

451/2979

पावती

Original/Duplicate

Wednesday, October 28, 2020

नोंदणी क्र. :39म

1:27 PM

Regn.:39M

पावती क्र.: 3286

दिनांक: 28/10/2020

गावाचे नाव: पी.एस.पहाडीगोरेगांव
 दस्तऐवजाचा अनुक्रमांक: वरल7-2979-2020
 दस्तऐवजाचा प्रकार : करारनामा
 सादर करणाऱ्याचे नाव: चिराग रणजीत पटेल

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 3240.00

पृष्ठांची संख्या: 162

एकूण:

रु. 33240.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
 1:47 PM ह्या वेळेस मिळेल.

Shivan
 सह. दु.नि.का.बोरीवली 7

वाजार मूल्य: रु.10969568.775 /-

मोवदला रु.12992000/-

भरलेले मुद्रांक शुल्क : रु. 260000/-

सह. दुय्यम निरन्धक बोरीवली-७,
 मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: By Cash रक्कम: रु 3240/-

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

डीडी/घनादेश/पि ऑर्डर क्रमांक: MH004188598202021E दिनांक: 28/10/2020

वॅकेचे नाव व पत्ता:

Chirag Patil



09/11/2020

सूची क्र.2

दुय्यम निबंधक : मह दु.नि. बोरीवली 7

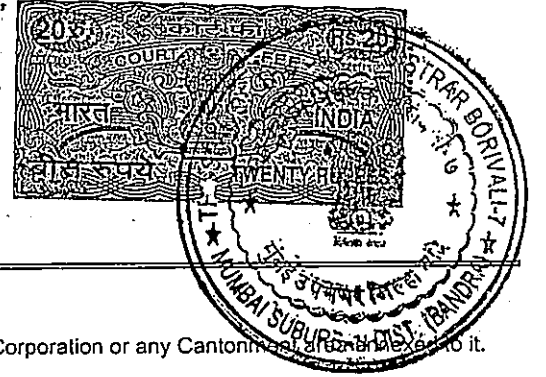
दस्त क्रमांक : 2979/2020

नोदंणी :

Regn:63m

गावाचे नाव : पी.एस.पहाडीगोरेगांव

(1) विलेखाचा प्रकार	करारनामा
(2) मोवदला	12992000
(3) बाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	10969568.775
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: 1808,सी विंग, माळा नं: 18 वा मजला, इमारतीचे नाव: 34 पार्क इस्टेट, ब्लॉक नं: यशवंत नगर तीन डोंगरी, रोड : गोरेगाव पश्चिम मुंबई 400104, इतर माहिती: मिळकतीचे क्षेत्र 55.74 चौ मी रेरा कार्पेट एरिया-----सोवत 1 कार पार्किंग स्पेस.((C.T.S. Number : 49 PART,50-A PART, 50A/26 TO 50, 50A/67 TO 145, 55 PART ;))
(5) क्षेत्रफळ	1) 61.31 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:-रेड्डी विल्डर्म अँड डेव्हलपर्स चे भागिदार नवीन पंमानी तर्फे मुखत्यार मंदीप दुवे वय:-37; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रेड्डी हाउस , ब्लॉक नं: ऑप देना वॅक मार्चे रोड , रोड नं: मालाड पश्चिम मुंबई , महाराष्ट्र, मुंबई. पिन कोड:-400064 पॅन नं:-AAIFR0307D 2): नाव:-चांडक रिअलटर्स प्रा लि चे संचालक अभय चांडक तर्फे मुखत्यार प्रदीप परब वय:-44; पत्ता:-प्लॉट नं: 807/808 , माळा नं: 8 वा मजला , इमारतीचे नाव: हबटाउन मोलागीम , ब्लॉक नं: एन एम फडके मार्ग ऑप तेली गल्ली , रोड नं: अंधेरी पूर्व मुंबई , महाराष्ट्र, मुंबई. पिन कोड:-400069 पॅन नं:-AADCC0680N
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-चिराग रणजीत पटेल वय:-38; पत्ता:-प्लॉट नं: 402, सी विंग , माळा नं: -, इमारतीचे नाव: गलेक्सी क्लासिक, ब्लॉक नं: मिठानगर , रोड नं: गोरेगाव पश्चिम , महाराष्ट्र, मुंबई. पिन कोड:-400104 पॅन नं:-APXPP9181M
(9) दस्तऐवज करून दिल्याचा दिनांक	28/10/2020
(10) दस्त नोंदणी केल्याचा दिनांक	28/10/2020
(11) अनुक्रमांक, खंड व पृष्ठ	2979/2020
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	260000
(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, and shall be paid to it.

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

Integrated Governance enabling You to Do Business Easily

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

Details of this transaction have been forwarded by Email (dated 06/11/2020) toMunicipal Corporation of Greater Mumbai.

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



खरी प्रत

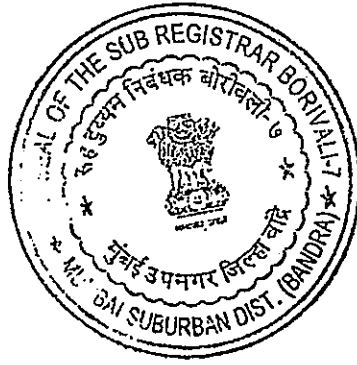
Shivan

प्रसह. दुय्यम निबंधक, बोरीवली-७
मुंबई उपनगर जिल्हा.

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Chirag Ranjit Patel	eChallan	69103332020092813165	MH004896339202021E	160.00	SD	0002782274202021	28/10/2020
2	Chirag Ranjit Patel	eChallan	00040572020090929405	MH004188598202021E	259840.00	SD	0002782275202021	28/10/2020
3		By Cash			3240	RF		
4	Chirag Ranjit Patel	eChallan		MH004188598202021E	30000	RF	0002782275202021	28/10/2020

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

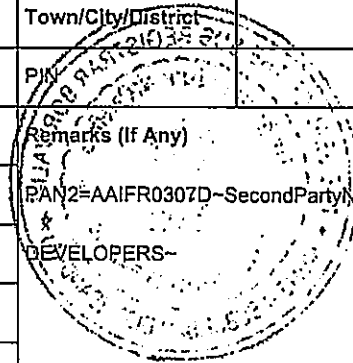
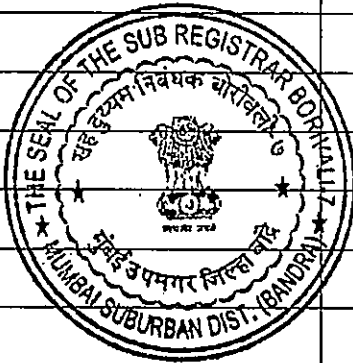




CHALLAN
MTR Form Number-6



GRN	MH004188598202021E	BARCODE	[Barcode]		Date	09/09/2020-17:12:59	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)	APXPP9181M			
Office Name	BDR17__JT SUB REGISTRAR ANDHERI 6			Full Name	Chirag Ranjit Patel			
Location	MUMBAI			Flat/Block No.	FLAT NO. 1808 C WING 34 PARK ESTATE			
Year	2020-2021 One Time			Premises/Building				
Account Head Details		Amount In Rs.		Road/Street	YASHWANT NAGAR			
0030045501	Stamp Duty	259840.00		Area/Locality	GOREGAON WEST			
0030063301	Registration Fee	30000.00		Town/City/District				
				PIN	4	0	0	0
				Remarks (If Any)	PAN2=AAIFR0307D~SecondPartyName=REDDY BUILDERS AND DEVELOPERS-			
				Amount In Words	Two Lakh Eighty Nine Thousand Eight Hundred Forty Rupees Only			
Total			2,89,840.00					
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	00040572020090929405	IK0ARMKDD7	
Cheque/DD No.				Bank Date	RBI Date	09/09/2020-17:13:41	Not Verified with RBI	
Name of Bank				Bank-Branch	STATE BANK OF INDIA			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			

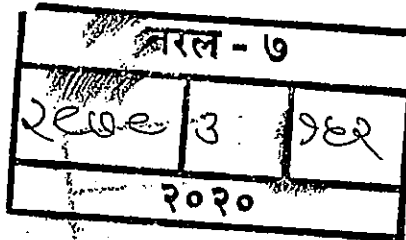
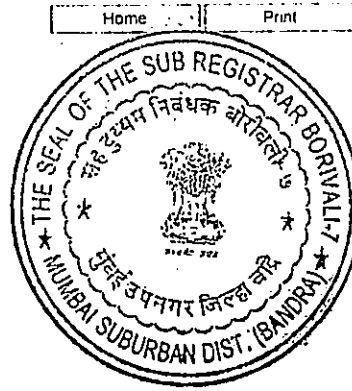


Department ID : Mobile No. : 7506712291
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Chirag Patel

बल - ७
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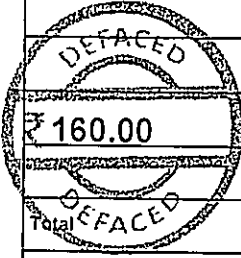
मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	20201028648	28 October 2020.10.38:23 AM			
मूल्यांकनाचे वर्ष	2020				
जिल्हा	मुंबई(उपनगर)				
मुल्य विभाग	57-पहाडी-गोरगाव पश्चिम (बोरीवली)				
उप मुल्य विभाग	57/265भुभाग : उत्तरेस गावाची हद्द, पूर्वेस एस. व्ही रोड, दक्षिणेस गावाची हद्द व पश्चिमेस लिंक रोड				
सर्व्हे नंबर /न. भू क्रमांक	सि.टी.एस. नंबर#49				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
75210	153900	176680	218300	153900	चौरस मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	61.31 चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर -	Rs.153900/-
उद्दवाहन सुविधा-	आहे	मजला -	11th floor To 20th floor		
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ = 110% apply to rate= Rs.169290/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मुल्यदर	=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)				
	= (((169290-75210) * (100 / 100))+75210)				
	= Rs.169290/-				
A) मुख्य मिळकतीचे मुल्य	= वरील प्रमाणे मुल्य दर * मिळकतीचे क्षेत्र				
	= 169290 * 61.31				
	= Rs.10379169.9/-				
E) बंदिस्त वाहन तळाचे क्षेत्र	13.95 चौरस मीटर				
बंदिस्त वाहन तळाचे मुल्य	= 13.95 * (169290 * 25/100)				
	= Rs.590398.875/-				
एकत्रित अंतिम मुल्य	= मुख्य मिळकतीचे मुल्य + तळघराचे मुल्य + मेझनाईन मजला क्षेत्र मुल्य + लगतच्या गच्चीचे मुल्य + वरील गच्चीचे मुल्य + बंदिस्त वाहन तळाचे मुल्य + खुल्या जमिनीवरील वाहन तळाचे मुल्य + इमारती भोवतीच्या खुल्या जागेचे मुल्य + बंदिस्त वाल्कनी				
	= A + B + C + D + E + F + G + H + I				
	= 10379169.9 + 0 + 0 + 0 + 590398.875 + 0 + 0 + 0 + 0				
	=Rs.10969568.775/-				



CHALLAN
MTR Form Number-6



GRN	MH004896339202021E	BARCODE	28 09 2020 17:29:23		Date	28/09/2020-17:29:23	Form ID	25.2	
Department Inspector General Of Registration					Payer Details				
Stamp Duty					TAX ID / TAN (If Any)				
Type of Payment Registration Fee					PAN.No.(If Applicable)		APXPP9181M		
Office Name BRL7_JT SUB REGISTRAR BORIVALI 7					Full Name		Chirag Ranjit Patel		
Location MUMBAI					Flat/Block No.		FLAT NO. 1808 C WING 34 PARK ESTATE		
Year 2020-2021 One Time					Premises/Building		YASHWANT NAGAR		
Account Head Details				Amount In Rs.		Road/Street			
0030045501 Stamp Duty				160.00		GOREGAON WEST			
					Area/Locality		TOWN/CITY/DISTRICT		
					PIN		4 0 0 1 0 4		
					Remarks (If Any)				
					PAN2=AAIFR0307D~SecondPartyName=REDDY BUILDERS AND DEVELOPERS~				
					Amount In Words		One Hundred Sixty Rupees Only		
Total					160.00				
Payment Details IDBI BANK					FOR USE IN RECEIVING BANK				
Cheque/DD Details					Bank CIN	Ref. No.	69103332020092813165		687775179
Cheque/DD No.					Bank Date	RBI Date	28/09/2020-17:37:28		29/09/2020
Name of Bank					Bank-Branch		IDBI BANK		
Name of Branch					Scroll No. , Date		100 , 29/09/2020		

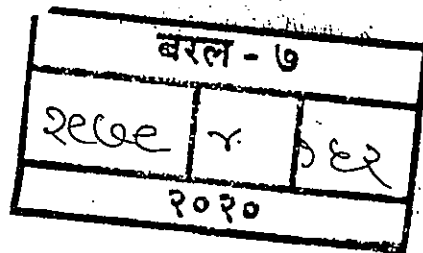
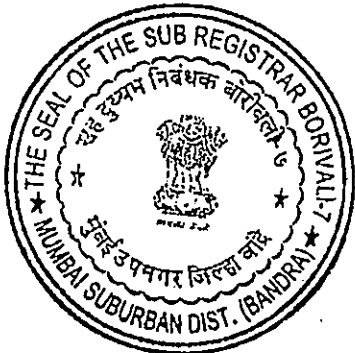


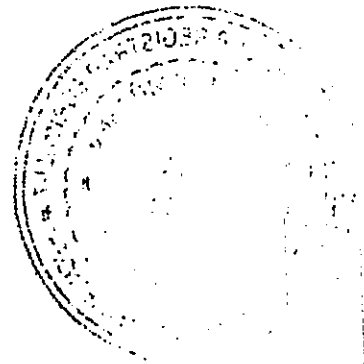
Department ID: 4071. This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 7506712291
 This document is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 7506712291

Validity unknown

Digitally signed by
 VIRTUAL TREASURER
 MUMBAI 02
 Date: 2020.10.28
 13:30:31 IST
 Reason: Signature Defacement
 Location: India

Sr. No.	Defacement No.	Defacement Date	Userid	Defacement Amount	
1	(IS)-451-2979	0002782274202021	28/10/2020-13:27:22	IGR196	160.00
Total Defacement Amount					160.00





AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Mumbai this 28th day of OCTOBER, Two Thousand and Twenty;

BETWEEN

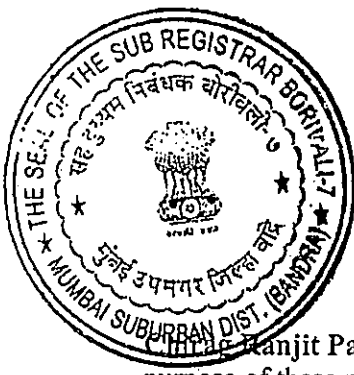
M/S. REDDY BUILDERS & DEVELOPERS, a partnership firm registered under the provisions of the Partnership Act, 1932 and having its principal place of business at Reddy House, Opposite Dena Bank, Marve Road, Malad (West), Mumbai 400 064 (hereinafter referred to as the "Promoter 1" which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors and administrators of the last surviving partner) of the **FIRST PART**;

AND

CHANDAK REALTORS PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act, 1956 and having its registered address 807-808, Hubtown Solaris, 8th Floor, N.S. Phadke Marg, Opposite Teli Gully, Andheri (E), Mumbai - 400 069 (hereinafter referred to as "Promoter 2" which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors, assigns and nominees) of the **SECOND PART**;

Handwritten signature

बल - ७		
२०२०	३	०६
२०२०		
०९०९		



AND

Mr. Tanjit Patel aged about 38 years, Indian Inhabitant/s, having address for the purpose of these presents at 402, C-Wing, Galaxy Classique, Off M G Road, Mithanagar, Opposite BMC Office, Motilal Nagar, Goregaon West, Mumbai, Maharashtra, INDIA, 400104, hereinafter referred to as "Allottee/s" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and permitted assigns) of the **THIRD PART**.

The Promoter 1 and the Promoter 2 are hereinafter collectively referred to as "the Promoters".

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

WHEREAS:

A. The Promoter 1 is undertaking development/re-development of all those pieces and parcels of land admeasuring 19,259.62 square meters and bearing CTS No. 49(part), CTS No. 50-A(part), CTS No. 50A/26 to 50 and CTS No. 50A/67 to 145 and CTS No. 55(part) of Village Pahadi Goregaon (West) situate, lying and being at Yashwant Nagar, Goregaon (West), Taluka Borivali, P/S Ward of MCGM, Mumbai - 400 104 ("the Larger Land") together with the structures standing thereon are hereinafter collectively referred to as "the Larger Property" under the provisions of Regulation 33(10) of the Development Control Regulations for Greater Mumbai, 1991 ("DCR") and/or under relevant provisions of Development Control and Promotion Regulation for Greater Mumbai, 2034 ("DCPR") ("the said Scheme"). The said Larger Land is more particularly described in the First Schedule hereunder written and more particularly delineated by black colour boundary on the plan more particularly annexed hereto as Annexure "1".

B. A portion of the Larger Land admeasuring 6,980.00 square meters and bearing CTS No. 49 of Village Pahadi Goregaon (West), Mumbai- 400 104 ("Government Land") is owned by the Government of Maharashtra. The balance portion of the Larger Land admeasuring 12,279.62 square meters and bearing CTS No. 50-A, CTS No. 50A/26 to 50, CTS No. 50A/67 to 145 and CTS No. 55 of Village Pahadi Goregaon (West), Mumbai- 400 104 ("MHADA Land") is owned by Maharashtra Housing and Area Development Authority ("MHADA").

C. The slum dwellers on the Larger Land have comprised themselves into various societies viz. (i) Omkar SRA Co-operative Housing Society Limited ("Omkar Society"), (ii) Kranti Nagar SRA Co-operative Housing Society Limited ("Kranti Society"), (iii) Tanaji Nagar SRA Co-operative Housing Society Limited ("Tanaji Society") and (iv) Shree Ganesh Ekta SRA Co-operative Housing Society Limited ("Shree Ganesh Society").

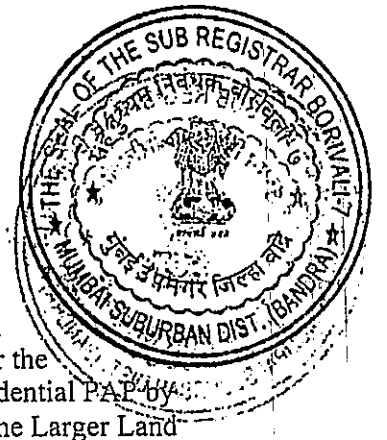
D. The manner in which the Promoter 1 has acquired development rights with respect to the Larger Land, are duly set out in the said Title Certificate (as defined below).

E. Pursuant to the Letter of Intent issued by the SRA in favour of the Promoter 1 from time to time and the latest being the Letter of Intent dated 18th March, 2020 ("the said LOI") issued by SRA, SRA has sanctioned slum rehabilitation scheme on the Larger Land, in the manner and on the terms and conditions as set out therein.

F. Under the said Scheme, the Promoter 1 inter-alia has:

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(i) The rights and obligations to develop and construct rehab tenements for the rehabilitation of the eligible slum dwellers, provisional commercial and residential PAP by utilization of the rehab component ("Rehab Component") on a portion of the Larger Land ("Rehab Land"), as may be decided by the Promoters subject to necessary approvals, permissions granted from time to time in accordance with DCR 1991/DCPR 2034.

(ii) The right to develop and construct free sale component ("Free Sale Component") on a portion of the Larger Land ("Free Sale Land" or "the said Land"), as may be decided by the Promoters subject to necessary approvals, permissions granted from time to time in accordance with DCR 1991/DCPR 2034.

(iii) To construct and handover the reservations affecting the Larger Land to the concerned authority from time to time.

G. The Promoter 1 has till date completed construction of 2 (two) Rehabilitation Buildings and have duly constructed 564 rehabilitation units in the same. The Promoter 1 is in the process of undertaking construction of the balance 2 (two) Rehabilitation Buildings in the manner the Promoter 1 deems fit and proper, wherein balance eligible slum dwellers shall be rehabilitated on completion thereof.

H. By and under Joint Development Agreement dated 14th February, 2020 ("the Joint Development Agreement") executed by and between the Promoter 1 of the One Part and Promoter 2 of the Other Part and registered with the Office of Sub-registrar of Assurances under Serial No. BRL-6/3101/2020, the Promoter 1 and the Promoter 2 inter-alia agreed to jointly develop/re-develop the said Land, in the manner and on the terms and conditions as set out therein.

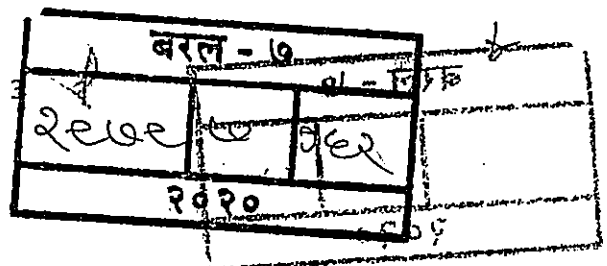
I. The Promoters are vested with the right to jointly develop the said Land in the manner stated in the Joint Development Agreement. The Promoters are entitled to sell the premises in the free sale building/s (to be constructed on the said Land by utilization of the Free Sale Component) ("Free Sale Buildings"), in accordance with the terms and conditions of sanctions and approvals obtained / being obtained in relation to the same.

J. The Promoters are jointly constructing the Free Sale Buildings by utilization of the Free Sale Component in the following phase-wise manner:

(i) The Promoters are proposing to construct and develop Sale Building No.1 comprising of Wing A to Wing D of the Real Estate Project (as defined below) each having Ground + 2 Podium levels + 1 e deck level/Podium + 1st to 36th Residential floors ("Wings A to D") on the said Land.

(ii) The Promoters are proposing to construct and develop Sale Building No. 2 comprising Wing E of the Real Estate Project having Ground + 40 upper floors ("Wing E") on the said Land.

(iii) The Promoters are proposing to construct a composite building ("Composite Building") (i) a building comprising of 23 floors being the Rehabilitation Building constructed by utilization of the Rehab Component on the Rehab Land and (ii) Wing F of the Real Estate Project ("Wing F") having Ground + 30 Residential floors to be constructed by utilization of the Free Sale Component. The Promoters reserve their right to construct the Composite Building as one composite building of one wing of rehab and one wing of sale or to have two independent rehab and sale building as may be decided by the Promoters in their sole discretion, in accordance with the approvals obtained / to be





obtained from the concerned authorities from time to time.

The Promoter hereby acknowledges and confirms that the Promoters propose to construct the buildings by utilization of the Free Sale Component in accordance with the approvals and permissions obtained/ to be obtained from time to time and as disclosed in the Disclosed Layout. The proposed layout plan being Disclosed Layout ("Disclosed Layout"), annexed to this Agreement as Annexure "2", tentatively indicates the present/future/ further buildings/towers/wings that may be built on the said Land and the reservations affecting the said Scheme that may be constructed on the said Land. The Promoters reserve their rights and are and shall continue to be entitled to amend, modify and/or substitute the Disclosed Layout including any future and further development of the Larger Land and / or the said Land including the location of the reservations affecting the said Scheme to be constructed on the said Land, in full or in part, as may be required by the Promoters from time to time or due to planning constraints which inter alia may include construction of buildings with such permutations and combinations of commercial/ residential or residential cum commercial premises or such other users as may be permissible and shifting the location of the reservations affecting the said Scheme anywhere on the Larger Land and / or the said Land , in a phase-wise manner or as may be deemed fit and proper by the Promoters including by implementing various schemes as mentioned in DCR 1991/ DCPR 2034 or based on expectation of increased FSI / development potential which may be available in future on modification of DCR 1991/DCPR 2034, which are applicable to the development of the said Land inter alia in consonance with revised DCR 1991/DCPR 2034. Any amendments to the Disclosed Layout in accordance with the approvals and permissions and what is stated herein will result in changes to the Disclosed Layout.

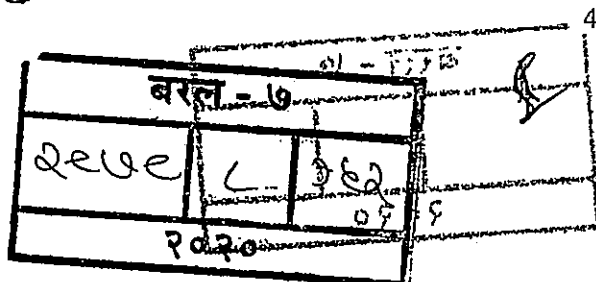
L. The development and construction of Wing A, Wing B, Wing C, Wing D, Wing E and Wing F of the Free Sale Buildings to be known as "34 Park Estate" is proposed as a "Real Estate Project" by the Promoters ("Real Estate Project") and the Promoters have registered the Real Estate Project with the Real Estate Regulatory Authority ("Authority"), under the provisions of Section 5 of the Real Estate (Regulation and Development) Act, 2016 ("RERA") read with the provisions of the 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 ("RERA Rules"). The Authority has duly issued the Certificate of Registration No. P51800006729 (as modified from time to time) for the Real Estate Project and a copy of the RERA Certificate is annexed and marked as Annexure "3" hereto.

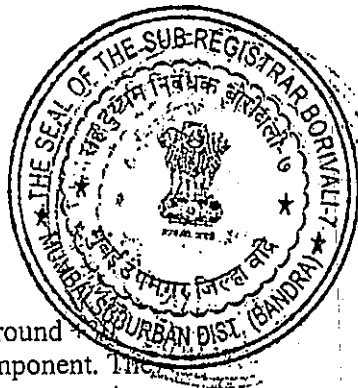
M. The principal and material aspects of the development of the Real Estate Project, are briefly stated below:

(i) The Real Estate Project is known as '34 Park Estate';

(ii) SRA has issued amended Intimation of Approval dated 19th March, 2020 for Wings A to Wing D of the Real Estate Project and has granted Commencement Certificate dated 2nd June, 2015 with respect to the Real Estate Project, in the manner and on the terms and conditions as set out therein. Copy of the aforesaid Intimation of Approval dated 19th March 2020 and the Commencement Certificate dated 2nd June, 2015 is hereto annexed and marked as Annexure "4".

(iii) Wings A to D shall comprise of Ground + 2 Podium levels + 1 e deck level/Podium + 1st to 36th Residential floors, Wing E shall comprise of Ground +40 upper floors. Wing F may be a part of the Composite Building comprising of (i) a Rehabilitation Building having 23 floors to be constructed by utilization of the Rehab Component on the Rehab





Land and (ii) Wing F of the Real Estate Project ("Wing F") having Ground Residential floors to be constructed by utilization of the Free Sale Component. The Promoters reserve their right to construct the Composite Building as one composite building of one wing of rehab and one wing of sale or to have two independent rehab and sale building as may be decided by the Promoters in their sole discretion, in accordance with the approvals obtained / to be obtained from the concerned authorities from time to time.

(iv) The Real Estate Project shall comprise such number of car parking slots as may be permissible in law and approved by the concerned authorities.

(v) The Allottee has been explained by the Promoters and the Allottee understands that the Promoters may for the planning constraints or on account of the height not being sanctioned or for any other reason as may be deemed fit and proper in their sole discretion, construct a building of the floors less than the aforesaid floors and the Allottee explicitly and irrevocably agrees and consents for the same. On account of the above, there may be changes / amendments in location, area, count (of refuge floors/units, water tanks, staircases, width of staircases, lifts, basements, car parking tower, fire check floor, fire chute, etc.), and the Allottee agrees and provides his/her irrevocable consent for the same.

(vi) The premises comprised in the Real Estate Project shall be comprising of residential flats, shops, commercial and retail units and/or such other user as the Promoters may deem fit and as may be permissible in law.

(vii) At present, a total FSI of 64,538 square meters has been sanctioned for consumption in the construction and development of the Real Estate Project. The Promoters proposes to eventually consume approximately 70,000 square meters FSI and any further FSI by whatever name called that may be generated from time to time ("Total FSI") in the construction and re-development of the Real Estate Project or the layout of the said Land. In the event of amalgamation of any of the adjoining plots and / or otherwise development thereof along with the said Land, the Total FSI shall increase and the term Total FSI shall be deemed to be inclusive of such increased FSI.

(viii) The common areas, facilities and amenities in the Real Estate Project that may be usable by the Allottee/s and other allottees of the Real Estate Project on a non-exclusive basis, are listed in the Second Schedule hereunder written and are hereinafter referred to as "Real Estate Project Amenities".

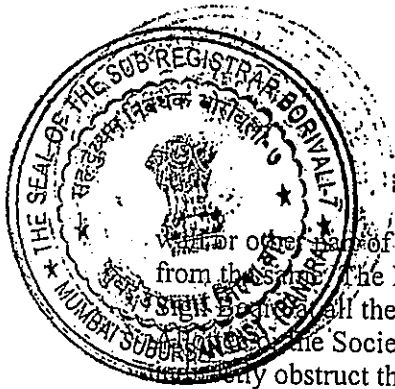
(ix) The Real Estate Project Amenities shall be constructed in a phase-wise manner and shall be completed upon construction of the entire Real Estate Project and obtainment of the occupation certificate thereof. Further, the Promoters reserve their right to substitute, upgrade, modify, delete, relocate or enhance any or all the Real Estate Project Amenities.

(x) In the event of amalgamation of the said Land or the Larger Land with the adjoining Land parcels and/or otherwise redevelopment thereof with the said Land, the Real Estate Project Amenities comprised in Second Schedule including access roads shall be used by the flat purchasers of the buildings constructed on the adjoining plots also.

(xi) The Promoters shall have the exclusive right to put up signage, hoarding, and all other forms of advertisement board whatsoever within the Larger Land. The Promoters shall be entitled to place, select, decide and put hoarding/boards of their Logo and/or Brand Name or any other Logo and/or Brand name as decided by the Promoters from time to time, in perpetuity in the form of Neon Signs, MS Letters, and Vinyl & Sun Boards or any other form ("Sign Board") on the Real Estate Project and on the façade, terrace, compound

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Whether or not any part of the Real Estate Project and shall be entitled to all the revenues arising from the same. The Promoters or its nominee shall have right of ingress and egress to such all the times for the purposes of repairs and maintenance or otherwise and the Society of the purchasers in the Real Estate Project shall not directly or indirectly obstruct the same. The Promoters shall have right to obtain separate electricity meter for such Sign Board and they shall pay the electricity bills for the same. The Promoters shall not be liable to pay any fees, charges or moneys for the same to the Society.

(xii) The details of formation of the Society, and conferment of title upon the Society with respect to the Real Estate Project, are more particularly specified herein.

N. The Allottee/s is/are desirous of purchasing a residential premises / Flat in the wing of the Real Estate Project ("the said Wing") as more particularly described in the Third Schedule hereunder written (hereinafter referred to as the "said Premises") has / have approached the Promoters and requested to allot to him/her/them the said Premises.

O. The Allottee/s confirms to have examined:

(i) A copy of the RERA Certificate and has caused the RERA Certificate to be examined in detail by his/her/its Advocates and Planning and Architectural consultants.

(ii) All documents and information uploaded by the Promoters on the website of the Authority as required by RERA and the RERA Rules and has understood the documents and information in all respects.

(iii) The Allottee/s has agreed and consented to the development of the Real Estate Project (as defined herein).

(iv) The Disclosed Layout.

P. The Promoters have procured certain approvals from the concerned government authorities for development of the Real Estate Project, as has been disclosed under the Act on <https://maharera.mahaonline.gov.in> (hereinafter referred to as "the MahaRERA website") and shall obtain the balance approvals from the concerned authorities from time to time so as to carry out construction and obtain the Occupation Certificate in respect thereof.

Q. The Promoters have presently engaged the services of the Architect and Structural Engineer details whereof are uploaded on the RERA website and reserve their right to change or replace them with any other Architect or Structural Engineer.

R. The Promoters have the right to sell the said Premises in the Real Estate Project to be constructed by the Promoters and to enter into this Agreement with the Allottee of the Premises and to receive the Sale Consideration and Other Charges in respect thereof.

S. On demand from the Allottee/s, the Promoters have given inspection to the Allottee/s of all the documents of title relating to the said Scheme, and the plans, designs and specifications prepared by the Promoters' Architects and of such other documents as are specified under the RERA and the Rules and Regulations framed thereunder, including but not limited to the following:

(i) All the title deeds, documents, etc., referred to in this Agreement.

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- (ii) All the other title deeds and documents in relation to the Real Estate Project;
- (iii) All the approvals and sanctions of concerned authorities issued till date for the development of the said Scheme including the layout plan, building plan, floor plan and the commencement certificate of the said Wing constructed / being constructed on the said Land; and
- (iv) Copy of Property Register Card are annexed and marked as Annexure "5";
- (v) Copy of the typical floor plan of the Premises, is hereto annexed and marked as Annexure "6".
- (vi) Copy of the Title Certificate dated 18th July 2020, issued by Legal Pyramids, certifying the right/entitlement of the Promoters is annexed hereto and marked as Annexure "7" hereto ("the said Title Certificate").

T. Further, (i) the requisite approvals and sanctions, for the development of the Real Estate Project from the competent authorities are obtained / being obtained, (ii) approvals and sanctions from other relevant statutory authorities are applied for and/or in process of being obtained and/or obtained by the Promoters.

U. The Promoters have accordingly commenced construction of the Real Estate Project in accordance with the sanctioned plans and approvals and permissions, as referred hereinabove.

V. The carpet area of the said Premises (as defined under the provisions of RERA) is setout in the Third Schedule hereunder written.

W. Prior to execution of this Agreement, the Allottee/s has/have obtained independent legal advice with respect to this Agreement and the transaction contemplated herein with respect to the said Premises, made enquiries thereon and is/are satisfied with respect to, (i) the title of the Promoters to undertake the said Scheme, and such title being clear and marketable and to construct the Real Estate Project thereon as mentioned in this Agreement and applicable law and sell the premises therein and (ii) the entire said Scheme (iii) the approvals and permissions (including Commencement Certificate) obtained till date. The Allottee/s undertake(s) that he/she/it/they has/have verified with his/her/its/their financial advisor and confirm that the Allottee/s has/have the financial capability to consummate the transaction.

X. The Promoters have agreed to sell to the Allottee and the Allottee has agreed to purchase from the Promoters, the said Premises for lumpsum consideration as set out in the Third Schedule ("Sale Consideration") hereunder written and upon the terms and conditions mentioned in this Agreement.

Y. The list of Annexures attached to this Agreement are as follows.

Annexure "1" : Plan/ Block Plan of the Larger Land.

Annexure "2" : Disclosed Layout.

Annexure "3" : Copy of RERA Certificate.

Annexure "4" : Copies of the Intimation of Approval and Commencement Certificate;

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Copy of the Property Register Card.

: Copy of the typical floor plan of the said Premises.

: Copy of the said Title Certificate.

Z. The Promoters relying on the confirmations, representations and assurances of the Allottee 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.

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

1. The above Recitals form an integral part of this Agreement as if the same are set out herein verbatim. The headings given in the operative section of this Agreement are only for convenience and are not intended to be read or interpreted in derogation of RERA or Rules framed thereunder.

2. The Promoters shall construct the Real Estate Project being Wing A, Wing B, Wing C, Wing D, Wing E and Wing F known as "34 Park Estate" in accordance with the plans, designs and specifications approved / to be approved by the SRA and / or other competent authorities from time to time. The Real Estate Project shall have the common areas, facilities and amenities that may be usable by the Allottee/s on a non-exclusive basis and are listed in the Second Schedule hereunder written i.e. Real Estate Project Amenities.

PROVIDED THAT the Promoters shall have to obtain prior consent in writing of the Allottee in respect of any variations or modifications which may adversely affect the area of the said Premises, except for any alteration or addition required by any Government authorities, or, due to change in law, or changes made to exploit the full potential of the Larger Land or, any change as contemplated by any of the disclosures already made to the Allottee herein. Provided further that the Promoters shall be entitled to make modifications, variations, additions or alterations as may be required by the Promoters from time to time, by obtaining 2/3rd consent of concerned adversely affected allottees in the said Wing/ Building. It is clarified that the consent of those Allottees who are not affected by the modifications, variations, additions or alterations proposed and/or carried out by the Promoters as aforesaid shall not be required. It is further clarified that only if the said Premises are relocated anywhere else in the Real Estate Project, contrary to what is agreed herein, the Allottee shall be deemed to be adversely affected person for the purposes of consent. The Promoters shall also be entitled to make such changes within the Real Estate Project or in the Premises as may be required by the Promoters or the concerned authorities or as may be necessary due to architectural and structural requirements, without any consent from the Allottee.

3. The Promoters may club, amalgamate the development/redevelopment of the lands adjacent/ adjoining to the Larger Land. The Promoters shall also be entitled to club/ amalgamate the development of the Larger Land (or part thereof) with any such other adjacent/ adjoining land, whether as a common integrated layout with the Larger Land (or part thereof) or otherwise, subject to necessary approvals/sanctions from the concerned authorities. For this purpose, the Promoters shall be entitled to take steps including but not limited to following:

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(a) Amalgamate schemes of development of the adjoining land, land plates, land

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composition and land mix;

(b) Float FSI/Transferable Development Rights ("TDR") from the Larger Land onto the adjoining land/properties and/or from the adjoining land/properties onto the Larger Land and undertake consequent construction, development, sale, marketing and alienation;

(c) Provide common access and entry and exit points to and from the said Land (or part thereof) and the adjoining properties, which may be used in common by the allottees/occupants of premises constructed on the said Land (or part thereof) and the adjacent/adjoining properties;

(d) Upon such acquisition, clubbing or amalgamation of the adjoining land the magnitude and scope of the Real Estate Project and / or the Larger Land and / or the said Land shall vary and modify in accordance with the actual acquisition of land/project

4. DISCLOSURES AND TITLE:

(a) The Allottee hereby declares and confirms that prior to the execution of this Agreement, the Promoters have made full and complete disclosure of their right, title and interest in the Real Estate Project and the said Scheme and the said Premises and the Allottee has taken full, free and complete disclosure of the right, title and interest of the Promoters to the said Scheme, the said Premises and the Allottee has taken full, free and complete inspection of all the information, documents, disclosures that have been uploaded by the Promoters on the MahaRERA website, and has/have also satisfied himself / herself / themselves of the particulars and disclosures, including the following:

(i) Nature of the right, title and interest of the Promoters to the said Scheme and the development of the Real Estate Project and the encumbrances thereon;

(ii) The drawings, plans and specifications duly approved and sanctioned till date by the sanctioning authorities in respect of the Real Estate Project, and the floor plan of the said Premises;

(iii) Particulars of fixtures, fittings and specifications proposed to be provided in the said Premises as more particularly mentioned in the Fourth Schedule hereunder written;

(iv) FSI utilized and/or to be utilized in the Real Estate Project;

(v) The nature of the organization to be constituted of the Allottee of the Premises in the Real Estate Project;

(vi) The Approvals to be obtained, in relation to the Real Estate Project;

(vii) Nature of responsibilities of the Promoters and Allottee under this Agreement;

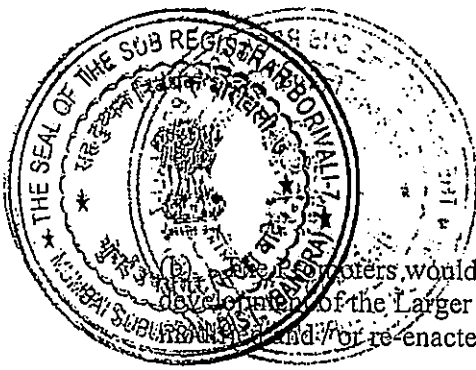
(viii) Nature of inter-se roles, responsibilities and obligations of the Promoters shall be as per the terms of the Joint Development Agreement;

(ix) The various amounts and deposits that are to be paid by the Allottee including the Sale Consideration, Other Charges, Usage Charges (as defined below), taxes, maintenance and outgoings;

(x) The nature of the right, title and interest of the Allottee in the said Flat/Premises hereby agreed to be created.

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Promoters would be entitled to aggregate any contiguous land parcel with the development of the Larger Land, in accordance with applicable law, as may be amended, and/or re-enacted from time to time.

(c) The Promoters are entitled to amend, modify and/or substitute the plans, in full or in part, as may be required by them from time to time in accordance with law and / or as stated/disclosed herein.

(d) The Allottee further confirms and warrants that the Allottee has independently investigated and conducted legal and technical due diligence in respect of the Real Estate Project and the said Scheme and the said Premises and has satisfied himself/herself/themselves in respect of the title thereof and waives his/her/their right to dispute or raise objections in that regard, at any time in future. The Allottee confirms that the Allottee has been suitably advised by his/her/their Advocate and that after fully understanding and accepting the terms hereof, the Allottee has decided and agreed to enter into this Agreement. The Allottee has accepted the right, title and interest of the Promoters in respect of the Real Estate Project, the said Scheme and the said Premises and doth hereby agree and undertake not to raise any dispute or objections to the same, any time hereafter. The Allottee hereby confirms that the Allottee has agreed to purchase the said Premises based on the terms and conditions stated hereunder and that the Promoters shall not be held liable for anything not stated in this Agreement.

(e) It is expressly agreed that the right of the Allottee under this Agreement or otherwise shall always be restricted only to the Premises agreed to be sold and such right will accrue to the Allottee only on the Allottee making full and final payment of the Sale Consideration, Other Charges, Usage Charges (as defined below), taxes, maintenance and outgoings payable in pursuance hereof to the Promoters in accordance with this Agreement and only on the Allottee performing and complying with the terms, conditions, covenants, obligations, undertakings etc. as contained herein without any breach of the same.

(f) The Allottee agrees that in the event of any change in plan due to statutory requirements or otherwise, the Promoters shall have option to allot any other Premises of the same area, in lieu of the Premises hereby agreed to be sold. Provided that Sale Consideration shall be adjusted at the same rate as agreed herein.

5. Purchase of the Premises and Sale Consideration:

(a) The Allottee hereby agrees to purchase from the Promoters, and the Promoters hereby agrees to sell to the Allottee, the said Premises, as more particularly described in the Third Schedule hereunder written and as shown hatched with black colour on the floor plan annexed and marked Annexure "6" hereto, at and for the Sale Consideration as set out in the Third Schedule hereunder written.

(b) The Allottee/s has/have paid before execution of this Agreement Earnest Money/ Booking Amount/ Part Consideration as more particularly described in the Fifth Schedule hereunder written and hereby agree/s to pay to the Promoters the entire Sale Consideration in the manner as more particularly mentioned in the Fifth Schedule hereunder written.

(c) The Promoters shall issue Demand and Tax Invoice to the Allottee intimating the Allottee about the stage-wise payment as more particularly set out in the Fifth Schedule hereto (the payment at each stage is individually referred to as "the Instalment" and collectively referred to as "the Instalments"). The payment shall be made by the Allottee within 7 (seven) days of the Promoters making a demand for the payment of the Instalment,

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time being the essence of the contract.

(d) The payment of the Sale Consideration, Other Charges, Usage Charges (as defined below), taxes, maintenance and outgoings by the Allottee in accordance with the provisions of this Agreement, is the basis of the sale and is one of the principal, material and fundamental terms of this Agreement. Time for payment of each installment and other amounts due and payable from time to time, shall be the essence of Contract. The Promoters have agreed to allot and sell the said Premises to the Allottee at the Sale Consideration inter-alia because of the Allottee having agreed to pay the Sale Consideration, Other Charges, Usage Charges (as defined below), taxes, maintenance and outgoings in accordance with this Agreement.

