables arising therefrom), on the terms and conditions and in the manner stated therein (hereinafter referred to as the "Mortgage No. 13").



34. By a Unilateral Indenture of Mortgage dated 13<sup>th</sup> August, 2018, made between the Company, being the Mortgagor of the One Part and HDFC, therein referred to as the Mortgagee of the Other Part and registered with the office of the Sub-Registrar of Assurances at Andheri No. 3 under Serial No. BDR-9/8981 of 2018, a security in favour of HDFC was created, *inter-*

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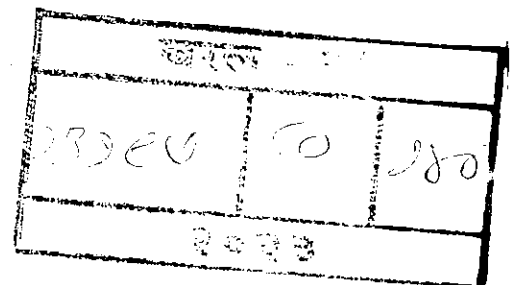
*alia*, in respect of a portion admeasuring 81,308.56 square metres bearing CTS Nos. 2053C, 2053C1, 2055C, 2055B, 1965, 2053D and 2053E out of the said Property and the present and future construction thereon along with the FSI with TDR of 95,418.64 square metres (excluding the area admeasuring 40,410.24 square metres and the construction thereon consisting of 28 Villas along with Wing A and B of the buildings known as Barcelona, Andalusia, Valencia and Seville, Wing A of building known as Amalfy, Wing B of the building known as Sicily, Wing C of the building known as Capri of project Raheja Exotica Phase III and listed sold units/flats/premises of Wing A and B of Sorrento building Exotica Phase IV other than the receivables arising therefrom), on the terms and conditions and in the manner stated therein (hereinafter referred to as the "Mortgage No. 14").

(Mortgage No. 1, Mortgage No. 2, Mortgage No. 3, Mortgage No. 4, Mortgage No. 5, Mortgage No. 6, Mortgage No. 7, Mortgage No. 8, Mortgage No. 9, Mortgage No. 10, Mortgage No. 11, Mortgage No. 12, Mortgage No. 13 and Mortgage No. 14 are hereinafter collectively referred to as the "said Mortgages")

**C. Searches and Public Notice:**

35. For this Title Certificate, we have relied upon the following search reports submitted by search clerk, Mr. N. B. Vagal:

- (i) Search Report dated 30<sup>th</sup> November, 2009 conducted in the offices of the Sub-Registrar of Assurances at Mumbai, Bandra, Borivali and Goregaon for a period from 1968 to 2009. The aforesaid Search Report does not pertain to CTS Nos. 2053/C/1 and 2055B;
- (ii) Search Report dated 15<sup>th</sup> May, 2010 conducted in the offices of the Sub-Registrar of Assurances at Borivali and Goregaon for a period from 2009 to 2010. The aforesaid Search Report does not pertain to CTS Nos. 2053/C/1 and 2055B;
- (iii) Search Report dated 10<sup>th</sup> January, 2013 conducted in the offices of the Sub-Registrar of Assurances at Mumbai, Borivali and Goregaon for a period from 2010 to 2013;
- (iv) Search Report dated 17<sup>th</sup> October, 2016 conducted in the offices of the Sub-Registrar of Assurances at Borivali and Goregaon for a period from 2013 to 2016; and





(v) Search Report dated 2<sup>nd</sup> August, 2018 conducted in the offices of the Sub-Registrar of Assurances at Borivali, Kandivali and Goregaon for a period from 2016 to 2018.

36. Further, the Company has through Mr. L. K. Jain, F.C.S caused searches to be taken in the office of the Registrar of Companies and he has issued a Search Report dated 23<sup>rd</sup> August 2018 which states that save and except the mortgages mentioned therein, the Company has not created any mortgages and/or charges in respect of the said Property
37. Furthermore, we have caused Public Notices to be issued on 10<sup>th</sup> December, 2016 in "The Free Press Journal" and "Navshakti" for the investigation of title to the Project Property and have not received any claims/objection in respect of the same.

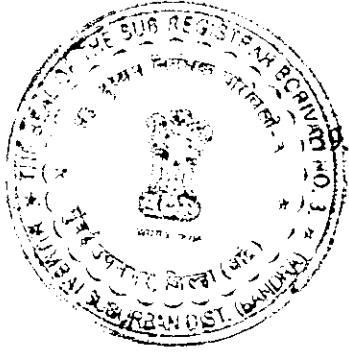
**D. Property Cards:**

38. On perusal of the certified true copies of the property register cards issued by the City Survey Officer, Goregaon in respect of C.T.S Nos. 1965, 2053D, 2053E and 2055C admeasuring 7688.3 square meters, 2359.6 square meters, 147.5 square meters and 22627.3 square metres, respectively, the user of the aforesaid C.T.S Nos. 1965, 2053D, 2053E and 2055C is mentioned as agricultural and therefore no name is reflected in the holders column of the aforesaid property cards. Further, property register cards in respect of CTS Nos. 1965 and 2053D state that they belong to class I, that is, private road belonging to schemes, individual or housing board and not taken by Municipality.

On perusal of the copy of the property register cards issued by the City Survey Officer, Goregaon in respect of C.T.S Nos. 2053B, 2053C, 2053/C/1, 2055B admeasuring 41213.9 square meters, 42322 square meters, 3259.6 square meters and 4460.2 square metres respectively, the name of the Company is entered in the holder's column as the owners of the land bearing C.T.S Nos. 2053B, 2053C, 2053/C/1 and 2055B. Further, property register cards in respect of CTS Nos. 2053B, 2053C, 2053/C/1 and 2055B state that they belong to class C, that is, non-agricultural land.

**E. Permissions and approvals:**

40. The Sub-Divisional Officer, Bombay Suburban District, by its 3 (three) Orders, all dated 29<sup>th</sup> May, 1986, bearing Nos. DLN/LND/B/7045, DLN/LND/B/7046 and DLN/LND/B/7047 respectively, granted N.A. permission in respect of an area out of the said Property bearing CTS Nos. 2053B, 2053C, 2053/C/1, 2055B.



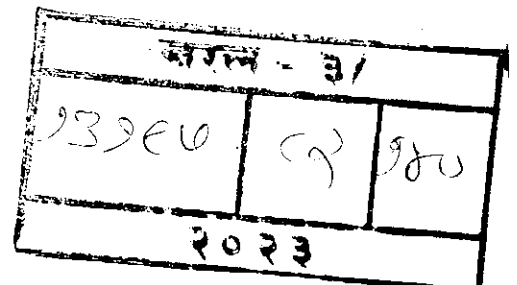
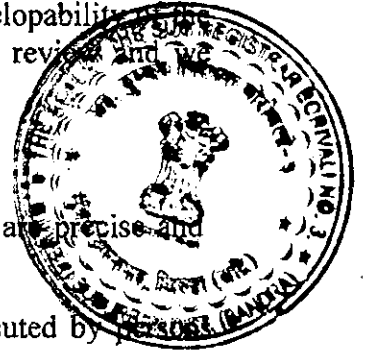
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41. The Government of Maharashtra vide Order bearing No. HTL-1085/(2027)/DXIII dated 10<sup>th</sup> September, 1986 exempted the portion of said Property, in respect of excess vacant land admeasuring 97,159.92 square metres out of the Survey Nos.74/20, 135(part), 152 and 153/1 the portion (plot no.1 to 27) from the provisions of U.L.C Act,1976, subject to the terms and conditions stipulated therein. The said exemption has been extended from time to time by the State Government, subject to the compliance of terms and conditions, as recorded therein.

**F. Disclaimer:**

42. It may be noted that:

- (a) we have not visited/ inspected any part of the said Property or any part thereof;
- (b) we have inspected originals of the documents of title as referred herein (not including the mortgage deeds in respect of the said Mortgages);
- (c) the aspects of zoning, user, reservation/set-back (if any), development potential/ Floor Space Index and developability of the said Property fall within the scope of an architect review and we express no views about the same; and
- (d) The following has been assumed by us:
  - (i) Copies of documents/papers provided to us are precise and genuine copies of originals;
  - (ii) Each document/paper has been signed/ executed by a person purporting to sign/ execute the same and such person has full authority and power to do so; and
- (e) In no circumstances, shall the cumulative liability, if any, of our firm viz., Messrs. Kanga & Co., Advocates & Solicitors, its Partners, Associates or employees, in connection with the preparation or the issue of this Title Certificate, exceed the professional fees paid by the Company to us in that behalf.



**G. Declaration:**

43. By and under a Declaration dated 15<sup>th</sup> September, 2018 executed by Mr. Sudhir Thakker, in his capacity as the Vice President – Corporate Strategy, of the Company, it is *inter-alia*, declared that:

- (i) save and except the said Mortgages and paragraph 20 in respect of the said Property, there is no subsisting lien, mortgage, charge, lease or encumbrance of any nature whatsoever in respect of the said Property;
- (ii) the said Property is not the subject matter of any pending litigation dispute or attachment either before or after judgment nor is there any restraining order or injunction passed by any court or authority pertaining to the said Property.
- (iii) there is no winding up petition pending against the Company; and
- (iv) no notice of attachment/reservation of the said Property or any part thereof has been served upon the Company.

**H. Conclusion:**

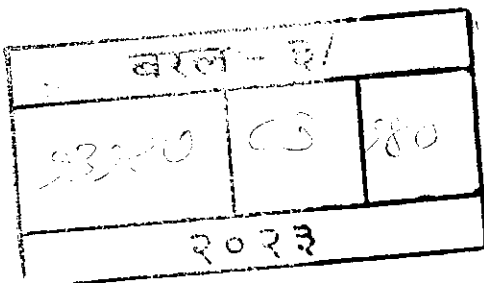
44. On the basis of and subject to the above and to the said Mortgages and paragraph 20 above, in our opinion, the title of the Company, that is Raheja Universal (Pvt.) Limited to the said Property as more particularly described in the Schedule hereunder written, is clear and marketable.



**THE SCHEDULE ABOVE REFERRED TO:**  
***("the said Property")***

All that piece or parcel of land admeasuring 1,24,078 square metres or thereabouts (including the area reserved for private garden and set back), bearing CTS Nos. 1965, 2053B, 2053C, 2053C-1, 2053D, 2053E, 2055B and 2055C (Survey Nos.152, 135(pt.), 153 Hissa No.1(part) and Survey No.74, Hissa No.20 of Village Erangal, Madh) in the Registration Sub-District and District of Bombay City and Bombay Suburban, within Greater Bombay and bounded as follows:-

On or towards the West: by CTS Nos. 2039, 2027, 1966, 1964, 1953, 1952, 1951, 1950, 1942, 1941, 1938 & 1924;





On or towards the East: by CTS Nos.2047, 2048, 2051, 2050, 2049,  
2060, 2057, 2056, 2055A, & 2075;

On or towards the North: by CTS No. 2040; and

On or towards the South: by CTS No. 2054 and 44' wide D.P. Road

Dated this 17<sup>th</sup> day of September, 2018.

Kanga and Company,

*B. B. Chidya*  
Partner



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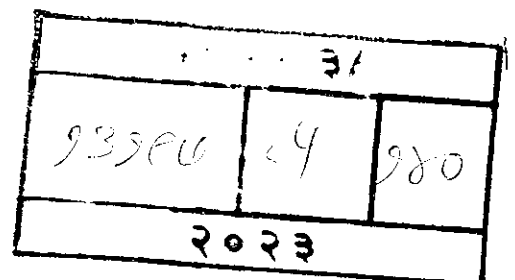
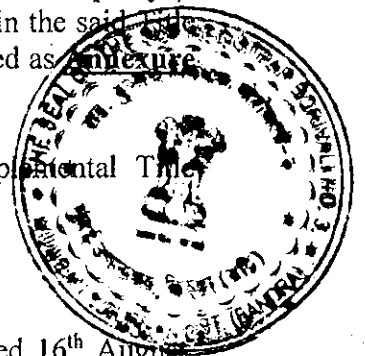
**SUPPLEMENTAL TITLE CERTIFICATE**

**Re:** All that piece and parcel of land bearing CTS Nos.1965, 2053B, 2053C, 2053C-1, 2053D, 2053E, 2055B and 2055C admeasuring 1,24,078 square metres or thereabouts (as per P.R.Card) of Village Yerangal situate lying and being at Village Yerangal, Taluka Borivali, in Greater Bombay in the Registration Sub-District and District of Bombay City and Bombay Suburban (hereinafter referred to as "**the said Property**").

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1. We have by our Title Certificate dated 17<sup>th</sup> September, 2018 (hereinafter referred to as "**the said Title Certificate**"), certified the title of Raheja Universal (Pvt.) Limited (hereinafter referred to as "**the Company**") to the property more particularly described in the Schedule thereunder and in the Schedule hereunder written (hereinafter referred to as "**the said Property**"), as being clear and marketable subject to all that is mentioned in the said Title Certificate. A copy of the said Title Certificate is hereto annexed as **Annexure**.

**I.**

2. The said Company has now requested us to issue a Supplemental Title Certificate updating the said Title Certificate.
3. In the said Title Certificate we had, *inter-alia*, stated :
  - (i) By and under a Unilateral Indenture of Mortgage dated 16<sup>th</sup> August, 2010 made between (i) the Company (then known as Raheja Universal Limited), therein referred to as Mortgagor-1, (ii) K. Raheja Developers Private Limited, therein referred to as Mortgagor-2 and (iii) Kartik Properties Private Limited, therein referred to as Mortgagor-3 and Housing Development Finance Corporation Limited ("**HDFC**"), therein referred to as the Mortgagee and registered with the office of the Sub-Registrar of Assurances at Borivali No. 6 under Serial No. BDR-12/8042 of 2010, a security in favour of HDFC was created, *inter-alia*, in respect of a portion admeasuring 90,161.22 square metres bearing CTS Nos. 2053C, 2053C1, 2055C, 2055B, 1965, 2053D and 2053E out of the said Property and present and future construction thereon alongwith the FSI aggregating to 68,418.53 square metres (excluding the area admeasuring 31,557.58 square metres bearing CTS No. 2053B and the construction thereon consisting of 28 Villas alongwith Wing A and B of the buildings known as Barcelona,



Andalusia, Valencia and Seville), on the terms and conditions therein, to secure the due repayment of certain financial facilities availed by the Company from HDFC to the tune of Rs. 31,50,00,000/- (Rupees Thirty One Crores and Fifty Lakhs only) which had also been varied/modified/amended by Supplementary Master Facility Agreement dated 26<sup>th</sup> February, 2014. The Company has repaid the entire sum due under the said mortgage and the same has been acknowledged by HDFC vide its No-dues Certificate dated 15<sup>th</sup> January, 2020. We have perused the Form CHG-4 filed by the Company with the Registrar of Companies for registration of satisfaction of charge with respect to the aforesaid mortgage and also the Memorandum of Satisfaction of Mortgage dated 27<sup>th</sup> January, 2020 issued by the Registrar of Companies recording the satisfaction of the aforesaid mortgage.