(e) The Sale Consideration and Other Charges, Usage Charges (as defined below), maintenance and outgoings as agreed herein are exclusive of all taxes, duties and cess including but not limited to Goods and Service Tax, Property Tax, Swachh Bharat Cess, local body tax and/or any other direct or indirect taxes which may be levied, in connection with the construction of and carrying out of the Real Estate Project and/or with respect to the said Premises and/or this Agreement and amounts payable by the Allottee in respect of the said Premises towards infrastructure charges, legal charges, maintenance charges of the Real Estate Project and for such facilities/infrastructure forming part of the Real Estate Project commonly shared by the Allottee/s in the Real Estate Project, corpus fund, society formation and share application money or any other charges as agreed in this Agreement. It is clarified that all such taxes, levies, duties, cesses (whether applicable / payable now or which may become applicable/payable in future) including Goods and Service Tax and all other applicable indirect and direct taxes, duties and impositions levied by the Central Government and/or the State Government and/or any local, public or statutory authorities/bodies on any amount payable under this Agreement and/or on the transaction contemplated herein and/or in relation to the said Premises or on this instrument, shall be borne and paid by the Allottee alone and the Promoters shall not be liable to bear or pay the same or any part thereof. The Allottee shall also fully reimburse the expenses that may be incurred by Promoters consequential upon any legal proceedings that may be instituted by the concerned authority/ies against Promoters or by Promoters against any authority/ies or third party on account of such liability arising out of non-payment of the aforesaid amounts/ taxes by the Allottee.

(f) The Sale Consideration shall also exclude all costs, charges and expenses including but not limited to stamp duty, registration charges and expenses incidental thereto as also the Other Charges ("Other Charges") set out in Sixth Schedule hereunder written. The Other Charges are tentative and subject to finalization on or before handing over possession of the said Premises. The changes, if any, in the Other Charges as set out above shall be intimated by the Promoters to the Allottee on or before handing over possession of the said Premises to the Allottee. It is further clarified that the heads of Other Charges mentioned hereinabove are only indicative and not exhaustive and the Allottee agrees to pay to the Promoters, such other charges/amounts or such increase in the above mentioned other charges/ amounts as the Promoters may indicate without any delay or demur. The Allottee irrevocably and unconditionally agrees to pay the same and has understood and accepted that the payment of Other Charges shall be a precondition for handing over possession of the said Premises. The Allottee acknowledges that after utilization of the initiation maintenance paid in terms of this Agreement, the Promoters shall have right to revise the Other Charges, Maintenance and Outgoings and the Allottee agrees to make the payment of the same.

(g) The Sale Consideration shall also exclude the Other Charges, Usage Charges (as defined below), costs, fees, expenses, etc., payable in relation to the utilization of the Real

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amenities.

It is hereby agreed that if by reason of any enactment, amendment, notification, judicial pronouncement or for any other reason, this transaction or this Agreement attracts or additional taxes, duties, levies and cess, whether before or after the possession of the said Premises is handed over to the Allottee, the Allottee alone shall bear and pay the same to the Promoters or such concerned authority forthwith on demand and the Promoters shall not be liable for payment of any taxes, duties, levies and cess in connection with or arising out of this transaction/ Agreement or any other instrument in connection herewith. The Allottee shall at all times hereafter keep the Promoters indemnified, saved and harmless against all losses, damages, penalties, fines, interest, cost of litigation and all consequences arising on account of non-payment of taxes as agreed herein.

(i) The Sale 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 Promoters shall while raising a demand on the Allottee for increase in development charges, costs, or levies imposed by the competent authorities etc., the Promoters shall enclose the said notification / order / rule / regulation / demand, published/issued in that behalf to that effect along with the Demand and Tax Invoice being issued to the Allottee.

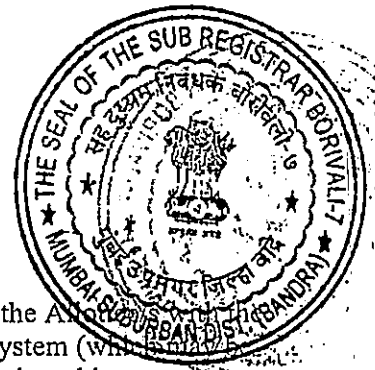
(j) The carpet area is subject to variation of +/- 3% (plus or minus three percent) on account of structural design and construction variances or for planning and other constraints. In case of any dispute on the measurement of carpet area, the same shall be physically measured after removing all finishes that have been applied/ fitted and the cost of removal and refitting of such finishes shall be solely borne and paid by the Allottee alone. The consideration payable on the basis of the re-measured carpet area of the said Premises shall be recalculated by the Promoter. If there is any reduction in the carpet area more than the tolerance limit of 3% (three percent), then the Promoters shall refund the proportionate excess money paid by Allottee on the date of handing over possession of the said Premises with interest at the Interest Rate from the date of such joint measurement. Provided that the Promoters shall cease to be liable to make the payment of any interest, if the Allottee fails to take possession in accordance with the Possession Notice. If there is any increase in the carpet area of the said Premises, the Promoters shall demand an additional amount from the Allottee towards the Sale Consideration and Other Charges, taxes, maintenance and outgoings which shall be payable by the Allottee on or prior to the date of handing over possession of the said Premises. Failure to make payments by the Allottee shall amount to be "default" and the Allottee shall be liable for consequences of default or breach in terms of this Agreement. It is clarified that the payments to be made by the Promoters or the Allottee, as the case may be, under this Clause shall be made at the same rate per square meter as agreed under this Agreement. After the possession of the said Premises is handed over to the Allottee, he/she shall have no dispute or claim of whatsoever nature with regard to the said Premises or otherwise.

(k) The Allottee authorizes the Promoters 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 Promoters may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoters to adjust his payments in any manner.

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(l) The Allottee agrees and confirms that the Allottee shall bear and pay statutory liabilities including income tax and any such other liabilities which may arise out of this agreement or otherwise.

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(m) The Promoters have agreed to provide for the exclusive use of the said Premises, car parking slot in the Mechanical/ Robotic Parking System (which may be in the form of a tandem parking, tower parking, puzzle parking or stack parking or any other form of automated or mechanical or robotic parking) as more particularly set out in the Third Schedule hereunder written (hereinafter referred to as "said Car Parking Slot"). The Allottee agrees and acknowledges that:

(i) The said Car Parking Slot is provided for exclusive use by the Allottee. The Allottee will be bound to abide by the rules and regulations as may be framed in regard to the said Car Parking Slot by the Promoters and shall pay such outgoings in respect of the said Car Parking Slot as may be levied by the Promoters. Further, the Allottee agrees not to dispute about the location of the said Car Parking Slot and/or the suitability thereof at any time in future.

(ii) The Promoters shall identify and allocate the Car Parking Slot on or before handing over possession of the said Premises. The decision of the Promoters with respect to such identification and allocation of Car Parking Slot shall be final and binding on the Allottee and the Allottee hereby gives his/ her irrevocable consent for the same and undertakes not to dispute such allocation at any time in future. The Allottee undertakes not to sell/transfer/lease or give on license or in any other manner part with the Car Parking Slot allotted to him/her. The rights of the Allottee in respect of the said Car Parking Slot shall be co-extensive and co-terminus along with this Agreement. The Allottee agrees that unauthorized use of the Car Parking Slot will tantamount material breach of the terms of this Agreement. For such breach, the Promoters shall have right *inter-alia* to levy such penalty or take such action as they may deem fit. The Allottee undertakes to pay such maintenance charges in respect of the Car Parking Slot as may be decided by the Promoters or the Society from time to time.

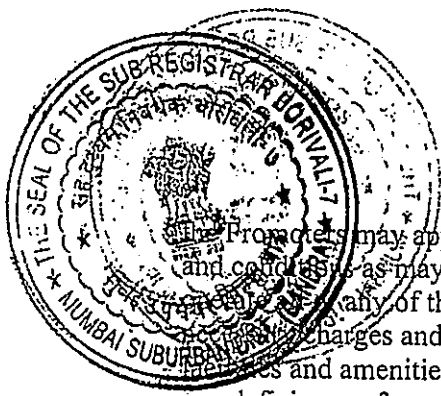
(iii) The Robotic/Automated Car Parking System is purchased by the Promoters from third party Vendor/s and the same is subject to normal wear and tear and is also susceptible to malfunctioning. It may require shut down for repairs and maintenance. The Allottee waives any and all claims, liabilities against the Promoters and / or its affiliates or their successors, SRA and its officers in case he/she/it/they experience any malfunctioning or shut down for any period or for want of electricity etc. Further, the obligation of the Promoters to maintain such mechanical Car Parking Slot shall be limited to the extent of the warranty period or until offering in writing to hand over the Management of the Real Estate Project to the Society of allottees, whichever is earlier. The Allottee agrees not to withhold the maintenance to be paid towards the said Premises and/or the Car Parking Slot for any reason whatsoever.

(n) The said Car Parking Slot shall be allotted by the Promoters to the Allottee/s at any place within the Real Estate Project, at the sole discretion of the Promoters upon handing over possession of the said Premises.

(o) The Real Estate Project Amenities i.e. the common areas, facilities and amenities in the Real Estate Project that may be usable by the Allottee and other allottees of the Real Estate Project on a non-exclusive basis, are listed in the Second Schedule hereunder written. Other Charges, maintenance and outgoings as may be decided by the Promoters from time to time shall be payable by the Allottee and other allottees of the Real Estate Project whether they use the Real Estate Project Amenities or not. The Allottee categorically acknowledges to have been informed that the indoor amenities and facilities that may be usable by the Allottee and other allottees of the Real Estate Project comprised in Second Schedule, are approved as Fitness Center and the Allottee accords his no objection to the same. For the efficient management of the Real Estate Project Amenities,

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The Promoters may appoint one or more vendors and / or service providers on such terms and conditions as may be decided by the Promoters in their sole discretion to run and maintain any of the Real Estate Project Amenities. The Allottee agrees to pay such charges and membership fees in relation thereto, for utilizing/availing such services and amenities ("Usage Charges"). It is clearly agreed and understood that for any deficiency of services, the concerned vendors and / or the service providers alone shall be responsible and the Allottee shall have no recourse to the Promoters. Upon the Promoters offering to hand over the Real Estate Project to the Society, the Society shall allow such vendors and / or the service providers to complete their full term on the same terms and conditions as comprised in the respective agreements with the vendors and/or the service providers.

(p) It is further agreed that the Free Sale Buildings/ Free Sale Component shall be developed by the Promoters in a phase wise manner and hence all or any of the Real Estate Project Amenities may not be ready and operational at the time of handing over the possession of the said Premises to the Allottee. The Promoters may in their sole discretion complete and provide the Real Estate Project Amenities or any of them only after the completion of the entire Real Estate Project and obtainment of the occupation certificate thereof, to which the Allottee accords his irrevocable consent. The Promoters reserve their right to substitute, upgrade, modify, delete, relocate or enhance any or all the Real Estate Project Amenities, for which the Allottee accords his/her irrevocable consent and no objection. It is agreed that though the Real Estate Project Amenities shall form part of the Free Sale Buildings but they may be used by the Allottee only in accordance with the rules and regulations framed by the Promoters/ Society from time to time.

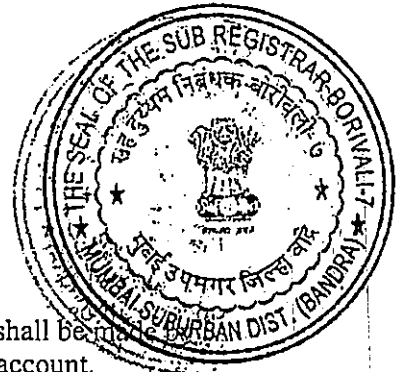
(q) The Promoters have agreed to sell to the Allottee and the Allottee has agreed to purchase from the Promoters the said Premises on the basis of the carpet area only and the Sale Consideration agreed to be paid by the Allottee to the Promoters is agreed on the basis of the carpet area of the said Premises.

(r) Time is of the essence for the Allottee. The Allottee shall make timely payments of the entire Sale Consideration, Other Charges, Usage Charges, taxes, maintenance and outgoings payable by him/her/it in terms of this Agreement. Subject to Allottee meeting, complying with and fulfilling all its obligations under this Agreement, and Force Majeure Events, the Promoters shall abide by the time schedule for completing the said Premises and offering to hand over the said Premises to the Allottee after receiving the part/ full Occupation Certificate in respect thereof.

(s) The Allottee shall be at liberty to make the payment of Sale Consideration or part thereof, in advance before the same is due.

(t) All payments shall be made by way of demand drafts/ pay orders/ account payee cheques/ RTGS/ ECS/ NEFT or any other instrument drawn in favour of / to the account of the Promoters set out in the Third Schedule hereunder written. The cheques issued by the Allottee in favour of the Promoters are subject to realisation. In case of any financing arrangement entered by the Allottee with any bank/financial institution with respect to the purchase of the said Premises, the Allottee undertakes to direct and ensure that such bank/financial institution disburse / pay all such amounts due and payable to the Promoters through RTGS / ECS / NEFT / account payee cheque / demand draft / pay order drawn in favour of /to the account of the Promoters more particularly mentioned in the Third Schedule hereunder written. Any payments made in favour of / to any other account other than as mentioned in the Third Schedule shall not be treated as payment towards Sale Consideration in respect of the said Premises. The Promoters shall be entitled to change the account (as set out in the Third Schedule) by giving a written notice to the Allottee to that

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effect in which case the payments of the amounts under this Agreement shall be made to the Allottee and / or the aforesaid bank/financial institution in such new account.

(u) Further, the Allottee or the financial institution making payment of Sale Consideration or part thereof is responsible to deduct tax by way of Tax Deducted at Source (TDS) under section 194-IA of the Income Tax Act, 1961 at the rate applicable from time to time and deposit the same to the credit of Central Government and shall issue TDS Certificate(s) in favour of the Promoters in the prescribed Form 16B for the same within the statutory period. In the event of any error committed while deducting TDS or in E-filing, the same shall be rectified by the Allottee/financial institution within a period of 30 (thirty) days from the said error being brought to the Allottee/financial institution's notice. The Credit for the TDS amount deposited by the Allottee/financial institution will be given to the Allottee only upon receipt of the Original TDS Certificate and only if the amount mentioned therein matches with the amount appearing in the Income Tax Department website. In the event, the Allottee fails to produce the Original TDS Certificates for all the payments made by the Allottee at the time of handing over possession of the said Premises or within the time prescribed in the Possession Notice, whichever is earlier, the Allottee will be required to deposit with the Promoters such equivalent TDS amount as interest free deposit, which deposit shall be refunded by Promoters to the Allottee only upon the Allottee furnishing the TDS Certificate within one month from the date of handing over possession of the said Premises. In case the Allottee fails to handover all the original TDS Certificates within the stipulated period of one month from the date of handing over or within the period stipulated in the Possession Notice, whichever is earlier, the Promoters shall be entitled to appropriate the said deposit against the amount of TDS Certificate receivable from the Allottee. The Allottee shall also be liable for all costs, expenses, penalties and interest as may be suffered by the Promoters on account of delay in furnishing the TDS certificate or otherwise. The Allottee hereby indemnifies the Promoters from all such costs, expenses, penalties, interest, losses and damages as may be suffered by the Promoters.

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

(w) Notwithstanding anything contained herein, each payment made by the Allottee shall be appropriated at the discretion of the Promoters, first towards the discharge of any damages, interest and then to the payment of any other amount due in terms hereof. It will be the sole discretion of the Promoters to appropriate any amounts received from the Allottee towards the Sale Consideration or any part thereof or any other amount that may be owed by the Allottee to the Promoters.

6. FSI, TDR and development potentiality with respect to the Real Estate Project:

(a) The Allottee hereby agrees, accepts and confirms that the Promoters propose to develop the Real Estate Project (by utilization of the full development potential available for the same) in the manner more particularly detailed in the Recitals hereinabove and Allottee has agreed to purchase the said Premises based on the unfettered and vested rights of the Promoters in this regard.

(b) The Promoters shall be entitled to the entire unconsumed and residual FSI in respect

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of the Larger Land and whether purchased from any authority by payment of premium or price of the change of law and policy, the purchase of TDR, availability and mere possession of TDR, floating FSI, clubbing FSI, Incentive FSI, additional FSI, fungible arising due to changes in layout and the development thereof and FSI/TDR that may accrue due to handing over of the municipal reservation to the concerned authorities and/or FSI which is not computed towards FSI by any concerned authority or due to proposed changes in layout by implementing various scheme as mentioned in DCR 1991/DCPR 2034 or based on expectation of increased FSI which may be available in future on modification of DCR 1991 or DCPR 2034 which are applicable to the development of said Scheme or otherwise by any other means whatsoever, which shall absolutely and exclusively belong to and be available to the Promoters for utilization and consumption on the Larger Land and which shall be developed as a proposed /separate phase and neither the Allottee nor the Society shall have any claims, rights, benefits or interests whatsoever including for use and consumption in respect thereof and/or object to, obstruct or hinder on grounds of any inconvenience.

7. Possession Date, Delays and Termination:

(a) The Promoters shall endeavour to complete the construction of the said Premises and obtain the part/ full Occupation Certificate from the SRA or the concerned authority, in respect of the said Premises on or about the date as more particularly mentioned in the Third Schedule hereunder written ("Possession Date"). Provided however, that the Promoters shall be entitled to extension of time for giving delivery of the said Premises on the Possession Date, if the completion of the Real Estate Project is delayed on account of any or all of the following factors ("Force Majeure Events"):

(i) Non-availability of cement, labour, steel, sand or other construction material, strike of manufacturers, suppliers, transporters, or other intermediaries or due to any reason whatsoever;

(ii) Any notice, order, rule, notification of the Government and/or other Public or Competent Authority / Court, which adversely affects the development work;

(iii) Any stay order /injunction order issued by any Court of Law, Tribunal, Competent Authority, SRA, MCGM, Statutory Authority, High Power Committee etc.;

(iv) War, Civil Commotion, Flood, Drought, Fire, Cyclone, Earthquake, Act of God, epidemic, pandemic, lockdown or any other natural calamity affecting the development of the Real Estate Project;

(v) Any suit, application, writ or complaint, filed by any third party against the Promoters;

(vi) The promulgation of or amendment in any law, rule or regulation or the issue of any injunction, court order or direction from any Government Authority that prevents or restricts Promoters from complying with any or all the terms and conditions as agreed under this Agreement; or any legislation, order or rule or regulation made or issued by the Government or any other authority which would affect the development; or

(vii) If any matter or issue relating to such approvals, permissions, notices, notifications by the Competent Authority become subject matter of any suit/ writ before a competent court; or

(viii) If any Competent Authority refuses, delays (including administrative delays),

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withholds OC /CC or denies the grant of necessary approvals for the said Premises Estate Project; or

- (ix) Any other circumstances that may be deemed reasonable by the Authority; or
- (x) Any delay in granting approvals from the Ministry of Environment and Forest and Maharashtra Pollution Control Board (MPCB); or
- (xi) Any event or circumstances analogues to the foregoing or beyond the reasonable control of the Promoters.

(b) If the Promoters fail to abide by the time schedule for handing over the said Premises to the Allottee on or about the Possession Date (subject to Force Majeure Events as stated herein), only in that event, the Allottee shall be entitled to either:

(i) Terminate this Agreement by giving written notice to the Promoters by registered post A.D. at the address provided by the Promoters ("Allottee Termination Notice"). It is clarified that except for the failure of the Promoters to hand over the possession of the said Premises on or about the Possession Date (subject to Force Majeure Events), the Allottee shall have no right to terminate this Agreement. On the receipt of the Allottee Termination Notice by the Promoters, this Agreement shall stand terminated and cancelled forthwith. Within a period of 30 (thirty) days from the date of receipt of the Allottee Termination Notice by the Promoters, the Promoters shall refund to the Allottee subject to settlement/adjustment of the Bank loan, if any, availed by the Allottee from any Bank/ Financial Institution (FI) against the mortgage / security of the said Premises and applicable taxes and outgoings, the balance amounts of the Sale Consideration, if any, with interest applicable in accordance with the RERA rules prevailing at the relevant time ("Interest Rate") to be computed from the date the Promoters received Allottee Termination Notice. Provided that the Allottee shall collect the refund of balance, if any, of the Sale Consideration (paid to the Promoters till the date of receipt of Allottee Termination Notice) and interest within 15 (fifteen) days from the date of receipt of Allottee Termination Notice by the Promoters by simultaneously executing and registering deed of cancellation in respect of this Agreement. It is agreed that if the Allottee does not settle the bank loan and register the deed of cancellation within 15 (fifteen) days from the date of the Promoters receiving the Allottee Termination Notice, the Promoters shall cease to be liable to pay any interest thereafter to the Allottee and the Promoters shall be at liberty to sell and transfer the said Premises and assign the Car Parking Slot, if any, to any third party of its choice on such terms and conditions as the Promoters may deem fit in its sole discretion.

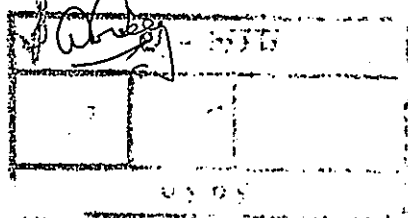
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(ii) Call upon the Promoters by giving a written notice by Courier or E-mail or Registered Post A.D. at the address provided by the Promoter ("Interest Notice"), to pay interest at the Interest Rate for every month of delay from the Completion Date, on the Sale Consideration or part thereof paid by the Allottee/s till the date of Interest Notice. The interest shall be paid by the Promoter to the Allottee/s till the date of offering to hand over the possession of the said Premises by the Promoter to the Allottee/s;

(c) In case the Allottee elects his remedy under Clause 7(b)(i) above then in such a case the Allottee shall not be entitled to the remedy under Clause 7(b)(ii) above and vice-versa, save and except as deemed fit by the Promoter.

(d) If the Allottee fails to make any payments on the due date as required under the Agreement, then, the Allottee shall pay to the Promoters interest at the Interest Rate, on an

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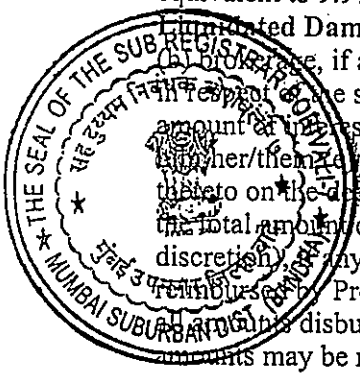
and any such delayed payments computed from the date such amounts are due and payable till the date such amounts are fully and finally paid together with the interest thereon at the Interest Rate.

(e) Without prejudice to the right of the Promoters to charge interest at the Interest Rate and any other rights and remedies available to the Promoters, in the event of the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Promoters under this Agreement (including but not limited to his/her/its proportionate share of property taxes levied by concerned local authority, Other Charges, direct or indirect taxes, maintenance and outgoings etc.,) or breach of any of the provisions of this Agreement, the same shall constitute an event of default on the part of the Allottee ("Event of Default").

(f) Upon occurrence of an Event of Default, the Promoters shall be entitled at his own option and discretion, to terminate this Agreement, without any reference to the Allottee; Provided that, the Promoters shall give notice of 15 (fifteen) days in writing to the Allottee ("Default Notice"), by Courier or Registered Post A.D. or Email at the address provided by the Allottee, of its intention to terminate this Agreement with details of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement.

(g) If the Allottee fails to rectify the breach or breaches mentioned by the Promoters within the period of the Default Notice, including making full and final payment of any outstanding dues together with the interest at the Interest Rate thereon, then at the end of the Default Notice, the Promoters shall be entitled to terminate this Agreement by issuance of a written notice to the Allottee ("Promoters' Termination Notice"), by Courier or Registered Post A.D. or Email at the address provided by the Allottees.

(h) On the issuance of the Promoters' Termination Notice, this Agreement shall stand terminated and cancelled and the Allottee shall cease to have any right, title and / or interest in the said Premises and / or the Car Parking Slot, with effect from the date of expiry of the Promoters Termination Notice. Thereupon, the Promoters shall be entitled to (i) deal with and/or dispose of or alienate the said Premises and assign the Car Parking Slot, if any, in the manner as the Promoters may deem fit without any reference to the Allottee; and (ii) the Promoters shall be entitled to deduct from the Sale Consideration paid by the Allottee the following ("the said Deductions") (a) pre-quantified and agreed liquidated damages equivalent to 9.9% (Nine point Nine percent) of the Sale Consideration ("Pre-Quantified Liquidated Damages") and any losses that may be caused to or suffered by the Promoters (b) brokerage, if any, paid to channel partner/agent (c) all other unpaid taxes and outgoings in respect of the said Premises up to the date of the Promoters Termination Notice, (d) the amount of interest payable by the Allottee on account of default committed by him/her/their amount of stamp duty and registration charges and expenses incidental thereto on the deed of cancellation (f) in case the Allottee has opted for subvention scheme, the total amount of Pre-EMI interest paid and /or payable by the Promoters (in their discretion) (g) any amount/ interest payable by the Promoters to the Allottee; (h) in case the Allottee has availed any loan then the amount disbursed by the lending Bank/Financial Institution to the Promoters, which amounts may be refunded by the Promoters (in their discretion), if any, to such lending Bank/Financial Institution directly and the Allottee authorizes the Promoters to collect the original Agreement for Sale from such Bank/Financial Institution and shall not be required to take any consent/ confirmation from the Allottee at any time and refund the balance, if any, to the Allottee. At the option of the Promoters, the Allottee agrees to execute a deed of cancellation, for recording the termination of this Agreement in the form and manner as may be required by the Promoters.



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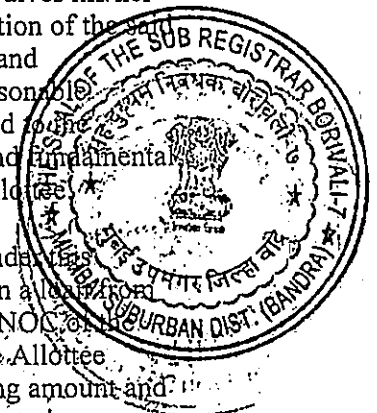
(i) Upon receiving the Promoters' Termination Notice, the Allottee/s shall have no claim of any nature whatsoever against the Promoters and/or the said Premises and the Promoters shall be entitled to deal with and/or dispose off the said Premises in the manner they deem fit and proper. The Promoters shall upon resale of the said Premises i.e. upon the Promoters subsequently selling and transferring the said Premises to another purchaser and receipt of the sale proceeds thereof, and after deducting the aforesaid dues and adjusting the Pre-Quantified Liquidated Damages, refund to the Allottee/s, the balance amount, if any, and also after deducting all the amounts as interest on any overdue payments, brokerage/referral fees, administrative charges as determined by the Promoters and exclusive of any indirect taxes, stamp duty and registration charges as set out in Clause 7(h).

(j) The Promoters shall within a period of 30 (thirty) days from the date of resale of the said Premises, refund the paid-up Sale Consideration, if any, after deducting the said Deductions including the Pre-Quantified Liquidated Damages and after also deducting interest on any overdue payments, brokerage/referral fees, and other administrative charges as determined by the Promoters in terms of this Agreement, vide a cheque ("said Cheque") sent by registered post or such other mode as may be decided by the Promoter, at the last known address of the Allottee as and by way of full and final settlement. Further, after issuance of the Promoters' Termination Notice, the Promoter shall not be liable to pay to the Allottee any interest, compensation, damages, costs or expenses or any other amount and shall also not be liable to reimburse to the Allottee any incidental costs including but not limited to GST, stamp duty, registration fees etc.

(k) The Promoters and the Allottee have agreed on the said Pre-Quantified Liquidated Damages taking into account all the relevant factors including but not limited to the timelines given to the Allottee to pay the Sale Consideration. The Allottee waives his/her right to raise any objection to the said Deduction or adjustment or appropriation of the said Deductions including Pre-Quantified Liquidated Damages as agreed herein and acknowledges that the amount of Pre-Quantified Liquidated Damages is reasonable considering the consequent hardship and inconvenience that would be caused to the Promoters. The understanding arrived at in this Clause forms the material and fundamental basis on which the Promoters have agreed to sell the said Premises to the Allottee.

(l) Without prejudice to rights and remedies available to the Promoters under this Agreement or under the law, the Allottee agrees that if the Allottee has taken any bank/financial institution against the security of the said Premises with NOC of Promoters and this Agreement is terminated by either party then in that case Allottee hereby undertakes to clear the entire mortgage, debt, or any other outstanding amount and to obtain necessary letter/ confirmation from such bank/financial institution stating clearance of mortgage, etc. and that the bank/financial institution shall have no recourse against the Promoters or the said Premises.

(m) It is further agreed and understood that irrespective of the fact whether the Allottee has obtained sanction of housing loan/finance from a bank or financial institution in respect of the said Premises, in the event of any delay or failure in payment of the balance Sale Consideration/ Instalment and/or interest payable by the Allottee to the Promoters under these presents for any reason or cause whatsoever, the Allottee alone shall personally be liable or responsible to pay the amount of Instalments with interest (if delayed in payment of the Instalments amount) so due and payable under these presents and shall not claim any equity or extension or otherwise on the ground of having not obtained sanction of such finance and/or disbursement or delay in disbursement of such amounts by bank/ financial institution. The Allottee shall pay such amounts so due and payable to the



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Promoters from his/her/their/its own source of income. In the event of delay or default in payment of any one or more Instalments or the entire Sale Consideration on being payable under these presents, by the Allottee and/or his/her/their/its Banker/ Financial Institution the Allottee personally shall be liable to pay such amount of interest as the Promoters are entitled to as contemplated under these presents. The Bank/Financial Institution shall not claim any equity or otherwise against the Promoters or the said Premises. It is however clarified that on the either party cancelling the allotment of the said Premises and termination of this Agreement, the Promoters after deducting Pre-Quantified Liquidated Damages and the said Deductions and all the amounts agreed above together with litigation costs, if any, , shall first offer the balance, if any, to the bankers/financial institutions who had disbursed the amount from the sanctioned limit against return of the Original of this Agreement and only thereafter the balance, if any, shall be refunded to the Allottee in terms of this Agreement.

(n) The Promoters herein have specifically informed the Allottee that if in case, any inquiry is raised by any statutory or Government or Semi-Government Authority or any agency or Revenue Authorities or any other statutory authority pertaining to the amount paid by the Allottee to the Promoters, the Allottee alone shall be liable to provide the source of the amount paid by the Allottee to the satisfaction of such authorities or agency as the case may be. In case, the Allottee fails to provide information to the satisfaction of the concerned authorities and consequently any action is initiated by them, the Allottee alone shall be liable for all costs and consequences thereof. The Allottee hereby indemnifies the Promoters, its partners, directors, employees and officers and undertakes to continue to keep them indemnified against all the losses, damages, expenses, charges and payments (including the litigation costs, advocates and counsel fees).

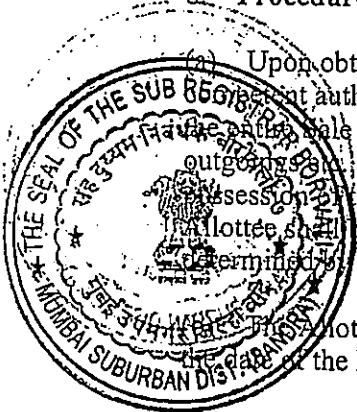
(o) The Allottee agrees that in the event of termination and/or determination of this Agreement, it will be obligation of the Allottee to claim the refund of TDS amount, if any, from the Income Tax Department and the Promoters shall not be responsible for the same.

8. Procedure for taking possession:

(a) Upon obtainment of the part / full Occupation Certificate from the SRA or any other competent authority with respect to the said Premises and upon payment by the Allottee of the Sale Consideration, interest, if any, Other Charges, taxes, maintenance and outgoings due and payable in terms of this Agreement, the Promoters shall offer possession of the said Premises to the Allottee in writing ("Possession Notice"). The Allottee shall be liable to pay the Other Charges, taxes, maintenance and outgoings as determined by the Promoters from the date of Possession Notice.

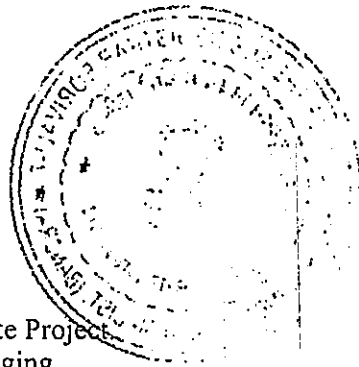
(b) The Allottee/s shall take possession of the said Premises within 15 (fifteen) days from the date of the Possession Notice.

(c) Upon receiving the Possession Notice from the Promoters as agreed above, the Allottee shall take possession of the said Premises from the Promoters by executing the necessary indemnities, undertakings and such other documentation as may be prescribed by the Promoters, and the Promoters shall give possession of the said Premises to the Allottee. Irrespective of whether the Allottee takes or fails to take possession of the said Premises within 15 (fifteen) days from the date of the Possession Notice, the Allottee shall become liable to bear and pay his/her/their proportionate share of maintenance and outgoings, including inter-alia, local /property / municipal taxes, betterment charges, other indirect taxes of every nature, or such other levies by the SRA or other competent authority or local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, managers, security guards, sweepers and all other expenses



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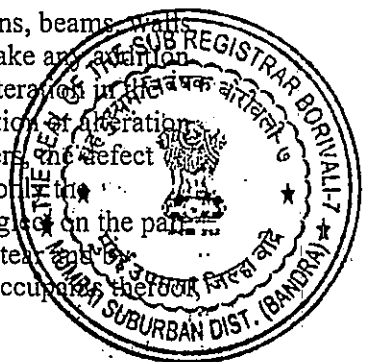


necessary and incidental to the management and maintenance of the Real Estate Project. Until the Society is formed and the management thereof is offered to the managing committee of the premises purchasers, the Allottee shall pay to the Promoters such proportionate share of outgoings as may be determined by the Promoters at their sole discretion.

(d) The Allottee shall, before delivery of possession of the said Premises in accordance with this Clause, pay to the Promoters such amounts as mentioned in the Sixth Schedule. The amounts mentioned in the Sixth Schedule, shall be accounted only to the Society of the premises purchasers and not to the Allottee individually and shall not carry any interest. The Other Charges are tentative and are liable to be revised by the Promoters. The Allottee shall make payments of such amounts as more particularly mentioned in the Sixth Schedule to the bank account of the Promoters, as detailed in the Third Schedule hereunder written or as may be prescribed by the Promoters. For the purposes of this clause, the expression "Promoters" includes its nominee.

9. That, if within a period of five years from the date of Possession Notice, the Allottee brings to the notice of the Promoters any structural defect in the said Premises or the building in which the said Premises is situated or any defects on account of workmanship or quality, wherever possible such defects shall be rectified by the Promoters at its own cost and in case it is not possible to rectify such defects, then the Allottee may receive from the Promoters, reasonable compensation provided that the defect is not caused due to any act of omission or commission by the Allottee or other allottees in the Real Estate Project or third party or due to Force Majeure Events or for any other reason beyond the control of the Promoters;

Provided further that the Allottee shall not carry out any additions or alterations of whatsoever nature in the said Premises and in specific the structure of the said Premises/Real Estate Project which shall include but not limited to columns, beams, railings etc., in particular. It is hereby agreed that the Allottee shall not make any additions or alterations in any pipes, water supply connections or any addition or alteration in bathroom, toilet and kitchen and shall not cover the duct area. If any addition or alteration whatsoever is carried out without the prior written consent of the Promoters, the defect liability shall automatically become void. The word "defect" here means only the manufacturing and workmanship defect/s caused on account of willful neglect or negligent use of the said Premises/Real Estate Project by the Allottee or occupant or the vagaries of nature etc. It is further agreed between the Parties:



(a) That, before any liability of defect is claimed by or on behalf of the Allottee, it shall be necessary to jointly appoint an expert who shall be a nominated surveyor who shall survey and assess the same and shall then submit a report to state the defects in materials used, in the structure of the Premises/ Real Estate Project and in the workmanship executed taking into consideration of the clauses of this Agreement;

(b) That, it shall be the responsibility of the Allottee to maintain the said Premises and the building in a proper manner and take all due care needed including but not limiting to the joints in the tiles in the said Premises are regularly filled with white cement/epoxy to prevent water seepage;

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(c) That, further where the manufacturer's warranty on any product/amenity provided in the said Premises/ Real Estate Project or Car Parking Slot ends before the defects liability period and such warranties are covered under the maintenance of the said Premises/ Real Estate Project, the Promoters shall not be liable for the defects therein. The Allottee or the

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That the premises purchasers shall ensure that annual maintenance contracts are renewed from time to time;

That, the Real Estate Project as a whole has been conceived, designed and is being constructed based on the commitments and warranties given by the vendors/manufacturers, that all equipment, fixtures, and fittings shall be maintained and covered by maintenance/warranty contracts so as it to be sustainable and in proper working condition to continue warranty in both the Premises and the Real Estate Project Amenities wherever applicable. The Allottee shall not do any act or omission which invalidates any of the warranties in respect of equipment, fixtures and fittings provided by the Promoters;

(e) That, the Allottee has been made aware and that the Allottee expressly agrees that the regular wear and tear of the said Premises including minor cracks on the external and internal walls excluding the RCC structure which happens due to variation in temperature, do not amount to structural defects and hence cannot be attributed to either bad workmanship or structural defect.

10. The Allottees shall use the said Premises or any part thereof or permit the same to be used for residential purposes only. The Allottee shall use the Car Parking Slot only for the purpose of parking his / her / their own vehicle/s and shall not change the user thereof. The allotment of Car Parking Slot, if any, shall be co-existent and co-terminus with this Agreement.

11. Facility Manager

(a) The Promoters shall have the right to undertake upkeep and maintenance of the Real Estate Project and the Real Estate Project Amenities and in this regard shall have the right to enter into contract, agreement with any third party / vendors/ agency for the purpose of maintenance and upkeep of the Real Estate Project and the Real Estate Project Amenities in full or in part and such decision shall be final and binding upon the Allottee. Tenure of Facility Manager shall be until the Promoters offer to hand over the management of the Real Estate Project to the Society and/or until such other period as may be decided by the Promoters. Upon offering to hand over management of the Real Estate Project/ Wing to the Society, the Society shall be liable to undertake the maintenance of the Real Estate Project/Wing and the Real Estate Project Amenities or any part thereof. The Promoters may also formulate the rules and regulations for the maintenance and upkeep of the Real Estate Project and/or the Real Estate Project Amenities and the Allottee hereby agrees and undertakes to abide and follow and not to commit breach of any of the provisions of such rules, regulations and bye-laws.

(b) The Promoters shall have the right to designate any space on the Larger Land and/or the Real Estate Project or any part thereof to third party service provider/s and/or vendor/s for the purpose of facilitating the provision and proper maintenance of utility services to be availed by the occupants of the Real Estate Project. The Promoters shall also be entitled to designate any space on the Larger Land to utility provider either on leave and license or leasehold basis or in any other manner acceptable to utility provider for the purpose of installing power sub-stations with a view to service the electricity requirement in the Real Estate Project and / or in any other wing /building.

(c) Notwithstanding any other provision of this Agreement, the Promoters have right to and shall be entitled to nominate any person/company ("Facility Manager") to manage the operation and maintenance of the Real Estate Project, the Real Estate Project Amenities, common amenities and facilities in the Real Estate Project. The Promoters have the authority and discretion to negotiate with such Facility Manager and to enter into and

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execute formal agreement/s for maintenance and management of infrastructure and appoint a Facility Manager. The cost incurred in appointing the Facility Manager shall be borne and paid by the Allottee/s/residents/ occupiers of the premises in the manner as may be determined by the Promoters. The Allottee/s agrees that he/she/they shall not raise any dispute regarding the appointment of any such Facility Manager by the Promoters or towards charges payable to Facility Manager as determined by the Promoters. It is agreed and understood by the Allottee/s that the cost of maintenance and management of the Real Estate Project shall be borne and paid by the Allottee/s of the premises in the Real Estate Project alone;

(d) The Allottee agrees to abide by any and all terms, conditions, rules and/or regulations that may be framed by the Promoters and/or the Facility Manager including without limitation, payment of the Allottee/s' share of the service charges that may become payable with respect to the operation and maintenance of the common areas and facilities of the Real Estate Project Amenities.

(e) The Promoters shall have right to enter into contract, agreement/s with the vendor/s and/or service provider/s in respect of the Real Estate Project Amenities or part thereof, as may be decided by the Promoters in their sole discretion. Upon formation of the Society and handing over of the management of the operation and maintenance of the Real Estate Project to the Society, the Promoters shall novate and assign the agreements executed with the vendor/s and/or service provider/s in this regard to the Society. The Promoters shall have right to terminate and/or replace vendors/service providers in their sole discretion.

(f) The Allottee agrees to pay all the Usage Charges i.e. costs, expenses for the services rendered and/or utilities availed from the service provider/s and the vendor/s and / or received by the Allottee/s with respect to any of the Real Estate Project Amenities or part thereof. Any Usage Charges, management fees/ service charges payable to the service providers and/or vendors in terms of service agreements stated above shall be proportionately borne and paid by the Allottee in the manner as may be determined by the Promoters.

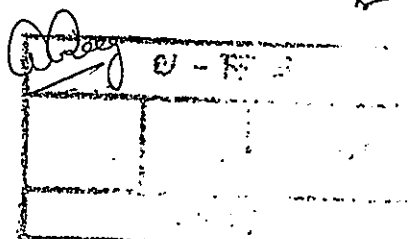
(g) It is expressly agreed by and between the Parties that the Promoters have not given and shall not give any representation and / or warranty with respect to quality, sufficiency and / or adequacy of the services rendered and/or utilities availed from the service provider/s and/or the vendor/s and that the Promoters shall not in any manner be liable for any claim of any nature whatsoever, for any defects and / or any deficiency in the services provided or rendered by them under the agreements executed with the vendor/s and/or the service provider/s in this regard or even otherwise with respect to the services provided by the service provider/s and the utility availed from the vendor/s. Further, the Promoters shall not be liable for any warranty or guarantee offered by such vendors and/or service providers for any product or services, it will be strictly between the Allottee and such vendor and service provider.

12. Formation of the Society:

(a) Upon 51% (fifty one percent) of the total number of premises in the Real Estate Project being booked by allottees, the Promoters shall submit an application to the competent authorities to form a co-operative housing society comprising the Allottee and other allottees of premises in the Real Estate Project under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder, read with RERA and the RERA Rules.

(b) The Allottee/s shall, along with other allottees of premises in the Real Estate Project,

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in forming and registering a co-operative housing society under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules framed thereunder and in accordance with the provisions of the RERA and RERA Rules, in respect of the Real Estate Project in which the allottees of the premises in the Real Estate Project shall be joined as members ("the Society").

(c) For this purpose, the Allottee/s shall from time to time sign and execute the application for registration and/or membership and all other papers, forms, writings and documents necessary for the formation and registration of the Society and for becoming a member thereof, including the bye-laws of the Society and shall duly fill in, sign and return to the Promoters within 7 (seven) days of the same being made available to the Allottee/s, so as to enable the Promoters to register the Society. No objection shall be taken by the Allottee/s if any changes or modifications are made in the draft/final bye-laws of the Society, as may be required by the Registrar of Co-operative Societies or any other Competent Authority.

(d) The name of the Society shall be solely decided by the Promoters.

(e) The Society shall admit all purchasers of premises in the Real Estate Project as members, in accordance with law.

(f) The Promoters shall be entitled, but not obliged to, join as a member of the Society in respect of unsold premises in the Real Estate Project, if any.

(g) Post the offering to hand over the management of the Real Estate Project to the Society by the Promoters, the Society shall be responsible for the operation and management and/or supervision of the Real Estate Project, and the Allottee/s shall extend necessary co-operation and shall do the necessary acts, deeds, matters and things as may be required in this regard.

(h) The Promoters shall be entitled to use and consume the entire development potential on the said Land or part thereof even after formation of the Society and the Society and/or the Allottee shall have no objection against the same.

(i) Post execution of the Society Transfer, the Promoters shall continue to be entitled to such unsold premises and to undertake the marketing etc. in respect of such unsold premises. The Promoters shall not be liable or required to bear and/or pay any amount by way of contribution, outgoings, deposits, transfer fees/charges and/or non-occupancy charges, donation, premium any amount, compensation whatsoever to the Society for the sale/allotment or transfer of the unsold premises in the Real Estate Project, save and except the municipal taxes at actuals (levied on the unsold premises).

(j) The cost, charges, expenses, levies, fees, taxes, duties, including stamp duty and registration charges, with respect to the formation of the Society including in respect of (a) any documents, instruments, papers and writings, (b) professional fees charged by the Advocates and Solicitors engaged by the Promoters for preparing, drafting and approving all such documents, instruments, papers and writings shall be borne and paid by the respective Society and their respective members/intended members including the Allottee/s, as the case may be, and the Promoters shall not be liable towards the same in any manner whatsoever.

(k) Notwithstanding anything contained above, the Promoters reserve their right to form more than one society for each wing / building or combination of one or more wings / buildings forming part of the Real Estate Project in the manner and / or the terms and

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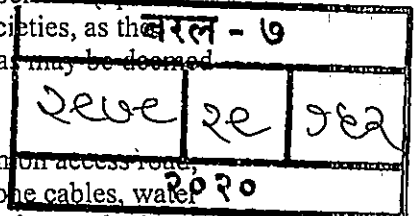
conditions as the Promoters deem fit with such modifications as may be deemed fit by the Promoters ("the said Societies").

13. **Transfer / Lease to the Society:**

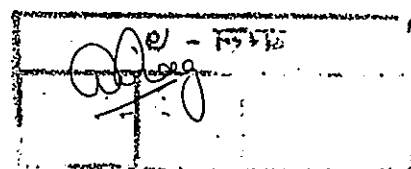
(a) Within 12 (twelve) months from the date of receipt of the Full Occupation Certificate in respect of the entire Real Estate Project, the Promoters shall apply to the competent authorities for leasing / transferring the plinth area and/or land appurtenant to the Real Estate Project to the Society subject to the Promoters' right to dispose of the unsold Premises in the Real Estate Project, TDR and FSI, if any, ("Society Transfer"). The Society shall be required to join in execution and registration of the Society Transfer /Lease. The costs, expenses, charges, levies and taxes on the Society Transfer /Lease and the transaction contemplated thereby including stamp duty and registration charges shall be borne and paid by the Society alone. Upon the Promoters offer to hand over management of the Real Estate Project or Wing (as the case may be) to the Society, the Society shall be responsible for the operation, maintenance and supervision of the Real Estate Project/Wing including the common areas, facilities and amenities and the Promoters shall not be responsible for the same. In the event, there is any delay by the competent authorities for the Society Transfer after the Promoters duly applying for the same, the Promoters shall not be liable and /or responsible in any manner whatsoever for any such delay caused by the competent authorities for the Society Transfer and the Allottee hereby agrees and covenants that the Allottee shall not raise any dispute of any nature whatsoever with the Promoters in this regard.

(b) The costs, charges, expenses, levies, fees, taxes, duties, including stamp duty and registration charges, with respect to the Society Transfer/ Lease, including in respect of (a) any documents, instruments, papers and writings, (b) professional fees charged by the Advocates & Solicitors engaged by the Promoters for preparing, drafting and approving all such documents, shall be borne and paid by the respective Society and their respective members/intended members including the Allottee, as the case may be, and the Promoters shall not be liable towards the same.

(c) Notwithstanding what is agreed herein, it is clarified that, in the event the Promoters decide to form the said Societies, then the Promoters in their sole discretion shall be entitled to undertake Society Transfer (i) jointly in favour of the said Societies (upon formation of all such said Societies) or (ii) an apex body of the said Societies, as the Promoters deem fit, subject however to the other terms and conditions as may be deemed fit by the Promoters.



14. The Promoters have informed the Allottee that there may be common access road, street lights, common recreation space, passages, electricity and telephone cables, water lines, gas pipelines, drainage lines, sewerage lines, sewerage treatment plant and other common amenities and conveniences in the layout of the Larger Land. The Promoters have further informed the Allottee/s that all the expenses and charges of the aforesaid amenities and conveniences may be common and the Allottee/s along with other purchasers of premises in the Real Estate Project and /or the said Land, and the Allottee/s shall share such expenses and charges in respect thereof as also maintenance charges proportionately. Such proportionate amounts shall be payable by each of the purchasers of premises in the Real Estate Project including the Allottee/s herein and the proportion to be paid by the Allottee/s shall be determined by the Promoters and the Allottee/s agrees to pay the same regularly without raising any dispute or objection with regard thereto. Neither the Allottee/s nor any of the allottees of premises in the Real Estate Project shall object to the Promoters laying through or under or over the said Land or any part thereof pipelines, underground electric and telephone cables, water lines, gas pipe lines, drainage lines, sewerage lines, etc.,





belonging to or meant for any of the other buildings/wings which are to be developed and on any portion of the said Land or any other Land to be redeveloped by the

15. Representations and Warranties of the Promoters:

(a) The Promoters hereby represent and warrant to the Allottee/s that subject to what is stated in this Agreement and all its Schedules and Annexures:

(i) The Promoter 1 has clear and marketable title to undertake and execute the said Scheme. The Promoters have a clear and marketable title and have the requisite rights to carry out development upon the said Land (as set out above);

(ii) The Promoters have lawful rights and requisite approvals from the competent Authorities to carry out development of the Real Estate Project and shall obtain requisite approvals from time to time to complete the development of the Real Estate Project;

(iii) The liability of the Promoters shall be to the extent of their respective roles, responsibilities and obligations under the Joint Development Agreement and nothing contained herein shall affect the inter-se rights and liabilities between the Promoter 1 and the Promoter 2 in the Joint Development Agreement and all the modifications/ amendments thereto from time to time.

(iv) There are no encumbrances upon the Real Estate Project save and except those disclosed to the Allottee/s;

(v) There are no litigations pending before any Court of law with respect Promoters' title to the Real Estate Project save and except those disclosed to the Allottee/s;

(vi) All approvals, licenses and permits issued by the competent authorities with respect to the Real Estate Project, are valid and subsisting;

(vii) The Promoters have the right to enter into this Agreement and have not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee/s to be accrued (subject to payment of entire Sale Consideration, Other Charges, Taxes, Maintenance and Outgoings), may prejudicially be affected;

(viii) The Promoters have not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the said Premises;

(ix) The Promoters confirm that the Promoters are not restricted in any manner whatsoever from selling the said Premises to the Allottee/s in the manner contemplated in this Agreement;

(x) With effect from the date of offer of the possession of the said Premises by the Promoters to the Allottee, it will be sole obligation of the Allottee to proportionately pay and discharge governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the Real Estate Project and the said Premises to the concerned Authorities;

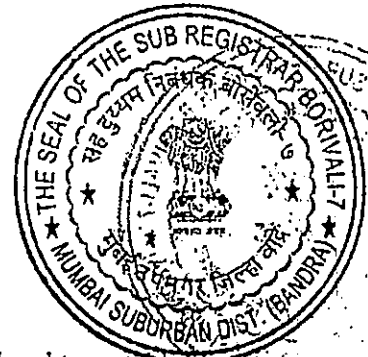
16. The Allottee/s, with intention to bring all persons into whosoever hands the Premises and/or its rights, entitlements and obligations under this Agreement, may come, hereby agrees and covenants with the Promoters as follows:

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(a) To maintain the said Premises at the Allottee's own cost in good and tenantable repair and condition from the date of Possession Notice and shall not do or caused to be done anything in or to the said Premises or the Real Estate Project which may be against the rules, regulations or bye-laws or shall not change/alter or make addition in or to the Real Estate Project and the said Premises itself or any part thereof without the written consent of the Promoters and subject to necessary approvals and permissions from the concerned authorities.

(b) Not to store in the said Premises or the Real Estate Project any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the Real Estate Project in which the said Premises is situated or storing of which goods is objected to by the concerned local or other authority.

(c) Not to carry heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the Real Estate Project, including entrances of the Real Estate Project and in case any damage is caused to Real Estate Project (or any part thereof) or the said Premises the Allottee/s shall cause the same to be repaired and restored to original at his/her own costs and expenses within a period of two days from the date of such damage, failing which the Promoters may carry the repairs and restoration (without being obligated to do so) at the costs and expenses of the Allottee.

(d) To carry out at his own costs all internal repairs to the said Premises and maintain the said Premises in the same condition, state and order in which it was delivered by the Promoters to the Allottee/s and shall not do or suffer to be done anything in or to the Real Estate Project or to the said Premises, which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee/s committing any act in contravention of the above provision, the Allottee/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority or the Society.

(e) Not to demolish or cause to be demolished the said Premises or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the said Premises or any part thereof, nor any alteration in the elevation and outside colour scheme of the Real Estate Project and shall keep the portion, sewers, drains and pipes in the said Premises and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the Real Estate Project in which the said Premises is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the said Premises without the prior written permission of the Promoters and the concerned authority ;

(f) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the Real Estate Project or any part thereof or whereby any increased premium shall become payable in respect of the insurance;

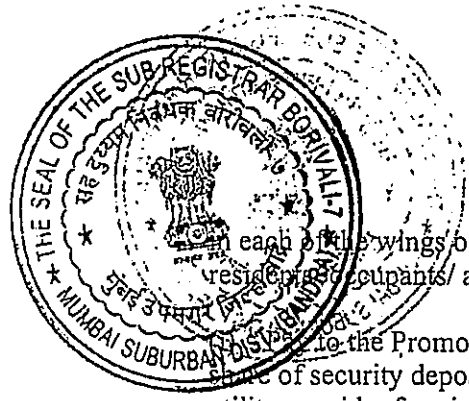
(g) The Promoters shall be entitled to formally re-name the Real Estate Project including each of the wings comprised in the Real Estate Project at a later date and which name shall not be changed by the Allottee/s and / or the Society, as the case may be.

(h) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Premises in the compound or any portion of the Real Estate Project or the common areas thereto and shall segregate their everyday dry and wet garbage separately to facilitate the recycling of the same by the Society. The wet garbage generated

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each of the wings of the Real Estate Project shall be treated on the same plot by the residential occupants/ allottees of each of the wings of the Real Estate Project.

to the Promoters within 15 (fifteen) days of demand by the Promoters, Allottee's share of security deposit demanded by the concerned local authority or Government or utility provider for giving water, electricity or any other service connection to the Real Estate Project.

(j) Bear and pay in a timely manner all amounts, dues, taxes, cess, levies and duties including property tax, water charges, electricity bills, common area maintenance, Sale Consideration or part thereof, Other Charges, Usage Charges, maintenance and outgoings.

(k) Bear and pay increase in local taxes, water charges, insurance and such other levies, duties and cess, if any, which are imposed by any concerned local authority and/or government and/or other public authority.

(l) Bear and pay the proportionate charges fees, costs and expenses for the Real Estate Project Amenities and facilities, as may be determined by the Promoters from time to time.

(m) Not to change the user of the said Premises without the prior written permission of the Promoter Society and concerned authority.

(n) The Allottee shall not let, sub-let, transfer, assign, sell, lease, give on leave and license, or part with his right, title, interest or benefit factor of this Agreement or part with the possession of the said Premises or dispose of or alienate otherwise howsoever, the said Premises and / or its rights, entitlements and obligations under this Agreement, until all the dues, taxes, deposits, cess, Sale Consideration, Other Charges, Usage Charges, maintenance and outgoings payable by the Allottee to the Promoters under this Agreement, are fully and finally paid together with interest . In the event, the Allottee is desirous of transferring the said Premises and/or its rights under this Agreement, then the Allottee shall be entitled to effectuate such transfer only with the prior written permission of the Promoters.

(o) The Allottee shall observe and perform all the rules and regulations which the Promoters and/or Society may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the Real Estate Project, Real Estate Project Amenities and the said Premises therein and shall observe the Building Rules, Regulations and Bye-laws framed by Promoters/ Society or concerned local authority or Government and/or any other public body. The Allottee shall also observe and perform all the rules, regulations, stipulations and conditions laid down by the Promoters and/or Society regarding the occupancy and use of the said Premises in the Real Estate Project and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings together with increases therein as may be due and payable from time to time.

(p) The Allottee/s shall permit the Promoters and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said Premises and the Real Estate Project or any part thereof to view and examine the state and condition thereof.

(q) It is agreed that the said Premises shall be of R.C.C. structure with normal brick / block wall / dry wall with gypsum / putty / cement plaster. The Allottee/s hereby agrees that the Promoters may, if required due to any structural reasons convert any brick / block wall / dry wall in the said Premises into a load bearing R.C.C. wall or vice versa and the Allottee/s hereby further agrees and irrevocably consents not to dispute or object to the

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same. The Allottee/s, along with any and all purchasers of the premises of the Project, are strictly prohibited to make any additions or alterations of any nature whatsoever including changes in walls, columns, beams and slabs, which may result into temporary and/or permanent changes and defects in the monolithic structure. The Promoters shall provide the amenities in the said Premises as set out in Fourth Schedule hereto. The Promoters shall not be liable, required and / or obligated to provide any other specifications, fixtures, fittings and / or amenities in the said Premises or in the Real Estate Project. Further, though the Promoters may have proposed to provide amenities and facilities as stated herein, the Promoters reserve the right to add, alter, amend, relocate or delete any or all of the proposed amenities comprised in the Second Schedule and Fourth Schedule hereto.

(r) The Allottee/s agrees and covenants that the Allottee/s shall not load in the said Premises, either by way of fit-out or construction or in any other manner whatsoever, anything more than as may be specified by the Promoters from time to time. Prior to undertaking any interior or fit-out, the Allottee/s shall submit the drawings with the Promoters and shall disclose the nature of work to be carried out in the said Premises and shall obtain specific written approvals of the Promoters to that effect. The Promoters shall have discretion to allow or reject any such request or part thereof. The Allottee shall incorporate any suggestions of the Promoters in the proposed fit out plan, if required. The Allottee/s shall be responsible to apply and obtain the permission of the concerned statutory authorities for such refurbishment / fit-out/ interior work at his/her/its/their costs and expenses. The Allottee confirms that no structural changes and/or structural alterations of any nature whatsoever shall be made by the Allottee at any time.

(s) Not to affix any fixtures or grills on the exterior of the Real Estate Project for the purposes of drying clothes or for any other purpose and undertakes not to have any laundry drying outside the said Premises and the Allottee/s shall not decorate or alter the exterior of the said Premises either by painting and/or otherwise. The Allottee/s shall fix the grills inside the windows only, which shall not protrude external wall of the said Building/ Wing. The standard design for the same shall be obtained by the Allottee/s from the Promoters and the Allottee/s undertakes not to fix any grill having a design other than the standard design approved by the Promoters. If found that the Allottee/s has affixed fixtures or grills on the exterior of his / her / their / its premises for drying clothes or for any other purpose or that the Allottee/s has affixed a grill having a design other than the standard approved design, the Allottee/s shall immediately rectify / dismantle the same so as to be in compliance with his / her / their / its obligations as mentioned herein.

(t) Not to install air conditioner/s at any place other than those earmarked for fixing the same so as not to affect the structure, façade and/or elevation of the Real Estate Project in any manner whatsoever. The Allottee/s shall not install a window Air-conditioner within or outside the said Premises. If found that the Allottee/s has affixed a window air conditioner or the outdoor condensing unit which protrudes outside the said Premises, the Allottee/s shall immediately rectify/dismantle the same forthwith so as to uniformity in the façade or outer look of the Premises/ Real Estate Project.

(u) To keep the sewers, drains and pipes in the said Premises and appurtenance thereto in good tenantable repairs and condition and in particular, support shelter and protect the other parts of the Real Estate Project and the Allottee/s shall not chisel or in any other manner damage columns, beams, walls, slabs or R. C. C. Partis or other structural members in the said Premises without the prior written permission of the Promoters and concerned authorities.

(v) Not to make any alteration in the elevation and outside colour scheme of paint and

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gress of the Real Estate Project and not to cover / enclose the planters, ducts and service slabs or any part of the part of the building within the said Premises, nor chisel or in any other manner cause damage to the columns, beams, walls, slabs or RCC partition or walls, partitions or other structural members in the said Premises, nor do / cause to be done any hammering or whatsoever use on the external / dead walls of the Real Estate Project or do any act to affect the FSI potential of the Larger Land.

(w) Not to do or permit to be done any renovation / repair within the said Premises without prior written permission of the Promoters. In the event of the Allottee/s carrying out any renovation / repair within the said Premises, without prior written permission and /or in contravention of the terms of such prior written permission, as the case may be, then in such event the Promoters shall not be responsible for rectification of any defects noticed within the said Premises or of any damage caused to the said Premises or the Real Estate Project on account of such renovation / repair.

(x) Not to enclose the passages, if any, forming part of the said Premises without the previous written permission of the Promoters and concerned authorities.

(y) Not to shift or alter the position of either the kitchen, the piped gas system or the toilets which would affect the drainage system of the said Premises / the Real Estate Project in any manner whatsoever without prior written consent of the Promoters and without obtaining necessary approvals from the concerned authorities. Not to change the façade or outer look of the Premises/ Real Estate Project.

(z) To abide, observe and perform all the rules and regulations formulated by the Promoters and the rules, regulations and bye-laws which the Society may adopt at its inception and additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the Real Estate Project and the said Premises therein. The Allottee/s shall also observe and perform all the stipulations and conditions laid down by the Society / Promoters regarding the occupation and use of the said Premises in the Real Estate Project on the said Land and the Allottee/s shall pay and contribute regularly and punctually towards the taxes, expenses, maintenance and outgoings.

(aa) Not to violate and to abide by all rules and regulations framed by the Promoters and / or by the Society (post handing over management of the Real Estate Project), for the purpose of maintenance, management and up-keep of the Real Estate Project, the common areas and facilities, as the case may be, and in connection with any interior / civil works that the Allottee/s may carry out in the said Premises.

(bb) The Allottee agrees not to do, omit to do or cause to be done any act, deed, matter or thing or behave inappropriately or correspond or communicate in a manner that would in any manner affect or prejudice or defame the Real Estate Project or the Promoters or its representatives. In the event the Allottee does or omits to do any such act, deed or thing then the Promoters shall, without prejudice to any other rights or remedies available in law, have the option to terminate this Agreement by sending the notice of termination to the Allottee.

(cc) The premises in the Real Estate Project are proposed with inadequate sizes and areas as against required as per DCPR, and the Allottee shall not blame CEO (SRA) and it's staff for the same. Further, building/s on the Larger Land are proposed with deficient open space against as required as per DCPR, and the Allottee shall not blame CEO (SRA) and it's staff for the same.

(dd) The Allottee/s shall never in any manner enclose any flower beds, ducts, planters,

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ledges, pocket terrace/s, deck areas, ornamental projects, dry yards, service yards and other areas in the Real Estate Project. These areas should be kept open and should not be partly or wholly enclosed including installing any temporary or part shed or enclosure and shall not include the same in the said Premises or any part thereof and keep the same unenclosed at all times. The Promoters shall have the right to inspect the said Premises at all times and also to demolish any such addition or alteration or enclosing of the open areas carried by the Allottee without any consent or concurrence of the Allottee/s and also to recover costs incurred for such demolition and reinstatement of the said Premises to its original state.

(ee) The Allottee/s shall not do either by himself / herself / itself or any person claiming through the Allottee/s anything which may or is likely to endanger or damage the Real Estate Project or any part thereof, the garden, greenery, fencing, saplings, shrubs, trees and the installations to common areas and amenities and facilities in the Real Estate Project. No damage shall be caused to the electricity poles, cables, wiring, telephone cables, sewage line, water line, compound gate, or any other facility provided in the Real Estate Project.

(ff) The Allottee shall not display at any place in the Real Estate Project any bills, posters, hoardings, advertisement, name boards, neon signboards or illuminated signboards etc. The Allottee/s shall not stick or affix pamphlets, posters or any paper on the walls of the Real Estate Project or common area therein or in any other place or on the window, doors and corridors of the Real Estate Project.

(gg) The Allottee shall not affix, erect, attach, paint or caused to be affixed, erected, attached, painted or exhibited in or about any part of the Real Estate Project or the exterior wall of the said Premises/ Real Estate Project or on or through the windows or doors thereof any placard, poster, notice, advertisement, name plate or sign or announcement, flag-staff, air conditioning unit, television or wireless mast or aerial or any other thing whatsoever save and except the name of the Allottee/s in such places only as shall have been previously approved in writing by the Promoters in such manner, position and standard design laid down by the Promoters.

(hh) The Allottee shall not park at any other place and shall park his/her car in the Car Parking Slot allocated to the Allottee.

(ii) To make suitable arrangement for removal of debris arising out of any interior decoration, renovation, furniture making or any other allied work in the said Premises on a daily basis.

(jj) The Allottee/s shall permit the Promoters and his surveyors and/or agents and /or authorized representatives with or without workmen and others at reasonable times to enter into the said Premises or any part thereof for the purpose of making, laying down maintaining, rebuilding, cleaning, lighting and keeping in order and good condition (including repairing) all services, drains, pipes, cables, water covers, gutters, wires, walls, structure or other conveniences belonging to or serving or used for the said Premises or the Real Estate Project. The Allottee is aware that the main water/drainage pipes of the Real Estate Project may pass through certain areas within the said Premises. The Allottee/s agrees that he/she/they shall not undertake any civil works/fit out works in such areas within the said Premises, and/or permanently cover/conceal such areas within the said Premises, nor shall they in any manner restrict the access to the water/drainage pipes and/or damage the water/drainage pipes in any manner howsoever. The Promoters, its workmen, staff, employees, representatives and agents, shall, at all times, be entitled to access such areas within the said Premises for the purpose of maintenance, repair and upkeep of the water pipes and the Allottee/s hereby gives his express consent for the same.

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Allottee/s is aware and acknowledges that the Promoters are entitled to sell, lease, give on leave and license basis or otherwise dispose of and transfer the flats and apartments, garages and allocate the car parking slots forming part of Real Estate Project and the Allottee/s undertakes that he/she shall not be entitled to raise any objection with respect to the same.

(ll) The Allottee is aware that the Promoter or its agents or contractors etc., shall carry on the balance work in the Larger Land and the Real Estate Project, with the Allottee occupying the said Premises. The Allottee shall not object to, protest or obstruct in the execution of such work, on account of pollution or nuisance or on any other account, even though the same may cause any nuisance or disturbance to him/her. This is one of the principal, material and fundamental terms of this Agreement

(mm) The Allottee/s has been appraised of the terms and conditions of the deeds, documents, approvals, permissions, no objections, etc., referred to in this Agreement and the same shall be fully binding on the Allottee/s.

(nn) The Promoters shall have the exclusive right to control advertising and signage, hoarding, and all other forms of signage whatsoever within the Larger Land/ Real Estate Project in perpetuity.

(oo) The Promoters shall be entitled to construct site offices/sales lounge in the said Land or any part thereof and shall have the right to access the same at any time without any restriction whatsoever until the entire development on the said Land is fully completed, irrespective of whether the said Land or any portion thereof is transferred to the Society.

(pp) The Promoters shall have option to hand over possession of the said Premises even prior to completion of the Real Estate Project Amenities. The Allottee agrees to take possession of the said Premises in terms of Possession Notice. The Allottee acknowledges that the Real Estate Project Amenities shall be operational and would be handed over to the Society only after completion of the Real Estate Project in full and receipt of occupation certificate in respect thereof. The Promoters reserve their right to add, alter, delete, upgrade, modify, relocate, reduce or enhance the Common Amenities. The Allottee consents and agrees for the same and shall not raise any dispute or claim at any time.

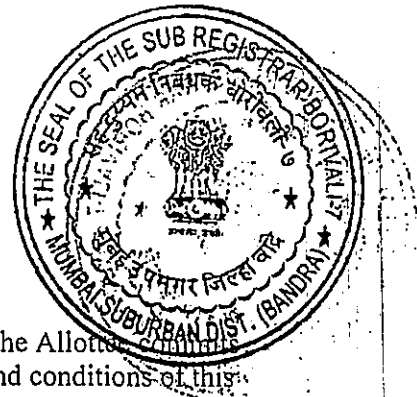
(qq) Notwithstanding what is agreed in the aforesaid clauses and without prejudice to remedies stipulated therein, failure on the part of the Allottee in observing and performing any of the covenants set out under this clause, shall amount material breach, entitling the Promoters to terminate this agreement.

(rr) The Allottee agrees to pay interest at the Interest Rate on all outstanding amounts viz. Other Charges, Usage Charges, maintenance and outgoings and shall also pay the interest and/or penalty on all outstanding statutory charges, taxes and outgoings at the rate levied/ imposed by the concerned authorities. In case, the Allottee fails to make the payment of outstanding dues and/or interest/ penalty thereon in terms of this clause, the Allottee shall be deemed to have committed material breach of the terms of this Agreement. The Promoters shall have right to call upon the Allottee to cure such breach within such period as may be deemed fit by the Promoters, failing which the Promoters shall have right to take such action as may be advised in accordance with law including but not limited to termination of this Agreement.

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17. Notwithstanding what is agreed in this Agreement, in the event, the Allottee in default or breach in observance and performance of any of the terms and conditions of this Agreement including without limitation to non-payment of Sale Consideration or part thereof, Other Charges, Usage Charges, taxes, maintenance and outgoings, the Promoters shall have right to call upon the Allottee to cure such breach or default within such period as may be deemed fit by the Promoter, failing which the Promoters shall have right to take such action as may be advised in accordance with law including termination of this Agreement.

18. The Promoters shall be entitled to negotiate and enter into appropriate arrangement/ agreement with the Utility Providers (i.e. entities providing gas, water, electricity, telephone, cable television, internet services and such other service of mass consumption) for supplying of these utilities to the allottees in the Real Estate Project including the Allottee herein. Upon arriving at such arrangement, the Allottee agrees to avail these or any of these utilities from the Utility Providers nominated by the Promoters and pay such amount as may be fixed by the concerned Utility Providers. It is further clarified that this Clause shall not be interpreted / construed to mean that the Promoters are obligated / liable to provide all or any of the Utilities whether or not the Promoters have entered into agreements / arrangements with any person, or otherwise the Promoters are in a position to provide all Utilities or any of them.

19. The Promoters shall formulate the rules, regulations and bye-laws for the maintenance and upkeep of the Real Estate Project and / or the said Land and that the costs and expenses together with applicable taxes thereon shall be borne and paid by the Allottee along with other purchasers in the Real Estate Project/ Wing as may be determined by the Promoters.

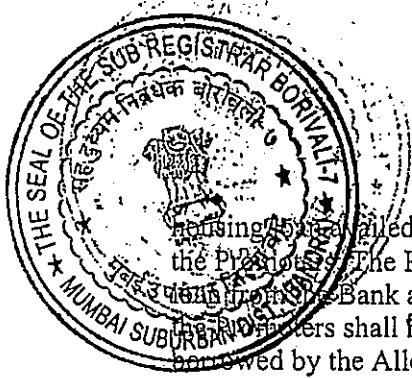
20. All the revenues generated from the Real Estate Project including from the Real Estate Project Amenities of any nature whatsoever till the date of handing over management of the Real Estate Project to the Society shall solely belong to the Promoters, and neither the Allottee nor the Society and / or any other allottee of the Real Estate Project shall have any claim over the same. The Allottee hereby agrees not to raise any dispute and / or claim in any benefit or revenues arising from the Real Estate Project which belongs to the Promoters.

21. The Allottee/s hereby nominates the persons as set out in the Third Schedule ("the said Nominee") as his / her / their / its nominee in respect of the said Premises. On the death of Allottee/s, the said Nominee shall assume all the obligations of the Allottee/s under this Agreement or otherwise, and shall be liable and responsible to perform the same. The Allottee/s shall at any time hereafter be entitled to substitute the name of the said Nominee for the purposes herein mentioned. The Promoters shall only recognize the said Nominee or the nominee substituted by the Allottee/s (if such substitution has been intimated to the Promoters in writing) and deal with him/her/them in all matters pertaining to the said Premises. The heirs and legal representatives of the Allottee/s shall be bound by any or all the acts, deeds, dealings, breaches, omissions, commissions etc., of and/or by the said Nominee. The Promoters shall at its discretion be entitled to insist on Probate / Succession Certificate/Letter of Administration and/or such other documents as the Promoters may deem fit, from such nominee. The nominee would be required to provide an indemnity bond indemnifying the Promoters as may be necessary and required by the Promoters.

22. Mortgages of the Flat/Premises

It is agreed that the Allottee shall be entitled to avail housing loan from a Bank/Financial Institution and to mortgage the said Premises by way of security for repayment of the

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housing/5/11/2010. The Promoters will grant their no objection to the Allottee/s availing of such loans from the Bank and mortgaging the said Premises with such Bank, provided however, the Promoters shall not incur any liability/obligation for repayment of the monies so borrowed by the Allottee/s and/or any monies in respect of such borrowings including interest and cost and provided the mortgage created in favour of such Bank in respect of the said Premises of the Allottee/s shall not in any manner jeopardize the Promoters' right to receive full consideration and other charges and such mortgage in favour of such Bank shall be subject to Promoters' first lien and charge on the said Premises in respect of the unpaid amounts payable by the Allottee/s to the Promoters under the terms and conditions of this Agreement and subject to the other terms and conditions contained herein. The Promoters will issue the said No Objection Letter addressed to the Bank advising the Bank to make payment of the loan amount against the mortgage of the said Premises directly to the Promoters as per the schedule of payment of the Sale Consideration or as may be requested by the Promoters from time to time.

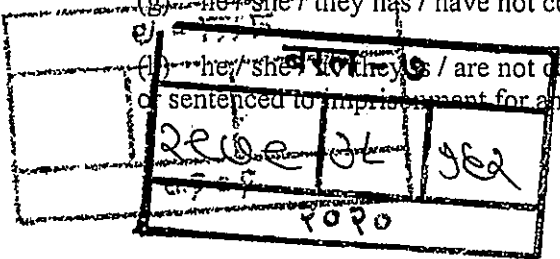
23. Borrowings by the Promoters:

Subject to terms and conditions of these presents, the Allottee agrees that the Promoter shall be entitled to raise construction finance, project finance or any other finance or loan against the said Property or the flats/ units/ premises proposed to be constructed in the Real Estate Project, underwriting by mortgaging, hypothecating receivables and/or developable property (including but not limited to mortgage by way of deposit of title deeds), from any Bank/ financial institution/ Non-Banking Financial Institution (Lenders) and without having to seek further consent from Allottee in any manner whatsoever, written or otherwise, but without the Allottee being responsible /liable towards its repayment and incurring any liability in any manner whatsoever (financial or otherwise).

24. The Allottee/s hereby represents and warrants to the Promoters that:

- (a) he / she / they / it is / are not prohibited from purchasing the said Premises under any applicable law or otherwise;
- (b) he / she / they / it has / have not been declared and / or adjudged to be an insolvent, bankrupt etc., and / or ordered to be wound up or dissolved, as the case may be;
- (c) no receiver and / or liquidator and / or official assignee or any person is appointed in the case of the Allottee/s or all or any of his / her / their / its assets and / or properties;
- (d) none of his / her / their / its assets / properties is attached and / or no notice of attachment has been received under any law, rule, regulation or statute etc.;
- (e) no notice is received from the Government of India (either Central, State or Local) and / or from any other Government abroad for his / her / their / its involvement in any money laundering or any illegal activity and / or is not declared to be a proclaimed offender and / or no warrant is issued against him / her / them;
- (f) no execution or other similar process is issued and / or levied against him / her / them and / or against any of his / her / their / its assets and properties;
- (g) he / she / they has / have not compounded payment with his / her / their / its creditors;

(h) he / she / they / it is / are not convicted of any offence involving moral turpitude and / or sentenced to imprisonment for any offence;

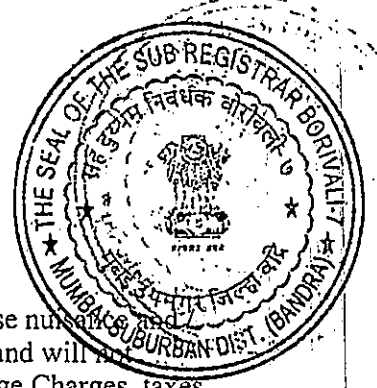


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(i) he / she / it / they is / are not an undesirable element and will not cause nuisance and/or hindrances in the completion of the project and / or anytime thereafter and will not default in making payment of the Sale Consideration, Other Charges, Usage Charges, taxes, maintenance and outgoings or any other amount due and payable by the Allottee in terms of this Agreement;

(j) The Allottee/s is/are in a good financial position to pay the Sale Consideration, Other Charges, Usage Charges, taxes, maintenance and outgoings or any other amount due and payable under this Agreement without any delay or default and shall as and when called upon by the Promoters provide such security as may be required by the Promoters towards all payments due and payable from time to time.

(k) The Allottee/s hereby confirm/s that he/she/they has/have carefully gone through the terms and conditions of this Agreement and/or the same has been explained to him/them by his/her advocates. The Allottee has signed and executed this Agreement out of free will and volition, without any pressure, undue influence, coercion or threat of any nature whatsoever.

25. It is abundantly made clear to the Allottee who is or may become a non-resident/foreign national of Indian Origin during the subsistence of this Agreement, that in respect of all remittances, acquisitions/transfer of the said Premises, it shall be his/her/their/its sole responsibility to comply with the provisions of the Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof, and the rules and regulations of the Reserve Bank of India or any other applicable law from time to time. Any refund required to be made under the terms of this Agreement shall be made in accordance with the provisions of the Foreign Exchange Management Act, 1999 or such statutory enactments or amendments thereof, and the rules and regulations of the Reserve Bank of India or any other applicable law from time to time. The Allottee understands and agrees that in the event of any failure on his/her/their/its part to comply with the prevailing exchange control guidelines issued by the Reserve Bank of India he/she/they/it alone shall be liable for any action under the Foreign Exchange Management Act, 1999, or any other statutory modifications or re-enactments thereto. The Promoters accepts no responsibility in this regard and the Allottee agrees to indemnify and keep the Promoters indemnified and saved harmless from any loss or damage caused to it for any reason whatsoever.

26. The Allottee shall have no claim save and except in respect of the said Premises hereby agreed to be sold to him and all open spaces, parking slots, parking areas, lobbies, staircases, terraces, recreation spaces and all other areas and spaces and Land will remain the property of the Promoters as hereinbefore mentioned.

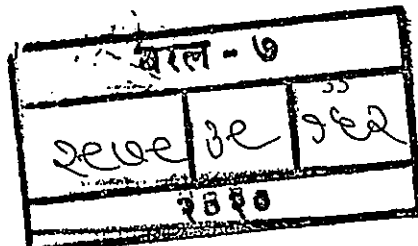
27. Binding Effect:

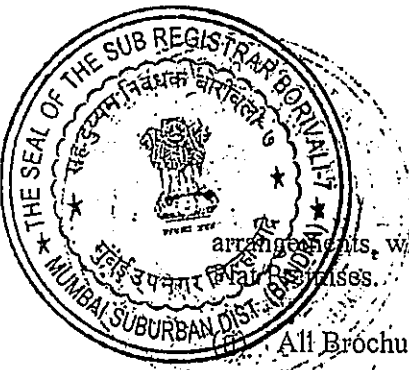
(a) Forwarding this Agreement to the Allottee/s by the Promoters does not create a binding obligation on the part of the Promoters or the Allottee/s until, firstly, the Allottee/s signs and delivers this Agreement with all the Schedules and Annexures along with the payments as agreed herein, within 30 (thirty) days from the date of receipt by the Allottee/s and secondly, appears for registration of the same before the concerned Office of the Sub-Registrar of Assurances as and when intimated by the Promoters.

28. Entire Agreement:

(a) This Agreement, along with its Schedules and Annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes:

(i) Any and all understandings, any other agreements, application form, Brochure, Expression of Interest (EoI), letter of acceptance, allotment letter, correspondences,





arrangements, whether written or oral, if any, between the Parties in regard to the said Flat/Premises.

All Brochures/ Leaflets/ Pamphlets/ ads/social media content/ walk through presentations/ master plan/layout plan or any other document including photographs, images, designs, plans, specifications, layout, height, dimensions, facilities, vegetation, features and communication as contained therein, which are merely an artistic impression and imagination and may vary to actual project on site. The actual and physical features, amenities and facilities in the Real Estate Project/s or the said Flat/Premises would be in accordance with plans and specifications approved by the authorities and as contained in this agreement.

29. Right to Amend:

This Agreement may only be amended through written consent of the Parties.

30. Provisions of this Agreement applicable to Allottee/s /subsequent allottees:

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

31. Severability:

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

32. Method of calculation of proportionate share:

Wherever in this Agreement it is stipulated that the Allottee/s has/have to make any payment, in common with other Allottee(s) in the Real Estate Project, the same shall be made in the mode and manner as the Promoters deem fit and proper.

33. Further Assurances:

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

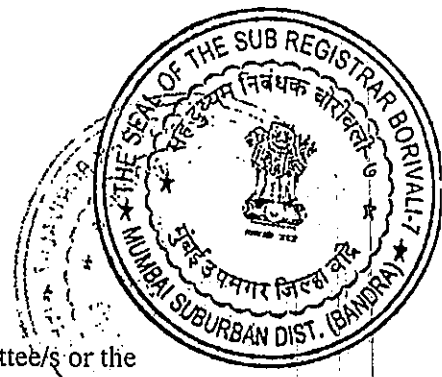
34. Place of Execution:

The execution of this Agreement shall be complete only upon its execution by the Promoters through their respective authorized signatory at the Promoter's office, or at some other place, which may be mutually agreed between the Promoters and the Allottee/s, in Mumbai City, after the Agreement is duly executed by the Allottee/s and the Promoters or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at

Mumbai. बरल - ७	
30 Notices	३६२
All notices to be served on the Allottee/s and the Promoters as contemplated by this	
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E. M. [Signature]	
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Agreement shall be deemed to have been duly served if sent to the Allottee/s or the Promoters by Courier or Registered Post A.D or notified Email ID at their respective addresses specified in the Third Schedule. It shall be the duty of the Allottee/s and the Promoters to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoters or the Allottee/s as the case may be.

36. Joint Allottees:

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

37. Stamp Duty and Registration:

(a) The Allottee/s alone shall bear and pay all the amounts payable towards stamp duty, registration charges and expenses incidental thereto on all documents for sale and/or transfer of the said Premises and said Car Parking Slots, including applicable stamp duty and registration charges on this Agreement. Any consequence of failure to register this Agreement within the time required shall be on the Allottee/s' account.

(b) The Allottee/s and/or the Promoters shall present this Agreement at the proper registration office of registration within the time limit prescribed by the Registration Act, 1908 and the Promoters or its Authorized Representative will attend such office and admit execution thereof.

38. Dispute Resolution:

Any dispute or difference between the Parties in relation to this Agreement and/or the terms hereof shall be settled amicably. In case of failure to settle such dispute amicably, such dispute or difference shall be referred to the Authority as per the provisions of the RERA and the Rules and Regulations, thereunder.

39. 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 as applicable in Mumbai City, and the Courts of Law in Mumbai will have exclusive jurisdiction with respect to all matters pertaining to this Agreement.

40. Permanent Account Number

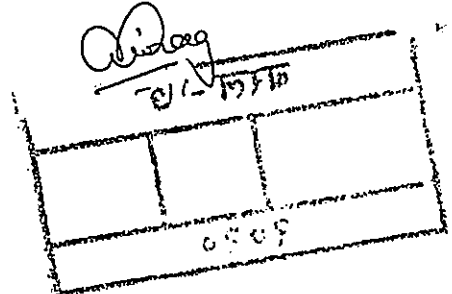
The Permanent Account Number of the Parties are as set out in the Third Schedule hereunder written.

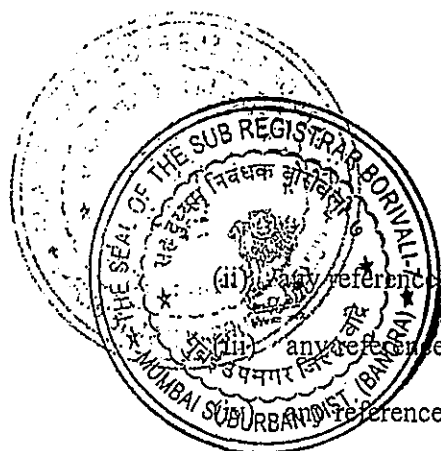
बरल - ७		
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41. Interpretation:

(a) In this Agreement where the context admits:

(i) any reference to any statute or statutory provision shall include all subordinate legislation made from time to time under that provision (whether or not amended, modified, re-enacted or consolidated) and such provision as from time to time amended, modified, re-enacted or consolidated (whether before, on or after the date of this Agreement) to the extent such amendment, modification, re-enactment or consolidation applies or is capable of applying to any transactions entered into under this Agreement as applicable, and (to the extent liability thereunder may exist or can arise) shall include any past statutory provision (as from time to time amended, modified, re-enacted or consolidated) which the provision referred to has directly or indirectly replaced;





(i) any reference to the singular shall include the plural and vice-versa;
 (ii) any reference to the masculine, the feminine and the neuter shall include each other;
 (iii) any reference to a "company" shall include a body corporate;

(v) the word "Business Day" would be construed as a day which is not a Sunday, or a public holiday or a bank holiday under the Negotiable Instruments Act, 1881 either at Mumbai, or any place where any act under this Agreement is to be performed;

(vi) the schedules form part of this Agreement and shall have the same force and effect as if expressly set out in the body of this Agreement, and any reference to this Agreement shall include any schedules to it. Any references to clauses, sections and schedules are to clauses, sections of and schedules to this Agreement. Any references to parts or paragraphs are, unless otherwise stated, references to parts or paragraphs of clauses, sections and schedules in which the reference appears;

(vii) references to this Agreement or any other document shall be construed as references to this Agreement or that other document as amended, varied, novated, supplemented or replaced from time to time;

(viii) the expression "the Clause" or "this Clause" shall, unless followed by reference to a specific provision, be deemed to refer to the whole clause (not merely the sub-clause, paragraph or other provision) in which the expression occurs;

(ix) each of the representations and warranties provided in this Agreement is independent of other representations and warranties in this Agreement and unless the contrary is expressly stated, no clause in this Agreement limits the extent or application of another clause;

(x) in determination of any period of days for the occurrence of an event or the performance of any act or thing shall be deemed to be exclusive of the day on which the event happens or the act or thing is done and if the last day of the period is not a Business Day, then the period shall include the next following Business Day;

(xi) the words "include", "including" and "in particular" shall be construed as being by way of illustration or emphasis only and shall not be construed as, nor shall they take effect as, limiting the generality of any preceding words;

(xii) references to a person (or to a word importing a person) shall be construed so as to include:

a. an individual, firm, partnership, trust, joint venture, company, corporation, body corporate, unincorporated body, association, organization, any government, or state or any agency of a government or state, or any local or municipal authority or other governmental body (whether or not in each case having separate legal Personality/ separate legal entity);

b. that person's successors in title and permitted assigns or transferees in accordance with the terms of this Agreement; and

c. references to a person's representatives shall be to its officers, employees, legal or other professional advisers, sub-contractors, agents, attorneys and other duly authorized representatives;

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

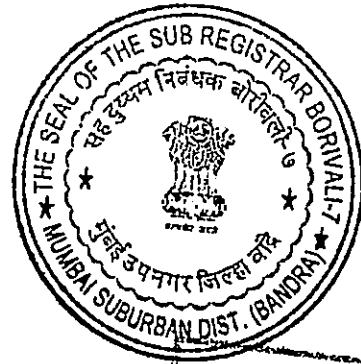
(xiv) Any reference to "writing" excludes text messaging via mobile phone or communication over any other form of social media.