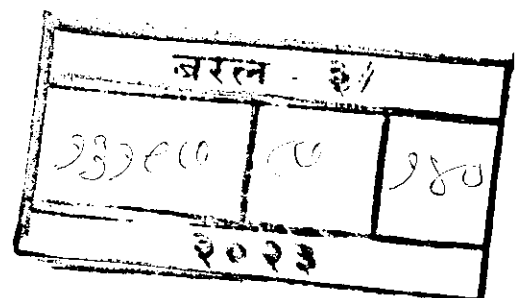
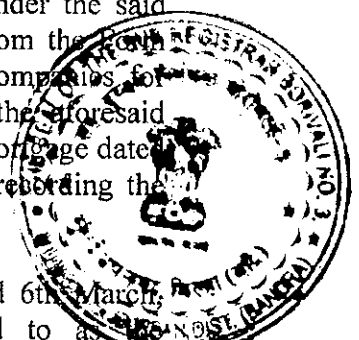
- (ii) By and under a Unilateral Indenture of Mortgage dated 7<sup>th</sup> October, 2010 made between the Company (then known as Raheja Universal Limited), therein referred to as Mortgagor and HDFC, therein referred to as the Mortgagee and registered with the Sub-Registrar of Assurances at Bandra under Serial No. BDR-4/9328 of 2010, a security in favour of HDFC was created, *inter-alia*, in respect of a portion admeasuring 90,161.22 square metres bearing CTS Nos. 2053C, 2053C1, 2055C, 2055B, 1965, 2053D and 2053E out of the said Property and the present and future construction thereon along with the FSI aggregating to 68,418.53 square metres (excluding the area admeasuring 31,557.58 square metres bearing CTS No. 2053B and the construction thereon consisting of 28 Villas alongwith Wing A and B of the buildings known as Barcelona, Andalusia, Valencia and Seville), on the terms and conditions therein contained to secure the due repayment of certain financial facilities availed by the Company from HDFC. We have been informed by the Company that the financial facility sanctioned by HDFC was for a sum of Rs. 40,00,00,000 (Rupees Forty Crores only) however, at the time of disbursement only Rs. 30,00,00,000/- (Rupees Thirty Crores only) was disbursed by HDFC. The Company has repaid the entire sum of Rs. 30,00,00,000/- (Rupees Thirty Crores only) under the said mortgage and the same has been acknowledged by HDFC vide its No-dues Certificate dated 25<sup>th</sup> April, 2019. We have perused the Form CHG-4 filed by the Company with the Registrar of Companies for registration of satisfaction of charge with respect to the aforesaid mortgage and also the Memorandum of Satisfaction of Mortgage dated 3<sup>rd</sup> May, 2019 issued by the Registrar of Companies recording the satisfaction of the aforesaid mortgage.



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- (iii) By and under a Deed of Simple Mortgage dated 3<sup>rd</sup> December, 2012, made between the Company, therein referred to as the Mortgagor of the First Part, Mr. Suresh L. Raheja, therein referred to as the Borrower of the Second Part and HDFC, therein referred to as the Mortgagee of the Third Part and registered with the Sub-Registrar of Assurances at Thane under Serial No. TNN-6/4873 of 2012, a security in favour of HDFC was created, *inter-alia*, in respect of a portion admeasuring 90161.22 square metres bearing CTS Nos. 2053C, 2053C1, 2055C, 2055B, 1965, 2053D, 2053E out of the said Property and the present and future construction thereon along with the FSI aggregating to 68418.53 square metres (excluding the area admeasuring 31557.58 square metres bearing CTS No. 2053B and the construction thereon consisting of 28 Villas alongwith Wing A and B of the buildings known as Barcelona, Andalusia, Valencia and Seville and excluding 288 sold units having saleable area admeasuring 3,11,686 square feet in Phase III) and the receivables derived out of Project Exotica-III having a saleable area of 3,32,766 square feet constructed/to be constructed on land bearing CTS Nos. 2053C, 2053C1, 2055C, 2055B, 1965, 2053D, 2053E out of the said Property, on the terms and conditions therein contained to secure the due repayment of certain financial facilities availed by the Company from HDFC to the tune of Rs. 200,00,00,000/- (Rupees Two Hundred Crores only). We have been informed by the Company that entire sum due under the said mortgage has been repaid and the same is evidenced from the CHG-4 filed by the Company with the Registrar of Companies for registration of satisfaction of charge with respect to the aforesaid mortgage and also the Memorandum of Satisfaction of Mortgage dated 9<sup>th</sup> March, 2022 issued by the Registrar of Companies regarding the satisfaction of the aforesaid mortgage.
- (iv) By and under a Unilateral Indenture of Mortgage dated 6<sup>th</sup> March, 2014, made between the Company, therein referred to as the Mortgagor and HDFC, therein referred to as the Mortgagee and registered with the Sub-Registrar of Assurances at Andheri-2 under Serial No. BDR-4/1767 of 2014, a security in favor of HDFC was created, *inter-alia*, in respect of in respect of a portion admeasuring 90,161.22 square metres bearing CTS Nos. 2053C, 2053C1, 2055C, 2055B, 1965, 2053D, 2053E out of the said Property, and the present and future construction thereon along with the FSI aggregating to 68418.53 square metres and future FSI (excluding the area admeasuring 31,557.58 square metres bearing CTS No. 2053B and the construction thereon consisting of 28 Villas along with Wing A and B of the buildings known as Barcelona, Andalusia, Valencia and Seville and 288 sold units having saleable area admeasuring 3,11,686 square feet in phase III and phase IV other than the receivables arising



therefrom), on the terms and conditions stated therein to secure the due repayment of certain financial facilities availed by the Company from HDFC to the tune of Rs. 40,00,00,000/- (Rupees Forty Crores only). The Company has repaid a sum of Rs. 25,00,00,000/- (Rupees Twenty Five Crores only) due under the said mortgage and the same has been acknowledged by HDFC vide its No-dues Certificate dated 27th October, 2021. Further, we have been informed by the Company that the balance amount of Rs. 15,00,00,000/- (Rupees Fifteen Crores only) still stands undisbursed by HDFC to the Company, and the same is evidences in the No-Dues Certificate dated 27th October, 2021. We have also perused the Form CHG-4 filed by the Company with the Registrar of Companies for registration of satisfaction of charge with respect to the aforesaid mortgage and also the Memorandum of Satisfaction of Mortgage dated 8th November, 2021 issued by the Registrar of Companies recording the satisfaction of the sum of Rs. 25,00,00,000/- (Rupees Twenty Five Crores only) from the aforesaid mortgage.

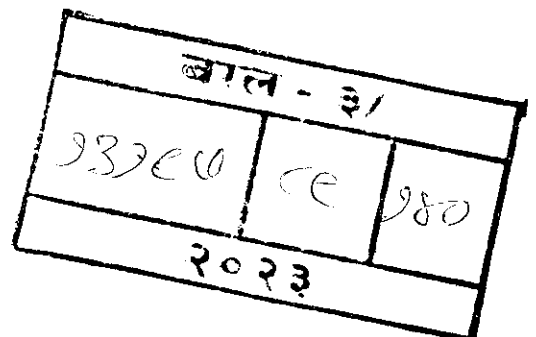
- (v) By and under a Unilateral Indenture of Mortgage dated 30th May, 2014 made between the Company and Anr, being the Mortagagor-1 and Mortgagor-2 respectively of the First Part, the Company being the Borrower of the Second Part and HDFC, being the Mortgagee of the Third Part and registered with the Sub-Registrar of Assurances at Mumbai under Serial No. BBE-1/4636 of 2014, a security in favour of HDFC was created, *inter-alia* in respect of a portion admeasuring 90,161.22 square metres bearing CTS Nos. 2053C, 2053C1, 2055C, 2055B, 1965, 2053D, 2053E out of the said Property and the present and future construction thereon along with the FSI aggregating to 68418.53 square metres and future FSI (excluding the area admeasuring 31,557.58 square metres bearing CTS No. 2053B and the construction thereon consisting of 28 Villas along with Wing A and B of the buildings known as Barcelona, Andalusia, Valencia and Seville and 288 sold units having saleable area admeasuring 3,11,686 square feet in phase III and phase IV other than the receivables arising therefrom), on the terms and conditions therein contained to secure the due repayment of certain financial facilities availed by the Company from HDFC to the tune of Rs. 130,00,00,000/- (Rupees One Hundred and Thirty Crores only). The Company has repaid the entire sum due under the said mortgage and the same has been acknowledged by HDFC vide its No-dues Certificate dated 3rd July, 2019. We have also perused the Form CHG-4 filed by the Company with the Registrar of Companies for registration of satisfaction of charge with respect to the aforesaid mortgage and also the Memorandum of Satisfaction of Mortgage dated 8th July, 2019 issued by the Registrar of Companies recording the satisfaction of the aforesaid mortgage.



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(vi) By and under a Unilateral Indenture of Mortgage dated 29<sup>th</sup> December, 2014 made by the Company, therein referred to as the Mortgagor of the One Part and HDFC, therein referred to as the Mortgagee of the Other Part and registered with the Sub-Registrar of Assurances at Thane under Serial No. TNN-5/12303 of 2014, a security in favor of HDFC was created, *inter-alia*, in respect of a portion admeasuring 90,161.22 square metres bearing CTS Nos. 2053C, 2053C1, 2055C, 2055B, 1965, 2053D, 2053E out of the said Property and the present and future construction thereon along with the FSI aggregating to 68,418.53 square metres and future FSI (excluding the area admeasuring 31,557.58 square metres bearing CTS No. 2053B and the construction thereon consisting of 28 Villas along with Wing A and B of the buildings known as Barcelona, Andalusia, Valencia and Seville and 288 sold units having saleable area admeasuring 3,11,686 square feet in phase III and phase IV other than the receivables arising therefrom), on the terms and conditions therein contained to secure the due repayment of certain financial facilities availed by the Company from HDFC to the tune of Rs. 250,00,00,000/- (Rupees Two Hundred and Fifty Crores only). The Company has repaid the entire sum under the said mortgage and the same has been acknowledged by HDFC vide its No-dues Certificate dated 15<sup>th</sup> January, 2020. We have also perused the Form CHG-4 filed by the Company with the Registrar of Companies for registration of satisfaction of charge with respect to the aforesaid mortgage and also the Memorandum of Satisfaction of Mortgage dated 27<sup>th</sup> January, 2020 issued by the Registrar of Companies recording the satisfaction of the aforesaid mortgage.

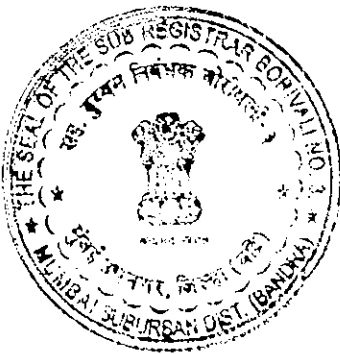
(vii) By and under a Unilateral Indenture of Mortgage dated 24<sup>th</sup> July, 2015 made between the Company, therein referred to as Mortgagor and HDFC, therein referred to as the Mortgagee and registered with the office of the Sub-Registrar of Assurances at Andheri No. 2 under Serial No. BDR-4/5520 of 2015, a security in favour of HDFC was created, *inter-alia*, in respect of a portion admeasuring 90,161.22 square metres bearing CTS Nos. 2053C, 2053C1, 2055C, 2055B, 1965, 2053D, 2053E out of the said Property and the present and future construction thereon along with the FSI aggregating to 68,418.53 square metres and future FSI (excluding the area admeasuring 31,557.58 square metres bearing CTS No. 2053B and the construction thereon consisting of 28 Villas along with Wing A and B of the buildings known as Barcelona, Andalusia, Valencia and Seville and the list of sold units/flats attached thereto in phase III and phase IV other than the receivables arising therefrom), on the terms and conditions therein to secure the due repayment of certain financial facilities availed by the Company from HDFC to the tune of Rs.





50,00,00,000 (Rupees Fifty Crores only). The Company has repaid the entire sum due under the said mortgage and the same has been acknowledged by HDFC vide its No-dues Certificate dated 15<sup>th</sup> January, 2020. We have also perused the Form CHG-4 filed by the Company with the Registrar of Companies for registration of satisfaction of charge with respect to the aforesaid mortgage and also the Memorandum of Satisfaction of Mortgage dated 27<sup>th</sup> January, 2020 issued by the Registrar of Companies recording the satisfaction of the aforesaid mortgage.

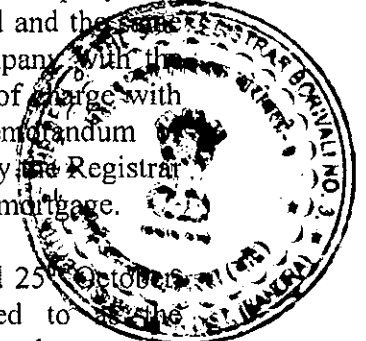
- (viii) By and under a Unilateral Indenture of Mortgage dated 16<sup>th</sup> September, 2015, made between the Company, therein referred to as the Mortgagor of the One Part and HDFC, therein referred to as the Mortgagee of the Other Part and registered with the Sub-Registrar of Assurances at Andheri-3 under Serial No. BDR-9/8300 of 2015, a security in favor of HDFC was created, *inter-alia*, in respect of in respect of a portion admeasuring 90,161.22 square metres bearing CTS Nos. 2053C, 2053C1, 2055C, 2055B, 1965, 2053D, 2053E out of the said Property and the present and future construction thereon along with the FSI with TDR of 89,586.70 square metres and future FSI (excluding the area admeasuring 40,410.24 square metres and the construction thereon consisting of 28 Villas along with Wing A and B of the buildings known as Barcelona, Andalusia, Valencia and Seville, Wing A of building known as Amalfy, Wing B of the building known as Sicily, Wing C of the building known as Capri of project Raheja Exotica Phase III and listed sold units/flats/premises of Wing A and B of Sorrento building Exotica Phase IV other than the receivables arising therefrom), on the terms and conditions stated therein to secure the due repayment of certain financial facilities availed by the Company from HDFC to the tune of Rs. 100,00,00,000/- (Rupees One Hundred Crores only). The Company has repaid the entire sum due under the said mortgage and the same has been acknowledged by HDFC vide its No-dues Certificate dated 20<sup>th</sup> December, 2018. We have also perused the Form CHG-4 filed by the Company with the Registrar of Companies for registration of satisfaction of charge with respect to the aforesaid mortgage and also the Memorandum of Satisfaction of Mortgage dated 8<sup>th</sup> January, 2019 issued by the Registrar of Companies recording the satisfaction of the aforesaid mortgage.



- (ix) By and under a Unilateral Indenture of Mortgage dated 1<sup>st</sup> October, 2015, made between the Company, therein referred to as the Mortgagor-1 of the First Part, Mr. Rahul S. Raheja, therein referred to as the Mortgagor-2 of the Second Part, Mr. Ashish S. Raheja, therein referred to as Mortgagor No. 3 of the Third Part, Mr. Suresh L. Raheja,

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therein referred to as the Borrower of the Fourth Part and HDFC, therein referred to as the Mortgagee of the Fifth Part and registered with the office of the Sub-Registrar of Assurances at Andheri No. 3 under Serial No. BDR-9/8550 of 2015, a security in favour of HDFC was created, *inter-alia*, in respect of a portion admeasuring 90,161.22 square metres bearing CTS Nos. 2053C, 2053C1, 2055C, 2055B, 1965, 2053D, 2053E out of the said Property and the present and future construction thereon along with the FSI with TDR aggregating to 89,586.70 square metres and future FSI (excluding the area admeasuring 40,410.24 square metres and the construction thereon consisting of 28 Villas along with Wing A and B of the buildings known as Barcelona, Andalusia, Valencia and Seville, Wing A of building known as Amalfy, Wing B of the building known as Sicily, Wing C of the building known as Capri of project Raheja Exotica Phase III and listed sold units/flats/premises of Wing A and B of Sorrento building Exotica Phase IV other than the receivables arising therefrom), on the terms and conditions therein contained to secure the due repayment of certain financial facilities availed by the Company from HDFC to the tune of Rs. 200,00,00,000/- (Rupees Two Hundred Crores only). We have been informed that the said Mortgage dated 1<sup>st</sup> October, 2015 is a modification of the aforementioned Deed of Simple Mortgage dated 3<sup>rd</sup> December, 2012 and the same is evidenced by the Certificate of Registration for Modification of Charge dated 13<sup>th</sup> October, 2015. We have also been informed by the Company that entire sum due under the said mortgage has been repaid and the same is evidenced from the Form CHG-4 filed by the Company with the Registrar of Companies for registration of satisfaction of charge with respect to the aforesaid mortgage and also the Memorandum Satisfaction of Mortgage dated 9<sup>th</sup> March, 2022 issued by the Registrar of Companies recording the satisfaction of the aforesaid mortgage.