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

THE FIRST SCHEDULE
(The Larger Land)

All those pieces and parcels of land admeasuring 19,259.62 square meters and bearing CTS No. 49(part), CTS No. 50-A(part), CTS No. 50A/26 to 50 and CTS No. 50A/67 to 145 and CTS No. 55(part) of Village Pahadi Goregaon (West) situate, lying and being at Yashwant Nagar, Goregaon (West), Taluka Borivali, Mumbai - 400 104 and bounded as follows:

On or towards West : Police Colony;
On or towards East : 44 feet existing Road;
On or towards North : Khaleel Compound ; and
On or towards South : K-63 Road.

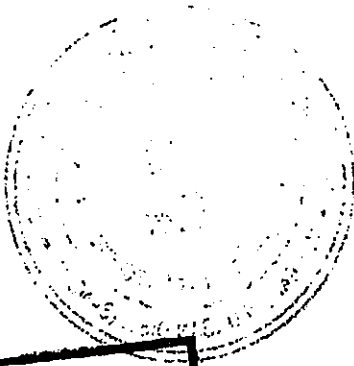
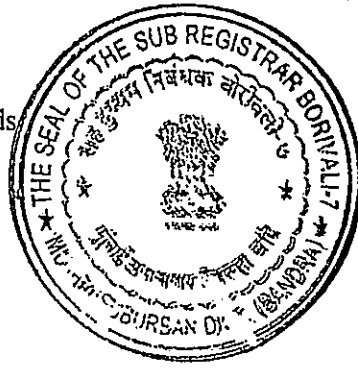


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Abhay

THE SECOND SCHEDULE HEREINABOVE REFERRED TO
(Description of the Real Estate Project Amenities)

- 1 Featured seating
- 2 Multipurpose lawn
- 3 Children's play area
- 4 Jogging track
- 5 Swimming pool
- 6 Kids pool
- 7 Half Basketball court
- 8 Gymnasium
- 9 Banquet/multipurpose hall
- 10 Library
- 11 Sky Lounge
- 12 Open terrace Gymnasium
- 13 Barbeque area
- 15 Yoga lawn
- 16 Artificial Party lawn
- 17 Chess Court
- 18 Roof top study area
- 19 Artificial Play lawn for kids
- 20 Terrace walkway path
- 21 Cafe
- 22 Spa
- 23 Private Dining Room
- 24 A.V. Room
- 25 Kids Activity Room
- 26 Kids A.V. Room

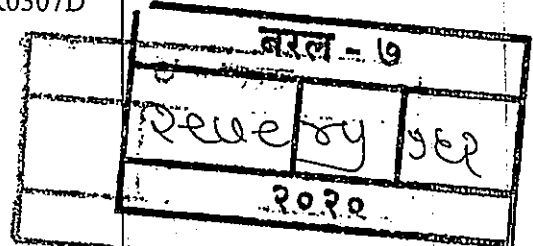
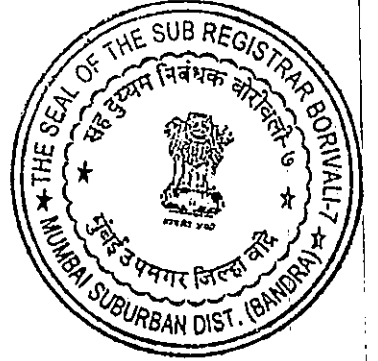


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**THE THIRD SCHEDULE ABOVE REFERRED TO
(Meaning of the Terms and Expressions)**

Sr.No	Terms and Expressions	Meaning
1	The said Premises	Flat No.C-1808 admeasuring about 55.74 square metres equivalent to approximately 600 square feet carpet area as per RERA Act on the 18 Floor of said Wing
2	The Said Wing	C - WING
3	The said Car Parking Slot	1(One) car parking slot in the Mechanical/Robotic Parking System (which may be in the form of a tandem parking,tower parking, puzzle parking or stack parking or any other form of automated or mechanical or robotic parking) to be allotted in terms of this agreement.
4	The Sale Consideration	Rs.1,29,92,000.00/- (Rupees One Crore Twenty Nine Lakhs Ninety Two Thousand Only)
5	Name of the Account for payment of Sale Consideration	Account Name :REDDY BUILDERS & DEVELOPERS Bank Name :HDFC BANK LTD Account No. :50200048696229 IFSC Code :HDFC0000086 Branch :VISHAL SHOPPING CENTER, ANDHERI EAST MICR Code :400240021
6	Possession Date	C - WING 31/12/2025
7	Name, address and email of the Allottee for the purposes of this Agreement	Name:Chirag Ranjit Patel APXPP9181M Add :402, C-Wing, Galaxy Classique, Off M G Road, Mithanagar, Opposite BMC Office, Motilal Nagar, Goregaon West City :Mumbai State :Maharashtra Country :INDIA Pincode :400104 Email :chirag_rp82@yahoo.co.in
8	Perment Account Number	Reddy Builders and Developers AAIFR0307D Chandak Realtors Private Limited AADCC0680N Allottee/s PAN : Chirag Ranjit Patel APXPP9181M



Chirag

9	Nominee	Not Applicable			

THE FOURTH SCHEDULE ABOVE REFERRED TO
(Description of the Amenities of the said Premises)

Living Room & Bedroom:

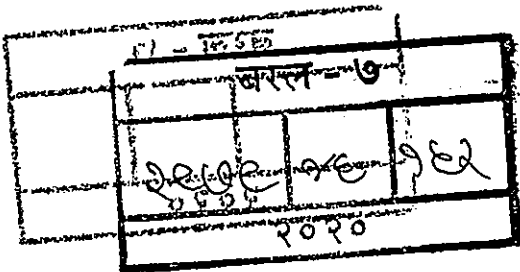
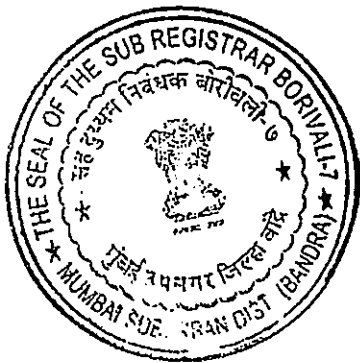
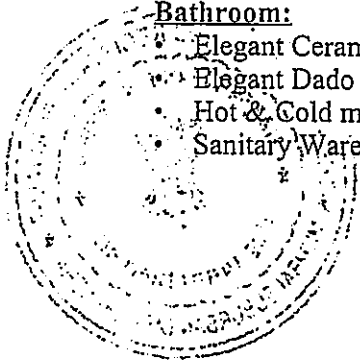
- Elegant Vitrified Flooring Tiles.
- Electrical Switches.
- Laminate finish Entrance Door.
- Anodised Aluminium Sliding Windows with Granite Window Sills.
- Internal Walls finished with Acrylic Paint.

Kitchen:

- Granite Kitchen Platform along with Stainless Steel Sink.
- Tiles above the Platform upto beam height.
- Electrical Switches.

Bathroom:

- Elegant Ceramic Flooring Tiles.
- Elegant Dado Tiles upto door height.
- Hot & Cold mixture Geyser.
- Sanitary Ware and C.P. Fittings.



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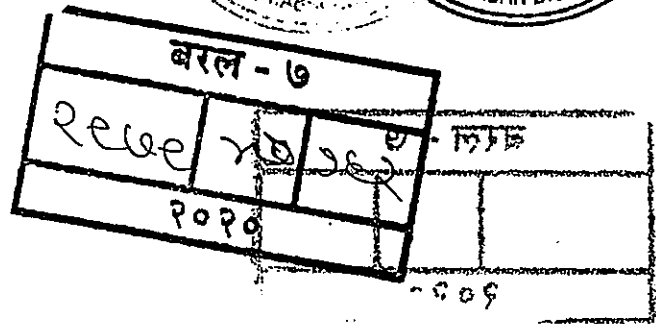
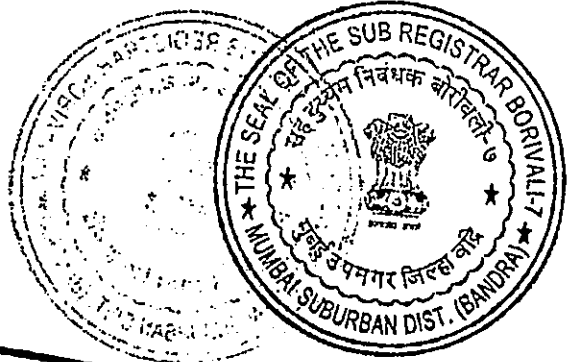
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THE FIFTH SCHEDULE ABOVE REFERRED TO
(Schedule of payment of Instalments of the Sale Consideration by the Allottee/s to the Promoter)

PARTICULARS	
On Application for Booking (Earnest Money)	5.00%
Within 30 Days From The Date of Application	5.00%
On Completion of Plinth of Said Wing or 1st March 2021 Whichever is Later	10.00%
On Completion of 5th Slab of Said Wing or 1st October 2021 Whichever is Later	25.00%
On Completion of Terrace Slab of Said Wing or 1st October 2022 Whichever is Later	25.00%
On Receipt of OC of Said Premises	30.00%
Total	100.00%

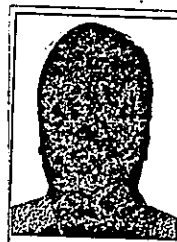
THE SIXTH SCHEDULE ABOVE REFERRED TO
(Being the amounts to be paid by the Allottee/s in accordance with this Agreement)

Sr.No	Particulars	Amount (In Rs.)
1	Share application money of the Society	620
2	Corpus fund contribution	70000
3	Deposit towards provisional monthly contribution towards outgoings of the Society for the period of 15 months in terms of this agreement (taxes to be paid separately by the Allottee at applicable rates).	90000



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SIGNED and DELIVERED by the "Promoter 1" i.e. M/S. REDDY BUILDERS & DEVELOPERS, through its Authorised Partner Navin Panasa in the presence of ...



For REDDY BUILDERS & DEVELOPERS

Navin Panasa
PARTNER



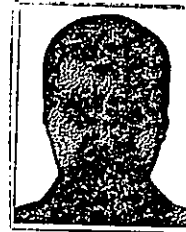
1. TV

2. J

SIGNED, SEALED and DELIVERED by the 'the Promoter 2' CHANDAK REALTORS PRIVATE LIMITED through its Director Abhay Chandak duly authorized vide Resolution dated 6th August 2020 passed, in the presence of ...

For Chandak Realtors Pvt. Ltd.

Abhay Chandak
Director



1. TV

2. J

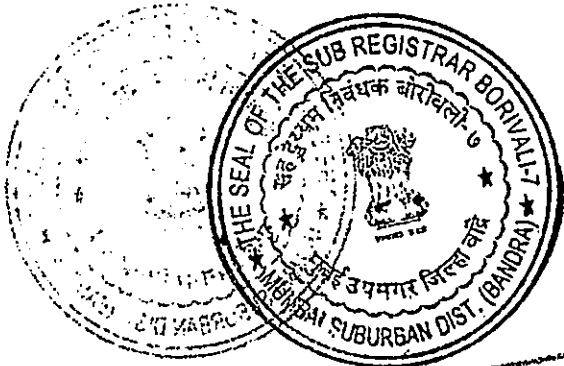
SIGNED AND DELIVERED BY THE within named Allottee/s
1. Chirag Ranjit Patel
in the presence of ...

Chirag Ranjit Patel



1. TV

2. J



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RECEIPT

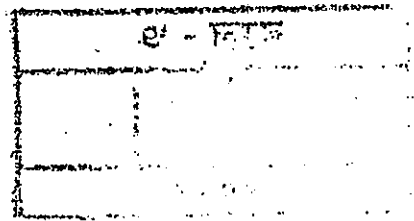
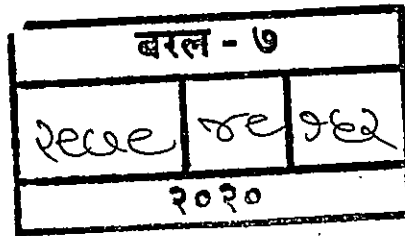
RECEIVED of and from the Allottee above named the sum of 6,60,000.00/- (Rupees Six Lakhs Sixty Thousand Only) as Earnest Money/ Booking Amount/ Part Payment towards the Sale Consideration as follows:

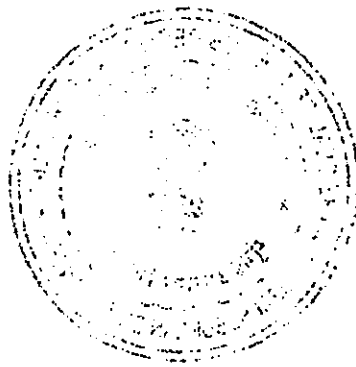
Instrument No.	Dated	Amount (Rs.)	Bank & Branch
CNRB0009999	15/5/2020	10,000.00/-	Canara Bank
409054	23/7/2020	6,50,000.00/-	Canara Bank

WE SAY RECEIVED
FOR M/s. REDDY BUILDERS & DEVELOPERS

Reddy

Authorized Signatory

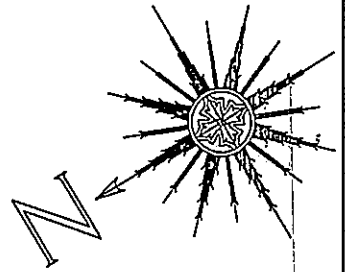




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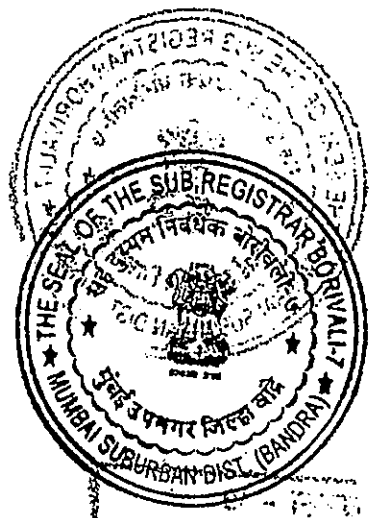
ANNEXURE - 1



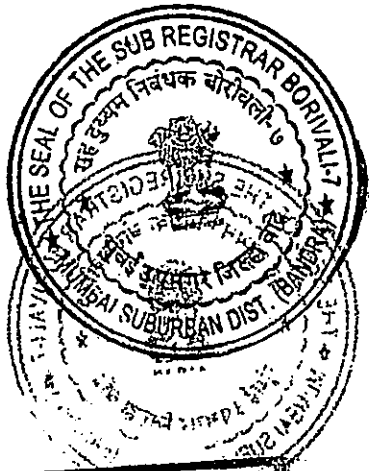
EXISTING 12.20M. WIDE ROAD

D. P. ROAD

PROPOSED 12.20M. WIDE



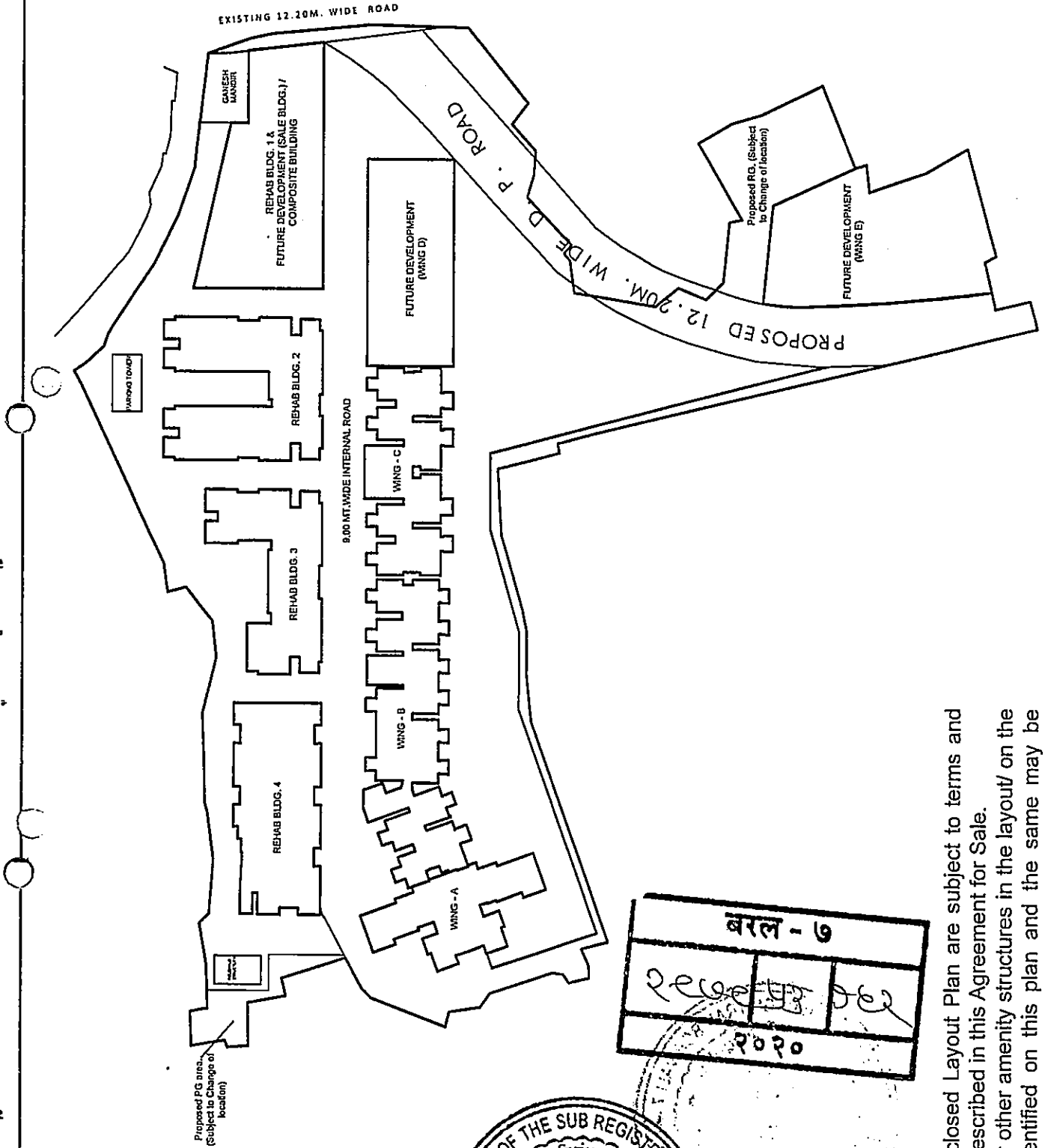
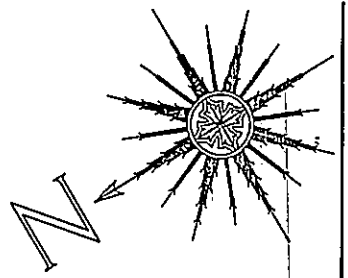
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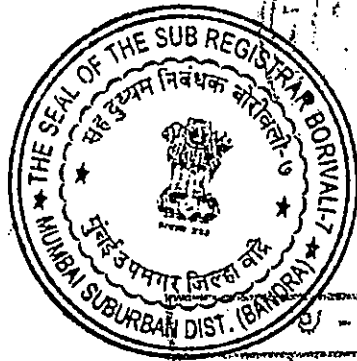
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ANNEXURE - 2



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Disclaimer for Disclosed Layout :-

1. Details contained in this Disclosed Layout Plan are subject to terms and conditions more particularly described in this Agreement for Sale.
2. There may be reservations or other amenity structures in the layout/ on the said Land which are not identified on this plan and the same may be provided subject to approvals from the authorities.
3. This disclosed Layout is not to scale.

ANNEXURE - 3



Maharashtra Real Estate Regulatory Authority

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

This registration is granted under section 5 of the Act to the following project under project registration number :
P51800006729

Project: 34 Park Estate, Plot Bearing / CTS / Survey / Final Plot No.:49 PART, 50 A PART, 55 PART at Borivall, Borivall, Mumbai Suburban, 400062;

1. **M/S Reddy Builders & Developers** having its registered office / principal place of business at **Tehsil: Borivall, District: Mumbai Suburban, Pin: 400064.**
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **16/08/2017** and ending with **31/01/2028** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including ~~revoking the registration~~ granted herein, as per the Act and the rules and regulations made there under.

Dated: 18/05/2020
Place: Mumbai



Signature valid
Digitally Signed by
Dr. Vagari Pramanand Prabhu
(Secretary, MahaRERA)
Date: 14-06-2020 11:40:01

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

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ANNEXURE- 4 (Collectively)



SLUM REHABILITATION AUTHORITY

No. SRA/ENG/3034/PS/MHL & STGL/AP

Date: 11 9 MAR 2020

To,
M/s. Hardik Associates.
B-12, United CHS., Ram Nagar Road,
Bhandarwada, Malad (W), Mumbai-400064.

Subject : Amended IOA for Sale Bldg. No. 1 in proposed S.R. scheme under Reg. 33(10) of D&PR-2034 on plot bearing C.T.S No. 49 (pt), 50-A (pt), 50A/26 to 50A/50, 50A/67 to 50A/145, 55 (pt), of village Pahadi Goregaon, Tal. Borivali, Yashwant Nagar at Goregaon (W) Mumbai - 400 062.

Ref :- L.S.'s letter dated 17/03/2020

Gentlemen,

There is no objection to carry out the work as per amended plans submitted by you vide your letter under reference subject to the following conditions,

- 1) That all the conditions of LOI dtd. 28/09/2007 & Revised LOI dtd. 10/05/2007, 20/10/2009, 18/03/2020 shall be complied with.
- 2) That all the conditions of IOA dtd. 21/08/2014 shall be complied with.
- 3) That you shall submit revised drainage approval before granting further CC to Bldg. u/ref.
- 4) That you shall submit revised structural drawings & Calculations along before granting further CC to Bldg. u/ref.
- 5) That the final plan mounted on canvas shall be submitted before requesting for O.C.C. permission.

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

Yours faithfully,

[Signature]
11/9/20

Executive Engineer- II
Slum Rehabilitation Authority.



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

बल - ७		
२६६	५५	१९२
२०२०		

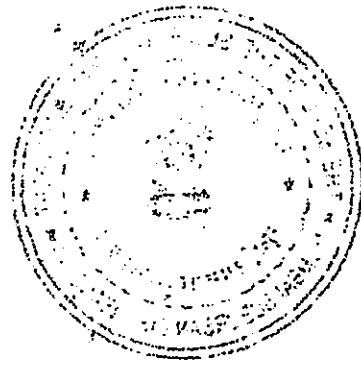
Copy to:

1. Developer: M/s. Reddy Builders.
2. Society: Shree Ganesh Ekta SRA CHS Ltd.,
Tanaji SRA CHS Ltd.
Omkar SRA CHS Ltd.
Kranti SRA CHS Ltd.
3. Assistant Municipal Commissioner 'P-S' Ward.
4. A.E. (W.W.), 'P-S' Ward.
5. A.A. & C., 'P-S' Ward.
6. Secretary (SRA)/I-Card Section.
7. F.C. (SRA)
8. Joint Registrar (SRA) E.S. & W.S.



ASUN 19/3/2020
Executive Engineer-II
Slum Rehabilitation Authority

बरल - ७		
२०२०	५६	३६२
२०२०		



७ - १९७८		
०९०९		

ANNEXURE - 4 (Collectively)



SLUM REHABILITATION AUTHORITY

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

No. SRA/ENG/3034/MHL & STGL/PS/AP
COMMENCEMENT CERTIFICATE

-2 JUN 2015
SALE BLDG.

TO
M/s. Reddy Builders & Developers,
1st floor, Reddy House, Opp. Dena Bank
Marve Road, Orlem, Malad (West),
Mumbai - 400 064.

Sr.
With reference to your application No. 1405 dated 03/05/2013 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 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. _____
C.T.S. No. 49 (pt.), 50A (pt.) & 55 (pt.)

of village Pahadi Goregaon T.P.S. No. _____
ward P/S Situated at Taluka Borivali, P/S Ward at Yashwant Nagar, Goregaon (W), Mumbai - 62 for Shri Ganesh Ekta SRA CHS Ltd., Tanaji SRA CHS Ltd., Omkar SRA CHS Ltd., Kranti Nagar SRA CHS Ltd.
The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI
U/R No. SRA/ENG/1096/PS/MHL & STGL/LOT dt. 28/10/2009.
IDA U/R No. SRA/ENG/3034/PS/MHL & STGL/AP dt. 21/08/2014
and on following conditions:

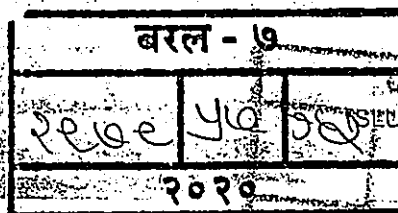
1. The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management plan.
5. If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not 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 C.E.O. (SRA) if :-
 - (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - (b) Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
 - (c) The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The C.E.O. (SRA) has appointed SHRI A.S. RAO

Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is granted for work up to top of Basement of Sale Building as per approved plans dtd. 21/08/2014.

For and on behalf of Local Authority
The Slum Rehabilitation Authority



[Signature]
Executive Engineer (SRA) (W.S.)
FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

ANNEXURE - 5

मालामाला पत्रक

विभाग/मौजे -- पहाडी गौरेगांव (प)

तालुका/न. भु. मा. का. -- न. भू. अ. गौरेगांव

जिल्हा -- मुंबई उपनगर जिल्हा

नगर शुभान क्रमांक / फा. प्लॉ. नं.	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धरणाधिकार	शासनात्मक विकासात्मक विकास/भाड्यात्मक तपशील/आणि त्याच्या फेर/संपादन/नियंत्रित वेळ
४९					

२६४०१.४

ग

[न. भू. क्र. ३६ प्रमाणे]

सुविधाधिकार

हक्काचा मुळ धारक वर्ष १९६६ महाराष्ट्र सरकार

पट्टेदार

इतर भार

इतर शरे



दिनांक	व्यवहार	जमिनीधारक (श्री) पट्टेदार (श्री) विलास (श्री)	साक्षात्कृत
०४/०३/१९८०	वि. शं. सार/ मुदतवाढ न. भू. क्र. ३६ प्रमाणे		सही -
१७/०३/१९९७	मा. अधीक्षक भू. अ. मु. ज. मु. यांचे कडील क्र. न. भू. / शासकीय मिल्कतरी/संगणीकरण/९७ ३५३/९० बांदा दि. २०/१/९७ चे मजबूत कडील क्र. न. भू. क्र. / पगो न. भू. क्र. २९/९७ दि. १७/३/९७ चे आदेशाचे क्र. न. भू. क्र. २९/९७ चे संपूर्ण क्षेत्रावर डी. पी. प्लॉट प्रमाणे निवासी कारखान्याची नोंद केली		न. भू. क्र. १० मु. ज. न. ज. मु. व सही - न. भू. अ. क्र. १० मु. ज. न. ज. मु. व
१४/०२/२००६	मा. अधीक्षक भूमि अधिलेख मु. उप. जिल्हा यांचे कडील आदेश क्र. न. भू. सं. ३/न. ६/२/०६ अन्वये सदर मिल्कत पत्रिकेचे पुनर्लेखन केलेची नोंद केली.	भू. अ. गौरेगांव/अधिलेख पुनर्लेखन दि.	फेरफार क्र. ३७३ प्रमाणे सही १४/०२/२००६ न. भू. अ. गौरेगांव
१६/१२/२०२५	मा. जमाबंदी आयुक्त आणि संचालक भूमि अधिलेख (म. शा. न्य) पुणे यांचे कडील परिपत्रक क्र. वा. भू. २/मि. स. / अक्षरी नोंद /२०१५, पुणे दिनांक १६/०२/२०१५ व इतर कडील आदेश क्र. न. भू. प. गो. (प) / क्र. १०९३/२०१५ दिनांक १६/१२/२०१५ अन्वये मिल्कत पत्रिकेवर नमुद अंमलेले अंकी क्षेत्र अक्षरी एकविस हजार चारशे एक गुणांक चार व शश संज्ञा चौकी नमुद केले		फेरफार क्र. १०९३/२०१५ सही - न. भू. अ. गौरेगांव

तपासणी करणारा -

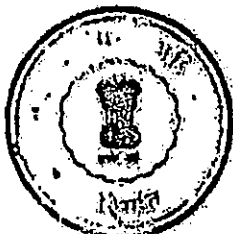
खरी भक्कल -

न. भू. अ. गौरेगांव

मुंबई उपनगर जिल्हा

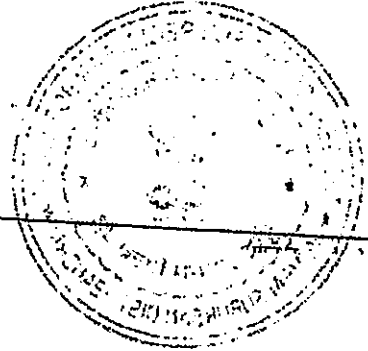
नवकल प्राप्त तपशील
नवकल दस्तार तपशील
नवकल दिव्याची तपशील
नवकल तपशील करणारा
नवकल तपशील करणारा

परिष्कारण न्यायक
नगर भूमापन अधिकारी, गौरेगांव
एकूण नवकल चौ.



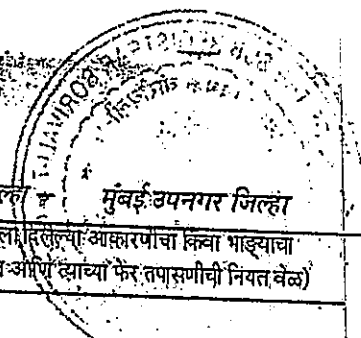
सत्य प्रतिनिधी

नगर भूमापन अधिकारी, गौरेगांव



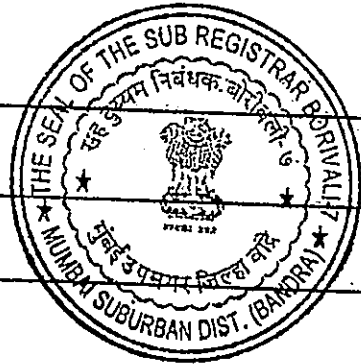
बसल - ७	१०९
२०२०	२०२०

मालमत्ता पत्रक



विभाग/मोजे - पहाडी गोरगांव (प) तालुका/न.भू.मा.क्रा. - न.भू.अ.गोरगांव जिल्हा - मुंबई उपनगर जिल्हा
 नगर/मुनापन शिफ्ट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला हिलेच्या आक्षरणांचा किंवा भाड्याचा तपशील आणि त्यांच्या फेर तपासणीची नियत वेळ
 क्रमांक/कार.क्र. ५०-अ

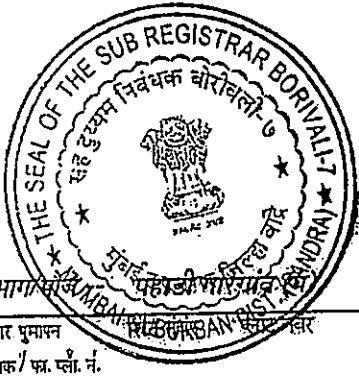
- H-१ न.भू.क्र.३६ प्रमाणे.
- १०५९९५.८ - ६४२२ पोटाविभागामुळे
 - १०५२७३.७ - २७५.० पोटाविभागामुळे न.भू.क्र.५० कडून
 - १०४९९२.७ - २६२७.० पोटाविभागामुळे न.भू.क्र.५० ड कडून
 - १०२३७१.७ - ५०४३.५ पोटाविभागामुळे न.भू.क्र.५० ई कडून
 - १०१८२८.३ - ५९९१.२ पोटा विभाजनाकडे
 - १५८३७.४ - ३२६५.७ पोटा विभाजनाकडे
 - १२५७६.३ - ११७१.० पोटा विभाजनाकडे
 - ११३६३.३ - ६४१९.७ पोटा विभाजनाकडे
 - १०७४३.६



सुविधाधिकार
 हक्काचा मुळ धारक नई महाराष्ट्र गृहनिर्माण मंडळ
 पडदेवार
 न.भू.क्र.
 इतर शरी

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धो) पडदेवार (प) किंवा भार (भा)	साक्षात्करण
२०/०८/१९८८	वि.श्री.सारा मुदतवाढ न.भू.क्र. ३६ प्रमाणे.			सही - न.भू.अ.क्र. १० मुं.उ.न. जि.मुंबई
११/११/१९८८	सुधारीत वि.श्री.सारा मुदतवाढ न.भू.क्र. ३६ प्रमाणे.			सही - ११/११/१९८८ जि.नि.भू.अ. तथा न.भू.अ. क्र.१० मुंबई

वरिल - ७
 २०२०



मालमत्ता पत्रक

विभाग/नगर प्रमाण क्रमांक/ फ. प्लॉ. नं.

तालुका/न.भु.मा.का. -- न.भू.अ.गोरेगाव

जिल्हा -- मुंबई उपनगर जिल्हा

शासनाला दिलेल्या आकाराचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपसणीची नियत वेळ.

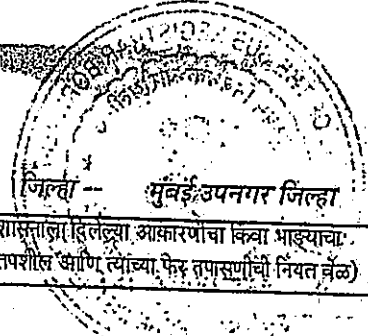
क्षेत्र चो.मी. धारणाधिकार

५०-अ

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धो) पट्टेदार (प) किंवा भाड (भा)	साक्षात्कन
२९/०४/१९९२	अर्ज, जबाब भाडेकरार सूची क्र. २पी ४०१३/१९९२ दु. प्र.११०-११३/६३२ दि. ६/६/९१ प्रमाणे २०९.० चो.मी. क्षेत्रास ३० वर्षे मुदतीने भाडे पट्टेदार म्हणून नांव दाखल केले.	S.I.F. मा. जि.नि. भू.अ. तथा न.भू.अ. १० यांचेकडील आदेश क्र. प.गो.(प्र) न.भू.५०पै. /९२ दि. २१/४/९२	(L) नव भूमि सेवा मित्र मंडळ गोरेगाव.	सही - २९/४/१९९२ जि.नि. भू. अ. तथा न. भू. अ. क्र.१० मुयई
३०/०७/१९९२	अर्ज, जबाब भाडेकरार पा.क्र. २ची ३३८७/८९ दि. २१-९१ प्रमाणे १२२०.० चो.मी. क्षेत्रास ३० वर्षे मुदतीने भाडे पट्टेदार म्हणून नांव दाखल केले.	S.I.F. मा. जि.नि. भू.अ. तथा न.भू.अ. १० यांचेकडील आदेश क्र. प.गो.(प्र) न.भू.५०पै. ९२ दि. ३०/७/९२.	(L) [नव जागृती सुभाव नगर को.ऑ. हो.सो.लि.]	सही - ३०/७/१९९२ जि.नि. भू. अ. तथा न. भू. अ. क्र.१० मुयई
२०/०४/१९९३	मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील पोर्टविभागाचा आदेश क्र. सी/कार्या-७/पो.वि. एस.आर. २४ दिनांक २८/१२/९० अन्वये नगर प्रमाण पहाडी गोरगाव ता. बोरीवली येथील न.भू.क्र. ५० क्षेत्र १०५९१९ चो.मी. पेकी मोजणी प्रमाणे ६४२.१६ चो.मी. क्षेत्र केशव गोरे दरत्या वितरीत करणेत आलेले ६४२.१६ चो.मी. क्षेत्राचा नविन मिळकत मंत्रिका उघडली व त्याला न.भू.क्र. ५० व दिनांक ५०/०७/९२ न.भू.क्र. ५०ला शिल्लक क्षेत्र १०६२३३ चो.मी.टर कायम करून न.भू.क्र. ५० व ५०/११ १४५ चा ५० अ व ५० अ/११ १४५ असा शेजवदल केला.	S.I.F.	(L)	सही - २०/४/१९९३ जि.नि. भू. अ. तथा न. भू. अ. क्र.१० मुयई
१०/१०/१९९४	अर्ज, जबाब सह. दुय्यम निबंधक ४ वाढी, मुंबई यांचेकडील सूचि क्र. १९८८/९४ दि. २१/४/९४ व न.भू.अ. यांचेकडील आदेश दि. ३०/७/९४ अन्वये दि. ३०/७/९२ च्या नोंदीतील लेखी नांव कर्मी करून सूचिपत्राप्रमाणे दुर्लुस्ती केली.	S.I.F.	(L) गोरेगाव नवजागृती को.ऑ.प.हो.सो.लि.	सही - जि. नि. भू. अ. तथा न. भू. अ. क्र.१० मुयई
०९/०२/२००१	भाडेपट्ट्याने पेकी क्षेत्र ६१३९.०० चो.मी.	र.प्र.क्र.पी १३४०/९१ २३/११/९४	(L) गोरेगाव सुभाषतयार हो.सिंग.को.स.यटी.क्षेत्र ६१३९ चो.मी. भाडेपट्टा मुदत २० वर्षे दि. २३/१३/९० यासून.	सही - २३/१२/२००१ न.भू. अ. गोरेगाव
३०/१०/२००२	मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील पोर्टविभागाचा आदेश क्र. सी/कार्या -७ अ/पो.वि. एस.आर. ३३०० दि. २६/६/२००० व दि. ५/८/२००२ चे शुध्दीपत्रकीन्वये आणि नगर प्रमाण पहाडी गोरगाव ता. बोरीवली येथील न.भू.क्र. ५० अ क्षेत्र १०५२७३.७ चो.मी. पेकी मोजणी प्रमाणे १७५.०० चो.मी. क्षेत्र नवभूमि सेवा मित्र मंडळ यांना लिज डिड झाल्याने त्यांची नविन मिळकत मंत्रिका उघडली त्याला न.भू.क्र. ५० क दिला व न.भू.क्र. ५० अ कायम देवन शेजवदल केला नाही.			फेर तपसणी क्र. १५४ प्रमाणे सही - ३०/१०/२००२ न. भू. अ. गोरेगाव

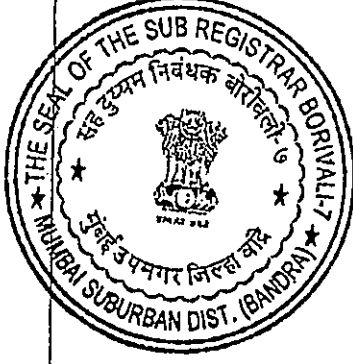
बरल - ७
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०९०९

मालमत्ता पत्रक

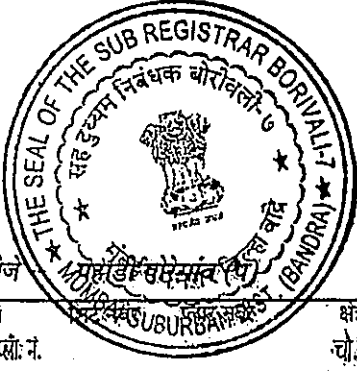


विभाग/सौजे: पहाडी गोरगांव (प) तालुका/न.भू.मा.कां: न.भू.अ.गोरगांव
 नगर भूमापन शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार
 क्रमांक/ फॉटो नं. चौ.मी. जिल्हा: मुंबई उपनगर जिल्हा
 शासनाला दिलेला आकारपोंचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार. (भा)	साक्षात्कन
१४/०२/२००६	मा. अधीक्षक भूमि अभिलेख मु. उप. जिल्हा यांचेकडील आदेश क्र. न.भू.सं.३/न.भू.अ.गोरगांव/अभिलेख पुनर्लेखन दि. ६/२/०६ अन्वये सदर मिल्कत पत्रिकेचे पुनर्लेखन केलेची नोंद केली.			फेरफार क्र. ३७३ प्रमाणे सही - १४/२/२००६ न. भू. अ. गोरगाव
२५/०२/२००६	मै. मुख्य कार्यकारी अधिकारी झो.पु.प्रा.यांचेकडील आदेश क्र. झो.पु.प्रा./न.भू.अ./का.वी. ११/२००५/४७२ दि. २०/२/२००६ मा. नगर भूमापन अधिकारी गोरगांव यांचेकडील आदेश क्र. न.भू.अ./न.भू.क्र. ५०अ/०५ गोरगांव दि. १५/२/२००६ प्रमाणे न.भू.क्र. ५०अ चे क्षेत्र २,०४,९९८.७ चौ.मी. क्षेत्रातून पोटविभाजनाने २,६२७.० चौ.मी. क्षेत्र कमी करून त्याची ५०अ अशी नविन मिल्कत पत्रिका उघडली व त्याचे धारक सत्ताप्रकार पूर्वप्रमाणे कायम ठेवले व न.भू.क्र. ५०अ चे क्षेत्र १,०२,३७९.७ चौ.मी. कायम केले.			फेरफार क्र. ३७४ प्रमाणे सही - १५/२/२००६ न. भू. अ. गोरगाव
१८/१२/२००७	मा. अधीक्षक भूमि अभिलेख मुंबई उपनगर जिल्हा यांचेकडील पत्र क्र. न.भू.सं.५/का.वी. १८/२००६/१५८ दि. ३०/१२/२००६ प्रमाणे म.भ.म.अ.१९६६ चे कलम २५८ प्रमाणे पुनर्विलोकन करून अर्जदारा यांचा दि. २६/१२/२००६ चा अर्ज फेटाळण्यात आला आहे. त्याचची नोंद मिल्कत पत्रिकेवर घेतली.			फेरफार क्र. ४६८ प्रमाणे सही - १८/१२/२००७ न. भू. अ. गोरगाव
०९/०९/२००९	मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील पोटविभाजन आदेश क्र. सी./कार्या. ५७अ/एकत्री/पो.वि./एस.आर.ची/२४००/दि. १७/७/२००९ व त्यासोबतचा मंजूर अभिन्यास इकडील अ.ता. मो.वि. मो.२.नं. २७६/०९ अन्वये प्रत्यक्ष मोजणी अती येणारे झोपडपट्टी पुनर्वसन योजने अंतर्गत क्षेत्राकडे वर्ग होणारे ५४३.५ चौ.मी. मीटर क्षेत्र मूळ न.भू.क्र. ५०अ मधून कमी करून त्याची न.भू.क्र. ५०ई अशी मिल्कत पत्रिका उघडून सदर जागेचे अध्याप हस्तांतरण न झालेले मूळ धारक व सत्ताप्रकार कायम ठेवून झोपडपट्टी पुनर्वसन योजनेचे क्षेत्र अशी नोंद दाखल केली. मूळ न.भू.क्र. ५०अ या मिल्कतीचे क्षेत्रातून ५४३.५ चौ.मी. मीटर क्षेत्र कमी करून त्याचे क्षेत्र १,०२,२८८.३ चौ.मी. मीटर कायम केले.			फेरफार क्र. ५७७/०९ सही - १७/९/२००९ न. भू. अ. गोरगाव
११/१२/२००९	अन्य रितीने व आदेशाने - मा. जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र. सी./कार्या. २/२६/हक्क नोंद/का.वि. २३२/०९ दिनांक १/१२/२००९ अन्वये स.नं. २९ पैकी एक करून गुठे आणि म्हणजेच ३६७५०.० चौ.मी. या आकाराची पडोत क्षेत्राची नोंद न.भू.क्र. ५०/अ या मिल्कत पत्रिकेवर घेऊन धारक सदरी तीवढ्या क्षेत्रास महाराष्ट्र सरकार यांचे नांव दाखल केल्याची नोंद केली.		धारक महाराष्ट्र सरकार	फेरफार क्र. ५८९ प्रमाणे सही - ११/१२/२००९ न.भू.अ.गोरगाव
१७/११/२०११	मा. मुख्य कार्यकारी अधिकारी झोपडपट्टी पुनर्वसन प्राधिकरणा यांचेकडील आदेश क्र. झो.पु.प्रा./प.भू.अ./सावि १२/कार्या १८६/२००९, १२७/२००९, १२८/२००९, १२९/२००९ व त्या सोबतचा मंजूर नोंदशा व इकडील अ.ता. पो.वि./एकत्रिकरण /मोरनर २८९/१० दि. २७/११/२००९ अन्वये प्रत्यक्ष मोजणी अती न.भू.क्र. ५०अ क्षेत्र १,०२,२८८.२ चौ.मी. मधून पोटविभाजनाने ५९९१.२ चौ.मी. क्षेत्र कमी करून पोटविभाजना प्रमाणे झोपडपट्टी पुनर्वसन योजनेत अंतर्भूत होणारे क्षेत्राच्या न.भू.क्र. ५०फ क्षेत्र २,०२,४८० चौ.मी., ५०फ/३ क्षेत्र १,२६,३७७ चौ.मी., ५०फ/२ क्षेत्र १,८९,९९९ चौ.मी., ५०फ/३ क्षेत्र १,८२,२८८ चौ.मी. अशा नविन मिल्कत पत्रिका उघडून सदर जागेचे अध्याप हस्तांतरण न झाल्याने मूळ धारक व सत्ताप्रकार कायम ठेवले व न.भू.क्र. ५०अ चे क्षेत्र ९,५८,३७७ चौ.मी. कायम केले.			फेरफार क्र. ७२४ प्रमाणे सही - १७/११/२०११ न. भू. अ. गोरगाव



बरत ७
 २०२०



मालमत्ता पत्रक

विभाग/मौजे

नगर भुमापन
क्रमांक/प्र.प्लॉ.नं.