- (x) By and under a Unilateral Indenture of Mortgage dated 25<sup>th</sup> October 2016, made between the Company, therein referred to as the Mortgagor of the First Part and HDFC therein referred to as the Mortgagee of the Second Part and registered with the office of the Sub-Registrar of Assurances at Andheri No. 1 under Serial No. BDR-1/11617 of 2016, a security in favour of HDFC, *inter-alia*, in respect of a portion admeasuring 90161.22 square metres bearing CTS Nos. 2053C, 2053C1, 2055C, 2055B, 1965, 2053D and 2053E out of the said Property and the present and future construction thereon along with the FSI with TDR of 89586.70 square metres and future FSI (excluding the area admeasuring 40,410.24 square metres and the construction thereon consisting of 28 Villas along with Wing A and B of the buildings known as Barcelona, Andalusia, Valencia and Seville, Wing A of building known as Amalfy, Wing B of the building known

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as Sicily, Wing C of the building known as Capri of project Raheja Exotica Phase III and listed sold units/flats/premises of Wing A and B of Sorrento building Exotica Phase IV other than the receivables arising therefrom), on the terms and conditions stated therein to secure the due repayment of certain financial facilities availed by the Company from HDFC to the tune of Rs. 100,00,00,000/- (Rupees One Hundred Crores only). The Company has repaid the entire sum due under the said mortgage and the same has been acknowledged by HDFC vide its No-dues Certificate dated 26<sup>th</sup> July, 2021. We have also perused the Form CHG-4 filed by the Company with the Registrar of Companies for registration of satisfaction of charge with respect to the aforesaid mortgage and also the Memorandum of Satisfaction of Mortgage dated 2<sup>nd</sup> August, 2021 issued by the Registrar of Companies recording the satisfaction of the aforesaid mortgage.

- (xi) By and under a Unilateral Indenture of Mortgage dated 19<sup>th</sup> January, 2017, made between (i) the Company, being the Mortgagor-1, (ii) Mr. Ashish S. Raheja, being the Mortgagor-2 (therein collectively referred to as the Mortgagors), of the One Part and HDFC, therein referred to as the Mortgagee of the Other Part and registered with the office of the Sub-Registrar of Assurances at Borivali No. 6 under Serial No. BRL-6/648 of 2017, a security in favour of HDFC was created, *inter-alia*, in respect of a portion admeasuring 81,308.56 square metres bearing CTS Nos. 2053C, 2053C1, 2055C, 2055B, 1965, 2053D and 2053E out of the said Property and the present and future construction thereon along with the FSI with TDR of 76,508.66 square metres and future FSI (excluding the area admeasuring 40,410.24 square metres and the construction thereon consisting of 28 Villas along with Wing A and B of the buildings known as Barcelona, Andalusia, Valencia and Seville, Wing A of building known as Amalfy, Wing B of the building known as Sicily, Wing C of the building known as Capri of project Raheja Exotica Phase III and listed sold units/flats/premises of Wing A and B of Sorrento building Exotica Phase IV other than the receivables arising therefrom), on the terms and conditions stated therein to secure the due repayment of certain financial facilities availed by the Company from HDFC to the tune of Rs. 175,00,00,000/- (Rupees One Hundred and Seventy Five Crores only). The Company has repaid the entire sum due under the said mortgage and the same has been acknowledged by HDFC vide its No-dues Certificate dated 6<sup>th</sup> August, 2021. We have perused the Form CHG-4 filed by the Company with the Registrar of Companies for registration of satisfaction of charge with respect to the aforesaid mortgage and also the Memorandum of Satisfaction of Mortgage dated 10<sup>th</sup> August, 2021 issued by the Registrar of Companies recording the satisfaction of the aforesaid mortgage.

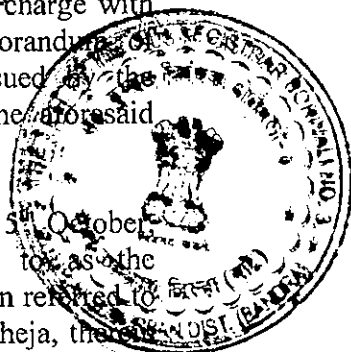


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(xii) By and under a Unilateral Indenture of Mortgage dated 13<sup>th</sup> August, 2018, made between the Company, being the Mortgagor of the One Part and HDFC, therein referred to as the Mortgagee of the Other Part and registered with the office of the Sub-Registrar of Assurances at Andheri No. 3 under Serial No. BDR-9/8978 of 2018, a security in favour of HDFC was created, *inter-alia*, in respect of a portion admeasuring 81,308.56 square metres bearing CTS Nos. 2053C, 2053C1, 2055C, 2055B, 1965, 2053D and 2053E out of the said Property and the present and future construction thereon along with the FSI with TDR of 95,418.64 square metres (excluding the area admeasuring 40,410.24 square metres and the construction thereon consisting of 28 Villas along with Wing A and B of the buildings known as Barcelona, Andalusia, Valencia and Seville, Wing A of building known as Amalfy, Wing B of the building known as Sicily, Wing C of the building known as Capri of project Raheja Exotica Phase III and listed sold units/flats/premises of Wing A and B of Sorrento building Exotica Phase IV other than the receivables arising therefrom), on the terms and conditions and in the manner stated therein to secure the due repayment of certain financial facilities availed by the Company from HDFC to the tune of Rs. 45,00,00,000/- (Rupees Forty Five Crores only). The Company has repaid the entire sum due under the said mortgage and the same has been acknowledged by HDFC vide its No-dues Certificate dated 15<sup>th</sup> January, 2020. We have perused the Form CHG-4 filed by the Company with the Registrar of Companies for registration of satisfaction of charge with respect to the aforesaid mortgage and also the Memorandum of Satisfaction of Mortgage dated 27<sup>th</sup> January, 2020 issued by the Registrar of Companies recording the satisfaction of the aforesaid mortgage.

(xiii) By and under a Unilateral Indenture of Mortgage dated 15<sup>th</sup> October, 2018, made between the Company, therein referred to as the Mortgagor-1 of the First Part, Mr. Rahul S. Raheja, therein referred to as the Mortgagor-2 of the Second Part, Mr. Ashish S. Raheja, therein referred to as Mortgagor No. 3 of the Third Part, Mr. Suresh L. Raheja, therein referred to as the Borrower of the Fourth Part and HDFC, therein referred to as the Mortgagee of the Fifth Part and registered with the office of the Sub-Registrar of Assurances at Andheri No. 3 under Serial No. BDR-9/8550 of 2015, a security in favour of HDFC was created, *inter-alia*, in respect of a portion admeasuring 81308.56 square metres bearing CTS Nos. 2053C, 2053C1, 2055C, 2055B, 1965, 2053D, 2053E out of the said Property and the present and future construction thereon along with the FSI with TDR aggregating to 95418.64 square metres and future FSI (excluding the area



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admeasuring 40,410.24 square metres and the construction thereon consisting of 28 Villas along with Wing A and B of the buildings known as Barcelona, Andalusia, Valencia and Seville, Wing A of building known as Amalfy, Wing B of the building known as Sicily, Wing C of the building known as Capri of project Raheja Exotica Phase III and listed sold units/flats/premises of Wing A and B of Sorrento building Exotica Phase IV other than the receivables arising therefrom), on the terms and conditions therein contained to secure the due repayment of certain financial facilities availed by the Company from HDFC to the tune of Rs. 200,00,00,000/- (Rupees Two Hundred Crores only). We have been informed that the said Mortgage dated 5<sup>th</sup> October, 2018 is a modification of the aforementioned Deed of Simple Mortgage dated 3<sup>rd</sup> December, 2012 and the same is evidenced by the Certificate of Registration for Modification of Charge dated 10<sup>th</sup> October, 2018. We have also been informed by the Company that entire sum due under the said mortgage has been repaid and the same is evidenced from the Form CHG-4 filed by the Company with the Registrar of Companies for registration of satisfaction of charge with respect to the aforesaid mortgage and also the Memorandum of Satisfaction of Mortgage dated 9<sup>th</sup> March, 2022 issued by the Registrar of Companies recording the satisfaction of the aforesaid mortgage.

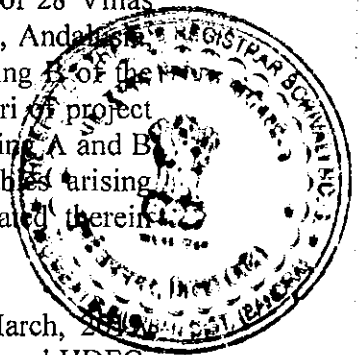
4. In the said Title Certificate we had also, *inter-alia*, stated :

- (i) By and under a Unilateral Indenture of Mortgage dated 15<sup>th</sup> March, 2018, made between the Company, being the Mortgagor/Borrower of the One Part and HDFC, therein referred to as the Mortgagee of the Other Part and registered with the office of the Sub-Registrar of Assurances at Andheri No. 3 under Serial No. BDR-9/2794 of 2018, a security in favour of HDFC was created, *inter-alia*, in respect of a portion admeasuring 81,308.56 square metres bearing CTS Nos. 2053C, 2053C1, 2055C, 2055B, 1965, 2053D and 2053E of the said Property and the present and future construction thereon along with the FSI with TDR of 76,509.66 square metres (excluding the area admeasuring 40,410.24 square metres and the construction thereon consisting of 28 Villas along with Wing A and B of the buildings known as Barcelona, Andalusia, Valencia and Seville, Wing A of building known as Amalfy, Wing B of the building known as Sicily, Wing C of the building known as Capri of project Raheja Exotica Phase III and listed sold units/flats/premises of Wing A and B of Sorrento building Exotica Phase IV other than the receivables arising therefrom), on the terms and conditions stated therein (hereinafter referred to as the "**Mortgage No. 1**"). We have been informed by the Company that the said Mortgage No. 1 is still valid and subsisting.



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- (ii) By and under a Unilateral Indenture of Mortgage dated 13<sup>th</sup> August, 2018, made between the Company, being the Mortgagor of the One Part and HDFC, therein referred to as the Mortgagee of the Other Part and registered with the office of the Sub-Registrar of Assurances at Andheri No. 3 under Serial No. BDR-9/8981 of 2018, a security in favour of HDFC was created, *inter-alia*, in respect of a portion admeasuring 81,308.56 square metres bearing CTS Nos. 2053C, 2053C1, 2055C, 2055B, 1965, 2053D and 2053E out of the said Property and the present and future construction thereon along with the FSI with TDR of 95,418.64 square metres (excluding the area admeasuring 40,410.24 square metres and the construction thereon consisting of 28 Villas along with Wing A and B of the buildings known as Barcelona, Andalusia, Valencia and Seville, Wing A of building known as Amalfy, Wing B of the building known as Sicily, Wing C of the building known as Capri of project Raheja Exotica Phase III and listed sold units/flats/premises of Wing A and B of Sorrento building Exotica Phase IV other than the receivables arising therefrom), on the terms and conditions and in the manner stated therein (hereinafter referred to as the "**Mortgage No. 2**"). We have been informed by the Company that the said Mortgage No. 2 is still valid and subsisting.
5. By and under a Unilateral Indenture of Mortgage dated 19<sup>th</sup> December, 2018, made between the Company, being the Mortgagor of the One Part and HDFC, therein referred to as the Mortgagee of the Other Part and registered with the office of the Sub-Registrar of Assurances at Andheri-3 under Serial No. BDR-9/13421 of 2018, a security in favour of HDFC was created, *inter-alia*, in respect of a portion admeasuring 81,308.56 square metres bearing CTS Nos. 2053C, 2053C1, 2055C, 2055B, 1965, 2053D and 2053E out of the said Property and the present and future construction thereon along with the FSI with TDR of 95,418.64 square metres (excluding the area admeasuring 40,410.24 square metres and the construction thereon consisting of 28 Villas along with Wing A and B of the buildings known as Barcelona, Andalusia, Valencia and Seville, Wing A of building known as Amalfy, Wing B of the building known as Sicily, Wing C of the building known as Capri of project Raheja Exotica Phase III and listed sold units/flats/premises of Wing A and B of Sorrento building Exotica Phase IV other than the receivables arising therefrom), on the terms and conditions and in the manner stated therein (hereinafter referred to as the "**Mortgage No. 3**").
6. By and under a Unilateral Indenture of Mortgage dated 15<sup>th</sup> March, 2019, made between the Company, being the Mortgagor of the One Part and HDFC, therein referred to as the Mortgagee of the Other Part and registered with the office of the Sub-Registrar of Assurances at Andheri-2 under Serial No. BDR-4/2672 of 2019, a security in favour of HDFC was created, *inter-alia*, in



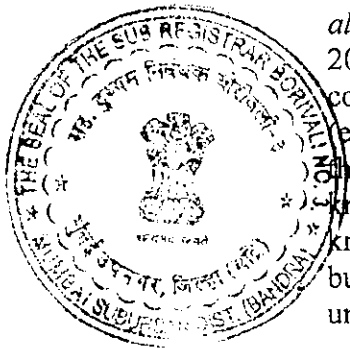
बरल - ३/		
२३२८०	६५	७८०
२०२३		



respect of a portion admeasuring 81,308.56 square metres bearing CTS Nos. 2053C, 2053C1, 2055C, 2055B, 1965, 2053D and 2053E out of the said Property and the present and future construction thereon along with the FSI with TDR of 95,418.64 square metres (excluding the area admeasuring 40,410.24 square metres and the construction thereon consisting of 28 Villas along with Wing A and B of the buildings known as Barcelona, Andalusia, Valencia and Seville, Wing A of building known as Amalfy, Wing B of the building known as Sicily, Wing C of the building known as Capri of project Raheja Exotica Phase III and listed sold units/flats/premises of Wing A and B of Sorrento building Exotica Phase IV other than the receivables arising therefrom), on the terms and conditions and in the manner stated therein (hereinafter referred to as the “**Mortgage No. 4**”).

7. By and under a Unilateral Indenture of Mortgage dated 12<sup>th</sup> February, 2020, made between the Company, therein referred to as the Mortgagor of the First Part and HDFC therein referred to as the Mortgagee of the Second Part and registered with the office of the Sub-Registrar of Assurances at Borivali No. 5 under Serial No.BRL-5/1925 of 2020, a security in favour of HDFC, *inter-alia*, in respect of a bearing CTS Nos. 2053C, 2053C1, 2055C, 2055B, 1965, 2053D and 2053E out of the said Property and the present and future construction thereon along with the FSI with TDR of 95,418.64 square metres (excluding the area admeasuring 40,410.24 square metres and the construction thereon consisting of 28 Villas along with Wing A and B of the buildings known as Barcelona, Andalusia, Valencia and Seville, Wing A of building known as Amalfy, Wing B of the building known as Sicily, Wing C of the building known as Capri of project Raheja Exotica Phase III and listed sold units/flats/premises of Wing A and B of Sorrento building Exotica Phase IV other than the receivables arising therefrom), on the terms and conditions and in the manner stated therein (hereinafter referred to as the “**Mortgage No. 5**”)

8. By and under a Unilateral Indenture of Mortgage dated 12<sup>th</sup> February, 2020, made between the Company, therein referred to as the Mortgagor of the First Part and HDFC therein referred to as the Mortgagee of the Second Part and registered with the office of the Sub-Registrar of Assurances at Borivali No. 5 under Serial No.BRL-5/1926 of 2020, a security in favour of HDFC, *inter-alia*, in respect of a bearing CTS Nos. 2053C, 2053C1, 2055C, 2055B, 1965, 2053D and 2053E out of the said Property and the present and future construction thereon along with the FSI with TDR of 95,418.64 square metres (excluding the area admeasuring 40,410.24 square metres and the construction thereon consisting of 28 Villas along with Wing A and B of the buildings known as Barcelona, Andalusia, Valencia and Seville, Wing A of building known as Amalfy, Wing B of the building known as Sicily, Wing C of the building known as Capri of project Raheja Exotica Phase III and listed sold units/flats/premises of Wing A and B of Sorrento building Exotica Phase IV



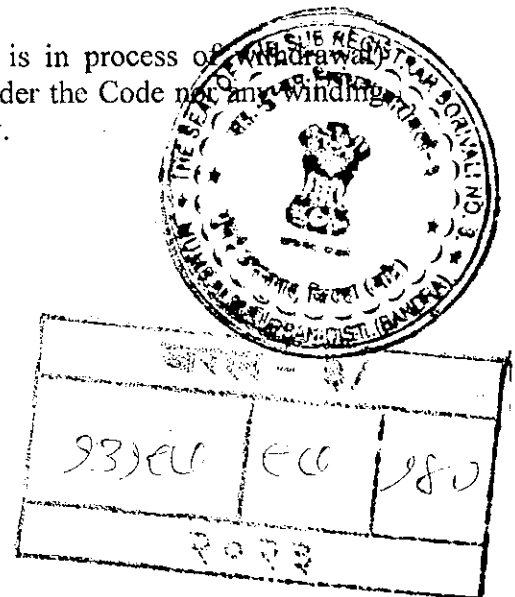
BRL-5/1926		
53966	ES	280
2023		

other than the receivables arising therefrom), on the terms and conditions and in the manner stated therein (hereinafter referred to as the “**Mortgage No.6**”).

The said Mortgage No.1, the said Mortgage No.2, the said Mortgage No.3, the said Mortgage No.4, the said Mortgage No.5 and the said Mortgage No.6 are hereinafter collectively referred to as “**the said Mortgages**”.

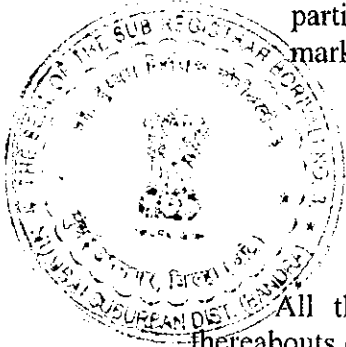
9. For this Supplemental Title Certificate, we have relied upon the search report dated 4<sup>th</sup> July, 2022 submitted by Search Clerk, Mr. Nilesh Vagal pursuant to the searches conducted by him in the offices of the concerned Sub-Registrar of Assurances for the period from 2018 to 2022. We have, however, for the purpose of this Supplemental Title Certificate, at the instructions of the Company not issued public notice in local newspapers for investigating the title of the Company with respect to the said Property.
10. For the purpose of this Supplemental Title Certificate, we have relied upon the Search Report dated 22<sup>nd</sup> June, 2022 by Lalit K. Jain, practicing Company Secretary pursuant to the searches conducted by him for the charges created by the Company in respect of the said Property on the online portal of the Ministry of Corporate Affairs. On perusing the Search Report dated 22<sup>nd</sup> June, 2022 we observe that the said Mortgages are valid and subsisting.
11. By and under a Declaration dated 8<sup>th</sup> September, 2022 executed by Mr. Sudhir Thakker, Vice President (Strategy), of the Company, it is *inter-alia*, declared that:
- (i) save and except the said Mortgage, as mentioned herein, there are no other subsisting liens, mortgages, charges, leases, litigations or encumbrances of any nature whatsoever in respect of the Project Property;
  - (ii) save and except as mentioned herein, the Project Property is not the subject matter of any pending litigation, dispute or attachment either before or after judgment nor is there any restraining order or injunction passed by any court or authority pertaining to the Project Property or any part thereof;
  - (iii) subject to the said Application (which is in process of withdrawal) there is no other application initiated under the Code nor any winding up petition pending against the Company.

12. It may be noted that:



- (a) we have not visited/ inspected the said Property or any part thereof;
- (b) we have been informed by the Company that no revenue records viz., 7/12, 6/12, property cards and other revenue records of similar nature are maintained in in respect of the said Property;
- (c) we have, for the purpose of this Supplemental Title Certificate, not inspected originals of any of the documents or other papers referred herein;
- (d) the aspects of zoning, user, reservation/set-back (if any), development potential/ Floor Space Index and developability of the said Property fall within the scope of an architect review and we express no views about the same; and
- (e) In no circumstances, shall the cumulative liability, if any, of our firm viz., Messrs. Kanga & Co., Advocates & Solicitors, its Partners, Associates or employees, in connection with the preparation or the issue of this Supplemental Title Certificate, exceed the professional fees paid by the Company to us in that behalf.

13. On the basis of and subject to the above including the said Mortgages and all that is stated in the said Title Certificate, in our opinion, the title of the Company, i.e., Raheja Universal (Pvt) Limited, to the said Property, more particularly described in the Schedule hereunder written, is clear and marketable.



**THE SCHEDULE ABOVE REFERRED TO**

*(Description of the "the said Property")*

All that piece or parcel of land admeasuring 1,24,078 square metres or thereabouts (including the area reserved for private garden and set back), bearing CTS Nos. 1965, 2053B, 2053C, 2053C-1, 2053D, 2053E, 2055B and 2055C (Survey Nos.152, 135(pt.), 153 Hissa No.1(part) and Survey No.74, Hissa No.20 of Village Erangal, Madh) in the Registration Sub-District and District of Bombay City and Bombay Suburban, within Greater Bombay and bounded as follows:-

On or towards the West: by CTS Nos. 2039, 2027, 1966, 1964, 1953, 1952, 1951, 1950, 1942, 1941, 1938 & 1924;

On or towards the East: by CTS Nos.2047, 2048, 2051, 2050, 2049, 2060, 2057, 2056, 2055A, & 2075;

बरेल - ३/		
३३३८६	८८	१४०
२०२३		



On or towards the North: by CTS No. 2040; and

On or towards the South: by CTS No. 2054 and 44' wide D.P. Road

Dated this 8<sup>th</sup> day of September, 2022.

Kanga and Company,

*S.S. Vaidya*  
Partner



क्रमांक - ३/		
१११००	६६	१४०
२०२३		

EXTRACT FROM THE PROPERTY REGISTER CARD

City Survey 20434 Tal: Borivali, Dist: Bombay Suburban District.

City Survey Number,	Area Sq. Mts.	Tenure	Particulars of assessment for rent paid to Government and when due for revision.
20434	7682-3		
20434	2593-6		
20434	2482-6		
20434	960-00		
20434	6148-32-00		
Basements	6402-00		
20434	2975-3		
Holder in 1900	6655-3		
Origin of the title (so far as treated)			
Lessee			
Other encumbrances			
Other remarks			

Date	Transaction	Vol. No.	New Holder (H) Lessee (L) Or Encumbrances (E)	Attestation
------	-------------	----------	---	-------------

*[Handwritten entries in the transaction table, including dates like 2011, 2012, 2013, 2014 and various details.]*

**Note:-**  
 This is a true copy of the extracted P. R. Card which forms part of this office record and the area of the property referred to there in is 7682-3 (i.e. Seven thousand six hundred eighty eight point three square meters) which has been verified with the original and is correct.

*[Signature]*  
 Superintendent,  
 of Land Records (G.S.)



REGISTRAR  
 BORIVALI  
 DISTRICT OF BOMBAY

33360	200	280
2023		

**EXTRACT FROM THE PROPERTY REGISTER CARD**

City Survey 41213-9 Tal: Forivali,

Dist: Bombay Suburban District.

City Survey Number.	Area Sq. Mts.	Tenure	Particulars of assessment for rent paid to Government and when due for revision.
41213-9	89293-2	अदा	
Easements			
Holder in 19 Origin of the title (so far as treated)			
Lessees			
Other encumbrances			
Other remarks			

Date	Transaction	Vol. No.	New Holder (H) Lessees (L) Or Encumbrances (E)	Attestation
1911/12	...	...	...	...
2112/12	...	...	...	...
...	...	...	...	...

This is a true copy of the extract of P. R. Card which forms part of the office records and the area of the property referred to there in is (41213-9) i.e. Forty one thousand two hundred thirty nine point nine square feet which has been verified with the original and is correct.

Superintendent of Land Records (BSD)



सत्य प्रतिलिपि

R. N. S. ...  
मुख्य निराकरण, भूमि अभिलेख तर्की  
द्वारा भूमापन अधिकारी प्र. १०  
दुबई कानगर, मुंबई

बस्त ३/		
23500	207	380
२०२३		







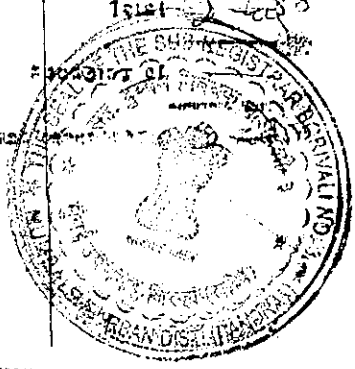
EXTRACT FROM THE PROPERTY REGISTER CARD

City Survey 42322 Tal: Borivali, Dist: Bombay Suburban District.

City Survey Number.	Area Sq. Mts.	Tenure	Particulars of assessment for rent paid to Government and when due for revision.
<u>42322</u>	<u>42322</u>	<u>शुद्ध</u>	
Basements			
Holder in 19 Origin of the title (so far as treated)			
Lessee			
Other encumbrances			
Other remarks			

Date	Transaction	Vol. No.	New Holder (H) Lessee (L) Or Encumbrances (E)	Attestation
<u>1951/10/17</u>	<u>शुद्ध</u>	<u>2167</u>	<u>शुद्ध</u>	<u>शुद्ध</u>
<u>29/10/1954</u>	<u>शुद्ध</u>	<u>2167</u>	<u>शुद्ध</u>	<u>शुद्ध</u>

Prepared by [Signature]  
 Checked by [Signature]  
 Date 12-3-80



सत्य प्रतिलिपि

R.A.S.  
 निरीक्षक, भूमि अभिलेख तथा  
 छपर भुनावन अधिकारी क्र. १०  
 हुंदई चण्णकर, पुणे

<u>93980</u>	<u>108</u>	<u>280</u>
<u>2023</u>		

Note:-  
 This is a true copy of the extract of the City Survey and the area of the property shown there in is (..... 42322 ..... the Forty two thousand three hundred ..... Forty two ..... Sq. Mts, which was verified with the original and correct.

[Signature]  
 Superintendent,  
 of Land Records (BSD) Bombay;



**EXTRACT FROM THE PROPERTY REGISTER CARD**

City Survey <sup>(12576)</sup> Tal: Borivali, Dist: Bombay Suburban District.

City Survey Number.	Area Sa. Mts.	Tenure	Particulars of assessment for rent paid to Government and when due for revision.
2043009	3: 36	3/55	
Easements			
Holder in 19 Origin of the title (so far as treated)			
Lessee			
Other encumbrances			
Other remarks			

Date	Transaction	Vol. No.	New Holder (H) Lessee (L) Or Encumbrances (E)	Attestation
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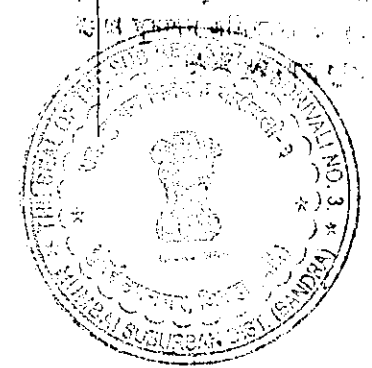
*Handwritten entries in the table, including dates like 29.12.1971 and various names and numbers.*

Notes:  
This is a true copy of the original P. R. Card with all particulars of the record and as of the present date.  
3259-6  
Three thousand two hundred fifty nine point six  
which is the original amount of Land Revenue

*Administrative stamps and signatures in the right margin, including 'S. C. on 11/11/71'.*



*Handwritten signature 'B.A.S.' and date '12-3-76'.*



33300	904	980
2023		

EXTRACT FROM THE PROPERTY REGISTER CARD

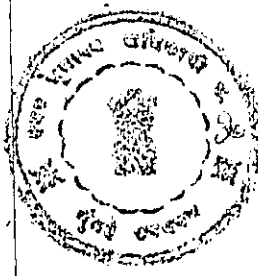
City Survey ~~1255~~ Tal: Borivali, Dist: Bombay Suburban District.

City Survey Number.	Area Sq. Mts.	Tenure	Particulars of assessment for rent paid to Government and when due for revision.
2055/01	886-2	श्री	
Easements			
Holder in 19 Origin of the title (so far as treated)			
Lessee			
Other encumbrances			
Other remarks			

Date	Transaction	Vol. No.	New Holder (H), Lessee (L) Or Encumbrances (E)	Attestation
9/10/54	म. अ. नि. म. नं. 1255/01 अ. नं. 1255/01 अ. नं. 1255/01 अ. नं. 1255/01		श्री. उमेश च. भोसले	
	म. अ. नि. म. नं. 1255/01 अ. नं. 1255/01 अ. नं. 1255/01 अ. नं. 1255/01		श्री. उमेश च. भोसले	
	म. अ. नि. म. नं. 1255/01 अ. नं. 1255/01 अ. नं. 1255/01 अ. नं. 1255/01		श्री. उमेश च. भोसले	
	म. अ. नि. म. नं. 1255/01 अ. नं. 1255/01 अ. नं. 1255/01 अ. नं. 1255/01		श्री. उमेश च. भोसले	

**Notes-**  
 This is a true copy of the extract of P. R. Card which forms part of the office record and the area of the property referred to there in is 886.2 sq. m. i. e. Four thousand four hundred and sixty six sq. mts. which is verified with the original and is correct.

*[Signature]*  
 Superintendent  
 Borivali (B.S.) Office



**सत्य प्रतिलिपि**

*[Signature]*  
 B.A.S.  
 निरीक्षक, मुंबई अतिरिक्त नगर  
 10 नुमाता अधिकारी अ. 10  
 मुंबई नगरपालिका, मुंबई

1255-01

93200 208 280

2055

EXTRACT FROM THE PROPERTY REGISTER CARD

City Survey No. 20544 Tal: Forivali, Dist: Bombay Suburban District.

City Survey Number.	Area Sq. Mts.	Tenure	Particulars of assessment for rent paid to Government and when due for revision.
<u>20544</u>	<u>22620-3</u>	<u>शुद्ध</u>	
Easements			
Holder in 19 Origin of the title (so far as treated)			
Lessee			
Other encumbrances			
Other remarks			

Date	Transaction	Vol. No.	New Holder (H) Lessee (L) Or Encumbrances (E)	Attestation
<u>24/8/21</u>	<u>...</u>	<u>...</u>	<u>...</u>	<u>...</u>

This is a true copy of the extract of P. R. Card which forms part of the office record and the area of the property referred to there in is (..... 22627-3 m<sup>2</sup>) i. e. Twenty two thousand six hundred twenty seven point three Sq. Mtrs. which has been verified with the original and is correct.

[Signature]  
Superintendent,  
of Land Records (BSD) Bombay.