तालुका/न.भू.मा.क्रा. -- न.भू.अ.गोरेगांव

क्षेत्र
चौ.मी.

जिल्हा -- मुंबई उपनगर जिल्हा

शासनालाईवलेल्या आकाराशी जाकित्वा भाड्याला
तपशील आणि वसाच्या फेर तपासणीची नियत वेळ

५०-अ

दिनांक	व्यवहार	खंड क्रमांक	नविन चारक (धा) पट्टेदार (प्र) किंवा धार (भा)	साक्षात्कन
२१/११/२०११	मा.मुख्य कार्यकारी अधिकारी झोपडपट्टी पुनर्वसन प्राधिकरण यांचेकडील आदेश क्र.झोपप्रा / न.भू.अ./ कार्या-३/ टे १/ कावि ३२२/सावि ४/२०१०/४५ दिनांक ५.३.२०१० व त्या सोबतचा मंजूर नकाशा व इकडील अ.ता.पो.वि. / एकत्रिकरण / मो.र.नं. २१६/२०१० दिनांक १८.३.२०१० अन्वये प्रत्यक्ष मोजणी अंती न.भू.क्र.५०अ क्षेत्र १५८३७.० चौ.मी. मधून पोटविभाजनाचे क्षेत्र ३२६५.७ चौ.मी. कमी करून त्याची न.भू.क्र.५०अ अशी नविन मिळकत पत्रिका उघडून सदर जागेचे अद्याप हस्तांतरण न झाल्याने मूळ धारक व सत्ता प्रकार कायम ठेवून झोपडपट्टी पुनर्वसन योजनेतील क्षेत्र असे नांव दाखल केले. मूळ न.भू.क्र.५०अ चे क्षेत्र १२५७१.३ चौ.मी. कायम केले.			फेरफार क्र.७२५ प्रमाणे सही - २१/११/२०११ न. भू. अ. गोरेगाव
२१/११/२०११	मा.मुख्य कार्यकारी अधिकारी झोपडपट्टी पुनर्वसन प्राधिकरण यांचेकडील आदेश क्र.झोपप्रा / न.भू.अ./ कार्या-१/ टे १/ कावि ४३५/सावि ६/२०१०/२२० दिनांक १८.३.२०११ व त्या सोबतचा मंजूर नकाशा व इकडील अ.ता.पो.वि. / मो.र.नं. १८/११ दिनांक २५.५.२०११ अन्वये प्रत्यक्ष मोजणी अंती न.भू.क्र.५०अ क्षेत्र १२५७१.३ चौ.मी. मधून पोटविभाजनाचे क्षेत्र ११७९.० चौ.मी. कमी करून त्याची न.भू.क्र.५०अ अशी नविन मिळकत पत्रिका उघडून सदर जागेचे अद्याप हस्तांतरण न झाल्याने मूळ धारक व सत्ता प्रकार कायम ठेवले. न.भू.क्र.५०अ चे क्षेत्र ११३९२.३ चौ.मी. कायम केले.			फेरफार क्र.७२७ प्रमाणे सही - २१/११/२०११ न. भू. अ. गोरेगाव
२५/०१/२०१२	मा.मुख्य कार्यकारी अधिकारी झोपडपट्टी पुनर्वसन प्राधिकरण यांचेकडील आदेश क्र.झोपप्रा / न.भू.अ./ कार्या १/ टे १/ का.वि.३४६/ सावि १२ /२०१०/ ४६ दिनांक ५.३.२०१० व त्या सोबतचा मंजूर नकाशा व इकडील अ.ता.पो.वि. / मो.र.नं.३००/१० दि.६.७.२०१० अन्वये प्रत्यक्ष मोजणी अंती न.भू.क्र.५०अ क्षेत्र ११३९२.३ चौ.मी. मधून पोटविभाजनाचे क्षेत्र ६४९.७ चौ.मी. कमी करून त्याची न.भू.क्र.५०अ अशी नविन मिळकत पत्रिका उघडून सदर जागेचे अद्याप हस्तांतरण न झाल्याने मूळ धारक व सत्ता प्रकार कायम ठेवले. न.भू.क्र.५०अ चे क्षेत्र १०७४२.६ चौ.मी. कायम केले.			फेरफार क्र.७३५ प्रमाणे सही - २५/०१/२०१२ न. भू. अ. गोरेगाव
१६/१२/२०१५	मा.जमाव्दी आयुक्त आणि संचालक भूमी अधिलेख (म.शा.अ.) पुणे, यांचेकडील परिपत्रक क्र.ना.भू.र/मि.प./असरी:नॉद/२०१५. पुणे दिनांक १६/०२/२०१५ व इकडील आदेश क्र.न.भू.प.यो.प. /फे.क्र.१०९३/२०१५ दिनांक १६/१२/२०१५ अन्वये मिळकत प्रतिकेवर नमुद असलेले अंकी क्षेत्र असरी नव्वद हजार सातशे बरेचालीस पुर्णांक सहा दशांश मात्र चौ.मी दाखल केले			फेरफार क्र.१०९३ प्रमाणे सही - १६/१२/२०१५ न. भू. अ. गोरेगाव

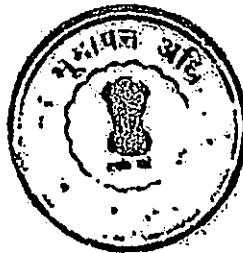
तपासणी करणारा -

खरी नकल -

न.भू.अ.गोरेगांव

मुंबई उपनगर जिल्हा

नकल प्रमाण तारीख २१/११/११ नकल असरी क्रमांक २४५
नकल तारीख २१/११/११ नकल शुल्क ३८०
नकल तारीख २१/११/११ नकल शुल्क ८
नकल तारीख २१/११/११ नकल शुल्क ८
नकल तारीख २१/११/११ नकल शुल्क ८



सत्य प्रतिलिपी

नगर भूमापन अधिकारी, गोरेगाव

परिपत्रक भूमापक

नगर भूमापन अधिकारी, गोरेगाव

एकूण नकल फी... ८५५


नगर भूमापन अधिकारी
गोरेगाव

बरल	७	७	७
२०२०	०९०९		

मालमत्ता पत्रक

विभाग/मौजे - पहाडी गोरगाव (प) **तालुका/न.भू.मा.का. --** न.भू.अ.गोरगाव **जिल्हा --** मुंबई उपनगर जिल्हा
नगर धूम्रपान शिट नंबर, प्लॉट नंबर **क्षेत्र** **धारणाधिकार** **शासनाला दिलेल्या आकाराचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)**
 क्रमांक/ फा.प्लॉ.नं. चौ.मी.
 ५५ ५४६५.६ ६-१ न.भू.क्र.५३ प्रमाणे

सुविधाधिकार
हक्काचा मुळधारक वर्ष
पट्टेदार
इतर भाग
इतर शीरे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धो) पट्टेदार (प) किंवा भाग (भा)	साक्षात्करण	
१४/०७/१९७६	वि.शे.सारा/मुदतवाढ न.भू.क्र.५३ प्रमाणे		 THE SEAL OF THE SUB-REGISTRAR, BANDRA मुंबई उपनगर जिल्हा बंधू	सही - न.भू.अधि.क्र.५ सही	
०७/०४/१९८०	वि.शे.सारा/मुदतवाढ न.भू.क्र.५३ प्रमाणे			सही - न.भू.अ.क्र.१० मुं.ठ.न.जि.मुंबई	
०२/०९/१९८८	सुधारीत वि.शे.सारा/मुदतवाढ न.भू.क्र.५३ प्रमाणे			सही - जि.नि.भू.अ. तथा न.भू.अ.क्र.१०	
२८/०२/१९९४	सहाय्यक सचिव महाराष्ट्र शासन यांचे कडील क्र.एडि एल-२८८१/८५८३/६५५ का १० अं दिनांक १ ऑक्टो.१९८४ चे पत्रान्वये व जि.नि.भू.अ तथा न.भू.अ.क्र.१० मुं.ठ.पत्रांचे कडील आदेश क्र. पहाडी गोरगाव (प)/न.भू.क्र.५५/९४ दि.२८/०२/१९९४ अन्वये २२६० चौ.मी. क्षेत्रास इतर हक्कात नोंद केली.	S.I		O.R (इ.मा.) श्री सुवर्ण कवच भवानी माता सेवा ट्रस्ट	सही - जि.नि.भू.अ. तथा न.भू.अ.क्र.१०
१४/०२/२००६	मा.अधीक्षक भूमि अभिलेख मुं.ठप जिल्हा यांचे कडील आदेश क्र. न.भू.सं.३/न.भू.अ.गोरगाव/अभिलेख पुनर्लेखन दि. १४/२/०६ अन्वये सदर मिल्कत पत्रिकेचे पुनर्लेखन केलेची नोंद केली.				फेरफार क्र.३७३ प्रमाणे सही - १४/०२/२००६ न.भू.अ. गोरगाव
१६/१२/२०१५	मा.जमावंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प./अक्षरी नोंद /२०१५, पुणे दिनांक १६/०२/२०१५ व इकडील आदेश क्र.न.भू.प.गो.(प)/फ.क्र.१०९३/२०१५ दिनांक १६/१२/२०१५ अन्वये मिल्कत पत्रिकेवर नमूद असलेले अक्षरी क्षेत्र अक्षरी पाच हजार चारशे पासष्ट पुर्णक सहा दशांश मात्र चौ.मी नमूद केले			फेरफार क्र.१०९३/२०१५ सही - न.भू.अ. गोरगाव	

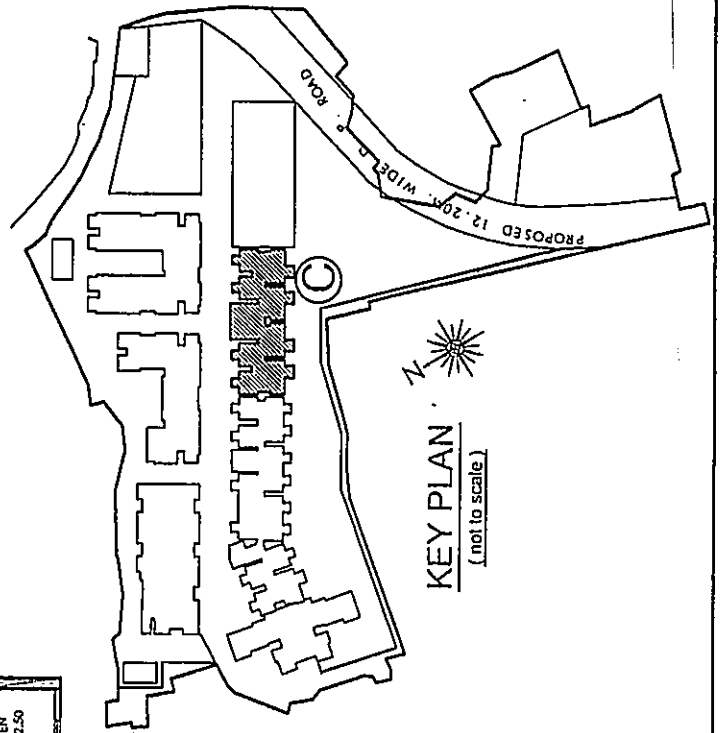
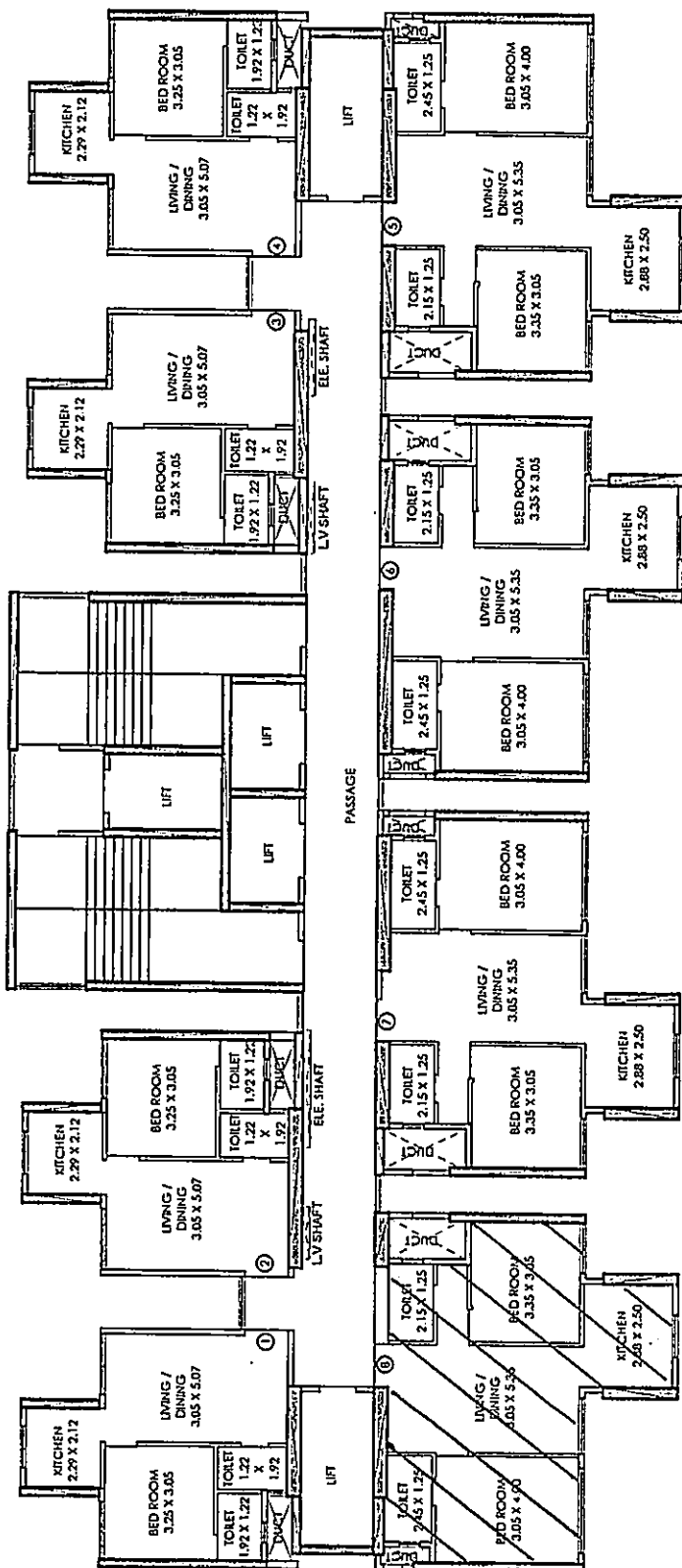
नगर धूम्रपान अधिकारी **न.भू.अ.गोरगाव** **सख इतिहासी**
गोरगाव **मुंबई उपनगर जिल्हा**
नगर धूम्रपान अधिकारी, गोरगाव



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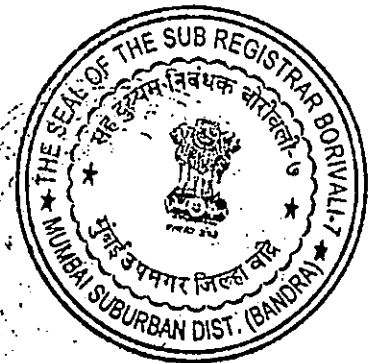
ANNEXURE - 6

C-1808



For Chandak Realtors Pvt. Ltd.

[Signature]
Director



8TH, 9TH, 11TH TO 16TH, 18TH TO 23RD, 25TH TO 30TH &
32ND TO 34TH FLOOR PLAN (SALE WING 'C')

For REDDY BUILDERS & DEVELOPERS

[Signature]
PARTNER

0909

बरल - 6

Received	By	जे.ए.ए.
2020		

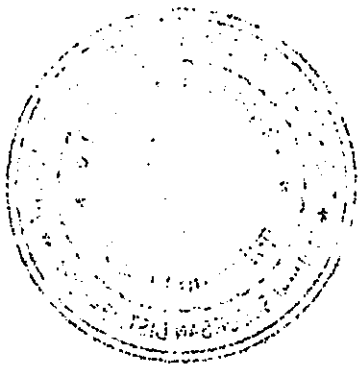
For Special Registrations only

21/11/2020



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Received	17/11/20	
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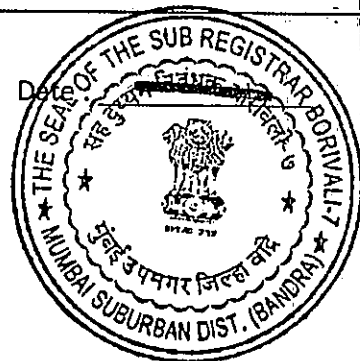
ANNEXURE - 7

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Ref. No. _____

(1)

TITLE CERTIFICATE



To,
M/s. Reddy Builders & Developers
Reddy House, Opposite Dena Bank,
Marve Road, Malad (West),
Mumbai 400 064.

Re: All those pieces and parcels of land admeasuring 19,259.62 square meters and bearing CTS Nos. 49 (part), 50-A (part), CTS No. 50A/26 to 50A/50 and CTS No. 50A/67 to 50A/145 and 55 (part) of Village Pahadi Goregaon (West) situate, lying and being at Yashwant Nagar, Goregaon (West), Taluka Borivali, P/S Ward of MCGM, Mumbai - 400 062 ("THE SAID LAND") together with the structures standing thereon. The said Land is more particularly described in the Schedule hereunder written. The said Land and the structures thereon are hereinafter collectively referred to as "THE SAID PROPERTY".

A. INTRODUCTION

1. We are investigating right, title and interest of **M/S. REDDY BUILDERS & DEVELOPERS**, a partnership firm registered under the provisions of the Partnership Act, 1932 and having its principal place of business at Reddy House, Opposite Dena Bank, Marve Road, Malad (West), Mumbai 400 064 and having (1) Mr. Vishal Rajgarhia, (2) Mr. Jagdish M. Gupta, (3) Mr. Navin Pansari and (4) M/s. Oregon Hills ELP and (5) Mrs. Pinnifi Sreeram Satya Reddy ("the Developer") to jointly develop the Free Sale Land (as defined below) with **Chandak Realtors Private Limited** ("the Joint Developer"), under the provisions of Regulation 33(10) of the Development Control Regulations for Greater Mumbai, 1991 ("DCR") and / or under the applicable provisions of the Development Control and Promotion Regulation for Greater Mumbai, 2034 as amended from time to time ("DCPR"), in accordance with the Joint Development Agreement (as defined below) executed by and between the Developer and the Joint Developer.

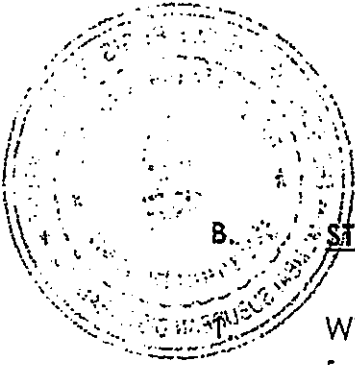
311A, 3rd Floor, Commerce House, N. M. Road, Fort, Mumbai - 400 001.

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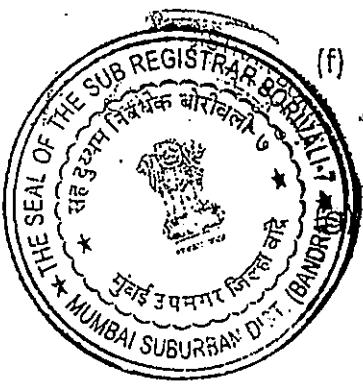
(2)



B. STEPS

With respect to the investigation of title, we have undertaken the following steps:

- (a) Perused the original title deeds with respect to the said Land.
- (b) We have inspected copies of the deeds, documents and writings pertaining to the said Land.
- (c) We have seen the search reports carried at the office of Sub-Registrar of Assurances for a period of 64 years from 1955 to 12th February, 2020.
- (d) We have also seen the search report carried with the Registrar of Firm.
- (e) We have examined the Property Register Cards records with respect of the said Land.
- (f) We have not conducted any site survey to verify the exact/actual areas under the development.



We have seen the Public Notices ("the said Public Notices") published in the following newspapers. No claims or objections have been received in pursuance thereto:

- (i) Times of India dated 12th December, 2019, Mumbai Edition;
- (ii) Maharashtra Times - dated -12th -December, -2019, Mumbai Edition;

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For LEGAL PYRAMIDS


PARTNER



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Ref. No. _____

(3)

Date : _____

C. OBSERVATIONS

1. Ownership of the said Land:

- (a) On perusal of the Property Register Cards as detailed herein, it appears that Government of Maharashtra is the owner of the portion of the said Land forming part of land bearing CTS No. 49(part) of Village Pahadi Goregaon (West) and Maharashtra Housing and Area Development Authority is the owner of the balance portion of the said Land forming part of land bearing CTS Nos. 55 (part), 50-A (part) and CTS No. 50A/26 to 50A/50 and CTS No. 50A/67 to 50A/145 of Village Pahadi Goregaon (West).

2. Development of the said Land under Regulation 33(10) of the DCR:

- (a) The said Land is being developed under the provisions of Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971 ("**SLUM ACT**") read with Regulation 33(10) of the DCR and / or the applicable provisions of the DCPR ("**THE SAID SCHEME**").
- (b) The slum dwellers on the said Land have comprised themselves into various societies viz. (i) Omkar SRA Co-operative Housing Society Limited ("**Omkar**"), (ii) Kranti Nagar SRA Co-operative Housing Society Limited ("**Kranti Nagar**"), (iii) Tanaji Nagar SRA Co-operative Housing Society Limited ("**Tanaji Nagar**") and (iv) Shree Ganesh Ekta SRA Co-operative Housing Society Limited ("**Ganesh Ekta**"). Omkar, Kranti Nagar, Tanaji Nagar and Ganesh Ekta are hereinafter collectively referred to as "**THE SAID SOCIETIES**".

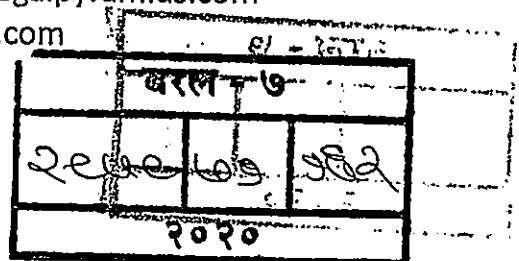


By various deeds and documents, the said Societies appointed the Developer as the Builder and granted development / redevelopment rights with respect to the development / redevelopment of the said Property in the manner and on the terms and conditions as set out therein.

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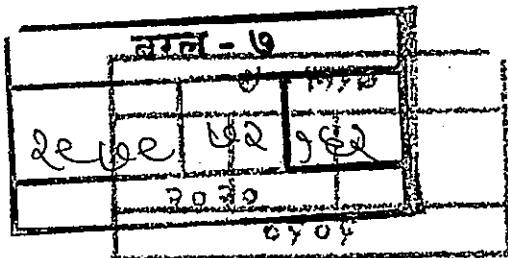
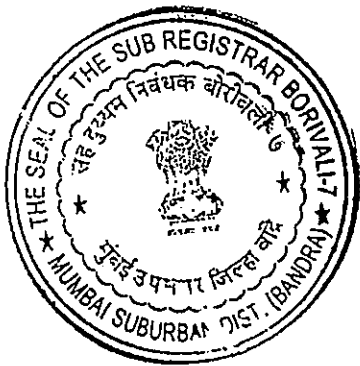


(4)

3.1 The Developer has informed that, SRA has vide its Letter dated 1st June, 2007 requested for the grant of no objection from the Government of Maharashtra to undertake slum rehabilitation scheme on the land bearing CTS Nos. 49 (part) and 50-A (part) of Village Pahadi Goregaon (West) which forms part of the said Land. The Developer has further informed that there is no response to the aforesaid Letter dated 1st June, 2007 and hence under Clause 2.8 of the Appendix IV to Regulation 33(10) of the DCR, there is a deemed no objection to undertake slum rehabilitation scheme on the said Land from the Government of Maharashtra i.e. the land owning authority.

3.2 The Developer has informed that, SRA has vide its Letter dated 1st June, 2007 requested for the grant of no objection from MHADA to undertake slum rehabilitation scheme on the land bearing CTS Nos. 49 (part) and 50-A (part) of Village Pahadi Goregaon (West) which forms part of the said Land. The Developer has further informed that there is no response to the aforesaid Letter dated 1st June, 2007 and hence under Clause 2.8 of the Appendix IV to Regulation 33(10) of the DCR, there is a deemed no objection to undertake slum rehabilitation scheme on the said Land from the MHADA i.e. the land owning authority. The Developer has informed that inadvertently land bearing CTS No. 50A/26 to 50A/50 and CTS No. 50A/67 to 50A/145 forming part of the said Land has not been mentioned in this Letter dated 1st June, 2007, however, in the Annexure II issued by MHADA the slum located on land bearing CTS No. 50A/26 to 50A/50 and CTS No. 50A/67 to 50A/145 are duly covered, the same has also been certified by the Architect vide the Architect Certificate. The Developer has informed that inadvertently land bearing CTS No. 55 (part) forming part of the said Land has not been mentioned in this Letter dated 1st June, 2007, however, MHADA has duly issued Annexure II for the entire land including land bearing CTS No. 55 (part).

3.3 By and under Letter of Intent dated 10th May, 2007 issued by SRA, SRA sanctioned the slum rehabilitation scheme on portion of the said Land admeasuring 9477.40 square meters



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PARTNER



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Ref. No. _____

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Date : _____

under the provisions of Regulation 33 (10) of the DCR in favour of the Developer with respect to the Ganesh Ekta, in the manner and on the terms and conditions as set out therein.

3.4 By and under Letter of Intent dated 28th September, 2007 issued by SRA, SRA sanctioned the slum rehabilitation scheme on portion of the said Land admeasuring 9782.22 square meters under the provisions of Regulation 33(10) of the DCR in favour of the Developer with respect to Tanaji Nagar, Kranti Nagar and Omkar, in the manner and on the terms and conditions as set out therein.

3.5 By and under Letter of Intent dated 28th October, 2009 ("the First LOI") issued by SRA, the SRA sanctioned amalgamation of the slum rehabilitation scheme on the said Land in favour of the Developer and the said Societies, in the manner and on the terms and conditions as set out therein. The First LOI reflects the CTS numbers of the said Land as CTS Nos. 49 (part), 50-A (part) and 55 (part) of Village Pahadi Goregaon (West). The Architect has certified that inadvertently land bearing CTS No. 50A/26 to 50A/50 and CTS No. 50A/67 to 50A/145 forming part of the said Land has not be mentioned in the LOI, however, the slum located on land bearing CTS No. 50A/26 to 50A/50 and CTS No. 50A/67 to 50A/145 are duly covered under the First LOI.

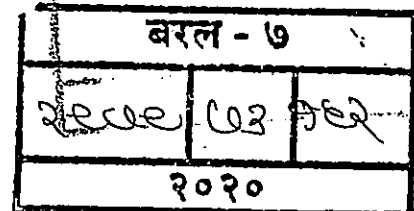


4. The Developer has informed that an amount of Rs.12,72,30,200/- (Rupees Twelve Crore Seventy-Two Lacs Thirty Thousand Two Hundred only) is to be paid as land premium pursuant to the sanction of the said Scheme, as per the Notification dated 16th April, 2008 issued by the Government of Maharashtra ("the said Notification") whereby the existing Rule 1.1 of Appendix 4 of DCR 33(10) is modified and premium is charged and levied by the SRA for undertaking slum rehabilitation scheme on the lands owned by the Government, Semi Government undertaking and local bodies at the rate of 25% of the value of the land (as per the Ready Reckoner value). The Developer has till date paid an amount of Rs. 8,26,99,630/- (Rupees Eight Crores Twenty-Six Lacs Ninety-Nine Thousand Six Hundred and Thirty only) towards the aforesaid land premium and the balance

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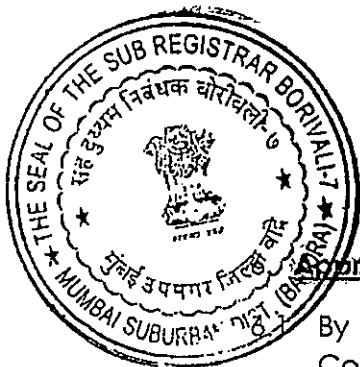
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needs to be paid in the manner as is required under the law and the approvals granted in this regard.

5. By and under Joint Development Agreement dated 14th February, 2020 ("**the Joint Development Agreement**") executed by and between the Developer of the One Part and Chandak Realtors Private Limited i.e. the Joint Developer of the Other Part and registered with the Office of Sub-registrar of Assurances under Serial No. BRL-6/3101/2020, the Developer and the Joint Developer inter-alia agreed to jointly develop/re-develop the Free Sale Land (as defined therein and similarly referred to hereinafter as "**Free Sale Land**") forming part of the said Land, in the manner and on the terms and conditions as set out therein.

- 5.1 By and under Power of Attorney dated 9th March, 2020 ("**the Power of Attorney**") and registered with the office of Sub-registrar of Assurances under Serial No. BRL-6/3104/2020, the Developer granted various power and authorities with respect to the development/re-development of the said Property in favour of the Joint Developer, in the manner and on the terms of conditions as set out therein.

- 5.2 By and under Power of Attorney dated 9th March, 2020 ("**the RERA Power of Attorney**") and registered with the office of Sub-registrar of Assurances under Serial No. BRL-6/3102/2020, the Developer granted powers to sign, execute and register the said Documents (as defined therein) with the allottees/purchasers of the Free Sale Buildings (as defined therein) to be constructed on the said Land in favour of the Joint Developer, in the manner as more particularly set out therein. The Developer has clarified that the pages nos. 5, 6, 7, 8 and 9 of the RERA Power of Attorney erroneously reflect the serial number under which the RERA Power of Attorney has been registered as Serial No. BRL-6/3201/2020 instead of Serial No. BRL-6/3102/2020.



Approvals and Permissions:

By and under Letter dated 30th December, 2010, Maharashtra Pollution Control Board granted consent to operate and consent to establish in favour of the Developer for undertaking development/re-development on the said Land, in the manner and on the terms and conditions as set out therein.

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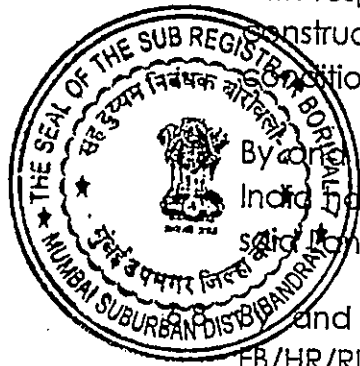
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- 6.2 By and under Letter dated 3rd March, 2011 addressed by SRA, SRA approved the layout of the said Land for the purposes of undertaking the said Scheme, in the manner and on the terms and conditions as set out therein.
- 6.3 By and under Letter dated 29th March, 2011 addressed by the State Level Environmental Impact Assessment Authority of the Government of Maharashtra to the Developer, clearance was accorded under the provisions of Environment (Protection) Act, 1986 read with the Environmental Impact Assessment Notification, 2006, with respect to development / re-development of the said Property in the manner and on the terms and conditions as set out therein.
- 6.4 SRA has issued Intimation of Approval dated 21st August, 2014 in favour of the Developer with respect to the Sale Building proposed to be constructed on the portion of the said Land in the manner and on the terms and conditions as set out therein.
- 6.5 SRA has issued Commencement Certificate dated 2nd June, 2015 in favour of the Developer with respect to work up to top of basement level of Sale Building proposed to be constructed on the portion of the said Land on the terms and conditions as set out therein.
- 6.6 By and under Letter dated 14th November, 2015 bearing Ref. No. FB/HR/R-4/444, Mumbai Fire Brigade, MCGM has granted no objection with respect to the high rise residential building No. 1 proposed to be constructed on the said Land, in the manner and on the terms and conditions as set out therein.
- By and under Letter dated 21st September, 2016, Airports Authority of India has granted no objection for the construction of buildings on the said Land, up to a height of 149.57 meters AMSL.
- and under Letter dated 6th December, 2016 bearing Ref. No. FB/HR/RIV/462, Mumbai Fire Brigade, MCGM has granted no objection with respect to the high rise residential building No. 2 proposed to be constructed on the said Land, in the manner and on the terms and conditions as set out therein.



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6.9 By and under Letter dated 23rd December, 2016 bearing Ref. No. FB/HR/RIV/533, Mumbai Fire Brigade, MCGM has granted no objection with respect to the high rise residential building No. 2 proposed to be constructed on the said Land, in the manner and on the terms and conditions as set out therein.

6.10 By and under Letter dated 23rd December, 2016 bearing Ref. No. FB/HR/RIV/534, Mumbai Fire Brigade, MCGM has granted no objection with respect to the high rise residential building No. 3 proposed to be constructed on the said Land, in the manner and on the terms and conditions as set out therein.

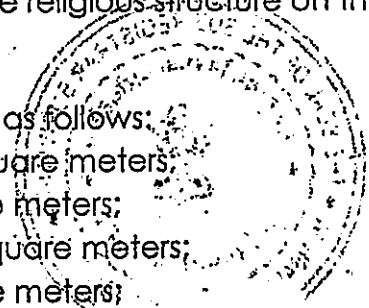
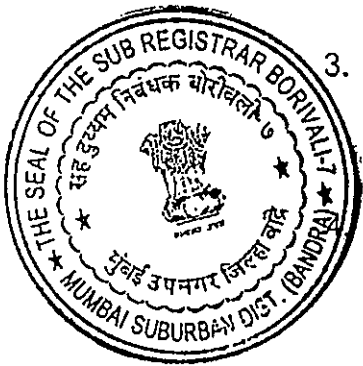
6.11 By and under Letter of Intent dated 18th March, 2020 ("the said LOI") issued by SRA, the SRA issued a revised letter of intent with respect to the said Land in favour of the Developer and the said Societies, in the manner and on the terms and conditions as set out therein. The said LOI inter-alia reflects as follows:

1. Free sale component admeasuring 47,805.91 square meters is sanctioned to be utilized on the said Land;
2. Rehab component admeasuring 43,368.69 square meters is sanctioned to be utilized on the said Land;
3. There are 862 rehab tenements and 164 PAPS to be constructed on the said Land. There is one non-eligible religious structure on the said Land.

Reservations affecting the said Land are as follows:

- a. D. P. Road Reservation – 1525.25 square meters;
- b. Garden Reservation – 683.89 square meters;
- c. Play Ground Reservation – 183.93 square meters;
- d. Road Set Back Area – 111.95 square meters;
- e. Buildable reservation of Municipal Maternity Home and Dispensary – 62.19 square meters.

6.12 SRA has vide its Letter dated 19th March, 2020 sanctioned amended plans with respect to the Sale Building No. 1 in the manner and on the terms and conditions set out therein.



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6.13 By and under Letter dated 19th March, 2020 bearing Ref. No. FB/HR/R-4/181, Mumbai Fire Brigade, MCGM has granted no objection with respect to the high rise residential rehab building No. 4 proposed to be constructed on the said Land, in the manner and on the terms and conditions as set out therein.

6.14 By and under Letter dated 19th March, 2020 bearing Ref. No. FB/HRC/R-4/45, Mumbai Fire Brigade, MCGM has granted no objection with respect to the high rise residential Sale Building No.1 proposed to be constructed on the said Land, in the manner and on the terms and conditions as set out therein.

7. Property Register Cards

i. We have been provided with Property Register Card dated 28th October, 2015 with respect to land bearing CTS No. 49 of Village Pahadi Goregaon (West) and the same inter-alia reflects as follows:

1. Area of this land is 21,401.40 square meters.
2. The Government of Maharashtra is the owner of this land.
3. The tenure of this land is 'G'.

ii. We have perused Property Register Card dated 29th October, 2015 with respect to land bearing CTS No. 50-A of Village Pahadi Goregaon (West) and the same inter-alia reflects as follows:

1. Area of this land is 90,742.60 square meters.
MHADA is the owner of this land.
The tenure of this land is H-1 i.e. the land is held by MHADA.

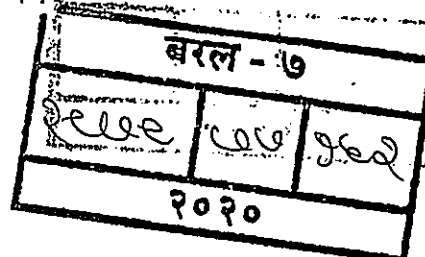


The property cards also reflect names of "Imla Maliks" in the Other column in respect of CTS Nos. 50/A/26 to 50/A/50 and 50/A/67 to 50/A/145 of Village Pahadi, Goregaon (W). However as per Regulation 33(10)(VI) 1.12 of DCPR, 2034, on sanction of Slum Rehabilitation Scheme, rights of Imla Maliks, municipal tenants, or any other tenancy shall stand terminated in respect of sanction of slum rehabilitation scheme.

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iv. We have perused Property Register Card dated 29th October, 2015 with respect to land bearing CTS No. 55 of Village Pahadi Goregaon (West) and the same inter-alia reflects as follows:

1. Area of this land is 5,465.60 square meters.
2. The property register card of this land does not reflect name of the owner of the land.
3. The tenure of this land is H-1 i.e. the land is held by MHADA.

8. Mortgages

The Developer has informed that as on date, there are no mortgages and / or encumbrances created on the said Property and/or the development rights thereof.

9. Third Party Rights

The Developer has informed that the Developer has sold various premises in the free sale building proposed to be constructed on the said Land to various purchasers in the manner and on the terms and conditions as mutually agreed by and between them.

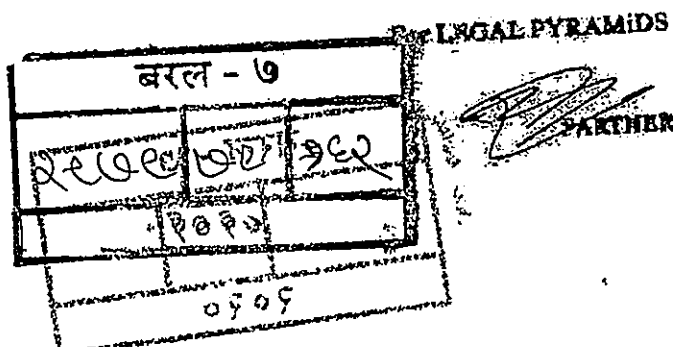
10. RERA

10.1 The Developer has informed as follows:



(i) It has registered the free sale building proposed to be constructed on the said Land as a 'Real Estate Project' viz., '34 Park Estate' with Maharashtra Real Estate Regulatory Authority ("MAHARERA") under the provisions of the Real Estate (Regulation and Development) Act, 2016 ("RERA Act").

(ii) MAHARERA has issued a Certificate dated 16th August, 2017 and bearing No. P51800006729 under Section 5 of the RERA Act in favour of the Company, on the terms and conditions as set out therein ("RERA Certificate").





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(iii) As on 30th April, 2019 the Developer has made the following disclosures under RERA Act as are reflected on the website <https://maharera.mahonline.gov.in/>:

- Project Name – 34 Park Estate;
- Promoter 1 – the Developer;
- Promoter 2 – The Joint Developer
- Proposed date of completion – 31st January 2028;
- There is no mortgage reflected as an encumbrance.

(iv) By and under various letters ("**Consent Letters**") addressed by various purchasers of various premises in the free sale building proposed to be constructed on the said Land to inter-alia the Developer, the purchasers have inter-alia granted their irrevocable consent in favour of the Developer and the Joint Developer for undertaking the development/re-development of the Free Sale Land, in the manner as set out therein.



11. Litigation

The Developer and the Joint Developer has informed us there exists several matters including proceedings filed by various slum dwellers for deciding their eligibility which are pending before the concerned authorities/ court. However, no adverse order affecting the right, title and interest of the Developers/ Joint Developers to undertake the redevelopment has been passed by any court. We have not conducted any search with the registry of any courts of law including High Court, Bombay.

The Developer and the Joint Developer has clarified that there are no litigations affecting the development and proposed development of the free sale component, on the said Property.

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12. Partnership Deeds

- (a) By and under Partnership Deed dated 8th March, 2005 executed by and between Pinnili Veera Sreeram Reddy of the One Part and Suresh Bapna of the Other Part, the parties therein agreed to carry on in partnership the business of development and construction and all such allied activities thereto in the name and style of "**M/s. Reddy Builders & Developers**" i.e. the Developer, in the manner and on the terms and conditions as set out therein.
- (b) The Developer has informed that, save and except the Partnership Deed dated 8th March, 2005, Deed of Partnership dated 31st March, 2006, Deed of Partnership (Reconstitution) dated 1st July, 2007, Deed of Partnership (Reconstitution) dated 1st December, 2015, there are no other partnership deed signed by and between the partners in relation to the reconstitution of the Developer.

13. CONCLUSION

Subject to all that is stated hereinabove and (i) the terms and conditions of all the approvals and permissions obtained by the Developer from time to time; (ii) obtainment of all the statutory permissions and approvals as may be required in this regard; (iii) the pending litigations as set out in paragraph 11 above and relying upon the clarification and information provided to us we are of the opinion that the Developer is entitled to implement the said Scheme and redevelop the said Land by constructing thereon the rehab component and free sale component under the provisions of Regulation 33(10) of the DCR and / or under other provisions of the DCR / DCPR, and (b) the Developer and the Joint Developer are entitled to jointly develop the Free Sale Land in accordance with the Joint Development Agreement, and such entitlements are clear and marketable, free from all encumbrances.