**सत्य प्रतिनिधि**

[Signature]  
12/3/21



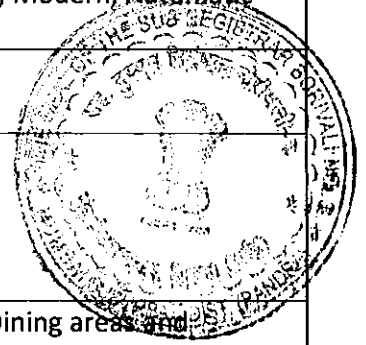
कर - 31		
93700	7000	780
२०२३		



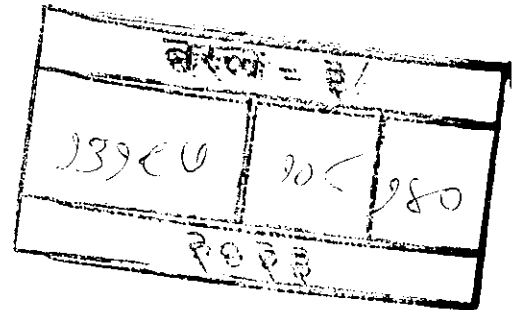
## ANNEXURE :- '1'

### Verona

<b>Proposed Specifications and Amenities</b>	
<b>Construction</b>	<ul style="list-style-type: none"> <li>A - Class, Earthquake Resistant Construction with Anti-Termite Treatment.</li> </ul>
<b>Flooring</b>	<ul style="list-style-type: none"> <li>Vitrified tiles for Living Room, Bedroom &amp; Kitchen</li> <li>Vitrified tiles for Deck.</li> </ul>
<b>Wall and Ceiling</b>	<ul style="list-style-type: none"> <li>Gypsum plaster on walls.</li> <li>Luster Paint for walls and plastic paint for ceilings.</li> </ul>
<b>Water Proofing</b>	<ul style="list-style-type: none"> <li>Patented Water proofing by Branded Company.</li> </ul>
<b>Windows</b>	<ul style="list-style-type: none"> <li>Powder coated/Anodized Aluminum Sliding Windows</li> </ul>
<b>Railings</b>	<ul style="list-style-type: none"> <li>Glass Railing with SS Pipes for Decks</li> </ul>
<b>Doors</b>	<ul style="list-style-type: none"> <li>Flush doors with SS fittings.</li> </ul>
<b>Kitchen</b>	<ul style="list-style-type: none"> <li>Granite Kitchen Counter with Sink.</li> <li>Vitrified/ Ceramic tile dado.</li> </ul>
<b>Bathroom and Toilets</b>	<ul style="list-style-type: none"> <li>Concealed plumbing with CP/Sanitary fittings of premium brand.</li> <li>Anti-skid flooring and Vitrified/ Ceramic tile dado.</li> <li>Instant Geyser in all toilets.</li> </ul>
<b>Electrical</b>	<ul style="list-style-type: none"> <li>Concealed copper wiring in the entire flat with ELCB and MCB switches in the main board.</li> <li>Adequate points for lights, fans and TV.</li> <li>Provision for Cable TV /Telephone/Fiber Optic Internet Connectivity.</li> </ul>
<b>Entrance Lobby</b>	<ul style="list-style-type: none"> <li>Designer Finish Entrance Lobby.</li> </ul>
<b>Lifts</b>	<ul style="list-style-type: none"> <li>4 nos. of Passenger + 1 no. of Fire, High speed, Modern, Automatic Lifts of reputed make.</li> </ul>
<b>External Finish</b>	<ul style="list-style-type: none"> <li>Exterior Texture Paint</li> </ul>
<b>Safety</b>	<ul style="list-style-type: none"> <li>Video Door Phone</li> <li>Certified 24 X 7 Guards.</li> <li>Gas Leak Detectors.</li> </ul>
<b>Air-conditioning</b>	<ul style="list-style-type: none"> <li>AC Provisions (sleeve provision) in all Living/ Dining areas and Bedrooms.</li> </ul>



*Handwritten signature and scribbles.*



401 10000

पावती

Original/Duplicate

Friday, June 16, 2023

नोंदणी क्र. :39म

7:05 PM

Regn.:39M

पावती क्र.: 10985 दिनांक: 16/06/2023

गावाचे नाव: कोलेकल्याण

दस्तऐवजाचा अनुक्रमांक: वदर15-10000-2023

दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: रहेजा यूनिवर्सल प्रायवेट लिमिटेड चे सिनियर वाईस प्रेसिडेण्ट (सेल्स) अनिता शाम कटारिया

नोंदणी फी रु. 100.00  
दस्त हाताळणी फी रु. 440.00  
पृष्ठांची संख्या: 22

एकूण: रु. 540.00

सह. दु. नि. धेरी-4

बाजार मूल्य: रु.1/-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

सह. दुय्यम निबंधक. अंधेरी क्र. ४,  
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: DHC रक्कम: रु.440/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1606202308929 दिनांक: 16/06/2023

बँकेचे नाव व पत्ता:

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

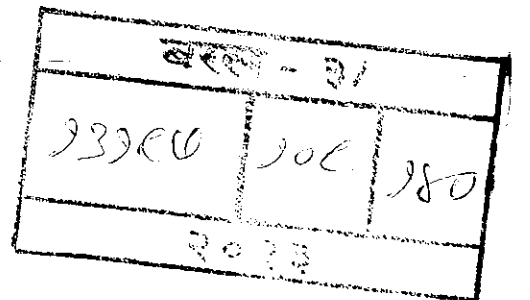
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003699187202324E दिनांक: 16/06/2023

बँकेचे नाव व पत्ता:

Anita Kataria



REGISTERED ORIGINAL DOCUMENT  
DELIVERED ON... 17 JUN 2023



CHALLAN  
MTR Form Number-6



GRN	MH003699187202324E	BARCODE	[Barcode]		Date	16/06/2023-11:07:18	Form ID	48(f)									
Department				Inspector General Of Registration													
Type of Payment				Registration Fee													
Office Name				BDR15_JT SUB REGISTRAR ANDHERI 4													
Location				MUMBAI													
Year				2023-2024 One Time													
Account Head Details				Amount In Rs.		Premises/Building											
0030045501 Stamp Duty				500.00		Road/Street											
0030063301 Registration Fee				100.00		Area/Locality											
						Town/City/District											
						PIN											
						4 0 0 0 9 8											
				Remarks (If Any)													
				PAN2=BHNPC0230M~SecondPartyName=SHUBHAM CHAVAN~													
				<table border="1"> <tr> <td colspan="3">बदल - १५</td> </tr> <tr> <td>१००००</td> <td>१</td> <td>२२</td> </tr> <tr> <td colspan="3">Six Hundred Rupees Only</td> </tr> </table>					बदल - १५			१००००	१	२२	Six Hundred Rupees Only		
बदल - १५																	
१००००	१	२२															
Six Hundred Rupees Only																	
Total				600.00		Amount In Words											
Payment Details				IDBI BANK		FOR USE IN RECEIVING BANK											
Cheque-DD Details				Bank CIN		Ref. No.											
Cheque/DD No.				Bank Date		RBI Date											
Name of Bank				Bank-Branch		Scroll No. . Date											
Name of Branch						Mobile No.											
Department ID						9773739327											
NOTE				This challan is valid for document to be registered in Sub Registrar office only. Not valid for registration in other offices.													
[Stamp]				[Stamp]													
Sr. No.	Defacement No.	Defacement Date	UserId	Defacement Amount													
1	(iS)-401-10000	0001963566202324	16/06/2023-18:22:34	IGR189	100.00												
2	(iS)-401-10000	0001963566202324	16/06/2023-18:22:34	IGR189	500.00												
Total Defacement Amount					600.00												

बदल - ३/

१३९६०	११०	१४०
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बदर - १५		
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बदर - ३१		
१३१००	१११	१४०
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बदर - 3 2R  
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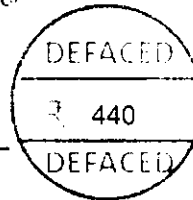


**D**ocument **H**andling **C**harges  
 Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN	1606202308929	Receipt Date	16/06/2023
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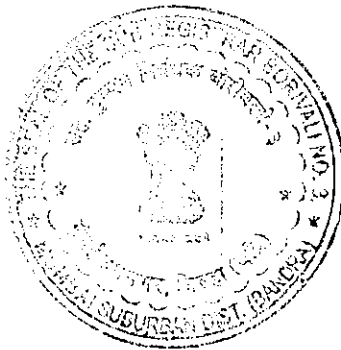
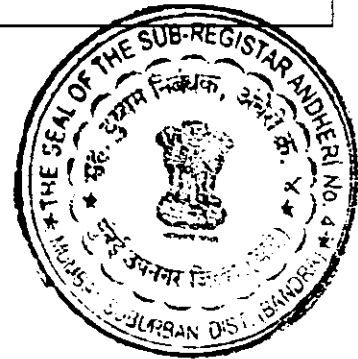
Received from RAHEJA UNIVERSAL PVT LTD, Mobile number 9773739327, an amount of Rs.440/-, towards Document Handling Charges for the Document to be registered on Document No. 10000 dated 16/06/2023 at the Sub Registrar office Joint S.R. Andheri 4 of the District Mumbai Sub-urban District



**Payment Details**

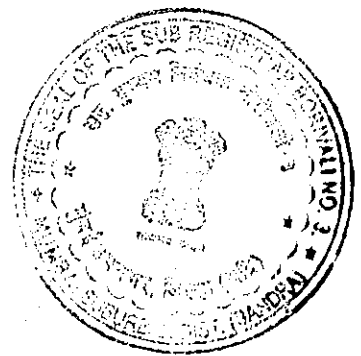
Bank Name	IBKL	Payment Date	16/06/2023
Bank CIN	10004152023061605263	REF No.	2840680372
Deface No	1606202308929D	Deface Date	16/06/2023

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



बदल - 3/  
 992 980  
 2023

बदर - १५		
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बदर - ३१		
५३३५०	५३५	९८०
२०२३		





चदर = १५		
९००००	५	२२
२०२३		

CHALLAN  
MTR Form Number-6



GRN	MH003699187202324E	BARCODE			Date	16/06/2023-11:07:18	Form ID	48(f)
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)	AABCG7955Q			
Office Name	BDR15_JT SUB REGISTRAR ANDHERI 4			Full Name	RAHEJA UNIVERSAL PVT LTD			
Location	MUMBAI			Flat/Block No.	RAHEJA CENTRE POINT, 294			
Year	2023-2024 One Time			Premises/Building				
Account Head Details		Amount In Rs.		Road/Street	C.S.T ROAD, NEAR MUMBAI UNIVERSITY, KALINA			
0030045501	Stamp Duty	500.00		Area/Locality	SANTACRUZ EAST , MUMBAI			
0030063301	Registration Fee	100.00		Town/City/District				
				PIN	4 0 0 0 9 8			
				Remarks (If Any)	PAN2-BHNPC0230M-SecondPartyName=SHUBHAM CHAVAN-			
				Amount In	Six Hundred Rupees Only			
				Words				
Total	600.00							
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN	Ref. No.	69103332023061612590		2813565560
Cheque/DD No.				Bank Date	RBI Date	16/06/2023-11:08:24		Not Verified with RBI
Name of Bank				Bank-Branch		IDBI BANK		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		



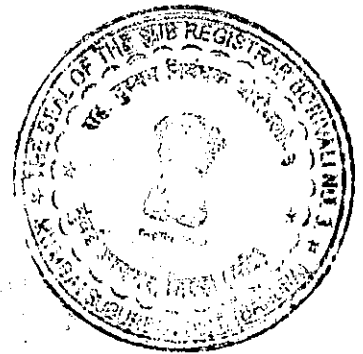
Department ID:

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलान केवल दस्तावेज निकाश कार्यालयात नोंदणी करावयाच्या दस्तावेजासाठी लागू आहे. नोंदणी न करावयाच्या दस्तावेजासाठी सदर चलान लागू नाही.

चदर = १५		
९३९६०	९९८	२८०
२०२३		

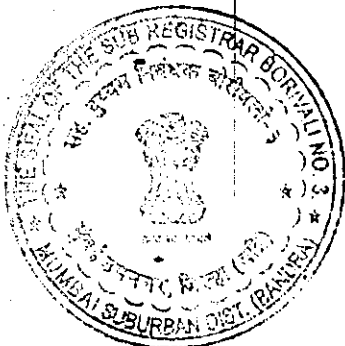
बदर - १५		
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बदर - ३१		
१३३६०	३३५	१८०
२०२३		

बदर - १५		
१००००	०	२९
२०२३		

<b>Department of Stamp &amp; Registration, Maharashtra</b>			
Receipt of Document Handling Charges			
<b>PRN</b>	1606202308929	<b>Date</b>	16/06/2023
Received from RAHEJA UNIVERSAL PVT LTD, Mobile number 9773739327, an amount of Rs.440/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub.Registrar office Joint S.R. Andheri 4 of the District Mumbai Sub-urban District.			
<b>Payment Details</b>			
<b>Bank Name</b>	IBKL	<b>Date</b>	16/06/2023
<b>Bank CIN</b>	10004152023061605263	<b>REF No.</b>	2840680372
This is computer generated receipt, hence no signature is required.			



बदर - ३१		
३३७६०	३३६	१४०
२०२३		



बदर-१५		
१००००	८	२२
२०२३		



बदर - ३१		
१३९८८	११८	१८०
२०२३		

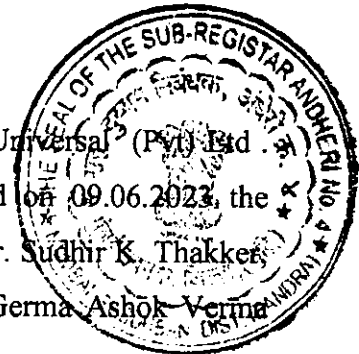
बदर - १५		
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**SPECIFIC LIMITED POWER OF ATTORNEY**

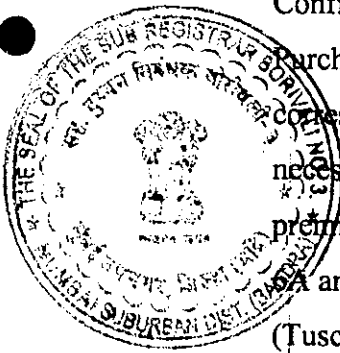
**TO ALL TO WHOM THESE PRESENTS SHALL COME WE, (1) MS. ANITA SHAM KATARIA (Sr. Vice President (Sales) (2) MR. SUDHIR K. THAKKER (Vice President (Strategy), (3), MR. MOHAN PAMANDAS AHUJA Manager (Corporate Office), (4) MR. MEHUL P.TOLIA (Dy. General Manager-CRM) and (5) MS. GERMA ASHOK VERMA (Sr.Manager-Sales(CRM)), all having their office at Raheja Centre Point, 294 CST Road, Kalina, Santacruz (E) Mumbai, 400 098 SEND GREETINGS:-**

**WHEREAS**

By a Resolution passed by the Board of Directors of Raheja Universal (Pvt) Ltd. (herein referred to as 'the Company') at their meeting held on 09.06.2023, the Company has inter alia authorized Ms. Anita Sham Kataria, Mr. Sudhir K. Thakker, Mr. Mohan Pamandas Ahuja, Mr. Mehul P. Tolia and Ms. Germa Ashok Verma jointly and /or severally to -



- A. To sign and execute Letters of Allotment, Agreements for Sale, Agreement to Sub-Lease, Deed of Sub-Lease, Lease Deed, Memorandum of Understanding, Terms of Agreement, Deeds of Rectification, Deed of Modification, Leave and License Agreement, Supplemental Agreement, Deed of Cancellation. Deed of Confirmation, No Objection Certificate for facilitating availing of loan by a purchaser of Residential/Industrial/Commercial Units/ any letters, correspondence and all other agreements, deeds and documents as may be necessary for dealing with or disposing off flats, shops, units, commercial premises, offices, car parking space/s and other areas in the building/s, viz., 7A and 6B (Cyprus), 8A and 8B (Positano), 9A (Verona), 9B (Sienna) and 10 (Tuscany) constructed/ to be constructed on the property, bearing CTS No.1965, 2053B, 2053C, 2053C-1, 2053D, 2053E, 2055B and 2055C situated in village Erangal, Taluka Borivli, Mumbai Suburban District, off Malad Madh Road, Malad (West) Mumbai.400 061 owned by it or being the Lessee/Developer and other ancillary documents, in Mumbai District/Mumbai Suburban District..



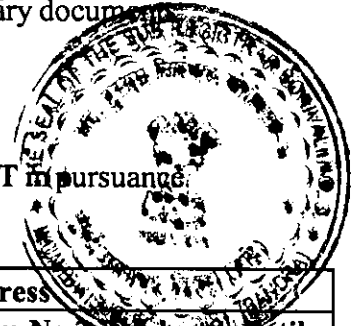
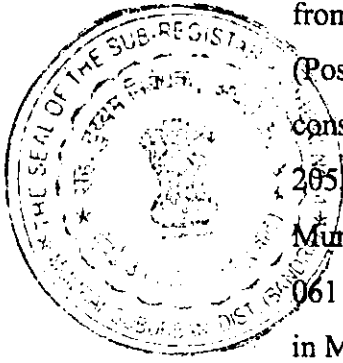
बदर - १५	
१३९००	DR
२०२३	

Handwritten signatures of the authorized persons: Anita Sham Kataria, Sudhir K. Thakker, Mohan Pamandas Ahuja, Mehul P. Tolia, and Germa Ashok Verma.

**बदल** - To appoint Attorney/s for lodging and admitting execution of documents for registration before the Sub-Registrar of Assurances or any other appropriate Registering Authority in Mumbai District/Mumbai Suburban District.

१०००००  
२०२३

C. To present and lodge for registration with the concerned Registrar or Sub-Registrar of Assurances all or any of the Agreements for Sale, Agreement to Sub-Lease, Deed of Sub-Lease, Lease Deed, Terms of Agreement, Deeds of Rectification, Deed of Modification, Leave and License Agreement, Supplemental Agreement, Deed of Cancellation, Deed of Confirmation, and other ancillary documents in favour of the various flats, shops, units, offices, commercial premises, car parking space/s and other areas with the Purchasers from time to time, in the building/s, viz., 6A and 6B (Cyprus), 8A and 8B (Positano), 9A (Verona), 9B (Sienna) and 10 (Tuscany) constructed/ to be constructed on the property, bearing CTS No.1965, 2053B, 2053C, 2053C-1, 2053D, 2053E, 2055B and 2055C situated in village Erangal, Taluka Borivli, Mumbai Suburban District, off Malad Madh Road, Malad (West) Mumbai.400 061 owned by it or being the Lessee/Developer and other ancillary documents in Mumbai District/Mumbai Suburban District.



**NOW KNOW YE AND THESE PRESENTS WITNESSETH THAT** in pursuance of the above, we hereby appoint the following persons;

Name	PAN No	AADHAR No	Address
Shubham Hira Chavan	BHNPC0230M	3836 7082 5289	Room No.2, Sharad Patil Chawl, Manpada Road, Sandapgaon, Dombivli East 421204
Arjun Ashok Bhanushali	BGSPB5896G	3466 3639 3404	2, Rupabai Niwas, Ayre Road, Behind Pragati College, Dombivali East, Thane-421201
Vicky Ashok Patil	EMSPP3248D	5396 0790 2382	Own House, Kalyan Shil Road, Near Hanuman Mandir, Desai Vetral Pada, Dombivli-421204
Avadhut Sharad Dhamanskar	ASLPD3790K	6360 2639 2961	600, Gaondevi Indiranagar, Vokola Pipeline Near Gaondevi masjid Santacruz Mumbai 400055

whose specimen signatures are appended hereinbelow to be our true and lawful attorneys jointly and /or each of them severally to act for us and in the name of the Company to do the following acts, deeds, matters and things as hereinafter set out:

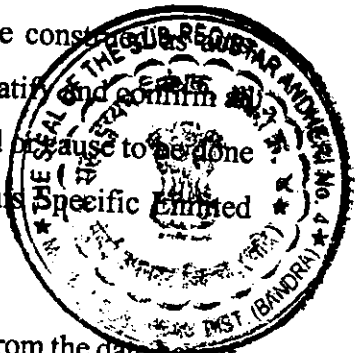
*(Handwritten signatures and initials)*



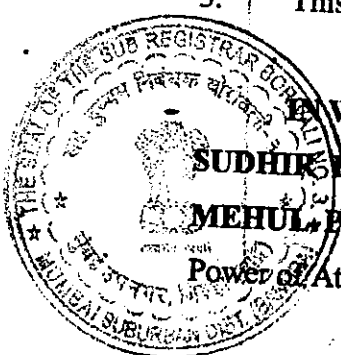
1. To appear before any Registrar, Sub-Registrar of Assurances or other Authorities in the State of Maharashtra and/or any State/Union Territory in India and or any other place and to lodge and / or present the Agreements for Sale, Agreement to Sub-Lease, Deed of Sub-Lease, Deeds of Rectification, Deed of Modification, Supplemental Agreement, Leave and License Agreement, Deed of Cancellation, Deed of Confirmation and other ancillary documents in favour of the various flats, shops, units, offices, commercial premises, car parking space/s and other areas with the Purchasers from time to time, in the building/s building/s, viz., 6A and 6B (Cyprus), 8A and 8B (Positano), 9A (Verona), 9B (Sienna) and 10 (Tuscany) constructed/ to be constructed on the property, bearing CTS No.1965, 2053B, 2053C, 2053C-1, 2053D, 2053E, 2055B and 2055C situated in village Erangal, Taluka Borivli, Mumbai Suburban District, off Malad Madh Road, Malad (West) Mumbai.400 061 owned by it and other ancillary documents, in Mumbai District/Mumbai Suburban District, executed by me/us.

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2. And generally to do all lawful acts necessary for the aforesaid purposes and we hereby agree that all acts, deeds and things lawfully done by our said Attorney/s in respect of the aforesaid purpose/s shall be construed as if done by us and we hereby undertake to ratify and confirm all deeds and things done by us and we hereby undertake to ratify and confirm all and whatever that our said Attorneys shall lawfully do and because to be done for us for and on behalf of the Company by virtue of this Specific Limited Power of Attorney.



3. This Power of Attorney is valid for a period of six months from the date hereof.



WITNESS WHEREOF WE, (1) MS. ANITA SHAM KATARIA (2) MR. SUDHIPS K. THAKKER, (3), MR. MOHAN PAMANDAS AHUJA, (4) MR. MEHUL E. TOLIA and (5) MS. GERMA ASHOK VERMA have signed this Power of Attorney on this 16<sup>th</sup> day of June, 2023.

SIGNED AND DELIVERED by the withinnamed)

ANITA SHAM KATARIA		
93920	990	980
2023		

Anita Kataria



Handwritten signatures of the witnesses: Anita Kataria, Sudhips K. Thakker, Mohan Pamandas Ahuja, Mehul E. Tolia, and Germa Ashok Verma.

*[Handwritten signature]*

2) SUDHIR K. THAKKER )



*[Handwritten signature]*

3) MOHAN PAMANDAS AHUJA )



4) MEHUL P. TOLIA )

*[Handwritten signature]*



5) GERMA ASHOK VERMA )

*[Handwritten signature]*



in the presence of .....

1. *[Handwritten signature]*



S. Mapankar

Specimen signature of the  
Constituted Attorneys:

Shubham Hira Chavan

*[Handwritten signature]*

Before me,



Arjun Ashok Bhanushali

*[Handwritten signature]*



Vicky Ashok Patil

*[Handwritten signature]*



Avadhut Sharad Dhamanskar

*[Handwritten signature]*



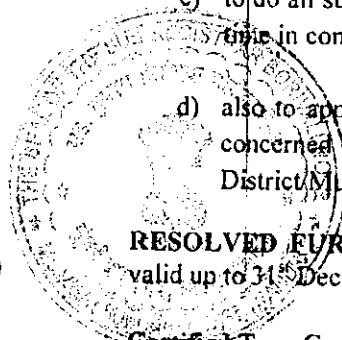
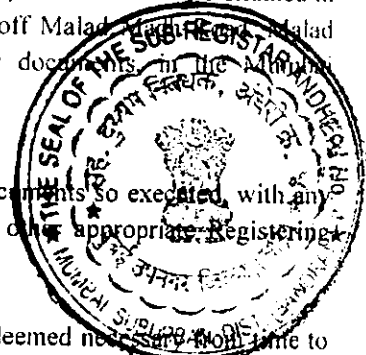
बदर -	
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बदल -	
१३९००	१२ १८०
२०२३	

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF RAHEJA UNIVERSAL (PVT) LIMITED HELD ON FRIDAY 9<sup>TH</sup> JUNE 2023 AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT 5<sup>TH</sup> FLOOR, RAHEJA CENTRE POINT, 294 CST ROAD, KALINA, SANTACRUZ (EAST), MUMBAI 400 098.**

**“RESOLVED THAT** the consent of the Board be and is hereby accorded to authorise Ms. Anita Sham Kataria, Sr. Vice President (Sales), Mr. Sudhir K. Thakker, Vice President (Strategy), Mr. Mohan Pamandas Ahuja, Manager (Corporate Office), Mr. Mehul P. Tolia - Dy. General Manager - CRM and Mrs. Germa Ashok Verma -- Sr. Manager - Sales (CRM) of the Company jointly and/or severally to do any of the acts, deeds, matters and things as more particularly described below:

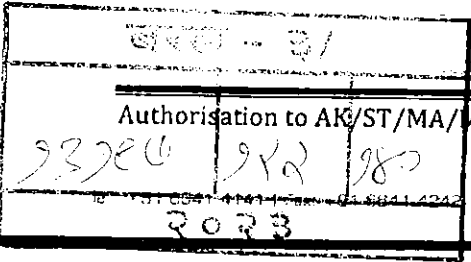
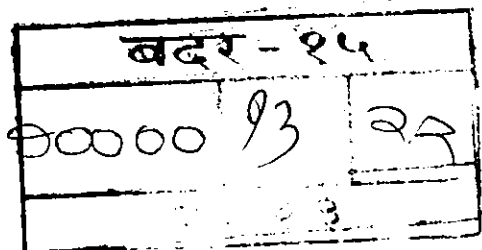
- a) to sign and execute Letters of Allotment, Agreements for Sale, Agreement to Sub-Lease, Deed of Sub-Lease, Lease Deed, Memorandum of Understanding, Terms of Agreement, Deeds of Rectification, Deed of Modification, Leave and License Agreement, Supplemental Agreement, Deed of Cancellation, Deed of Confirmation, No Objection Certificate for facilitating availing of loan by a Purchaser of Residential/Industrial/Commercial Units/ any letters, correspondence and all other agreements, deeds and documents as may be necessary for dealing with or disposing off flats, shops, units, commercial premises, offices, car parking space/s and other areas in the building/s, viz., 6A and 6B (Cyprus), 8A and 8B (Positano), 9A (Verona), 9B (Sienna) and 10 (Tuscany) constructed/ to be constructed on the property, bearing CTS No.1965, 2053B, 2053C, 2053C-1, 2053D, 2053E, 2055B and 2055C situated in village Erangal, Taluka Borivli, Mumbai Suburban District, off Malad (West) Mumbai.400 061 owned by it and other ancillary documents in the Mumbai District/Mumbai Suburban District.
- b) to lodge all or any of the aforesaid Agreements, deeds and documents so executed, with any Registrar or Sub Registrar of Assurances Authorities or any other appropriate Registering Authority in the Mumbai District/Mumbai Suburban District.
- c) to do all such other acts, deeds, matters and things as may be deemed necessary in connection with and in furtherance of all the aforesaid powers and;
- d) also to appoint Attorney/s for lodging the documents so executed, for registration with the concerned Registration Authority and for admitting execution thereof in the Mumbai District/Mumbai Suburban District.



**RESOLVED FURTHER THAT** the authorisation conferred upon the aforesaid person/s shall be valid up to 31<sup>ST</sup> December 2023.”

Certified True Copy  
For, RAHEJA UNIVERSAL (PVT) LIMITED

*(Signature)*  
**DEVIDAS SARANG**  
DY COMPANY SECRETARY  
MEMBERSHIP NO.A64825



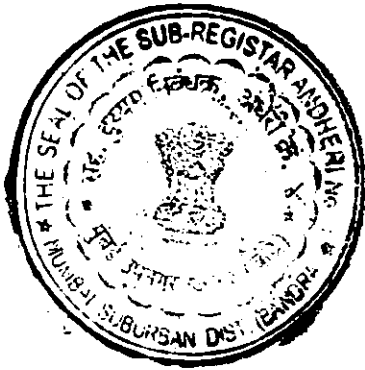
Authorisation to AK/ST/MA/MT/GV- for Raheja Exotica

Page 1

Raheja Universal (PVT) Limited

2023

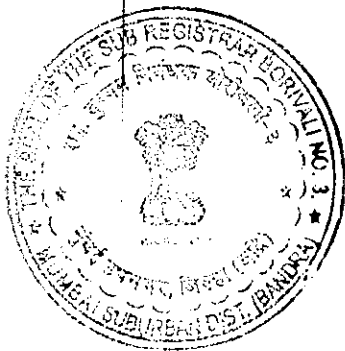
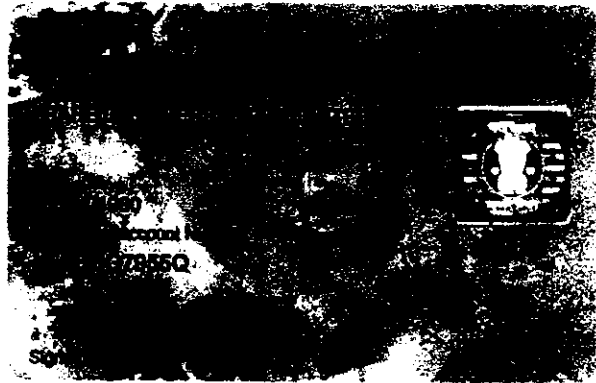
बदर-१५		
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बदर-१५		
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२०२३		

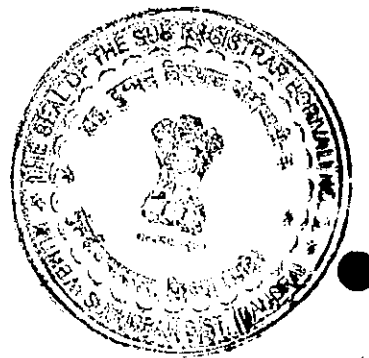
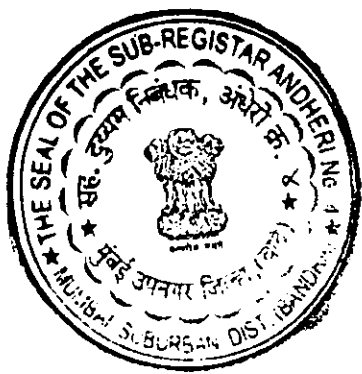


बदर - १५		
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२०२३		



बदर - २१		
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बदर - १५		
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२०२३		



बदर - ३१		
१३१००	१२५	१८०
२०२३		

<p>भारत सरकार GOVERNMENT OF INDIA</p> <p>श्रीमती आरु काठारिया Arushi Kaatariya जन्म तिथि/DOB: 31/03/1966 लिंग: FEMALE</p> <p>3039 4271 5027</p> <p>सामान्य माणसाचा अधिकार</p>	<p>भारत सरकार GOVERNMENT OF INDIA</p> <p>श्रीमती आरु काठारिया Arushi Kaatariya जन्म तिथि/DOB: 31/03/1966 लिंग: FEMALE</p> <p>2712016</p>
<p>भारत सरकार Government of India</p> <p>5981 3036 4237</p> <p>सामान्य माणसाचा अधिकार</p>	
<p>भारत सरकार GOVERNMENT OF INDIA</p> <p>मोहन पण्डित साहू Mohan Pannadas Ahuja जन्म तिथि/DOB: 30/05/1961 लिंग: MALE</p> <p>Mobile No: 9820656522</p> <p>6680 0469 5180 VID : 9124 5402 1193 9153</p> <p>मेरा आधार, मेरी पहचान</p>	<p>आवास विभाग HOUSING DEPARTMENT GOVERNMENT OF INDIA</p> <p>मोहन पण्डित साहू MOHAN PANNADAS SAHU पण्डित साहू PANNADAS SAHU</p> <p>9820656522</p>
<p>भारत सरकार GOVERNMENT OF INDIA</p> <p>महेल प्रविणचंद्र टोलिया Mehul Pravinchandra DOB: 06-12-1974 Gender: Male</p> <p>3395 5753 1392</p> <p>आधार - आम आदमी का अधिकार</p>	
<p>भारत सरकार Government of India</p> <p>2823 9610 5031</p> <p>आधार - सामान्य माणसाचा अधिकार</p>	

*Sharma*

*Arushi Kaatariya*

*Sharma*

*Mahul*

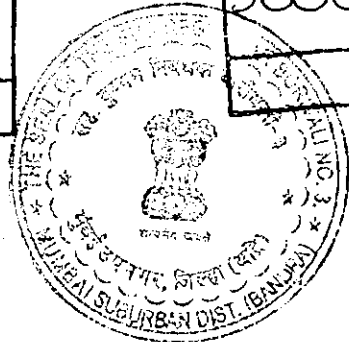
*Mahul*

*Sharma*

*Sharma*

बदल - ३१		
३३९६०	२२६	५८०
२०२३		

बदल - २५		
३००००	१५	२२
२०२३		



**भारत सरकार**  
GOVERNMENT OF INDIA

अधुन शरद धामानकर  
Avadhut Sharad Dhamanskar  
जन्म तारीख/DOB: 15/12/1986  
लिंग/ GENDER: MALE  
Mobile No: 8108730087