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THE SCHEDULE REFERRED TO HEREINABOVE

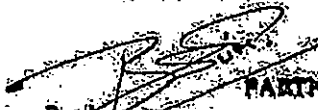
ALL THOSE pieces and parcels of land admeasuring 19,259.62 square meters and bearing CTS Nos. 49 (part), 50-A (part), CTS No. 50A/26 to 50A/50 and CTS No. 50A/67 to 50A/145 and 55 (part) of Village Pahadi Goregaon (West) situate, lying and being at Yashwant Nagar, Goregaon (West), Taluka Borivali, Mumbai - 400 062 and bounded as follows:

On or towards West	Police Colony;
On or towards East	44 feet existing Road;
On or towards North	Khaleel Compound; and
On or towards South	K-63 Road.

DATED THIS 18th DAY OF JULY, 2020

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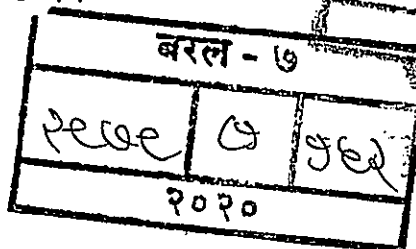

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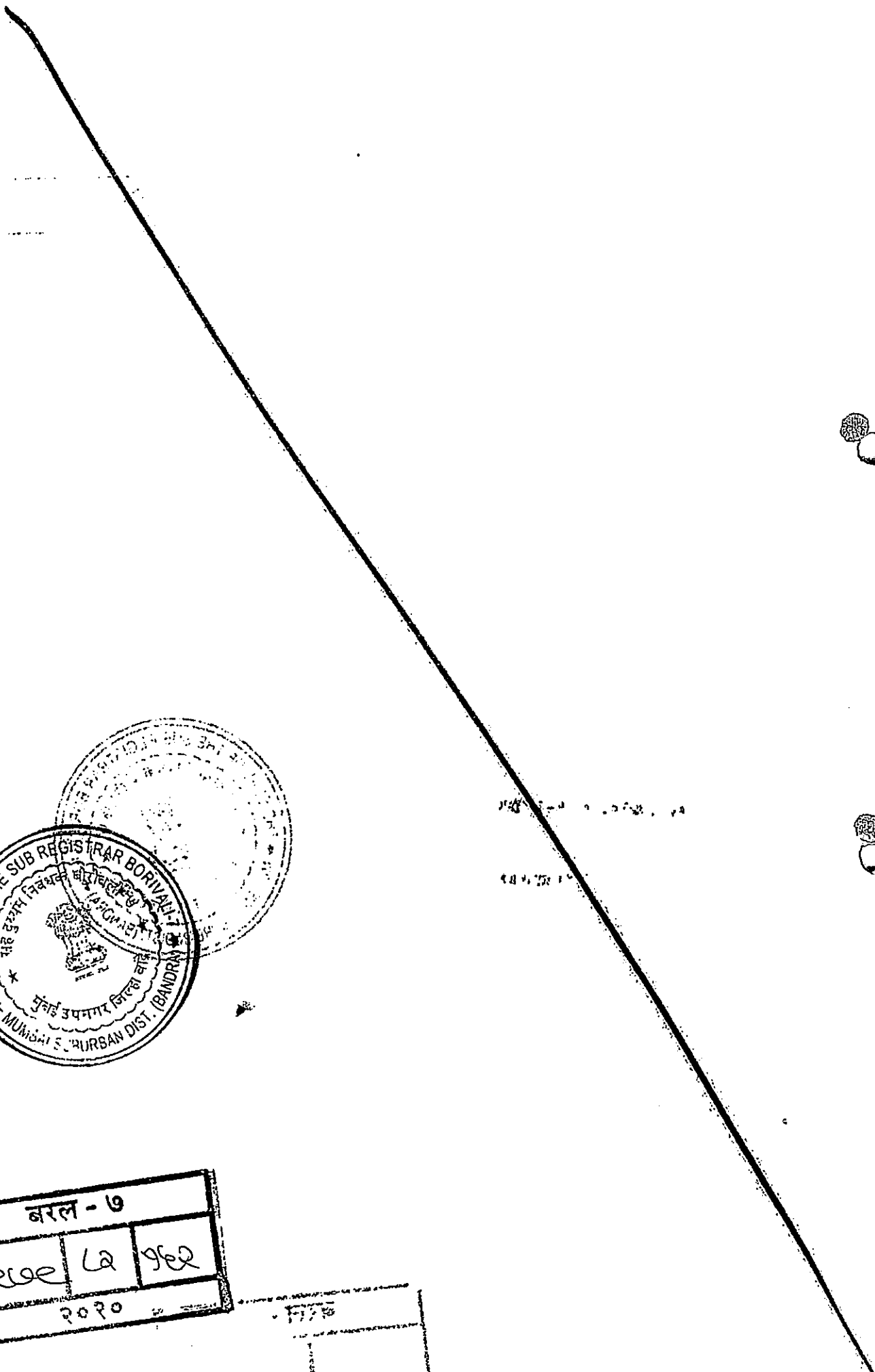


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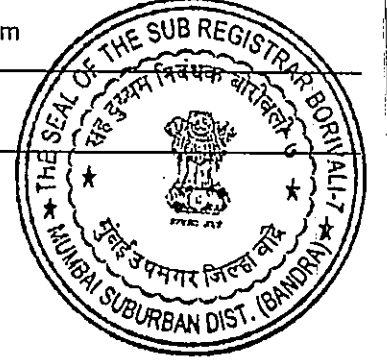
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गावाचे नाव : पी.एस.पहाडीगोरेगांव



(1) विलेखाचा प्रकार विकसनकरारनामा

(2) मोबदला 0

(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 2087406000

(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

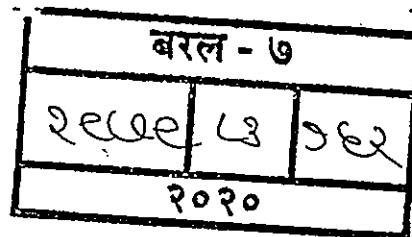
1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन :, इतर माहिती: सी टी एस नं 49 पार्ट, 50-ए पार्ट, 50-ए/26 ते 50, 50 ए/67 ते 145 आणि 55 पार्ट, व्हिलेज पहाडी गोरेगाव पश्चिम, यशवंत नगर, गोरेगाव प ता. बोरीवली, मुंबई -400062, जमिनीचे एल ओ आय प्रमाणे क्षेत्रफळ 19259.62 चौ मी व सी टी एस प्लान प्रमाणे क्षेत्रफळ 19269 चौ मी, एडीजे/1100902/244/2020, दिनांक 09/03/2020. भरलेले मुद्रांक 104370300/-, या जॉईन्ट डेव्हलपमेंट अॅप्रीमेंट प्रमाणे डेव्हलपरचा रेव्हेंयू हिस्सा 87.76 टक्के असून जॉईन्ट डेव्हलपर रेव्हेंयू हिस्सा 12.24 टक्के आहे. सर्टीफिकेट नं 23/230, इतर माहिती दस्तात नमूद केल्याप्रमाणे. ((C.T.S. Number : 49 part, 50-A part, 50-A/26 to 50, 50/A-67 to 145 and 55 part ;))

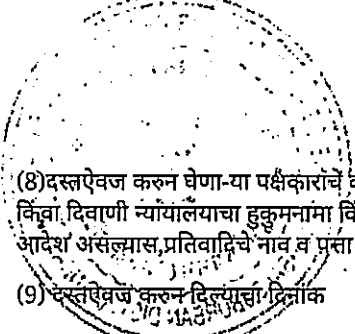
(5) क्षेत्रफळ 19269 चौ.मीटर

(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:-मेसर्स रेड्डी बिल्डर्स एन्ड डेव्हलपर्सचे भागीदार विशाल राजगरीया वय:-31; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रेड्डी हाऊस, ब्लॉक नं: देना बँक समोर, मार्व रोड, मालाड प मुंबई, रोड नं:-, महाराष्ट्र, मुंबई. पिन कोड:-400064 पॅन नं:-AABPR1350F
- 2): नाव:-मेसर्स रेड्डी बिल्डर्स एन्ड डेव्हलपर्सचे भागीदार जगदीश एम गुप्ता वय:-71; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रेड्डी हाऊस, ब्लॉक नं: देना बँक समोर, मार्व रोड, मालाड प मुंबई, रोड नं:-, महाराष्ट्र, MUMBAI. पिन कोड:-400064 पॅन नं:-AACPG2753N
- 3): नाव:-मेसर्स रेड्डी बिल्डर्स एन्ड डेव्हलपर्सचे भागीदार नवीन पन्सारी वय:-59; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रेड्डी हाऊस, ब्लॉक नं: देना बँक समोर, मार्व रोड, मालाड प मुंबई, रोड नं:-, महाराष्ट्र, मुंबई. पिन कोड:-400064 पॅन नं:-AADPP2684G
- 4): नाव:-मेसर्स रेड्डी बिल्डर्स एन्ड डेव्हलपर्सचे भागीदार पित्रिती श्रीराम सत्या रेड्डी वय:-50; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रेड्डी हाऊस, ब्लॉक नं: देना बँक समोर, मार्व रोड, मालाड प मुंबई, रोड नं:-, महाराष्ट्र, मुंबई. पिन कोड:-400064 पॅन नं:-AALPP0675R
- 5): नाव:-मेसर्स रेड्डी बिल्डर्स एन्ड डेव्हलपर्सचे भागीदार ओरीगॉन हिल्स एल एल पी चे भागीदार नलिन जगदीश गुप्ता वय:-44; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रेड्डी हाऊस, ब्लॉक नं: देना बँक समोर, मार्व रोड, मालाड प मुंबई, रोड नं:-, महाराष्ट्र, MUMBAI. पिन कोड:-400064 पॅन नं:-AAEPG9920B
- 6): नाव:-मेसर्स रेड्डी बिल्डर्स एन्ड डेव्हलपर्सचे भागीदार ओरीगॉन हिल्स एल एल पी चे भागीदार जयअंबे ट्रेडिंग एल एल पी आणि लॉग लार्डफ रिअल्टर्स एल एल पीचे भागीदार सुशिल-कुमार राजगरीया वय:-67; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रेड्डी हाऊस, ब्लॉक नं: देना बँक समोर, मार्व रोड, मालाड प मुंबई, रोड नं:-, महाराष्ट्र, मुंबई. पिन कोड:-400064 पॅन नं:-AAAPR5979F
- 7): नाव:-मेसर्स रेड्डी बिल्डर्स एन्ड डेव्हलपर्सचे भागीदार ओरीगॉन हिल्स एल एल पी चे भागीदार अनपे इंटरप्राईजेस एल एल पी चे भागीदार नवीन पन्सारी वय:-59; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रेड्डी हाऊस, ब्लॉक नं: देना बँक समोर, मार्व रोड, मालाड प मुंबई, रोड नं:-, महाराष्ट्र, मुंबई. पिन कोड:-400064 पॅन नं:-AADPP2684G
- 8): नाव:-मेसर्स रेड्डी बिल्डर्स एन्ड डेव्हलपर्सचे भागीदार ओरीगॉन हिल्स एल एल पी चे भागीदार पक्षीन





(8) दस्तऐवज करून घेणा-या पक्षकारांचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

(9) दस्तऐवज करून दिल्याचा दिनांक

(10) दस्त नोंदणी केल्याचा दिनांक

(11) अनुक्रमांक, खंड व पृष्ठ

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

(14) शेरा

बिल्डटेक एल एल पी चे भागीदार वसंत अग्रवाल वय:-65; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रेड्डी हाऊस, ब्लॉक नं: देना बँक समोर, मावें रोड, मालाड प मुंबई, रोड नं:-, महाराष्ट्र, मुंबई. पिन कोड:-400064 पॅन नं:-ADFP1256L

9): नाव:-मैसर्स रेड्डी बिल्डर्स एन्ड डेव्हलपर्स चे भागीदार ओरीगॉन हिल्स एल एल पी चे भागिदार पेकॅन मॅनेजमेंट कन्सल्टिंग एल एल पी चे भागीदार बरखा व्ही शर्मा वय:-41; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रेड्डी हाऊस, ब्लॉक नं: देना बँक समोर, मावें रोड, मालाड प मुंबई, रोड नं:-, महाराष्ट्र, मुंबई. पिन कोड:-400064 पॅन नं:-BLPPS8665G

1): नाव:-चांडक रिअल्टर्स प्रा लि तर्फे संचालक अभय चांडक वय:-39; पत्ता:-807-808, 8, हबटाऊन सोलारिस, एन एस फडके मार्ग, तेली गल्ली समोर, अंधेरी पु मुंबई, -, आंधेरी ईस्ट, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400069 पॅन नं:-AADCC0680N

14/02/2020

11/03/2020

3101/2020

104370300

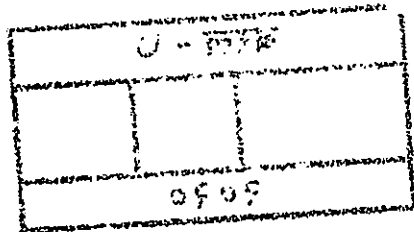
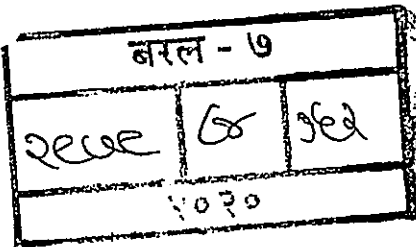
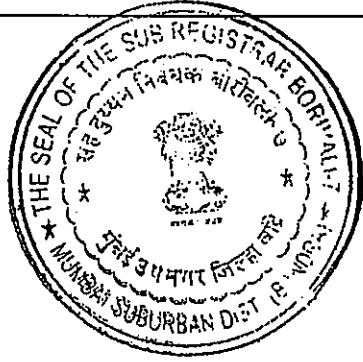
30000

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

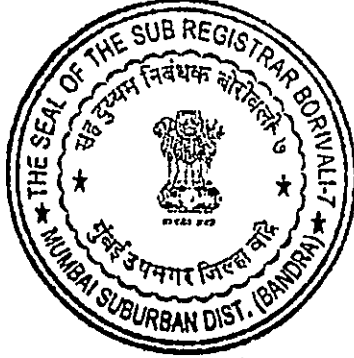


घोषणापत्र

मी प्रदीप पख याव्द्वारे घोषित करतो कि, दुय्यम निबंधक, बोरीवली 7 यांच्या कार्यालयाने निव्व अँड लायसन्सेस / करारनामा या शीर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आलेल्या नोंदणी क्रमांक 31214-या-155 यांनी दिनांक 19/08/2020 रोजी मला दिलेल्या कुलमुखत्यार पत्राच्या आधारे मी, सादर दस्त नोंदणीस सादर केला आहे/निष्पादित केलेले कुलमुखत्यार पत्र आहे. सादर कुलमुखत्यार लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मृत्यु झालेले नाही किंवा अन्य कोणत्याही कारणांमुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैद्य असून उपरोक्त कृती करण्यात मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम 1908 चे कलम 82 अन्वये शिक्षेस मी पात्र राहीन. यांची मला जाणीव आहे.

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दिनांक: १९/०८/२०२०.



कुलमुखत्यार धारकाची सही

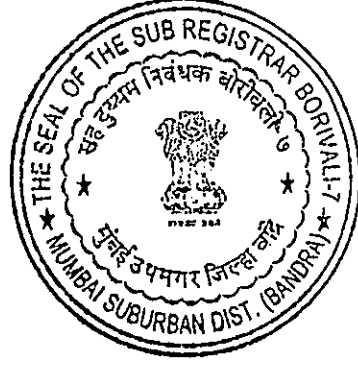
बरल - ७		
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बरल - ७		
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७ - लिपिक		
०९०९		



514/6027
Wednesday, August 19, 2020
11:57 AM

पावती

Original/Duplicate
नोंदणी क्र. :39म
Regn.:39M
पावती क्र.: 6440 दिनांक: 19/08/2020

गावाचे नाव: अंधेरी
दस्तावेजाचा अनुक्रमांक: बंदर 18-6027-2020
दस्तावेजाचा प्रकार: पावर ऑफ अटर्नी
सादर करणाऱ्याचे नाव: चोडक रिलायंट्स प्रा. लि. चे संचालक अभय श्यामसुंदर चांडक
नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 28

रु. 100.00
रु. 560.00

एकूण:

रु. 660.00

आपणास मूळ दस्त: भवनले प्रिंटिंग सची रु अंधेरी
12:17 PM ह्या वेळी मिळाले

बाजार मूल्य: रु. 1/-
मोबदला: रु. 0/-
भरलेले मुद्रांक शुल्क: रु. 500/-

1) दियकाचा प्रकार: eShan रक्कम: रु. 100/-
डीडी/थनादशा/प.आडर क्रमांक: MH009387368202021B दिनांक: 19/08/2020
बकचे नाव व पत्ता:
2) दियकाचा प्रकार: DMC रक्कम: रु. 560/-
डीडी/थनादशा/प.आडर क्रमांक: 1808202006458 दिनांक: 19/08/2020
बकचे नाव व पत्ता:

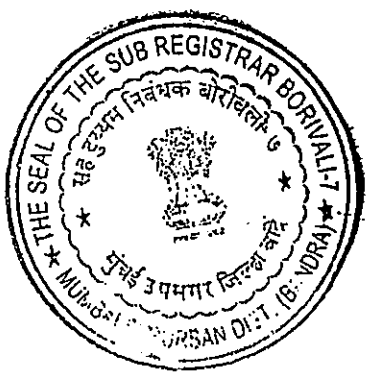
सह. दुय्यम: सिवणुक अंधेरी क्र. ७
मुंबई उपनगर जिल्हा

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON

19/8/2020

बरल - ७		
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बरल - ७		
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CHALLAN
MTR Form Number-6



GRN	MH003387368202021E	BARCODE	[Barcode]		Date	18/08/2020-14:46:46	Form ID	48(f)
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	BDR4 JT SUB REGISTRAR ANDHERI 2			PAN No.(If Applicable)	AADCC0650N			
Location	MUMBAI			Full Name	CHANDAK REALTORS PRIVATE LIMITED			
Year	2020-2021 One Time			Fiat/Block No.	807 808 HUBTOWN SOLARIS			
Account Head Details		Amount In Rs.		Promises/Building				
0030045501 Stamp Duty		500.00		Road/Street	OPP TELI GULLY			
0030063301 Registration Fee		100.00		Area/Locality	ANDHERI EAST MUMBAI			
				Town/City/District				
				PIN	4	0	0	0
				Remarks (If Any)	PAN2=AQPPP7804H Second Party Name=PRADEEP PARAB-			
				Amount In	Six Hundred Rupees Only			
Total			600.00	Words				
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	69103332020081813876	2624188294	
Cheque/DD No.				Bank Date	RBI Date	18/08/2020-14:47:32	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 दृश्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. अननोंदणी केलेल्या दस्त्यांच्या दस्तासाठी सदर चलान लागू नाही.

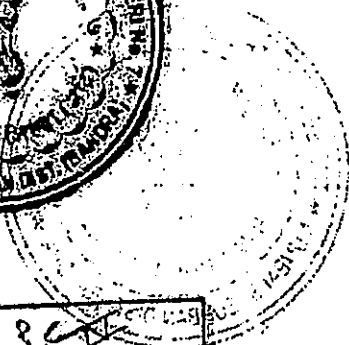


बदल - २			Date 18-08-2020 02:47:44
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बदल - ७		
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बदल - ७		
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बदल - १०		
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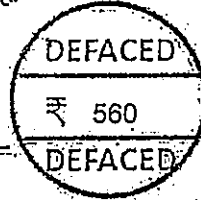


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	1808202006458	Receipt Date	19/08/2020
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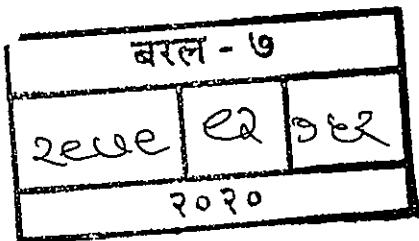
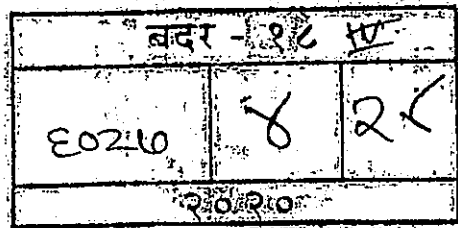
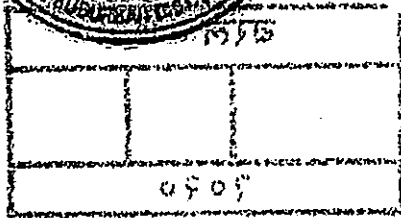
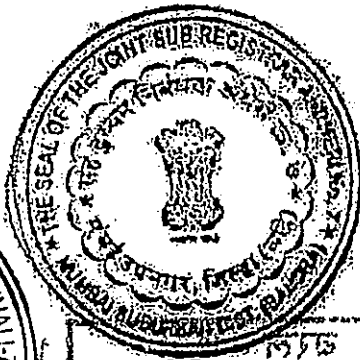
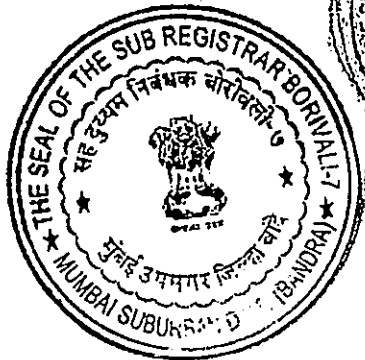
Received from CHANDAK REALTORS PRIVATE LTD, Mobile number 9833223336, an amount of Rs.560/-, towards Document Handling Charges for the Document to be registered on Document No. 6027 dated 19/08/2020 at the Sub Registrar office Joint S.R. Andheri 7 of the District Mumbai Sub-urban District



Payment Details

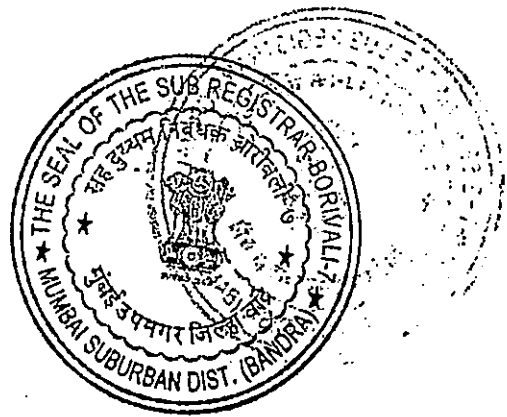
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Bank CIN	10004152020081805166	REF No.	2625551960
Deface No	1808202006458D	Deface Date	19/08/2020

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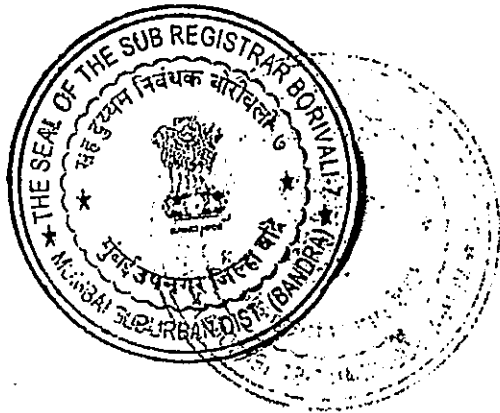


बंदर - १६		
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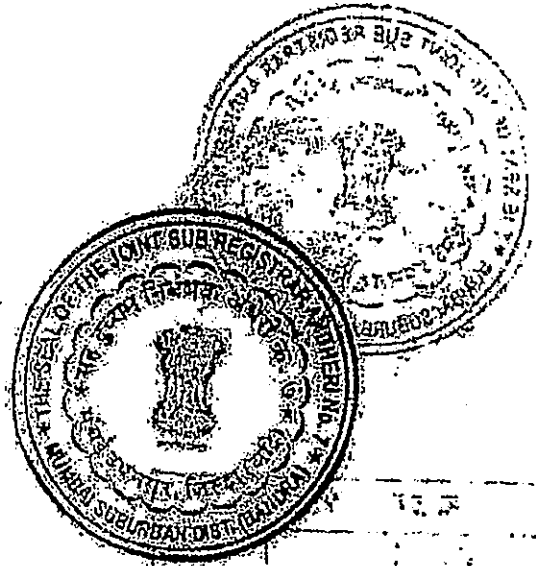
बरल - ७		
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Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	1808202006458	Date	18/08/2020
Received from CHANDAK REALTORS PRIVATE LTD, Mobile number 9833223336, an amount of Rs.560/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Andheri 2 of the District Mumbai Sub-urban District.			
Payment Details			
Bank Name	IBKL	Date	18/08/2020
Bank CIN	10004152020081805166	REF No.	2625551960
This is computer generated receipt, hence no signature is required.			



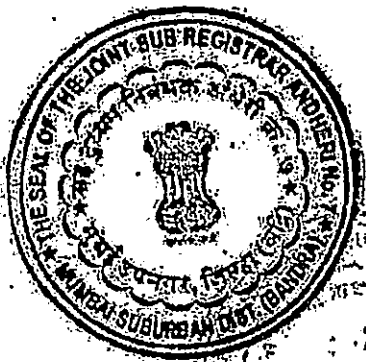
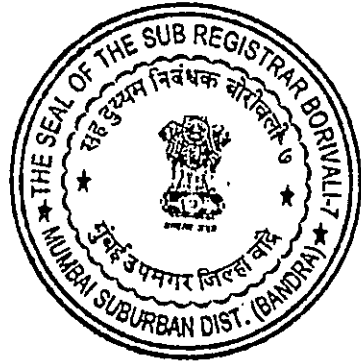
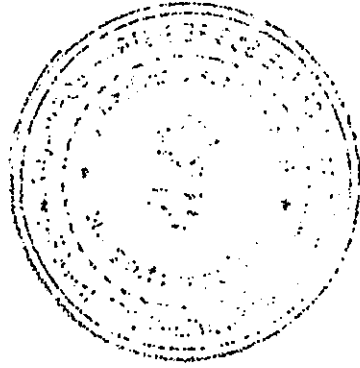
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बदल - ७		
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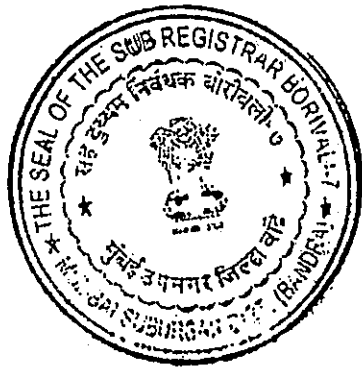
बदल - १८५		
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बदर - १		
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बदर - ७		
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POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, we, Chandak Realtors Private Limited, a company registered under the provisions of Companies Act, 1956, and having its registered address at 807-808, Hubtown Solaris, Opposite Jeli Gully, Andheri (E), Mumbai-400 069 through its Directors (1) Mr. Abhay Shyamsunder Chandak, aged about 40 years and (2) Mr. Aditya Shyamsunder Chandak, aged about 36 years, both having address as above, SEND GREETINGS:

WHEREAS:

- A. By a Joint Development Agreement dated 14th February, 2020 ("the said Joint Development Agreement") executed between M/s. RBD Builders & Developers, a partnership firm registered under the provisions of the Partnership Act, 1932 and having its principal place of business at Reddy House, Opposite Dena Bank, Marve Road, Malad (West), Mumbai 400 064 ("Developer") on one hand and Chandak Realtors Private Limited ("Joint Developer") on the other, Developer and Joint Developer have jointly agreed to develop / re-develop the Free Sale Land in terms of the said Joint Development Agreement for consideration and on the terms and conditions as set out therein. The said Joint Development Agreement dated 14th February, 2020 is registered with the office of Joint Sub-Registrar of Assurances, Borivali-6 at Sr. No. BRL-6/3101/2020.

बदल - ७		
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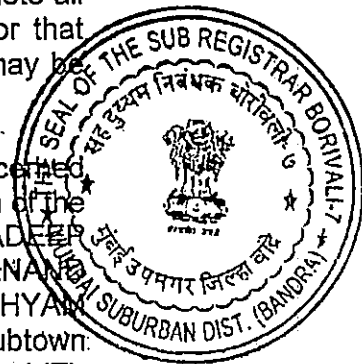
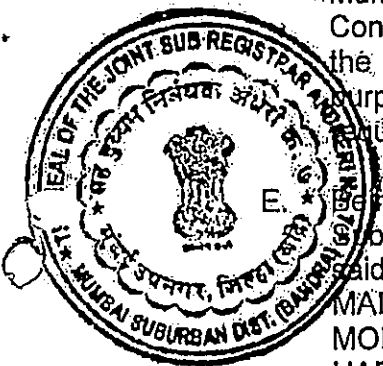
बदल - ७		
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B. In pursuance thereof, Developer and Joint Developer have proposed to construct and develop Real Estate Project known as '34 Park Estate' in terms of the said Joint Development Agreement on the Free Sale Land ("Free Sale Land/ the said Land") forming part of Larger Property bearing CTS No. 49(part), CTS No. 50-A(part), CTS No. 50A/26 to 50 and CTS No. 50A/67 to 145 and CTS No. 55(part) of Village Pahadi, Goregaon (West) situate, lying and being at Yashwant Nagar, Goregaon (West), Taluka Borivali, P/S Ward of MCGM, Mumbai - 400 062 ("the said Property"). The said Property is more particularly defined in the Schedule written hereunder.

C. By and under a Board Resolution dated 6th August 2020 ("said Board Resolution"), the Joint Developer has duly authorised its Directors Mr. Abhay Shyamsunder Chandak and Mr. Aditya Shyamsunder Chandak severally inter-alia to sign, execute and register on behalf of the Joint Developer, Agreements for Sale, Deeds of Rectification, Supplementary Agreements, Deeds of Cancellation, Indenture of Lease, Indenture of Conveyance, Power of Attorney/s, or any other Agreement, deed or document, declarations, affidavits and/or undertakings with the prospective premises/ flat/ apartment or unit buyers in the said Real Estate Project as also to execute and register indenture of mortgage, indenture of re-conveyance and/or loan documents as may be required by the Lenders, Banks or financial institutions for availing the project finance ("the said Documents") in respect of the said Real Estate Project. A copy of the Board Resolution is annexed hereto as Annexure "A".

D. In terms of the said Board Resolution, we have been authorized by the Joint Developer severally to sign and execute the said Document/s and/or lodge the same (personally or through our constituted attorney) with the offices of the concerned Sub-Registrar of Assurances at Mumbai for registration, for and on behalf of the Joint Developer as its Constituted Attorney and to admit execution thereof and complete all the formalities for registration of the said Document/s and for that purposes to do all such acts, deeds, matters and things as may be required in law.

E. Being personally unable to appear before the office of the concerned Sub-Registrar of Assurances at Mumbai and to admit execution of the said Document/s, we are desirous of appointing MR. PRADEEP MADHUKAR PARAB aged about 46 years and/or MR. ANAN MOHTA, aged about 25 years and/or MR. HRISHIKESH SHYAM HADKAR, aged 33 years, all having office at 807-808, Hubtown Solaris, 8th Floor, N S Phadke Marg, Opposite Teli Gully, Andheri (E), Mumbai-400 069, severally to present and lodge the said Document/s duly signed by either of us and to appear and admit execution thereof before the concerned Sub-Registrar of Assurances at Mumbai as the true and lawful attorney of the Joint Developer and to complete all the formalities for registration of the documents and to do all such acts, deeds, matters and things as may be required for the aforesaid.

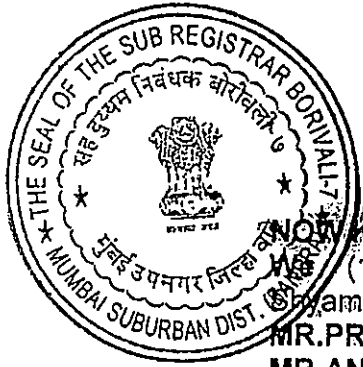


बदल - १८		
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Handwritten signature and initials

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NOW KNOW WE ALL MEN AND THESE PRESENTS WITNESSES THAT

(1) Mr. Abhay Shyamsunder Chandak, and/or (2) Mr. Aditya Shyamsunder Chandak do hereby appoint, constitute and nominate **MR. PRADEEP MADHUKAR PARAB** aged about 46 years and/or **MR. ANAND MOHTA**, aged about 25 years and/or **MR. HRISHIKESH SHYAM HADKAR**, aged 33 years, all employees of Chandak Group and having office address at 807-808, Hubtown Solaris, 8th Floor, N S Phadke Marg, Opposite Teli Gully, Andheri (E), Mumbai-400 069 ("**said Attorney/s**") severally as our true and lawful constituted attorney for and on behalf of the Joint Developer to do, the following acts, deeds, matters and things, namely:-

1. To present and lodge the said Document/s viz. RERA Agreements for Sale, Deeds of Rectification, Supplementary Agreements, Deeds of Cancellation, deed of conveyance, lease deed, Power of Attorney/s, or any other Agreement, deed or document, declarations, affidavits and/or undertakings with the prospective premises/ flat/ apartment or unit buyers in the said Real Estate Project or as may be required by Joint Developer as also to lodge and register indenture of mortgage, deed of re-conveyance and/or loan documents as may be required by the Lender, Bank or Financial Institution to avail project finance, duly signed by either of the Directors of the Joint Developer, for registration with the office of the concerned Sub-Registrar of Assurances at Mumbai and to appear before him and/or to attend and remain present whenever called upon before the offices of the concerned Sub-Registrar of Assurances at Mumbai and to admit execution thereof for me/us and on my/our behalf and in my/our name, as our true and lawful Attorney.
2. To collect and/or receive the said Document/s from the Sub-Registrar of Assurances at Mumbai after registration and to give proper receipt and discharge for the same.
3. To pay necessary charges, fees, etc., as may be required in relation to the above and to demand and receive valid receipt for the same.

and I/we generally do any and all other act/s, deeds, matters and things that may be required for undertaking the aforesaid.

I/we do hereby agree and undertake to allow, ratify and confirm all and whatever the said Attorney shall lawfully do or cause to be done in respect of the acts, deeds, matters and things aforesaid,

AND GENERALLY, to do and perform all acts, deeds, matters and things necessary for and/or incidental and/or related to all or any of the purposes aforesaid, and for giving full effect to the purposes of these presents, as amply, fully and effectually in all respects as I/we could personally do and

बरल - Riform.		
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[Handwritten Signature]
H.S. Hadkar

० - १११६		
<i>[Handwritten Signature]</i>		
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बरल - १६११		
६०२०	१०	२६
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IN WITNESS WHEREOF, I/We hereunto set and subscribe my/our hands to this Power of Attorney on this 19th day of Aug. 2020.

THE SCHEDULE
(The said Property)

All those pieces and parcels of land admeasuring 19,259.62 square meters forming part of larger land bearing CTS No. 49(part); CTS No. 50A(part), CTS No. 50A/26 to 50 and CTS No. 50A/67 to 145 and CTS No. 55(part) of Village Pahadi Goregaon (West) situate, lying and being at Yashwant Nagar, Goregaon (West), Taluka Borivali, Mumbai - 400062 and bounded as follows:

On or towards West : Police Colony;
On or towards East : 44 feet existing Road;
On or towards North : Khalil Compound ; and
On or towards South : K-63 Road;

SIGNED, SEALED and DELIVERED by the withinnamed Chandak Realtors Private Limited through its Directors
(1) Mr. Abhay Shyamsunder Chandak;

(2) Mr. Aditya Shyamsunder Chandak in the presence of ...

[Handwritten signatures]
2. *[Handwritten signature]*

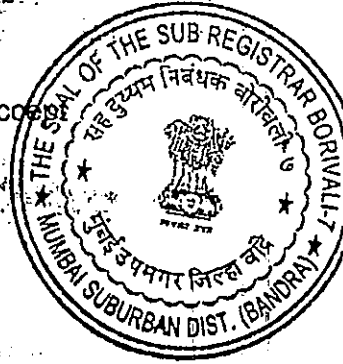
[Handwritten signatures and circular stamps]

I, PRADEEP MADHUKAR PARAB, do hereby agree, confirm and accept the present Power of Attorney in my favour.

[Handwritten signature]

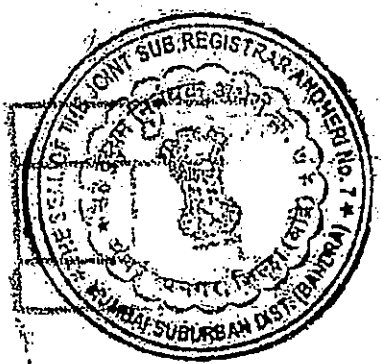
PRADEEP MADHUKAR PARAB

[Handwritten signature and circular stamp]



बंदर - १८४
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बंदर - ७
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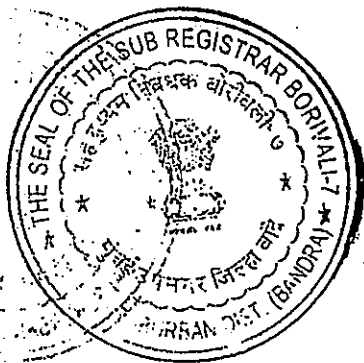
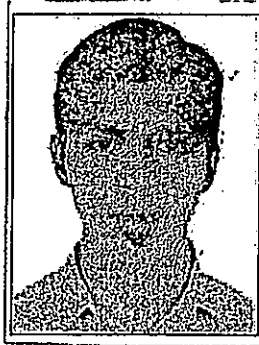
I, ANAND MOHTA do hereby agree, confirm and accept the present Power of Attorney in my favour.


ANAND MOHTA



I, HRISHIKESH SHYAM HADKAR do hereby agree, confirm and accept the present Power of Attorney in my favour.

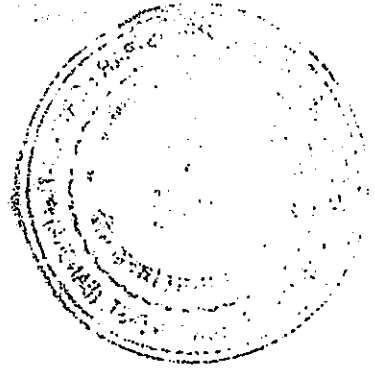

HRISHIKESH SHYAM HADKAR



बदल - ७		
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बदल - १६५		
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05



06



बकर		
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बरल - ७		
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बकर		

७ - लाल		
०९०९		



CHANDAK REALTORS PVT. LTD.

BUILDERS AND DEVELOPERS

Hubtown Solaris, B-wing, 807-808, 8th Floor, N.S.Phadke Marg, Opp. Tell Gally,
Near Regency Hotel, Andheri (E), Mumbai-400 069. Tel.: # 022-26843911/26843912
www.chandakgroup.com

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF CHANDAK REALTORS PRIVATE LIMITED ("COMPANY") HELD AT ITS REGISTERED OFFICE ON 6TH AUGUST, 2020.

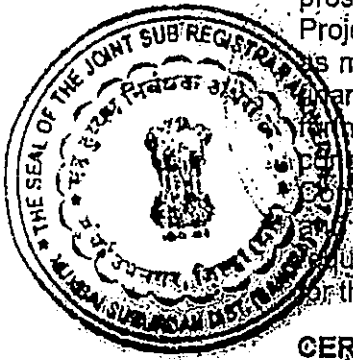


The Directors of the Company were briefed on the following:

The execution and registration of agreement for sale in respect of sale of flats, apartments or units in the Real Estate Project known as '34 Park Estate' proposed to be constructed by utilization of the Free Sale Component; and/or otherwise as may be decided by the Promoter/s, on the Free Sale Land ("Free Sale Land/ the said Land") forming part of Larger Land bearing CTS No. 49 (part), CTS No. 50-A(part), CTS No. 50A/26 to 50 and CTS No. 50A/67 to 145 and CTS No. 55(part) of Village Pahadi, Goregaon (West) situate, lying and being at Yashwant Nagar, Goregaon (West), Taluka Borivall, P/S Ward of MCGM, Mumbai - 400 062 ("the said Project").

In this regard, the following resolutions were passed;

RESOLVED THAT MR.ABHAY SHYAMSUNDER CHANDAK and/or MR. ADITYA SHYAMSUNDER CHANDAK, directors of the Company are hereby severally authorized to sign, execute and register the RERA Agreements for Sale, Deeds of Rectification, Supplementary Agreements, Deeds of Cancellation, deed of conveyance, Power of Attorney/s, Tripartite Agreements or any other Agreement, deed or document, declarations, affidavits and/or undertakings with the prospective premises/ flat/ apartment or unit buyers in the said Real Estate Project or indenture of mortgage, deed of re-conveyance and/or loan documents as may be required by the Lender, Bank or Financial Institution to avail project finance or as may be required by the Director/s ("said Documents") and to further delegate powers to lodge the said Documents with the office of the concerned Sub-Registrar of Assurances for registration, for and on behalf of the Company as constituted attorney of the Company and to admit execution thereof and to complete all the formalities for registration of the said Document/s as may be required and to do all such acts, deeds, matters and things as may be required for the aforesaid purposes.



**CERTIFIED TRUE COPY
For Chandak Realtors Private Limited**

Abhay Shyamsunder Chandak

Abhay Shyamsunder Chandak

Director	१११३
Din:	00181044
०९०९	

H. S. Wadhwa

Aditya Shyamsunder Chandak

Aditya Shyamsunder Chandak

**Director
Din: 00181006**

बदल - ७		
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बदल - १६		
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महानगर टेलीफोन निगम लिमिटेड, मुंबई
MAHANAGAR TELEPHONE NIGAM LIMITED, MUMBAI

टेलीफोन बिल/सर्विस चार्ज / Telephone Bill cum Tax Invoice

1st Floor, Telephone House, V.S. Marg, Dadar (West), Mumbai 400 028, GSTIN No. 27AAACM0828R123

Name and address: 279843/392449 PSTN 1-08
W/S CHANDAK REALTORS PVT LTD
 UNIT NO 807/808-8TH FLR
 HUBTOWN SOLARIS OPP TELI GALLI
 N S PHADKE MARG ANDHERI EAST
 MUMBAI 400089

• Installn Address: UNIT NO 807/808 8TH FLR, HUBTOWN SOLARIS
 BLDG NO-1, N S PHADKE MARG ANDHERI EAST MUMBAI 400089
 MAHARASHTRA

- SUBSCRIBER'S GSTN/UID:
- Original for Recipient:
- Reverse Charge is not Applicable

नाम/आणि पत्ता/नाम और पता :
 एकादश वॉल स्ट्रीट नंबर
 युनिट नं 807/808, 8 वा
 फ्लोर हबटॉन सोलरिस
 ऑप टेली गाली
 न.स. फडके मार्ग, अंधेरी ईस्ट
 मुंबई 400089

For your Billing Complaints Please Contact Account Officer (TR)
 1) Public Grievance: 844 Complaints (W)
 2) Billing Complaints: 844 (TR)
 3) Appellate Authority: 844 (W)
 4) Grievance Officer: 844 (W)
 5) Grievance Officer: 844 (W)
 6) Grievance Officer: 844 (W)
 7) Grievance Officer: 844 (W)
 8) Grievance Officer: 844 (W)
 9) Grievance Officer: 844 (W)
 10) Grievance Officer: 844 (W)

GSTN No : 27AAACM0828R123	
बिल कालावधि Billing Period	01/01/2020 से / to 31/01/2020
दोष तिथि Due Date	29/02/2020
रेटिंग Amount Payable	620.00

टेलीफोन नं. Telephone No	ग्राहक खाता क्रमांक C.A. No.	बिल नं. Bill No	बिल दिनांक Bill Date	श्रेणी कोड Category Code	दर/योजना Tariff Plan	ग्रुप कोड Group Code	ब्रॉडबैंड दर योजना Broadband Tariff Plan
26843912	2080428993	MLCB2085785353	08/02/2020	NON-DYT GENERAL	Plan -500		

प्रारंभिक मीटर रीडिंग Opening Meter Reading	अंतिम मीटर रीडिंग Closing Meter Reading	मीटर कॉल Meter Calls	डेबिट कॉल Debit Calls	क्रेडिट कॉल Credit Calls	फ्री कॉल Free Calls	नेट कॉल घेयक Net Calls Chargeable
32804	32783	179	0	0	179	0

Remarks :

Details of Payments received after last bill :

Bill Date	Bill Amt.	Due Date	Paid Amt.	
08/01/2020	620.00	29/01/2020	18/01/2020	620.00

STD - ISD details :

Calling no	Called tel no	Call dt	End Time	Duration
26843912	02266278600	02/01	154816	626
	02242132222	03/01	114733	11
	02242132222	04/01	130208	15
	02242132222	04/01	163234	15
	02242132222	04/01	163305	7
	02242132222	04/01	163327	15
	02242132222	04/01	163356	7
	02242132222	04/01	165338	16
	02242132222	04/01	165405	9
	02242132222	04/01	165428	11
	02242132222	06/01	104528	197
	02242132222	06/01	181328	377
	02242132222	07/01	181259	272
	02222005024	09/01	164254	174
	02242132222	10/01	110351	604
	09821949308	22/01	113538	108

वर्तमान शुल्क (विवरण) Current Charges Details		राशि (रुपये) Amount (Rs)
मासिक सेवा शुल्क Monthly Service Charges	625.00	625.00
कॉल चार्ज Call Charges	0.00	0.00
ब्रॉडबैंड मासिक शुल्क Broadband Monthly Service Charges	0.00	0.00
ब्रॉडबैंड उपयोग शुल्क Broadband Usage Charges	0.00	0.00
मासिक सेवा शुल्क Monthly Service Charges	0.00	0.00
ऑन कॉल डेबिट Onnet Debit	0.00	0.00
ऑन कॉल क्रेडिट Onnet Credit	0.00	0.00
ऑन कॉल शुल्क Onnet Charges	625.00	625.00
CGST @ 9%	47.25	47.25
SGST @ 9%	47.25	47.25
ग्रॉस अंश Gross Amount	619.50	619.50
अन्य नॉन टैक्सबल डेबिट Other Non Taxable Debit	0.00	0.00
अन्य नॉन टैक्सबल क्रेडिट Other Non Taxable Credit	0.00	0.00
मुक्त सेट पर्यंत देयक रकम Total Payable by due date for this bill	620.00	620.00
Surcharge of Rs. 20/- will be charged in the next bill if paid after due date.		

MTNL

Fibre to the Home
 High Speed Internet
 through optical fibre

180 GB data with
 download speed
 100 Mbps &
 Unlimited
 thereafter
 @
 Rs. 600/pm

CHANDAK GROUP
 toward No. 00/17-2/50
 02/02/2020

THE SEAL OF THE JOINT SUB REGISTRAR
 महानगर टेलीफोन निगम लिमिटेड, मुंबई

महाराष्ट्र प्रदूषण नियंत्रण मंडळ पर्यावरण विभाग, महाराष्ट्र शासन
प्लास्टिक पिथवी मुक्त महाराष्ट्र संकल्प अभियान 2020

Mahanagar Telephone Nigam Limited, Mumbai			
C.A. No.	Bill No.	Due date	Amount Payable
2080428993	MLCB2085785353	29/02/2020	620.00
Telephone No.	Bill Period	Bill Date	
26843912	01/01/2020 To 31/01/2020	08/02/2020	

बरल - ७

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39453 - UNBILLED



MAHANAGAR TELEPHONE NIGAM LIMITED, MUMBAI

दलीपन विन बिल कर चालान / Telephone Bill cum Tax Invoice

11th Floor, Mahanagar Telephone Nigam Ltd. New Dada (West), Mumbai 400 028, GSTIN No. 27AAACM0828R1Z3

 Name and Address: GSTIN: 2707808157894 PSTN: 08 MR ABHAY SHYAMSUNDER CHANDAK 807/808, 8TH FLOOR, B WING HUBTOWN SOLARIS, N.S. PHADKE MARG, OPP. TELLI GALLI, ANDHERI (EAST) MUMBAI 400069	नाव खाति पत्ता / नाम और पता: 807/808, 8TH FLOOR, B WING HUBTOWN SOLARIS, N.S. PHADKE MARG, OPP. TELLI GALLI, ANDHERI (EAST) MUMBAI 400069	GBTN No : 27AAACM0828R1Z3	
	बिल कालावधि Billing Period	01/02/2020 से / to 29/02/2020	अंतिम दिनांक Due Date
• Installn Address : 808 8TH FLOOR, B WING HUBTOWN SOLARIS N.S. PHADKE MARG, OPP. TELLI GALLI ANDHERI (EAST) MUMBAI 400069 MAHARASHTRA • SUBSCRIBER'S GSTN/IN : • Original for Reclaimt. • Reverse Charge is not Applicable	For your Billing Complaints Please Contact Account Officer (TR) Model Office : 1. Public Complaints (RM, Complaints Wing) 3rd Flr, Goregaon (E), Esch Bldg, S.V. Rd., Goregaon (W) Mumbai - 400 027. Tel: 2878 5800 Fax: 2878 5115 E-mail: agmcom2@gmail.com 2. Billing Complaints : 6th (TR) Flr Tel: 2878 0631 Fax: 2878 2022 E-mail: mtrbms2@gmail.com 3. Appellate Authority / SM (CC W/O) Goregaon Tel: 2878 0600, 2878 0500; FAX: 2878 6700, E-mail: agmcom2@gmail.com, mtrbms2@gmail.com		
Amount Payable		236.00	

टेलीफोन नं. Telephone No	ग्राहक खाता क्रमांक C.A. No.	बिल नं. Bill No	बिल दिनांक Bill Date	श्रेणी कोड Category Code	शुल्क योजना Tariff Plan	ग्रुप कोड Group Code	ब्रॉडबैंड शुल्क योजना Broadband Tariff Plan
28848142	2080428607	MLCB2085844214	12/03/2020	NON-OYT GENERAL	Plan 180		

प्रारंभिक मीटर रीडिंग Opening Meter Reading	अंतिम मीटर रीडिंग Closing Meter Reading	मीटर कॉल Meter Calls	डेबिट कॉल Debit Calls	क्रेडिट कॉल Credit Calls	फ्री कॉल Free Calls	नेट कॉल चार्ज Net Calls Chargeable
15103	15103	0	0	0	0	0

Remarks:
Based on your plan, bill date is rescheduled.
Details of Payments received, after last bill
Bill Date: 08/02/2020 Billment Due Date: 236.00/05/03/2020 Paid Date: 19/02/2020 Paid Amt: 236.00

CHANDAK GROUP
Inward No: 0.W.111-01/2020
Date: 16/3/2020

वर्तमान शुल्क (विवरण) Current Charges Details		राशि (रुपये) Amount (Rs.)
मासिक सेवा शुल्क Monthly Service Charges	200.00	200.00
कॉल चार्ज Call Charges	0.00	0.00
मासिक शुल्क Monthly Charges	0.00	0.00
ब्रॉडबैंड शुल्क Broadband Charges	0.00	0.00
ग्राहक सेवा शुल्क Customer Service Charges	0.00	0.00
वैश्विक सेवा शुल्क Global Service Charges	0.00	0.00
अन्य नॉन टैक्सबल डेबिट Other Non Taxable Debit	0.00	0.00
अन्य नॉन टैक्सबल क्रेडिट Other Non Taxable Credit	0.00	0.00
कुल डेट पर्याप्त देयक रकम Total Payable by due date for this Bill	200.00	200.00
सुचार्ज Surcharge	16.00	16.00
कुल राशि Grand Amount	236.00	236.00
अन्य नॉन टैक्सबल डेबिट Other Non Taxable Debit	0.00	0.00
अन्य नॉन टैक्सबल क्रेडिट Other Non Taxable Credit	0.00	0.00
कुल डेट पर्याप्त देयक रकम Total Payable by due date for this Bill	236.00	236.00

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Fibre to the Home
100 Mbps data with download speed 100 Mbps & Unlimited thereafter @ Rs.600 per month

HSN CODE / पुर. नं. पुर. 998412

• E & O.E.
 • Consolidated stamp duty paid by Mudrank order No.CSD/27/2019/B328 Dt. 27/12/2019.
 • Cheque / DD should be drawn in favour of "MTNL MUMBAI" 2080428607.
 • Broadband customers are requested to visit www.mtnlmumbai.in for revised tariff details.
 • Update your GST Regn.No if any through <http://selfcare.mtnline.in/mumbai/ctrl/regn.no.upd> also E.Bill Registration update your mail_id, Mobile No through <http://selfcare.mtnline.in>

150 Mbps data @ 600/- and unlimited thereafter @ 200/-
 Unlimited free calls with Broadband Plan 2000
 For details dial 1230

		Mahanagar Telephone Nigam Limited - Mumbai	
C.A. No 2080428607	Bill No MLCB2085844214	Due Date 03/04/2020	Amount Payable 236.00
Telephone No 28848142	Billing Period 01/02/2020 to 29/02/2020	Bill Date 12/03/2020	Bill No MLCB2085844214

पंजीकृत कार्यालय: 5 वी मंजिल, महानगर पुरसंचार सदन, 8, सीजीओ कॉम्प्लेक्स, नोवो दोल्टी रोड नई दिल्ली - 110003 रजिस्ट्रेशन: L32101DL1986GOI023501
 Reg Office : 5th Floor, Mahanagar Dorsanchar Sadan, 8, CGO Complex, Esch Road, New Delhi - 110003, CIN: L32101DL1986GOI023501

(Handwritten signatures and marks)

15709 - UNBILLED



महानगर टेलीफोन निगम लिमिटेड मुंबई
MAHANAGAR TELEPHONE NIGAM LIMITED, MUMBAI

टेलीफोन बिल cum टैक्स वॉचर / Telephone Bill cum Tax Invoice

1st Floor, Mahanagar Telephone Nigam Ltd. Complex, 5th Cross, 4th Stage, Old Deccan, (W) Road, 400026, (Mumbai) Maharashtra
 4th Floor, Telephone Nigam Ltd. Complex, 5th Cross, 4th Stage, Old Deccan, (W) Road, 400026, (Mumbai) Maharashtra GSTIN No. 27AAACHL893R123

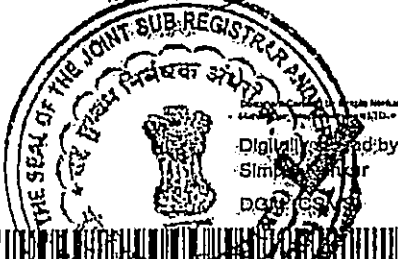
 Name and address: SrNo: 2080428609 PSTN: 08 SHRI ADITYA SHYAMSUNDER CHANDAK 808/807 8TH FLOOR 'B' WING HUBTOWN SOLARIS N.S.PHADKE MARG OPP.TELLI GULLI ANDHERI(EAST) MUMBAI 400089	नाम-आदि पत्ता/नाम और पता : श्री अदिता श्यामसुंदर चंदाक 808/807 8थ फ्लोर बी विंग हबटाउन सोलरिस न.स.फाडके मार्ग, ऑप.टेली गुल्ली/अंधेरी(पूर्व) मुंबई - 400089	GSTIN No: 27AAACHL893R123
	बिलिंग अवधि Billing Period: 01/02/2020 to 29/02/2020	अंतिम दिनांक Due Date: 08/03/2020
• Installn Address : 808 8TH FLOOR 'B' WING HUBTOWN SOLARIS N.S.PHADKE MARG OPP.TELLI GULLI ANDHERI(EAST) MUMBAI 400089 MAHARASHTRA • SUBSCRIBER'S GST/IN : • Original for Recipient • Reverse Charge is not applicable	For your Bill, Complaint, Payment Details, Account Officer (TR) Head Office 1. Public Offices: 5th Cross, 4th Stage, Old Deccan (W) Road, Goregaon (W) Mumbai-401107 Tel: 278 5500 Fax: 278 6115 E-mail: gmhnc@mtlnl.net.in 2. Billing Complaint: 5th Cross, 4th Stage, Old Deccan (W) Road, Goregaon (W) Mumbai-401107 Tel: 278 5500 Fax: 278 6115 E-mail: gmhnc@mtlnl.net.in 3. Appellate Offices: 5th Cross, 4th Stage, Old Deccan (W) Road, Goregaon (W) Mumbai-401107 Tel: 278 5500 Fax: 278 6115 E-mail: gmhnc@mtlnl.net.in	Amount Payable: 245.00

टेलीफोन नं. Telephone No.	बिल दिनांक Bill Date	श्रेणी कोड Category Code	शुल्क योजना Tariff Plan	ग्रुप कोड Group Code	ब्रॉडबैंड शुल्क योजना Broadband Tariff Plan
2684815	12/03/2020	NON-OYT GENERAL	Plan 180		

प्रारंभिक मीटर रीडिंग Opening Meter Reading	अंतिम मीटर रीडिंग Closing Meter Reading	कॉल Calls	डेबिट कॉल Debit Calls	क्रेडिट कॉल Credit Calls	फ्री कॉल Free Calls	नेट कॉल चार्जेबल Net Calls Chargeable	 Fibre to the Home High Speed Internet through optical fibre 150 GB data with download speed 100 Mbps & Unlimited thereafter @ 1000 min
27768		6	0	0	0	6	

Remarks: Based on your plan details of last bill Details of Payment: Bill Date: 08/02/2020, Bill Amt: 239.00, Paid Date: 05/03/2020, Paid Amt: 239.00	वर्तमान शुल्क (विवरण) Current Charges Details	राशि (रुपये) Amount (Rs.)
	मासिक सेवा शुल्क Monthly Service Charges	200.00
	कॉल चार्जेस Call Charges	2.00
	ब्रॉडबैंड मासिक सेवा शुल्क Broadband Monthly Service Charge	0.00
	ब्रॉडबैंड उपग्रह सेवा शुल्क Broadband Usage Charges	0.00
	मासिक ओपरेटिंग सेवा शुल्क Monthly OPE Services Charges	0.00
	अन्य टैक्स/देबिट Other Taxable Debits	0.00
	अन्य टैक्स/क्रेडिट Other Taxable Credit	0.00
	कुल टैक्स योग्य मूल्य Total Taxable Value	202.00
	सी जी एस टी @ 9% CGST @ 9%	18.65
	एस जी एस टी @ 9% SGST @ 9%	18.65
	कुल राशि Gross Amount	244.50
	अन्य नॉन टैक्स देबिट Other Non Taxable Debt	0.00
	अन्य नॉन टैक्स क्रेडिट Other Non Taxable Credit	0.00
	कुल रेट परिसर देय रकम Total Payable by due date for this bill	244.50
	Surcharge at Rs. 245/- will be charged in the next bill if payment is not made by due date.	
	E & O - E.	
	• Consolidated stamp duty paid by Mudrank order No: CSD/27/2019/3328 dt: 27/12/2019 • Cheque / DD should be drawn in favour of "MTNL/MUMBAI/2080428609" • Broadband customers are requested to visit www.mtnl.com for revised tariff details. • Update your GST Regn. No. if any through http://e-file.mtnl.com or mtnl.com or mtnl.com also E.Bill Registration-update your mail_id, Mobile No through http://selfcare.mtnl.net.in	

CHANDAK GROUP
 Inward No: (19-25) 528
 Date: 16/3/2020
 Initial: [Signature]



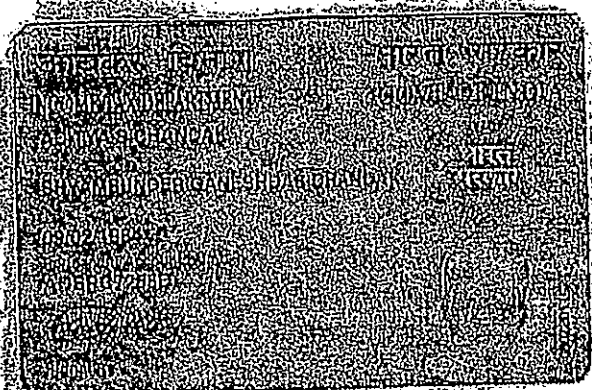
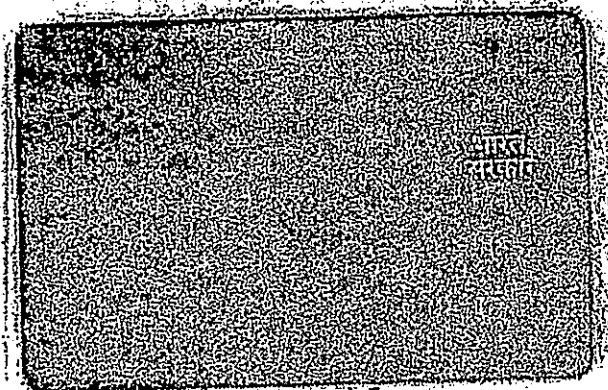
15743 - UNBILLED

100 Mbps and unlimited
 200 Mbps
 Unlimited Free Calls
 With Broadband Plan 2000
 For details dial 1130

MAHANAGAR TELEPHONE NIGAM LIMITED, MUMBAI

बिल नं. - 2080428609
 दिनांक - 12/03/2020
 बिल अवधि - 01/02/2020 to 29/02/2020
 शुल्क - 245.00

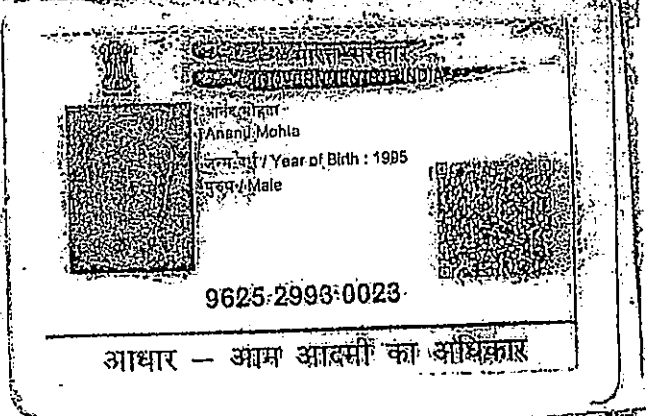
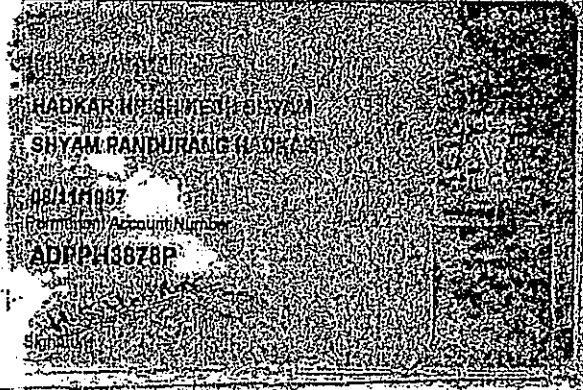
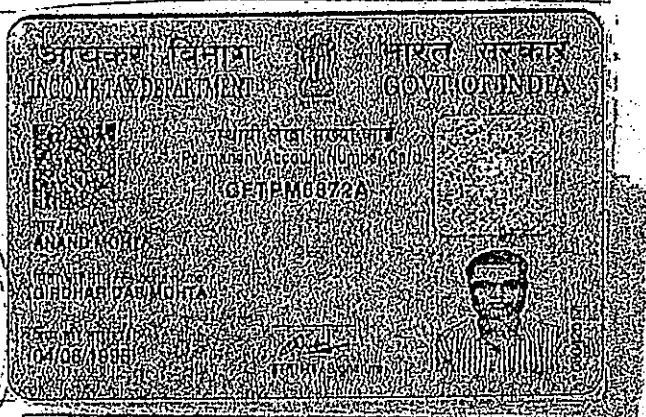
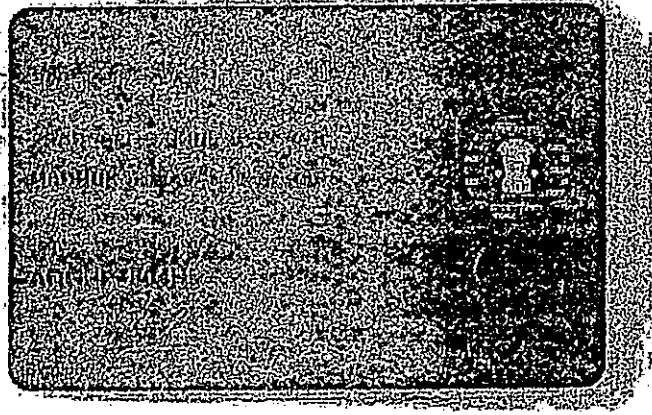
C.A. No.	Bill No.	Period	Amount Payable
2080428609	MLCB2085836282	01/02/2020 to 29/02/2020	245.00
Telephone No.	Bill Period	Bill Date	
26848153	01/02/2020 to 29/02/2020	12/03/2020	



Handwritten signatures and initials:
S. S. Vaidya
P. S. Vaidya
P. S. Vaidya

बदल - ७		
२६६६	१०७	१६६
२०२०		

बदल - १६६		
६०२०	१६६	२६
२०२०		



बदर - १८५		
०२०	२०	२
२०२०		

बरल - ७		
२०२०	१०८	३६६
२०२०		

आधार प्रमाणिकरण
ANADHAR IDENTIFICATION AUTHORITY OF INDIA

नाम: S/O, इ. मो. हनुमान मंदोर के गणने Address: S/O Girchod Das Mohla,
 मोहन चौक, बीकानेर, इ. मो. २५ हनुमान H. No. hanuman-mandor ka
 मंदर के सामने मोहन चौक, बीकानेर, H. No. 45 hanumanmandor ka
 बीकानेर, राजस्थान-334001 samano mohla chowk, Bikaner,
 Bikaner, Rajasthan-334001

1847 help@uidai.gov.in www.uidai.gov.in P.O. Box No.1847 Bikaner-334001

M.S. Kulkarni

[Signature]

[Signature]



भारत सरकार
Ministry of Identification, Authority of India
Government of India

नोदविषयाचा क्रमांक / Enrollment No 2085/29856/00541

To,
अशय श्यामसुन्दर घडक
Ajhay Shyamsunder Ghadak
Shri Shyamsunder Charada
C-501, Vastu CHSL, Plot No. 49
Millin Road
Near Devarnand Buryguzw Juhu
Mumbai
Juhu Mumbai Mumbai
Maharashtra 400049
9820293260

Ref: 585 / 300 / 1 / 0970 / 171084 / P



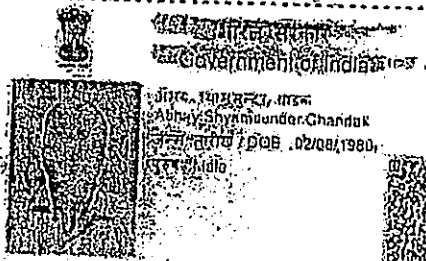
SA 2329353091



आपला आधार क्रमांक / Your Aadhaar No. :

5374 9027 6157

माझा आधार, माझी ओळख



5374 9027 6157

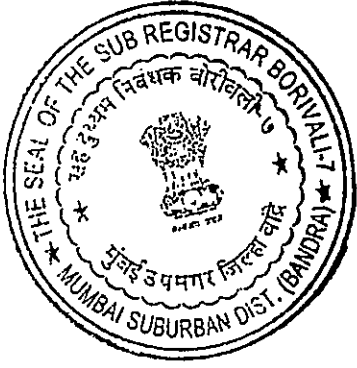
माझा आधार, माझी ओळख



[Handwritten signatures and marks]

बंदर - १८४		
६०२५	२९	२८
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बंदर - ७		
२९९६०९६६		
२०२०		



भारत सरकार
Unique Identification Authority of India
Government of India

शोध विषयाचा क्रमांक / Enrollment No 2085/29856/00527

To,
अदित्या चांदक
Aditya Chandak
S/O, Suroj Chandak
C-501, Vesu Apartment
Military Road
Near Devanand Bunglow Juhu
Mumbai
Juhu Mumbai Mumbai
Maharashtra 400049
9833775805

Ref 565 / 30U / 170993 / 171084 / P



SA423293762FF

बदल - १८		
००२०	२२	०८

आधार क्रमांक / Your Aadhaar No.:

7377 8640 0214

माझे आधार, माझी ओळख

अदित्या चांदक
Aditya Chandak
जन्म तारीख / DOB: 09/02/1984
पुरुष / Male

7377-8640-0214

माझे आधार, माझी ओळख

बदल - ७

२०२०	०९	०२
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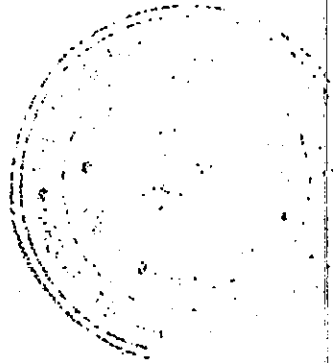
०९	०२	२०२०
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भारत सरकार



Enrollment No.: 1003/20130/00316



To
Pradeep Madhukar Parab
S/O Madhukar N. Parab
Vivekanand Chawl, Dayipada, Main Road
Near Highway, Near Saugun Nagar Borivli East
S.O
Mumbai
Maharashtra 400068
9869789684

34706173



UG347061796IN




आपका आधार क्रमांक / Your Aadhaar No. :


8637 9671 7091

आधार — आम आदमी का अधिकार

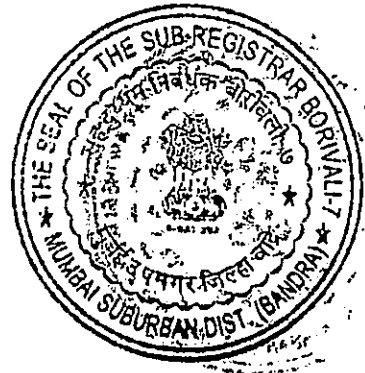
भारत सरकार
GOVERNMENT OF INDIA



Pradeep Madhukar Parab
Year of Birth : 1973
Male



8637 9671 7091



आधार — आम आदमी का अधिकार



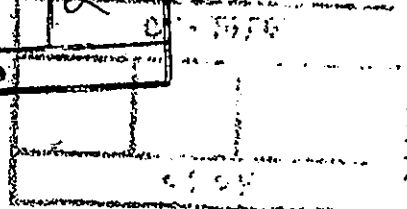
M.S. Parikh

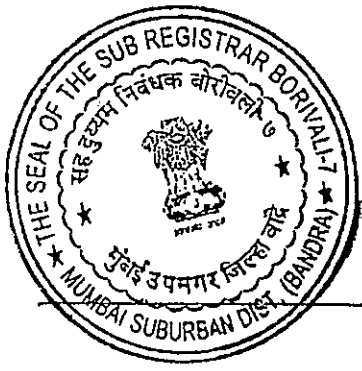
[Signature]

[Signature]

बदल - ७		
2000	999	9682
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बदल - १६ IV		
2020	23	25
2020		





भारत सरकार

Unique Identification Authority of India
Government of India

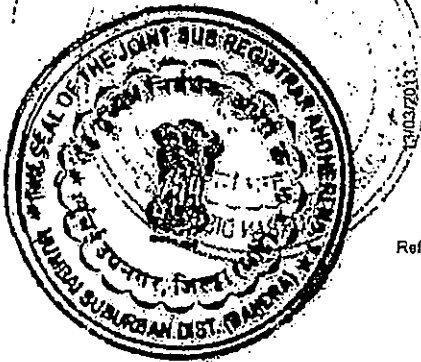
नोंदविण्याचा क्रमांक / Enrollment No 1193/60072/02470

To,
इशिकेश श्याम हडकर
Hrishikesh Shyam Hadkar
S/O: Shyam Hadkar
12 VERGINO DMELLOW CHAWL
SAHAR ROAD
CHAKALA VILLAGE ANDHERI EAST
Mumbai
Sahar P and T Colony Mumbai Mumbai
Maharashtra 400099
9870562412

Ref: 776 / 16G / 1476615 / 1477898 / P



SH027482023FT



बंदर - १८४		
६०२०	२०२०	२०२०
२०२०		

आपला आधार क्रमांक / Your Aadhaar No. :

4080 9216 6876

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
Government of India



इशिकेश श्याम हडकर
Hrishikesh Shyam Hadkar
जन्म वर्ष / Year of Birth : 1987
पुरुष / Male

4080 9216 6876

आधार - सामान्य माणसाचा अधिकार

बरल - ७		
२६०९९२	१६२	१६२
२०२०		

७ - १६२		
०९०९		

Handwritten signatures and marks, including 'H.S. Hadkar' and other illegible signatures.



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India



नामांकन क्रमांक/Enrolment No.: 1007/60170/00270

Date: 02/01/2017
Dayanand Shyamsundar Kesarkar (दयानंद श्यामसुंदर केसरकर)
S/O Shyamsundar Kesarkar, A 20 2nd Floor Haffkine Compound, Jerbai Wadia Road, Near Tata Hospital, Mumbai, Parel, Aurangabad, Maharashtra - 400012



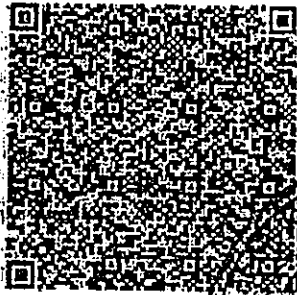
- आधार पहचान का प्रमाण है, नागरिकता के प्रमाण नहीं।
- पहचान का प्रमाण ऑनलाइन आधिकारिक वेबसाइट पर प्रमाणित किया जा सकता है।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

आपका आधार क्रमांक/Your Aadhaar No.:

3961 9143 6533

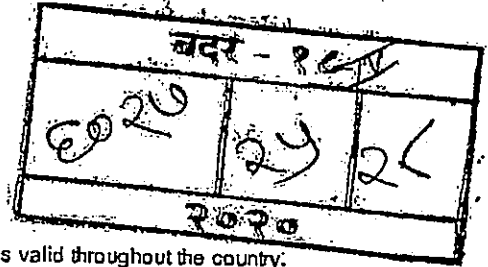
- Aadhaar is a proof of identity, not of citizenship.
- To establish Identity, authenticate online.
- This is electronically generated letter.



मेरा आधार, मेरी पहचान



Signature No.: 1007/60170/00270
1007/60170/00270
UNIQUE IDENTIFICATION AUTHORITY OF INDIA 01
Date: 2017-01-02 14:22:08 IST



- आधार देश भर में मान्य है।
- आधार के लिए आपको एक ही बार नामांकन दर्ज करवाना ही आवश्यक है।
- कृपया अपना नवीनतम मोबाइल नंबर तथा ई-मेल पता दर्ज कराएं, इससे आपने विभिन्न सुविधाएं प्राप्त करने में सहायित होगी।
- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.



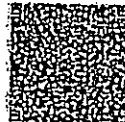
भारत सरकार
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



दयानंद श्यामसुंदर केसरकर
Dayanand Shyamsundar Kesarkar
जन्म तिथि/DOB: 09/09/1987
पुरुष / MALE



पता:
S/O श्यामसुंदर केसरकर, ए २० २ रा माला हाफकीन कम्पाउन्ड, जेर्बाई वाडिया रोड, टाटा हॉस्पिटल के पास, मुंबई, परेल, औरंगबाद, महाराष्ट्र - 400012

Address:
S/O Shyamsundar Kesarkar, A 20 2nd Floor Haffkine Compound, Jerbai Wadia Road, Near Tata Hospital, Mumbai, Parel, Aurangabad, Maharashtra - 400012

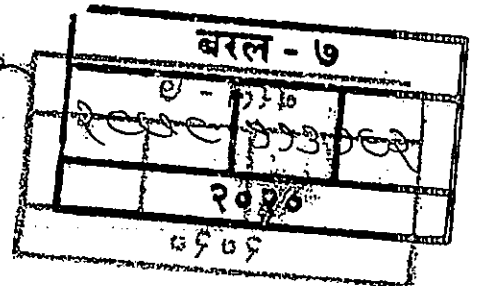
3961 9143 6533

3961 9143 6533

मेरा आधार, मेरी पहचान

MERA AADHAAR, MERI PEHACHAN

(Handwritten signature)





बदर - १६		
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२०२०		


भारत सरकार
Unique Identification Authority of India

नदणी क्रमांक/Enrolment No.: 2085/15221/48308

To
गुरुदास लक्ष्मण देसाई
Gurudas Laxman Desai
Flat No 1104, B Wing, New Gangangiri CHS LTD
Eksar Road
Borivali West
Joggers Park
Mumbai
Mumbai Borivali West
Maharashtra - 400092
9833223336

Download Date: 02/08/2017
Generation Date: 07/08/2017

आपला आधार क्रमांक / Your Aadhaar No. :
9920 6678 4714
माझी आधार, माझी ओळख

 गुरुदास लक्ष्मण देसाई
Gurudas Laxman Desai
जन्म तारीख/ DOB: 26/07/1972
पुरुष / MALE

9920 6678 4714

माझी आधार, माझी ओळख

आधार

आधार

सूचना
 ■ आधार ओळखीचे प्रमाण आहे, नागरीकत्वेचे नाही.
 ■ ओळखीचे प्रमाण ऑनलाईन ऑथेन्टिकेशन द्वारा प्राप्त करा.
 ■ हे इलेक्ट्रॉनिक प्रक्रिये द्वारा तयार झालेले एक पत्र आहे.

INFORMATION

■ Aadhaar is a proof of identity, not of citizenship.
 ■ To establish identity, authenticate online.
 ■ This is electronically generated letter.

■ जाधरता देशभरत मान्यत आहे.
 ■ आधार भविष्यत सरकारी व सव्ययी सेवेचे पत्रदे सिडिफिकस उपयुक्त आहे.
 ■ Aadhaar is valid throughout the country.
 ■ Aadhaar will be helpful in availing Government and Non-Government services in future.

Gurudas Desai

आधार

पत्ता:
फ्लॉट नं. 1104, बी विंग, नु गंगंगीरी
सी एक्स एल टी डी, एक्सर रोड, वीसत
मड, बोरिवली वेस्ट, मुंबई, मुंबई
महाराष्ट्र - 400092

Address:
Flat No 1104, B Wing, New
Gangangiri CHS LTD, Eksar
Road, Joggers Park, Borivali
West, Mumbai, Mumbai,
Maharashtra - 400092

9920 6678 4714

माझी आधार, माझी ओळख

बदर - ७		
०१	०१	०१
२०२०		

514/6027

बुधवार, 19 ऑगस्ट 2020 11:57 म.पू.

दस्त गोषवारा-भाग-1

बंदर:18

दस्त क्रमांक: 6027/2020

दस्त क्रमांक: बंदर18 /6027/2020

बाजार मूल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. बंदर:18 यांचे कार्यालयात

अ. क्रं. 6027 वर दि. 19/08-2020

रोजी 11:56 म.पू. वा. हजर केला.

पावती:6440

पावती दिनांक: 19/08/2020

सादरकरणाचे नाव: चांडक रिअलटर्स प्रा लि चे संचालक
अभय श्यामसुंदर चांडक

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 560.00

पृष्ठांची संख्या 28

एकुण: 660.00

दस्त हजर करणाऱ्याची सही

Joint S/R And Sign

सह दुय्यम निबंधक अधीक्षक

सह दुय्यम निबंधक अधीक्षक

दस्ताचा प्रकार: पॉवर ऑफ अॅटोरी

मुद्रांक शुल्क: a जेव्हा तो प्रतिफलित दिण्यात आलेला असून त्यामुळे कोणतीही स्थावर मालमत्ता विकण्याचा अधिकार मिळत असेल तेव्हा

शिक्का क्रं. 1 19/08/2020 11:56:36 AM ची वेळ: (सादरीकरण)

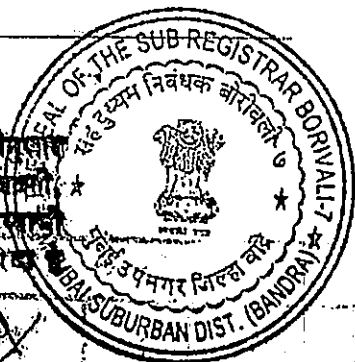
शिक्का क्रं. 2 19/08/2020 11:57:39 AM ची वेळ: (फी)

प्रतिज्ञापन

सादर दस्तऐवज हा नोंदणी क्रमांक १९०८ अंतर्गत शरमलोन्या तरतुदीनुसार नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण अंशभार निष्पारक व्यक्ती साक्षीदार व न्याय्यत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. व सत्यता वैधता व्हावेतशीर कागदी साठी दस्त निष्पारक व कबुलीधारक संपूर्णपणे जबाबदार राहतील.

(Signature)
लिहून देणारे

(Signature)
लिहून घेणारे
H.S. Kulkarni



बंदर - १८ IV		
६०२०	२०	२८
२०२०		

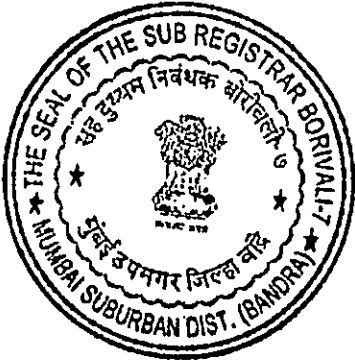
बंदर - ७		
२०२०	२४	२८
२०२०		

घोषणापत्र

मी संदीप दुबे याद्वारे घोषित करतो कि, दुय्यम निबंधक, बोरीवली 7 यांच्या कार्यालयीन अधिसूचना / करारनामा या शीर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. जिल्हा नोंदणी कार्यालय यांनी दिनांक 20/08/2020 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीस सादर केला आहे/निष्पादित करून केल्या जाणारे सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मृत्यु झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैद्य असून उपरोक्त कृती करण्यात मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम, 1908 चे कलम 82 अन्वये शिक्षेस मी पात्र राहीन. यांची मला जाणीव आहे.

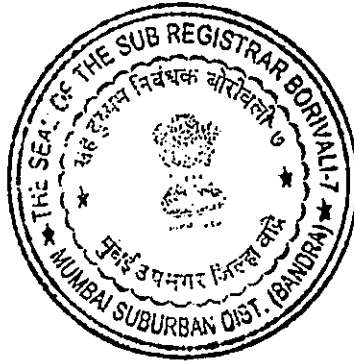
७ - १११३		
०६०६		

दिनांक: 28 / 10 / 2020.



Sandeep Dubey
कुलमुखत्यारपत्र धारकाची सही

बरल - ७		
28/10/20	SD	962
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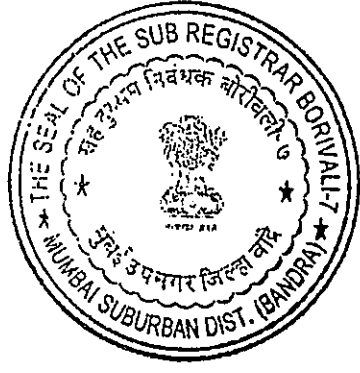


बदल - ७		
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1/2/20

बदल - ७		
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324/5224

Thursday, August 20, 2020

4:35 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 5791 दिनांक: 20/08/2020

गावाचे नाव: मालाड

दस्तऐवजांचा अनुक्रमांक: बरल-१-5224-2020

दस्तऐवजांचा प्रकार: पॉवर ऑफ अॅटर्नी

सादर करणाऱ्याचे नाव: रेड्डी विल्डर्स अँड डेव्हलपर्स चे भागीदार नलीन जगदीश गुप्ता

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 720.00

पृष्ठांची संख्या: 36

एकूण:

रु. 820.00

आपणास मूळ दस्त, थंबनेल, प्रिंट, सूची-२ अंदाजे

4:55 PM ह्या वेळेस मिळेल.

बाजार शुल्क: रु. 1/-

सोबदला: रु. 0/-

भरलेले मुद्रांक शुल्क: रु. 500/-

द. निबंधक, बोरिवली

सह. दुय्यम निबंधक, बोरिवली क्र. १,
मुंबई उपनगर जिल्हा.

१) दस्तऐवजांचा प्रकार: eChallan रक्कम: रु. 100/-

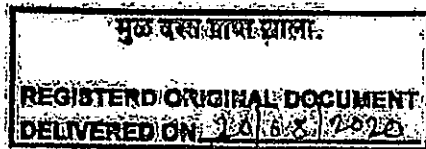
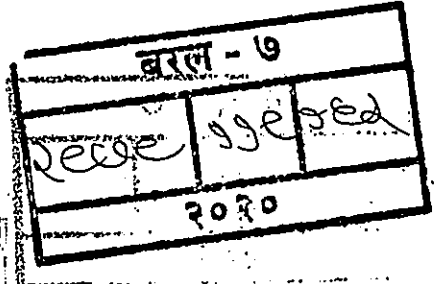
डॉ.डी/थनादेश/प.आ.डर क्रमांक: MH003451041202021E दिनांक: 20/08/2020

बंकेचे नाव व पत्ता:

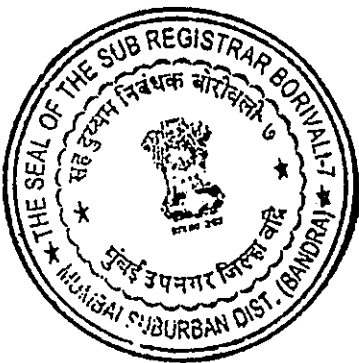
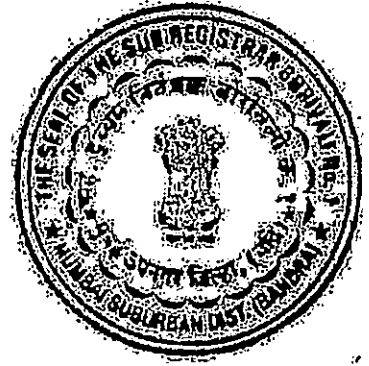
२) दस्तऐवजांचा प्रकार: DHC रक्कम: रु. 720/-

डॉ.डी/थनादेश/प.आ.डर क्रमांक: 2008202002579 दिनांक: 20/08/2020.

बंकेचे नाव व पत्ता:



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2008202002579	Date 20/08/2020
Received from REDDY BUILDERS AND DEVELOPERS, Mobile number 9833223336, an amount of Rs.720/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Borivali 1 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name IBKL	Date 20/08/2020
Bank CIN 10004152020082002338	REF No. 2625922914
This is computer generated receipt, hence no signature is required.	