3360 2439 286

वदर - १५

90000 9 22

पता: ६००, चव्हेरी, इंदिरा नगर, काकोला एअर स्टेशन, काकोली, महाराष्ट्र, जिल्हा, कल्याण, पुणे, महाराष्ट्र - ४०००५५

Address: 600, Chavhari, Indira Nagar, Vakola Pipe Near Chondvi Masjid, Santacruz, Mumbai, Maharashtra - 400055

1947 | info@uidai.gov.in | www.uidai.gov.in

*Amruti*

**भारत सरकार**  
GOVERNMENT OF INDIA

Shubham Hira Chavan  
Date of Birth/DOB: 15/02/1998  
Male/ MALE

3836 7082 5289  
VID : 9119 0202 8570 0425

मेरा आधार, मेरी पहचान

**भारतीय विधिक पहचान प्राधिकरण**  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address: S/O Hira Chavan, Room no 2, Dattaraj Padi Chawl, Manpada Road, Near Preraj Colony, Santapgaon, Manpada Dombivli East, Kalyan, Thane, Maharashtra - 421204

3836 7082 5289  
VID : 9119 0202 8570 0425

1947 | info@uidai.gov.in | www.uidai.gov.in

*KS dhyan*

**भारत सरकार**  
GOVERNMENT OF INDIA

विडी अशोक पाटील  
Vicky Ashok Patil  
जन्म तारीख/DOB: 04/03/1995  
पुरुष/ MALE

Mobile No: 8691886793  
3596 0790 2382  
VID : VID : 9102 7161 5539 0119

माझे आधार, माझी ओळख

**भारतीय विधिक पहचान प्राधिकरण**  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: स्वतः घर, कल्याण रीज रोड, हनुमान मंदिर जवळ, देवू, जिल्हा कल्याण, ठाणे, महाराष्ट्र - ४२१२०४

Address: OWN HOUSE, KALYAN ROAD NEAR HANUMAN MANDIR, DORNAL PEDA, THANE, Kalyan, Thane, Maharashtra - 421204

1947 | info@uidai.gov.in | www.uidai.gov.in

*Patil*

**भारत सरकार**  
GOVERNMENT OF INDIA

Arjun Ashok Bhanushali  
DOB: 12/07/1993  
MALE

3466 3639 3404

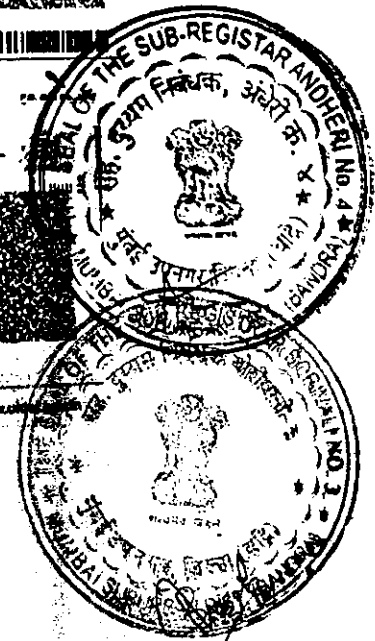
मेरा आधार, मेरी पहचान

**भारतीय विधिक पहचान प्राधिकरण**  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O Arjun Bhanushali, 2, Ruparel House, Aje Road, Behind Preraj College, Dombivli East, Kalyan, Thane, Maharashtra, 421204

3466 3639 3404

1947 | info@uidai.gov.in | www.uidai.gov.in



**भारत सरकार**  
GOVERNMENT OF INDIA

प्रणय प्रदीप भोसले  
Pranay Pradip Bhosale  
जन्म तारीख/DOB: 06/03/1993  
पुरुष/ MALE

2491 9298 8606

मेरा आधार, मेरी पहचान

**भारतीय विधिक पहचान प्राधिकरण**  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

To  
Pranay Pradip Bhosale  
प्रणय प्रदीप भोसले  
S/O: Pradip Bhosale,  
C/3, Pimpleshwar Colony,  
Manpada Road,  
Near Pimpleshwar Mandir,  
Sagon Dombivli East,  
VTC: Kalyan, PO: Manpada,  
Sub District: Kalyan, District: Thane,  
State: Maharashtra, PIN Code: 421204,  
Mobile: 9224439420

1947 | info@uidai.gov.in | www.uidai.gov.in

**भारत सरकार**  
GOVERNMENT OF INDIA

शंभू शान्तराम मापणकर  
Shambhu Shantaram Mapankar  
जन्म वर्ष / Year of Birth: 1993  
लिंग / Gender: Male

5827 7014 3435

आधार - सामान्य माणसाचा अधिकार

**भारतीय विधिक पहचान प्राधिकरण**  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O शंभू शान्तराम मापणकर, जन्म तारीख ०६/०३/१९९३, शंभू, मापणकर घरा, मापणकर, सोबितवाडी, देवू, कल्याण जिल्हा, मापणकर, महाराष्ट्र, ४२१२०४

Address: S/O. Shantaram Mapankar, Anant Patil Chawl, Manpada Road, Opposite Impress Mall, Khaicha pada, Sagon, Dombivli East, Kalyan, Thane, Manpada, Maharashtra, 421204

1947 | info@uidai.gov.in | www.uidai.gov.in

*S.S. Mapankar*

वदर - ३१

93900 120 80

१०१३



बदर - १५		
२००००	१९	२२



*Amr...*

आयकर विभाग  
INCOME TAX DEPARTMENT  
SHUBHAM HIRA CHAVAN  
HIRA SHANKAR CHAVAN  
16/02/1996  
Permanent Account No.  
BHNPC0230M  
Signature



भारत सरकार  
GOVT OF INDIA



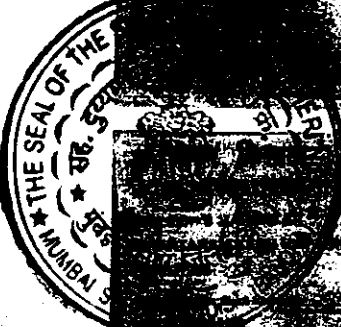
*Sch...*



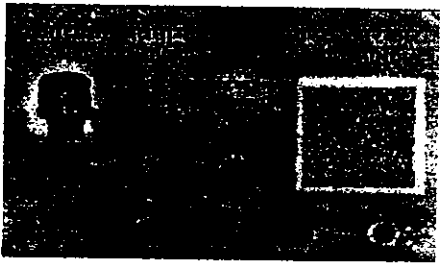
*A*



*Part 1*

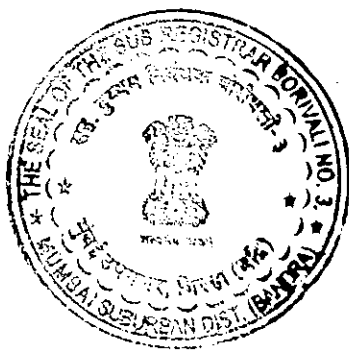


*S.S. Mapankar*



*Pras...*

बदर - ३१		
१३१९०	१२८	१४०
२०२३		



401/10000

शुक्रवार, 16 जून 2023 6:22 म.नं.

दस्त गोषवारा भाग-1

बदर 15

दम्न क्रमांक: 10000/2023

दम्न क्रमांक: बदर 15 /10000/2023

वाजार मूल्य: रु. 01/-

मोवदला: रु. 00/-

भरवने मुद्रांक शुल्क: रु. 500/-

दु. नि. मद्र. दु. नि. बदर 15 यांचे कार्यालयान

पावनी: 10985

पावनी दिनांक: 16/06/2023

अ. क्र. 10000 वर दि. 16-06-2023

मादरकरणागचं नाव: रहेजा यूनिवर्सल प्रायवेट लिमिटेड चे सिनियर बाईस प्रेसिडेण्ट (सेल्स) अनिता शाम कटारिया

गेजी 6:20 म.नं. वा. हजर केला.

नोंदणी फी रु. 100.00

दम्न हानाळणी फी रु. 440.00

पृष्ठांची संख्या: 22

एकूण: 540.00

Anita Kataria

दम्न हजर करणाऱ्याची मदी:

मद्र. दु. नि. अंश-4

मद्र. दु. नि. अंश-4

दम्नाचा प्रकार: कुलमुख्यापर

मुद्रांक शुल्क: (48-द) (अ) ते (ग) खेरीज@ इतर कोणत्याही प्रकरणात

शिक्रा क्र. 1 16 / 06 / 2023 06 : 20 : 59 PM ची वेळ: (मादरीकरण)

शिक्रा क्र. 2 16 / 06 / 2023 06 : 21 : 53 PM ची वेळ: (फी)

बदर - १५		
१००००	२०	२२
२०२३		

पुस्तिकापत्र

सबदर दस्तऐवज हा केवळ नोंदणीस बाधिल केलेला व सोबत जोडलेल्या कायदेशीर बाबीसह

अंतर्गत असलेल्या तरतुदीनुसारच पूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार असली आहे. दस्ताची सत्यता, वैधता व संपूर्णपणे अदाबदार राहतील.

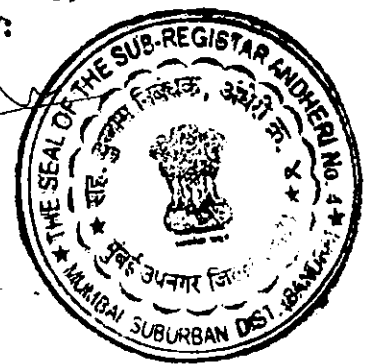


लिहून देणारे :

Handwritten signatures and initials of the registrant.

लिहून घेणारे :

Handwritten signatures and initials of the witnesses.



बदर - १५		
१३७६००	३२६	१४०
२०२३		



16/06/2023 6 27:26 PM

दस्त गोपवारा भाग-2

बदर 15

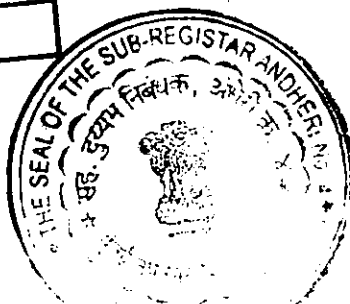
दस्त क्रमांक: 10000/2023

दस्त क्रमांक : बदर 15/10000/2023

दस्ताचा प्रकार :- कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	वयाचित्र	अंगठ्याचा ठसा
1	नाव: रहेजा यूनिवर्सल प्रायवेट लिमिटेड चे मिनियर वार्डम प्रेसिडेण्ट (सेल्म) अनिता शाम कटारिया पत्ता: प्लॉट नं: 294, माळा नं: -, इमारतीचे नाव: रहेजा सेंटर पॉइण्ट, ब्लॉक नं: -, रोड नं: सी एम टी रोड, नियर मुंबई यूनिवर्सिटी ऑफ वांद्रा कुर्ला कॉम्प्लेक्स, सान्ताक्रूझ ईस्ट, महाराष्ट्र, मुम्बई. पॅन नंबर: AAEPK2465R	कुलमुखत्यार देणार वय :- 56 स्वाक्षरी:- <i>Anita Kataria</i>		
2	नाव: रहेजा यूनिवर्सल प्रायवेट लिमिटेड चे वार्डम प्रेसिडेण्ट (स्टूटजी) सुधीर के ठक्कर पत्ता: प्लॉट नं: 294, माळा नं: -, इमारतीचे नाव: रहेजा सेंटर पॉइण्ट, ब्लॉक नं: -, रोड नं: सी एम टी रोड, नियर मुंबई यूनिवर्सिटी ऑफ वांद्रा कुर्ला कॉम्प्लेक्स, सान्ताक्रूझ ईस्ट, महाराष्ट्र, मुम्बई. पॅन नंबर: ACSPT7373B	कुलमुखत्यार देणार वय :- 63 स्वाक्षरी:- <i>Sudhir</i>		
3	नाव: रहेजा यूनिवर्सल प्रायवेट लिमिटेड चे मनेजर (कॉर्पोरेट ऑफिस) मोहन पमनदास धाडुजा पत्ता: प्लॉट नं: 294, माळा नं: -, इमारतीचे नाव: रहेजा सेंटर पॉइण्ट, ब्लॉक नं: -, रोड नं: सी एम टी रोड, नियर मुंबई यूनिवर्सिटी ऑफ वांद्रा कुर्ला कॉम्प्लेक्स, सान्ताक्रूझ ईस्ट, महाराष्ट्र, मुम्बई. पॅन नंबर: AAQPA3937J	कुलमुखत्यार देणार वय :- 61 स्वाक्षरी:- <i>Mohan</i>		
4	नाव: रहेजा यूनिवर्सल प्रायवेट लिमिटेड चे डेप्युटी जनरल मॅनेजर (सीआरएम) मेहन तोलीया पत्ता: प्लॉट नं: 294, माळा नं: -, इमारतीचे नाव: रहेजा सेंटर पॉइण्ट, ब्लॉक नं: -, रोड नं: सी एम टी रोड, नियर मुंबई यूनिवर्सिटी ऑफ वांद्रा कुर्ला कॉम्प्लेक्स, सान्ताक्रूझ ईस्ट, महाराष्ट्र, मुम्बई. पॅन नंबर: AAAPT2823J	कुलमुखत्यार देणार वय :- 48 स्वाक्षरी:- <i>Mehna</i>		
5	नाव: रहेजा यूनिवर्सल प्रायवेट लिमिटेड च्या मनेजर (सेल्म) (सीआरएम) जर्मा अशोक वर्मा पत्ता: प्लॉट नं: 294, माळा नं: -, इमारतीचे नाव: रहेजा सेंटर पॉइण्ट, ब्लॉक नं: -, रोड नं: सी एम टी रोड, नियर मुंबई यूनिवर्सिटी ऑफ वांद्रा कुर्ला कॉम्प्लेक्स, सान्ताक्रूझ ईस्ट, महाराष्ट्र, मुम्बई. पॅन नंबर: ADBPV9346A	कुलमुखत्यार देणार वय :- 61 स्वाक्षरी:- <i>Jarma</i>		
6	नाव: शुभम हिंरा चव्हाण पत्ता: प्लॉट नं: रुम नंबर 02, माळा नं: -, इमारतीचे नाव: दशरथ पाटील चाळ, ब्लॉक नं: -, रोड नं: प्रभासराव रोड डोबिवली ईस्ट, महाराष्ट्र, ठाणे. पॅन नंबर: BHNPC0230M	पांवर ऑफ अटॉर्नी होल्डर वय :- 26 स्वाक्षरी:- <i>Shubham</i>		
7	नाव: अर्जुन अशोक मानुशाणी पत्ता: प्लॉट नं: 2, माळा नं: -, इमारतीचे नाव: रूपाबाई निवास, ब्लॉक नं: -, रोड नं: आयर गेट प्रयागी कॉलेज जवळ डोबिवली ईस्ट, महाराष्ट्र, ठाणे. पॅन नंबर: BGSPB5896G	पांवर ऑफ अटॉर्नी होल्डर वय :- 29 स्वाक्षरी:- <i>Arjun</i>		
8	नाव: विकी अशोक पाटील पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ओन हाऊस, ब्लॉक नं: -, रोड नं: कल्याण शील रोड हनुमान मंदिर जवळ देसाई वेताळ पत्ता: प्लॉट नं: 2, माळा नं: -, इमारतीचे नाव: रूपाबाई निवास, ब्लॉक नं: -, रोड नं: आयर गेट प्रयागी कॉलेज जवळ डोबिवली ईस्ट, महाराष्ट्र, ठाणे. पॅन नंबर: EMSPP3248D	पांवर ऑफ अटॉर्नी होल्डर वय :- 27 स्वाक्षरी:- <i>Viki</i>		

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2023



बदर - १५  
10000 29 29  
2023

9 नाव:अवधूत शरद धामणस्कर  
पत्ता:प्लॉट नं: 600, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -,  
रोड नं: गावदेवी, इंदिरा नगर, वाकोला पाईप लाईन,सांताक्रुझ,  
मुंबई, महाराष्ट्र, मुंबई.  
पिन नंबर:ASLPD3790K

पॉवर ऑफ अटॉर्नी  
होल्डर  
वय :-36  
स्वाक्षरी



वरील दस्तऐवज करून देणार तथाकथित कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कवचुल करतात.  
शिक्का क्र.3 ची वेळ:16 / 06 / 2023 06 : 25 : 33 PM

ओळख:-

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

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:प्रणय प्रदीप भोसले  
वय:23  
पत्ता:डोंबिवली ईस्ट  
पिन कोड:421204

द्वयाचित्र

अंगठ्याचा ठसा



स्वाक्षरी

Prunay

2 नाव:शैलेश शांताराम मापणकर  
वय:28  
पत्ता:अनंत पाटील चाळ इम्प्रेस मॉल जवळ खालचापाडा मानपाडा रोड सांगव  
डोंबिवली ईस्ट  
पिन कोड:421204

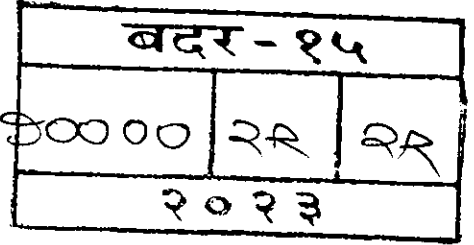
स्वाक्षरी

S.S. Mapankar



शिक्का क्र.4 ची वेळ:16 / 06 / 2023 06 : 26 : 13 PM

मह.दु.नि.अंधेरी



Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	RAHEJA UNIVERSAL PVT LTD	eChallan	69103332023061612590	MH003699187202324E	500.00	SD	0001963566202324	16/06/2023
2		DHC		1606202308929	440	RF	1606202308929D	16/06/2023
3	RAHEJA UNIVERSAL PVT LTD	eChallan		MH003699187202324E	100	RF	0001963566202324	16/06/2023

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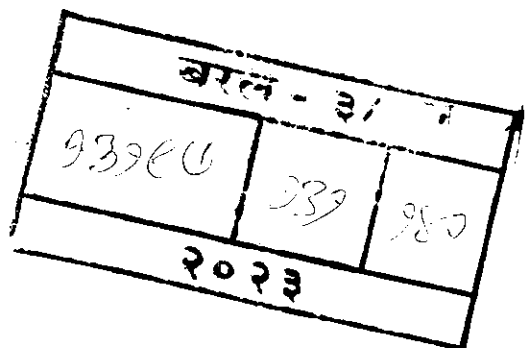


16/06/2023

प्रमाणित करून देते वी. या दस्तामध्ये एकूण ३०००० रुपये आहेत

बदर-१५/ १०००० २०२३  
पुस्तक क्र. १, क्रमांक. १०००००. बर  
नोंदला :  
दिनांक: १६/६/२०२३

व्ही. एस. भोसले  
सह. दुय्यम निबंधक, अंधेरी क्र. ४,  
मुंबई उपनगर जिल्हा.





## घोषणापत्र

मी अवधूत शरद धामणस्कर वय 36 वर्षे राहणार सांताक्रुझ पूर्व 400055 याद्वारे घोषित करतो की दुय्यम निबंधक बोरीवली ३ यांचे कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. रहेजा युनिव्हर्सल प्रायव्हेट लिमिटेड व इ. यांनी दि. 16/06/2023 रोजी मला दिलेल्या कुलमुखत्यार पत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/निष्पादीत करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणांमुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे नाही अल्यास, नोंदणी अधिनियम, १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहिन जाणीव आहे.



दिनांक : 05/11/2023

ठिकाण : बोरीवली ३

वरल - ३/		
१३१९०	१३१	१४०
२०२३		

अवधूत शरद धामणस्कर

कुलमुखत्यारपत्रधारकाचे नाव व सही

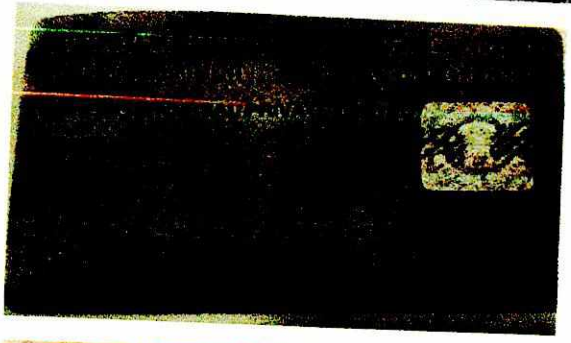
सदर अख्यरत्यापत्राचे सत्यतेविषयी मी सपूर्ण चौकशी केली आहे व त्याचे सत्यतेविषयची मी खात्री करून घेतली आहे.

**आयकर विभाग**  
**TAX DEPARTMENT**  
**भारत सरकार**  
**GOVT. OF INDIA**  
 SANJIVANI BANSKESH PATIL  
 CHANDRAKANT GAJANAN BHANJ  
 12/11/1990  
 Permanent Account Number  
 BOPPB4641H

*Patil*

**आयकर विभाग**  
**TAX DEPARTMENT**  
**भारत सरकार**  
**GOVT. OF INDIA**  
 PATEL BANSKESH JAIPRAKASH  
 J.J.PATIL  
 1980/1983  
 Permanent Account Number  
 4439C

*Patil*



**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
**भारत सरकार**  
**GOVT. OF INDIA**  
 AVADHUT SHARAD DHAMANSKAR  
 SHARAD DHAMANSKAR  
 15/12/1986  
 Permanent Account Number  
 ASLPD3790K  
 Signature  


बरल - ३/  
 939e0 933 980  
 २०२३


*Ammon*



**भारत सरकार**  
**GOVERNMENT OF INDIA**  
  
 विकी अशोक पाटील  
 Vicky Ashok Patil  
 जन्म तारीख/DOB: 04/03/1995  
 पुरुष / MALE  
 Mobile No: 8691886793  
**5396 0790 2382**  
 VID : VID : 9102 7161 5539 0119

**भारतीय विशिष्ट पहचान प्राधिकरण**  
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 पांडा ठाणे, कल्याण, ठाणे,  
 महाराष्ट्र - 421204  
 Address :  
 OWN HOUSE, KALYAN SHIL ROAD, NEAR  
 HANUMAN MANDIR, DESAI VETAL PANA  
 THANE, Kalyan, District: Thane  
 Maharashtra - 421204

माझे आधार. माझी ओळख

**भारत सरकार**  
**Government of India**  
  
 प्रणय प्रदीप भोसले  
 Pranay Pradip Bhosale  
 जन्म तारीख / DOB: 1904/03/09  
 पुरुष / Male  
**2491 9298 8606**  
**मेरा आधार, मेरी पहचान**

To  
**Pranay Pradip Bhosale**  
 प्रणय प्रदीप भोसले  
 S/O: Pradip Bhosale,  
 C/O: Pimpleshwar Colony,  
 Manpada Road,  
 Near Pimpleshwar Mandir,  
 Sagaon Dombivli East,  
 VTC: Kalyan, PO: Manpada,  
 Sub District: Kalyan, District: Thane  
 State: Maharashtra, PIN Code: 421204  
 Mobile: 9224439420





बतल - 31		
93900	935	980
२०२३		



भारत सरकार



आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार  
Unique Identification Authority of India  
Government of India

नामांकन क्रम / Enrollment No.: 1408/52222/05444

To  
अशिस कुमार दत्ता  
Asis Kumar Datta  
S/O: Manmohan Datta  
A 43 Krystal Avenue Co Op Housing Society  
Lokhandwala Complex  
Andheri West  
Mumbai  
Azad Nagar  
Mumbai Mumbai

17/12/2015

315441096



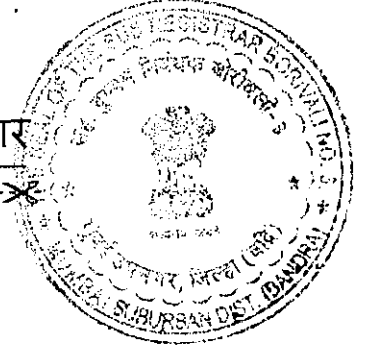
MA154410960FT



आपका आधार क्रमांक / Your Aadhaar No. :

**9192 7370 3320**

आधार - आम आदमी का अधिकार



भारत सरकार  
Government of India

अशिस कुमार दत्ता  
Asis Kumar Datta  
जन्म तिथि / DOB : 21/01/1953  
पुरुष / Male



**9192 7370 3320**

आधार - आम आदमी का अधिकार

*Handwritten signature*

दस्तावेज - ३/		
93900	934	980
२०२३		





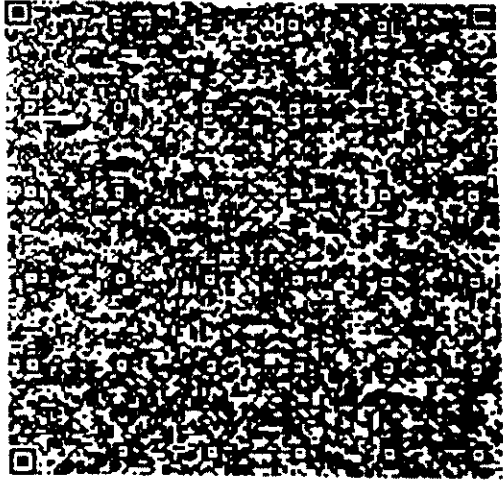
बदल - २/		
१३९६६	१५५	९८०
२०२३		



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 जवळ, कोलडोंगरी, गुंबई, गुंबई,  
 महाराष्ट्र - 400069

QR Code with Photograph



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 Room No.16, Rana Cottage, Sahar Road,  
 Near Jeevan Vikas Kendra, Koldongari,  
 Mumbai, Mumbai, Maharashtra - 400069



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2222	2222	2222

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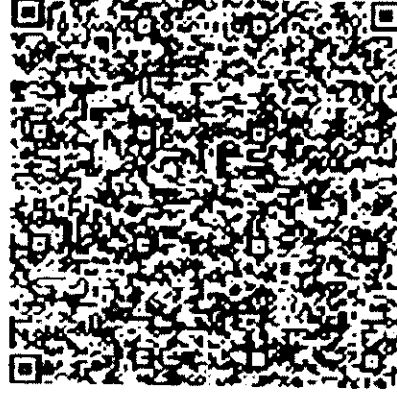
महेंद्र नगीन वाकडिया

Mahendra Nagin Vakadia

जन्म तारीख / DOB: 03/12/1969

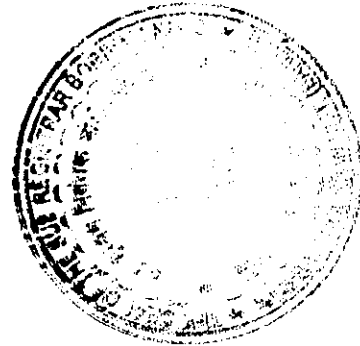
पुरुष / MALE

Mobile No.: 9867947750



9672 6499 1027

माझे आधार, माझी ओळख



बरेल - ३/	१५८	१८०
९९७८८		
		२०२३

368/13197

रविवार, 05 नोव्हेंबर 2023 11:32 म.पू.

दस्त गोषवारा भाग-1

वरल-3 23E/980

दस्त क्रमांक: 13197/2023

दस्त क्रमांक: वरल-3 /13197/2023

बाजार मूल्य: रु. 1,14,78,656/-

मोवदला: रु. 1,74,60,180/-

भरलेले मुद्रांक शुल्क: रु.10,47,620/-

दु. नि. मह. दु. नि. वरल-3 यांचे कार्यालयात

अ. क्रं. 13197 वर दि.05-11-2023

रोजी 11:30 म.पू. वा. हजर केला.

पावती:14067

पावती दिनांक: 05/11/2023

मादरकरणागचे नाव: संजिवनी संकेश पाटिल

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2800.00

पृष्ठांची संख्या: 140

दस्त हजर करणाऱ्याची मही:

एकूण: 32800.00

मह दु.नि. बोरीवली3

मह दु.नि. बोरीवली3

दस्ताचा प्रकार: करारनामा

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

शिक्षा क्रं. 1 05 / 11 / 2023 11 : 30 : 33 AM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 05 / 11 / 2023 11 : 31 : 57 AM ची वेळ: (फी)

प्रतिज्ञापत्र	
* सदर दस्तावेजात नोंदणीत असलेल्या तरतुदींनुसारच नोंदणीस दाखल केलेल्या दस्त्यावर, निष्पादक व्यक्ती, साक्षीदार व सोबत नोंदणीत असलेल्या दस्त्यावर, निष्पादक व्यक्ती, साक्षीदार व कन्यादेशीर बाबत नोंदणीत असलेल्या दस्त्यावर नोंदणीत राहतील.	
 लिहून घेणारे :	 लिहून घेणारे :







05/11/2023 11:37:21 AM

दस्ता क्रमांक: वरल-3/13197/2023

दस्ताचा प्रकार: करारनामा

दस्त गोपवाग भाग-2

वरल-3 380/380

दस्त क्रमांक:13197/2023

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	व्यायाचित्र	दस्ता प्रमाणित
1	नाव:रहेजा युनिवर्सल प्रायवेट लिमिटेड चे डेप्युटी मॅनेजर मेह्लू नोर्तीया नॉफे कर्तूनी जवावामाटी मुख्यालय अवधुत शरद धामणस्कर पत्ता:प्लॉट नं: 294, माळा नं: -, इमारतीचे नाव: रहेजा मॅट्टर पॉइण्ट, ब्लाक नं: -, रोड नं: सी एम टी रोड, नियर मूवई युनिवर्सिटी ऑफ वाट्रा क्लॉ कॉम्प्लेक्स, मांताकूज ईस्ट, महाराष्ट्र, मुंबई. पिन नंय: AABCG7955Q	विहून देणार वय :-36 स्वाक्षरी:-		
2	नाव:संजिवनी संकेत पाटिल पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ओम भूवन, ब्लाक नं: -, रोड नं: मांडवी लेन बर्मावा अंधेरी, महाराष्ट्र, MUMBAI. पिन नंय: BBPPB4641H	विहून देणार वय :-32 स्वाक्षरी:-		
3	नाव:संकेत जयप्रकाश पाटिल पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ओम भूवन, ब्लाक नं: -, रोड नं: मांडवी लेन बर्मावा अंधेरी, महाराष्ट्र, MUMBAI. पिन नंय: AVEPP5420C	विहून देणार वय :-39 स्वाक्षरी:-		

वरील दस्तगवेज करून देणार पक्षकारांचे करारनामा चा दस्त गवेज करून दिल्याचे कवून करताना. दिनांक 3 ची वेळ: 05 / 11 / 2023 11 : 33 : 54 AM

श्रीकाय:-

खातील इमाम असे निवेदीन करताना की ते दस्तगवेज करून देणा-यांना व्यक्तीशः श्रीकायतान, व त्यांची श्रीकाय पटवितान

अनु क्र.	पक्षकाराचे नाव व पत्ता	व्यायाचित्र	दस्ता प्रमाणित
1	नाव:मंडेद वाकडिया वय:54 पत्ता:रम नं 16, राणा कटिज, जीवन विकास केंद्र जवळ, कोलडोंगरी, मुंबई पिन कोड:400069		
2	नाव:अशिम कुमार दत्ता वय:70 पत्ता:ए 43, क्रिन्टन एव्हेंयू, लोखंडवाला कॉम्प्लेक्स, अंधेरी प मुंबई पिन कोड:400053		

शिक्का क्र 4 ची वेळ: 05 / 11 / 2023 11 : 34 : 53 AM

मंडेद नि. बोनोवर्मा 3

Patient Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SANJIVANI SANKESH PATIL	eChallan	69103332023103118892	MH010350792202324E	1047620.00	SD	0005542833202324	05/11/2023
2		DHC		1123044405677	800	RF	1123044405677D	05/11/2023
3		DHC		1123044805607	2000	RF	1123044805607D	05/11/2023
4	SANJIVANI SANKESH PATIL	eChallan		MH010350792202324E	30000	RF	0005542833202324	05/11/2023

[SD:Stamp Duty] [RF:Registration] [Document Handling Charge] प्रमाणित करणेत येते की, या दस्तगवेज एकूण 280 पाने आहेत. 13197 /2023

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सह. दुय्यम निबंधक, बोरीवली क्र. 3, मुंबई महानगर जिल्हा.