बॉरल - १		
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बॉरल - १		
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२०२०		

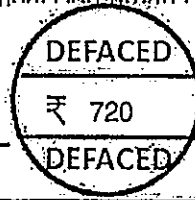


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	2008202002579	Receipt Date	20/08/2020
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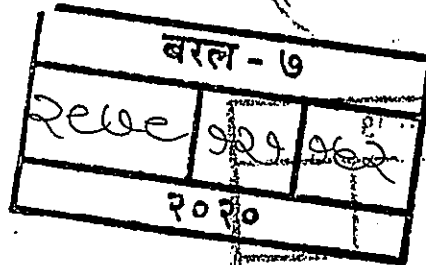
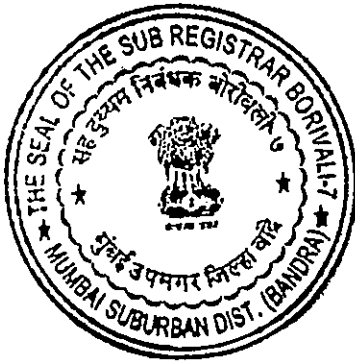
Received from REDDY BUILDERS AND DEVELOPERS, Mobile number 9833223336, an amount of Rs.720/-, towards Document Handling Charges for the Document to be registered on Document No. 5224 dated 20/08/2020 at the Sub Registrar office Joint S.R. Borivali 1 of the District Mumbai Suburban District.



Payment Details

Bank Name	IBKL	Payment Date	20/08/2020
Bank CIN	10004152020082002338	REF No.	2625922914
Deface No	2008202002579D	Deface Date	20/08/2020

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





बरल - १		
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बरल - २		
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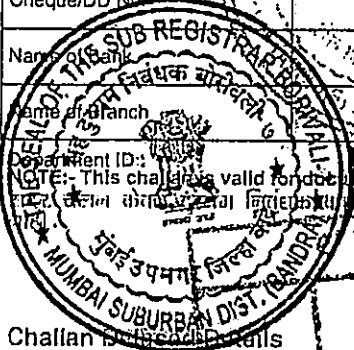
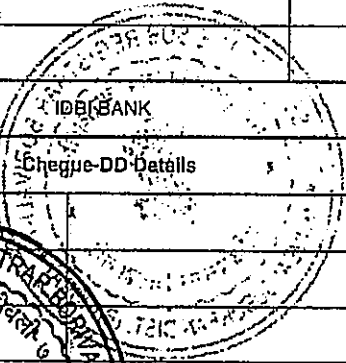
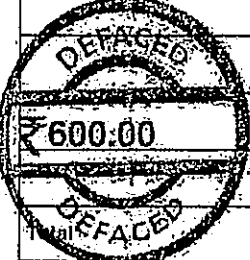
६ - २०२०	



CHALLAN
MTR Form Number-6



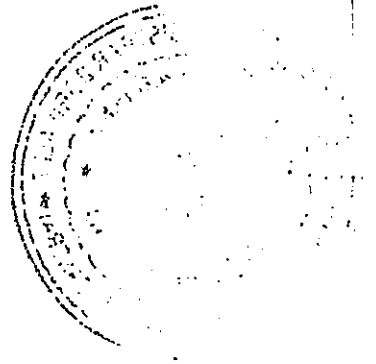
GRN	MH003451041202021E	BARCODE	[Barcode]		Date	20/08/2020-11:23:53	Form ID	48(f)
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty	Registration Fee		TAX ID / TAN (If Any)				
Office Name	BRL1_JT SUB REGISTRAR BORIVALI 1			PAN No.(If Applicable)	AAIFR0307D			
Location	MUMBAI			Full Name	REDDY BUILDERS AND DEVELOPERS			
Year	2020-2021 One Time			Flat/Block No.	REDDY HOUSE			
Account Head Details		Amount in Rs.	Premises/Building	REDDY HOUSE				
0030045501	Stamp Duty	500.00	Road/Street	OPPOSITE DENA BANK MARVE ROAD				
0030063301	Registration Fee	100.00	Area/Locality	MALAD WEST MUMBAI				
			Town/City/District					
			PIN	4 0 0 0 6 4				
			Remarks (If Any)	PAN2=AHTPD4112C-SecondPartyName				
			Amount In	Six Hundred Rupee				
			Words	600.00				
Payment Details			FOR USE IN RECEIVING BANK					
Cheque/DD Details			Bank CIN	Ref. No.	69103332020082011334		2624528776	
Cheque/DD No.			Bank Date	RBI Date	20/08/2020-11:24:49		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.			Mobile No. : 9833223336		
MUMBAI SUBURBAN DIST. BORIVALI			[Stamp]			[Stamp]		



बल - १
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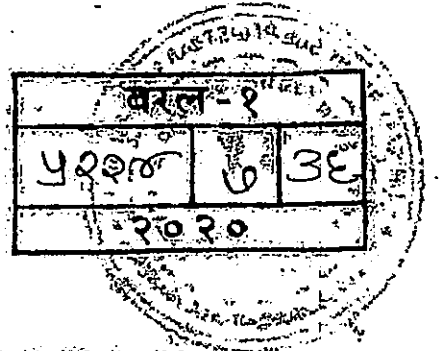
Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-324-5224	0001527351202021	20/08/2020-16:35:23	IGR190	100.00
2	(IS)-324-5224	0001527351202021	20/08/2020-16:35:23	IGR190	500.00
Total Defacement Amount					600.00

बल - ७
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बंरल-१		
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बंरल-७		
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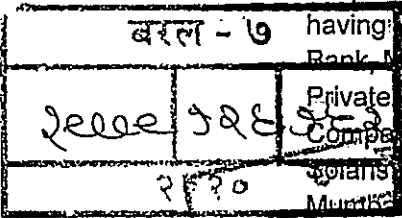


POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE, Reddy Builders and Developers a partnership firm registered under the provisions of the Partnership Act, 1932 having its address at Reddy House, Opposite Dena Bank, Marine Road, Malad (West), Mumbai 400 064, through its authorized partners (i) MR. NALIN JAGDISH GUPTA, an Indian inhabitant, aged about 45 years and (ii) MR. NAVIN PANSARI, an Indian inhabitant, aged 59 years, both having their address as above, hereinafter collectively referred to as "the Grantors" SEND GREETINGS:

WHEREAS:

A. M/s. Reddy Builders and Developers, a partnership firm registered under the provisions of the Partnership Act, 1932 ("the Developer" or "RBD") and having its principal place of business at Reddy House, Opposite Dena Bank, Marine Road, Malad (West), Mumbai 400 064 and Chandak Realtors Private Limited, a company incorporated under the provisions of the Companies Act, 1956 and having its registered address 807-808, Hubtown Towers, 8th Floor, N. S. Phadke Marg, Opposite Teli Gully, Andheri (E), Mumbai - 400 069 ("the Joint Developer" or "CRPL") are undertaking a slum rehabilitation scheme on all those pieces and parcel of land bearing CTS No. 49(part), CTS No. 50-A(part), CTS/No. 50A/26 to 50 and CTS No. 50A/67 to 145 and CTS No. 55(part) of Village Pahnadi Goregaon (West) situate, lying and being at Yashwant Nagar, Goregaon (West), Taluka



Handwritten signature

Handwritten signature

Borivali, P/S Ward of MCGM, Mumbai - 400 062 ("the said Property") under the provisions of Regulation 33(10) of the Development Control Regulations for Greater Mumbai, 1991 and/or under relevant provisions of Development Control and Promotion Regulation for Greater Mumbai, 2034 ("the Project"). The said Land is more particularly defined in the Schedule written hereinunder.

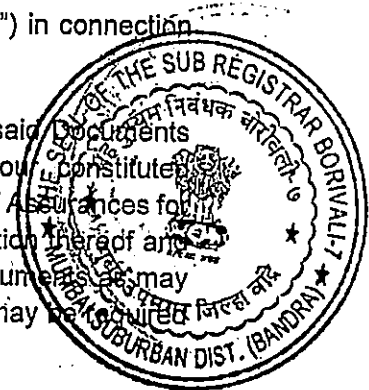
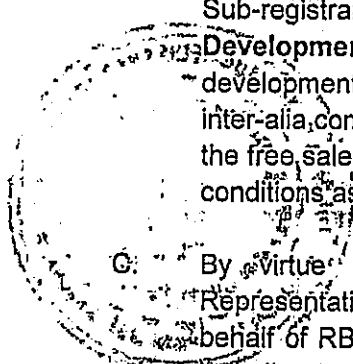
B. By and under Joint Development Agreement dated 14th February, 2020 executed by and between RBD and CRPL and registered with the Office of Sub-registrar of Assurances under Serial No. BRL-6/3101/2020 ("Joint Development Agreement"), RBD and CRPL agreed to undertake development of the said Land/ free sale land and implement the Project, inter-alia, comprising of a Real Estate Project known as '34 Park Estate' on the free sale portion of the said Land, in the manner and on the terms and conditions as set out therein.

G. By virtue of the Joint Development Agreement the Authorized Representatives shall be duly entitled to inter-alia take all decisions on behalf of RBD in relation to execution and implementation of the Project including to sign, execute and register all documents, deeds and writings viz. RERA Agreements for Sale, Deeds of Rectification, Supplementary Agreements, Deeds of Cancellation, Power of Attorney/s, or any other agreement, deed or document, declarations, affidavits and/or undertakings with the prospective premises/ flat/ apartment or unit buyers in the Project and may be required by CRPL and/or sign, execute and register indenture of mortgage, deed of re-conveyance, loan documents, agreements and/or any other document as may be required by the Lender, Bank or Financial Institution to avail project finance ("the said Document/s") in connection with the Project.

We have also been authorized to sign and execute the said Documents and/or lodge the same (either ourselves or through our constituted attorney) with the offices of the concerned Sub-Registrar of Assurances for registration, for and on behalf of RBD and to admit execution thereof and complete all the formalities for registration of the said Documents as may be required and to do all such acts, deeds and things as may be required for the aforesaid.

Being personally unable to appear before the offices of the concerned Sub-Registrar of Assurances at Mumbai and to admit execution of the said Document/s, we are desirous of appointing **MR.SANDEEP.C.DUBEY**, aged about 37 years and **MR:DEEPAK L JOSHI**, aged about 54 years as our true and lawful attorneys who shall be severally entitled to admit the execution of the said Documents duly executed by us and to lodge the said Document/s for registration and appear before the concerned Sub-Registrar of Assurances and complete all the formalities for registration of the said Document/s as may be required and to do all such acts, deeds and things as may be required for the aforesaid.

NOW KNOW WE ALL MEN AND THESE PRESENTS WITNESSES THAT, WE, (i) **MR. NALIN JAGDISH GUPTA** and (ii) **MR. NAVIN PANSARI** do hereby appoint, constitute and nominate, **MR:SANDEEP C DUBEY**, an Indian inhabitant, aged 37 years and **MR:DEEPAK L JOSHI**, an Indian inhabitant, aged 54 years, both employees of Reddy Builders and Developers having address at Reddy House, Opposite Dena Bank, Marve Road, Malad (West), Mumbai-400064.



बरल - १		
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बरल - ७		
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Handwritten signatures and names of the parties, including 'Kandeeh', 'Nalin', 'Navin', and 'Sandeep'.

severally as our true and lawful constituted attorney ("said Attorney") for and on our behalf to do, the following acts, deeds, matters and things, namely:-

1. To present and lodge the said Document/s for registration with the office of the concerned Sub-Registrar of Assurances at Mumbai and to appear before him and/or to attend and remain present whenever called upon before the office of the concerned Sub-Registrar of Assurances at Mumbai and to admit execution thereof in respect of Document/s signed and executed by the Grantors.
2. To receive the said Documents from the Sub-Registrar of Assurances at Mumbai after registration and to give proper receipt and discharge for the same.
3. To pay necessary charges, fees, etc., as may be required in relation to the above.
4. To generally do any and all other act/s, deeds, matters and things that may be required for undertaking the aforesaid.
5. We, Authorized Representative of the Developer i.e. RBD hereby and undertake to allow, ratify and confirm all and whatever the said Attorneys shall lawfully do or cause to be done in or about the aforesaid and matters aforesaid.

AND GENERALLY, to do and perform all acts, deeds, matters and things necessary for and/or incidental and/or related to all or any of the purposes aforesaid, and for giving full effect to the purposes of these presents, fully and effectually in all respects as I/We could personally do and perform.

WE HEREBY AGREE AND CONFIRM that this Power of Attorney shall be irrevocable.

IN WITNESS WHEREOF, I/ We hereunto have set and subscribed my/our respective hands to this Power of Attorney on the 26 day of August 2020.

THE SCHEDULE

(The said Property)

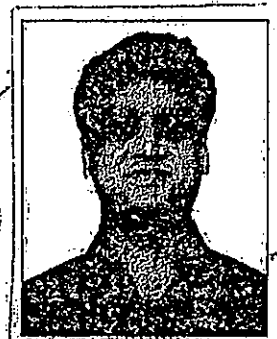
All those pieces and parcels of land admeasuring 19,259.62 square meters and bearing CTS No. 49(part), CTS No. 50-A(part), CTS No. 50A/26 to 50 and CTS No. 50A/67 to 145 and CTS No. 55(part) of Village Rahadi Goregaon (West) situate, lying and being at Yashwanth Nagar, Goregaon (West), Taluka Borivali, Mumbai - 400 062 and bounded as follows:

On or towards West	Police Colony;
On or towards East	44 feet existing Road;
On or towards North	Khaleel Compound and
On or towards South	K-63 Road;

SIGNED and DELIVERED by the within named Reddy Builders and Developers, through its authorized partner,
1) Mr. Nalin Jagdish Gupta,

For REDDY BUILDERS & DEVELOPERS

PARTNER

बरल - १		
५२२४	२	३६
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बरल - ७		
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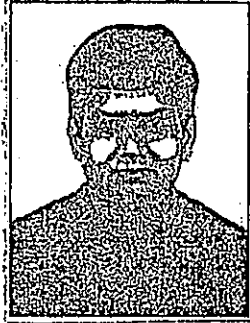
2) Mr. Navin Pansari
the presence of ...

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

For REDDY BUILDERS & DEVELOPERS
Navin
~~PARTNER~~ PARTNER

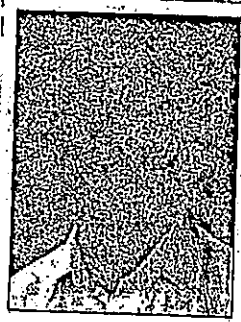


I, Mr. Sandeep C Dubey do hereby agree, confirm and accept the present Power of Attorney in my favour.



[Signature]
Sandeep C Dubey

I, Mr. Deepak L Joshi, do hereby agree, confirm and accept the present Power of Attorney in my favour.



[Signature]
Deepak L Joshi



बदल - १		
५२२४	१०	३६
२०२०		

बदल - ७		
२५६६	१२	३६
२०२०		



Government of India
Form GST REG-06
[See Rule 10(1)]

Registration Certificate

Registration Number : 27AA1FR0307D2ZM



1.	Legal Name	REDDY BUILDERS & DEVELOPERS			
2.	Trade Name, if any	REDDY BUILDERS & DEVELOPERS			
3.	Constitution of Business	Partnership			
4.	Address of Principal Place of Business	1ST FLOOR, REDDY HOUSE, OPP DENA BANK ORLEM, MARVE ROAD MALAD WEST, Mumbai Suburban, Maharashtra, 400064			
5.	Date of Liability				
6.	Period of Validity	From	02/04/2019	To	NA
7.	Type of Registration	Regular			
8.	Particulars of Approving Authority	Maharashtra			
Signature		Validity unknown Digitally signed by 27AA1FR0307D2ZM SERVICES TAX NETWORK (2) Date: 2019.04.02 16:45:23 +05'30'			
Name		Vandana Shinde			
Designation		STATE TAX OFFICER			
Jurisdictional Office		MUMBAI NODAL DIVISION 9			
Date of Issue of Certificate		02/04/2019			

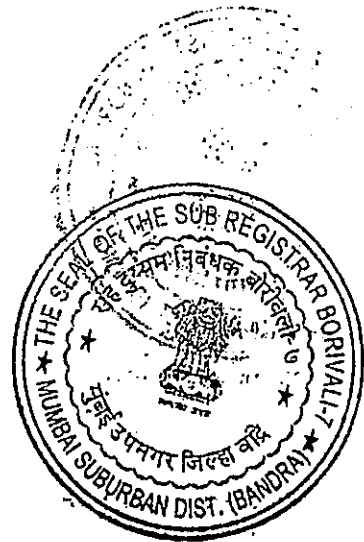
27AA1FR0307D2ZM	
99	38
19/04/20	



No. 6. The Registration Certificate is required to be prominently displayed at all places of business in the State.

This is a system generated digitally signed Registration Certificate issued based on the approval of application granted on 02/04/2019 by the jurisdictional authority.

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2020	930 962
2020	



१-१५६		
बाल-१		
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बाल-७		
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जायकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

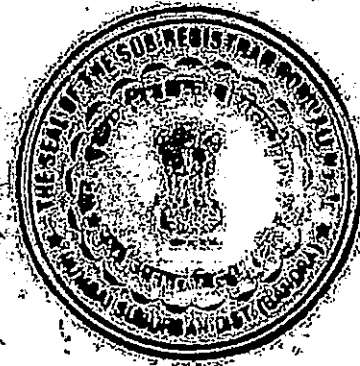


स्थायी खाता संख्या कार्ड
Permanent Account Number Card
AAIFR0307D



नाम / Name
REDDY BUILDERS & DEVELOPERS

दिनांक / Date of Incorporation
08/03/2005



बंदी - १		
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बंदी - ७		
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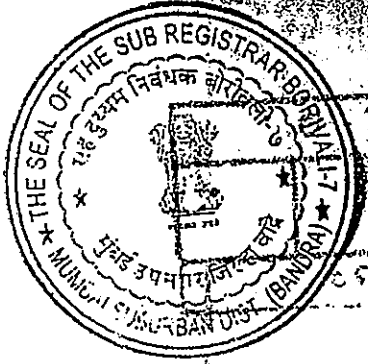
बरल - ७

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आयकर विभाग नरसिंह नगर
 INCOME TAX DEPARTMENT NARSINGH NAGAR
 INADINRAGDISHQUETA
 JAGDISHRUMAHADANAGAR
 2020

[Faint background text and a signature]



बरल - १		
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बरल - ७		
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बरल - २		
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05

बरल - ७		
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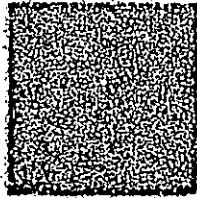
७ - २५



भारत सरकार
Unique Identification Authority of India

नोंदणी क्रमांक / Enrollment No.: 2017/50051/18532

To
 नसीम जगदीश कुमार गुप्ता
 Nalin Jagdish Kumar Gupta
 S/O: Jagdish Kumar Madantal Gupta
 Agarwal House, Plot No.8, 10th Floor N S Road No 4
 Behind N M College, Vileparle West
 Mumbai
 Vileparle (West)
 Mumbai, Maharashtra
 Maharashtra 400056
 9833331814
 UAO18185189IN



आपला आधार क्रमांक / Your Aadhaar No. :

2669 2118 0206

माझे आधार, माझी ओळख

माहिती

- आधार ओळखीचे प्रमाण आहे, नागरीकत्वाचे नाही.
- ओळख सिद्ध करण्यासाठी, ऑनलाईन अधिप्रमाणित करावे.

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.



- आधारला देशभराने मान्यता आहे.
- आधार भविष्यात सरकारी सेवांसाठी, शासकीय आणि कायदे मिळविण्यास उपयुक्त आहे.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

भारत सरकार
Unique Identification Authority of India

नोंदणी क्रमांक / Enrollment No.: 2017/50051/18532

To
 नसीम जगदीश कुमार गुप्ता
 Nalin Jagdish Kumar Gupta
 S/O: Jagdish Kumar Madantal Gupta
 Agarwal House, Plot No.8, 10th Floor N S Road No 4
 Behind N M College, Vileparle West
 Mumbai
 Vileparle (West)
 Mumbai, Maharashtra
 Maharashtra 400056
 9833331814
 UAO18185189IN

2669 2118 0206

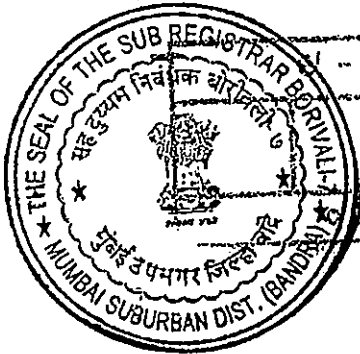
भारत सरकार
Unique Identification Authority of India

नोंदणी क्रमांक / Enrollment No.: 2017/50051/18532

To
 नसीम जगदीश कुमार गुप्ता
 Nalin Jagdish Kumar Gupta
 S/O: Jagdish Kumar Madantal Gupta
 Agarwal House, Plot No.8, 10th Floor N S Road No 4
 Behind N M College, Vileparle West
 Mumbai
 Vileparle (West)
 Mumbai, Maharashtra 400056

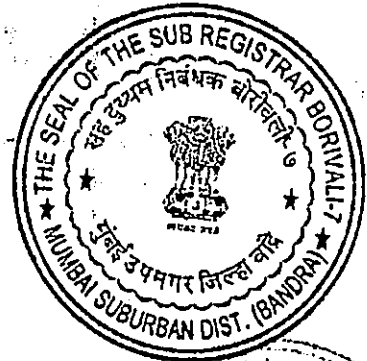
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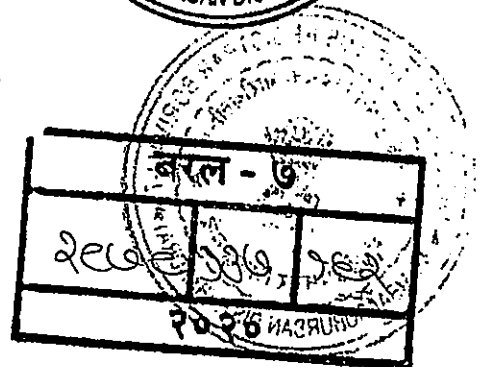
बरल - ७
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बरल - ७
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वरल - १		
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वरल - ७		
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आयकर विभाग
INCOME TAX DEPARTMENT



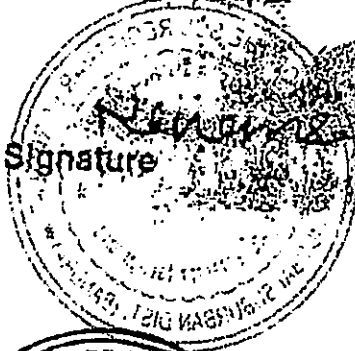
भारत सरकार
GOVT. OF INDIA

NAVIN KUMAR PANSARI

SANWARMAL RADHA KISHAN PANSARI

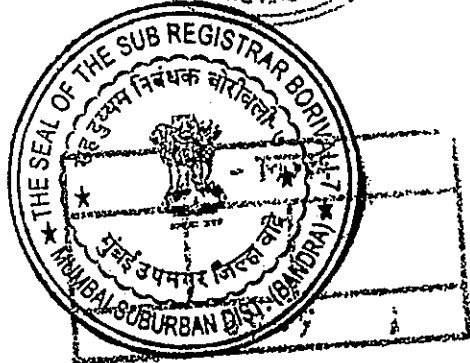
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Permanent Account Number

AADPP2684G



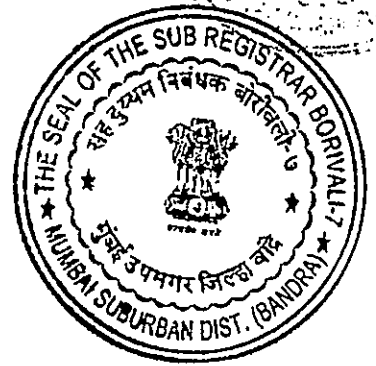
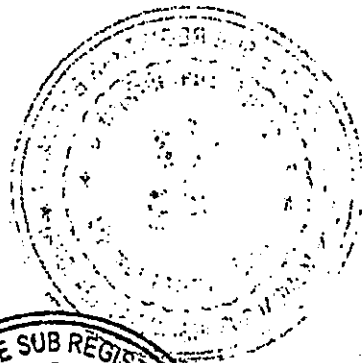
25092006

Navin



बरत - १		
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बरत - ७		
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बाल - १		
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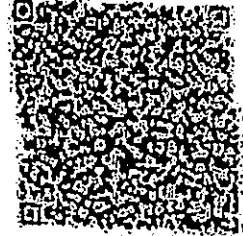
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GOVERNMENT OF INDIA

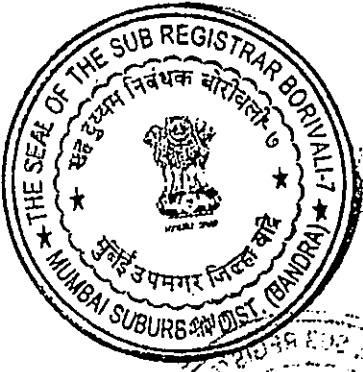
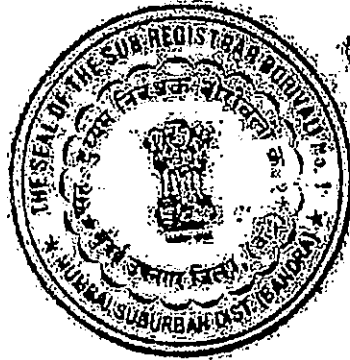


नवीन सानवरमा पर्सान
Navin Sanwarma Parsan
जन्म वर्ष / Year of Birth: 1961
पुंस, Male



3672 0082 0494

आधार - सामान्य माणसाचा अधिकार



आधार प्रधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता: ११४० विकास पार्क सीएचएस
एमडीडी, न्यू लिंकिंग रोड, मिन्चोव्ही,
माताद, माताद वेस्ट डेली, मुंबई, महाराष्ट्र
४०००६४

Address: D-30, Vikas Park CHS
E-10, New Linking Road
Munchowky Matad, Matad West
Daly Mumbai, Matad West Daly
Maharashtra 400064

वर्ष - १		
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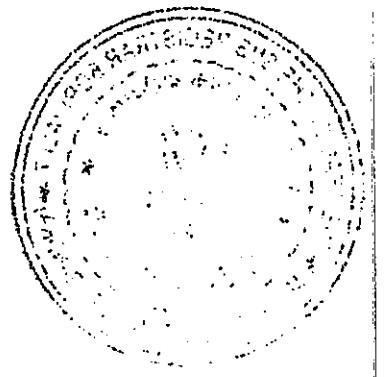
1947
1500 712 1347

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1347
Bangalore 560 003

वर्ष - १०		
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बल - १		
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आयकर विभाग
आयकर विभाग



GOVT. OF INDIA

INCOME TAX DEPARTMENT

SANDEEP C DUBEY

CHANDRA PRAKASHI DUBEY

02/12/1983

Department Assesment Number

AHTPD4112C

Sandeep Dubey

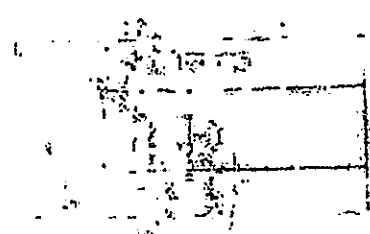
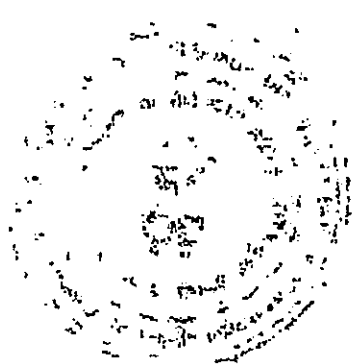
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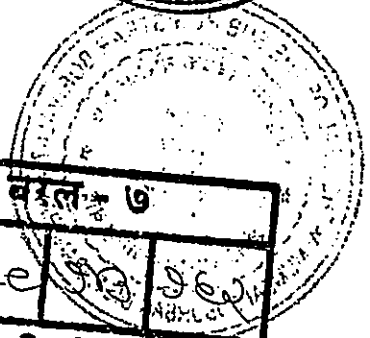
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वरल - ७		
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Sandeep Dubey

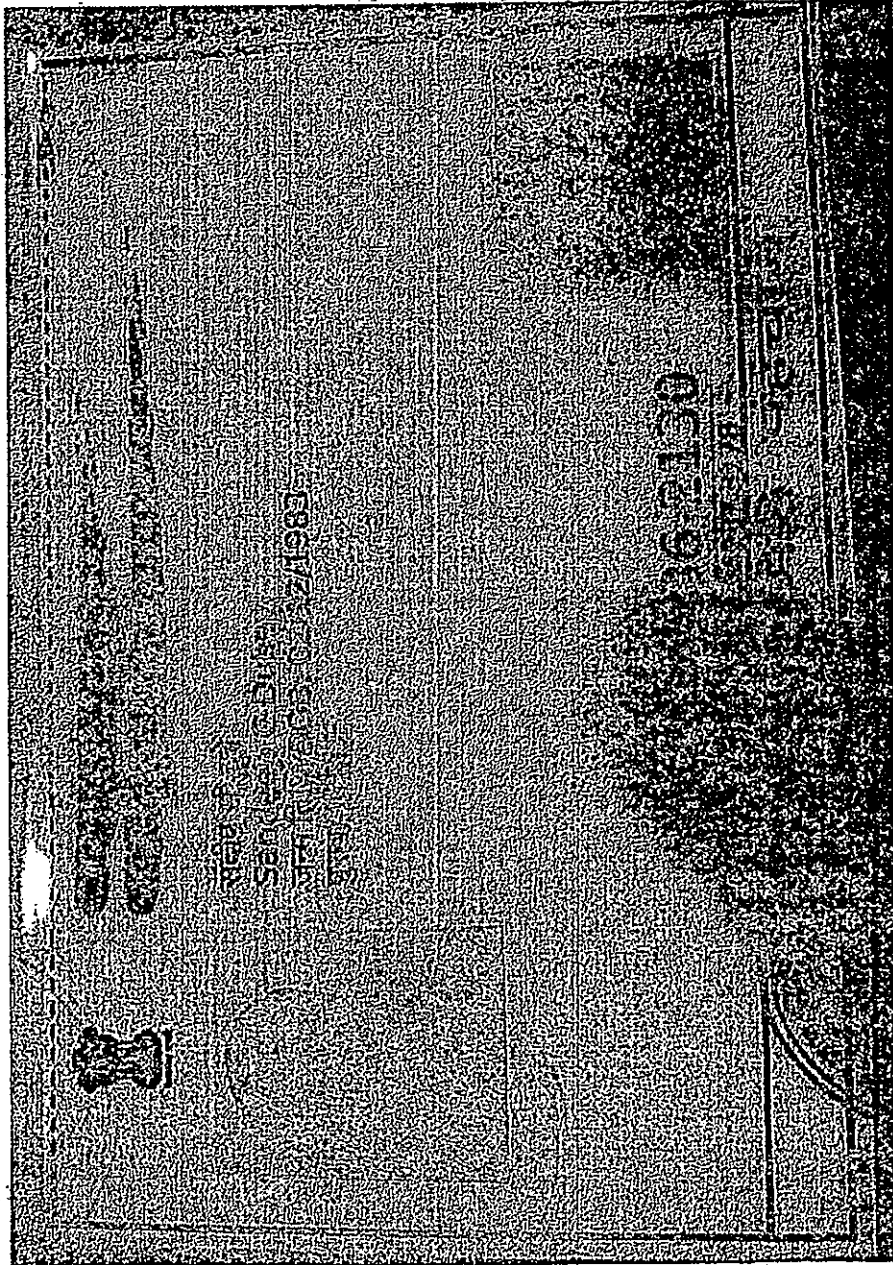


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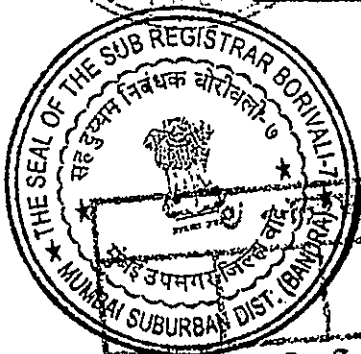


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बदल - ७		
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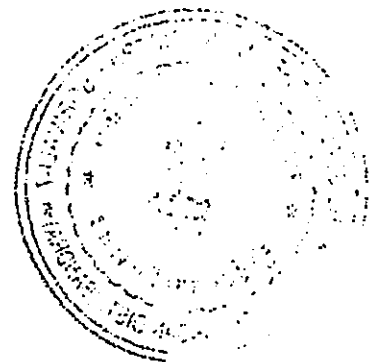
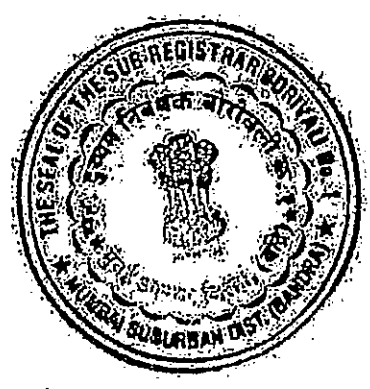
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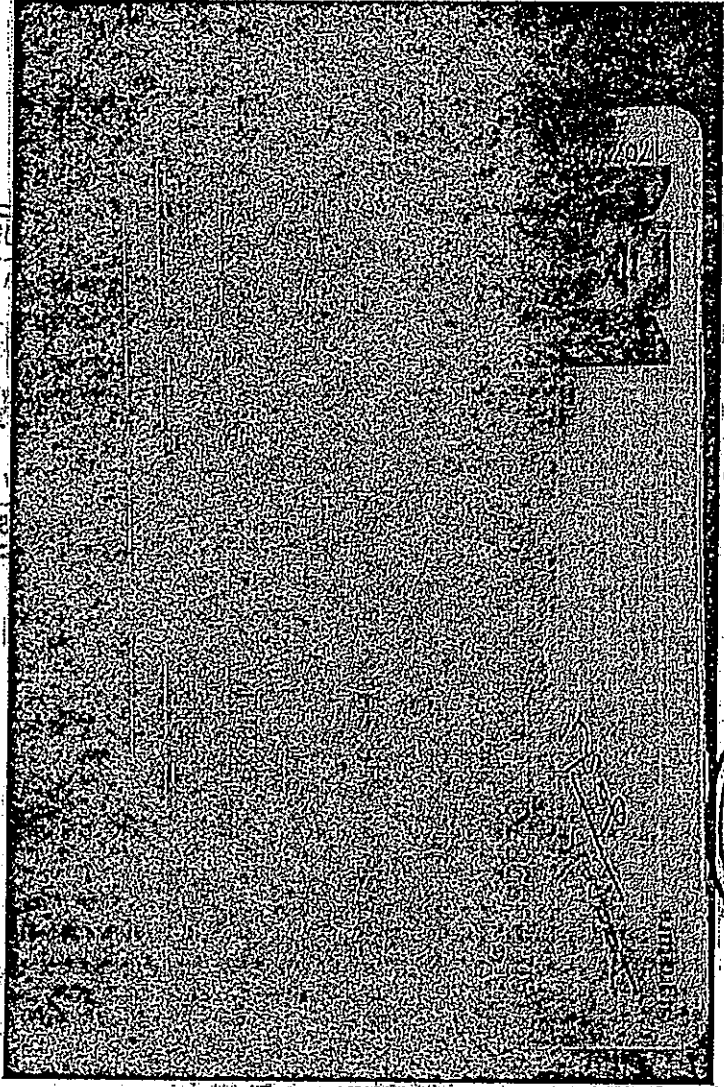
बंरल - ७		
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बंदल - १		
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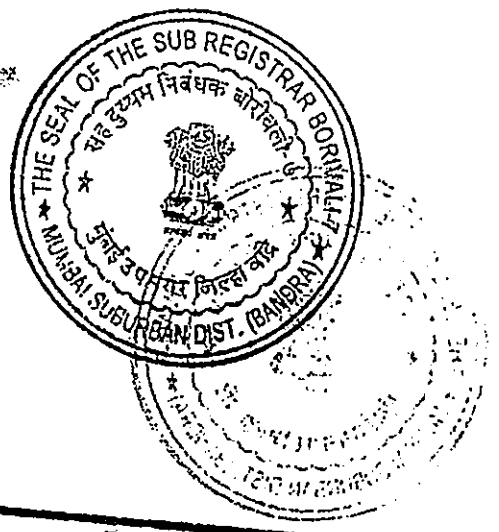


बाल - १		
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बाल - ७		
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बाल - २		
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बाल - ७		
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भारत सरकार

Government of India

दिपक लाभकर जोशी
Deepak Labhashankar Joshi

जन्म वर्ष/ Year of Birth: 1966
पुरुष/Male



2580 2801 7899

आधार - सामान्य माणसाचा अधिकार

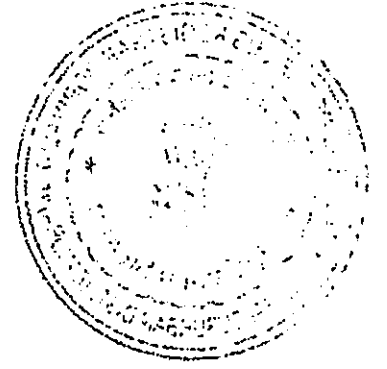


Deepak Joshi



वरल - २		
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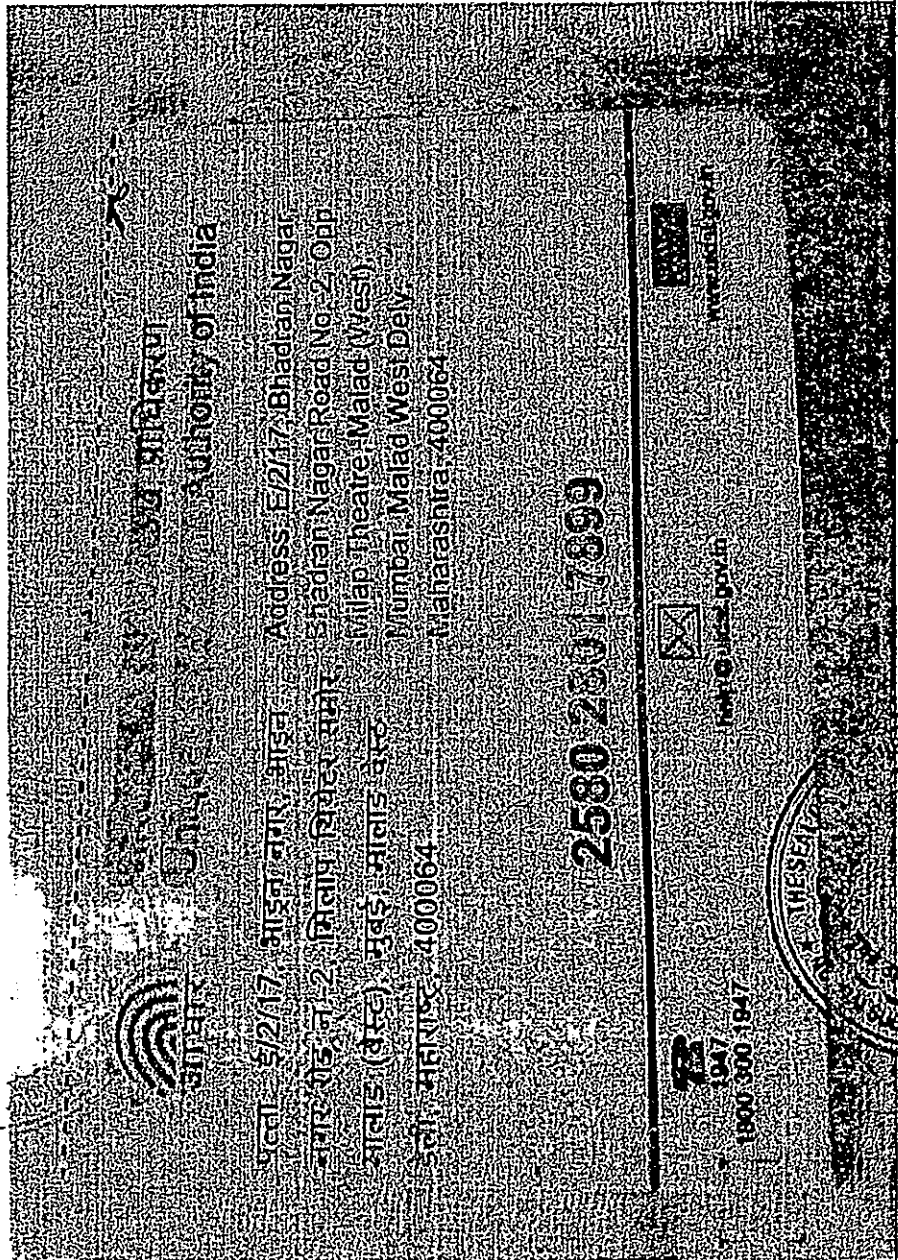
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बरल - १		
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बरल - ७		
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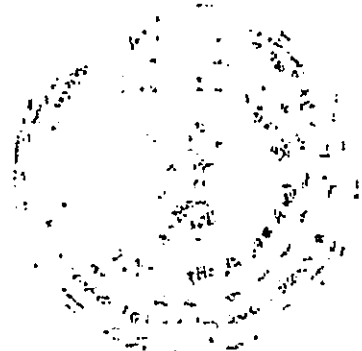
वरल-१		
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बल - १		
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बल - ७		
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THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE
 DL No: MH02 49970057458
 Valid till: 28-01-2028 (NT)



DL No: 28024997
 04-05-2020 (TR)

05-05-2017
 AUTHORITY TO DRIVE FOLLOWING CLASS :
 OF VEHICLES THROUGHOUT INDIA

FORM 7
 RULE 11 (7)



GOV DOI
 LMV 28-11-1997
 3W-GV 21-03-1998
 MCWG 29-02-1997

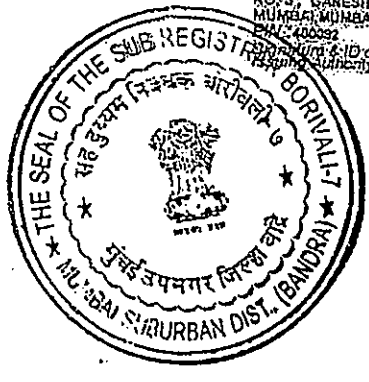
Badge: AR150543
 DOB : 23-01-1978 BG :

Name : HILESH HIRLEKAR
 S/O M. G. BALKRISHNA
 Add: ROOM NO. 31, SAIDHAM MANDAL CHAWL,
 NO. 3, GANESHI NAGAR, SHIMPOLI
 MUMBAI, MHRASHTRA
 PAN: 20092
 Signature & ID of
 Issuing Authority: MH02



Handwritten signature

Signature/Thumb
 Impression of Holder

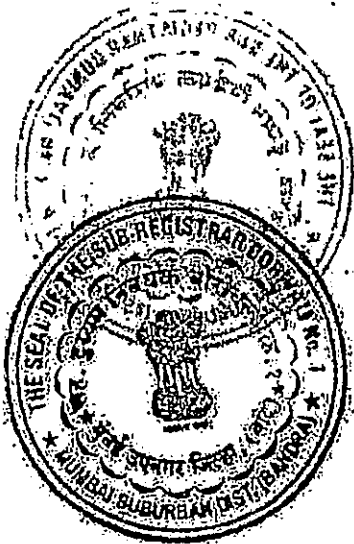
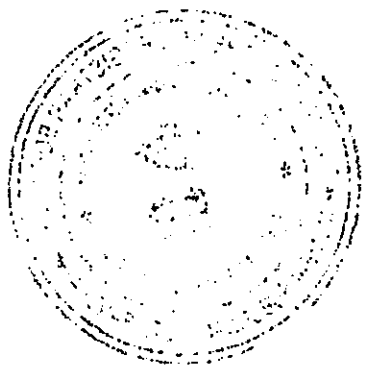


आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

हस्ताक्षरित खाते संख्या/कां
 Return/Account Number/Code
 B/HPS55598

JAGDISH RAMCHANDRA BAYAT
 RAMCHANDRA VITHALRAO

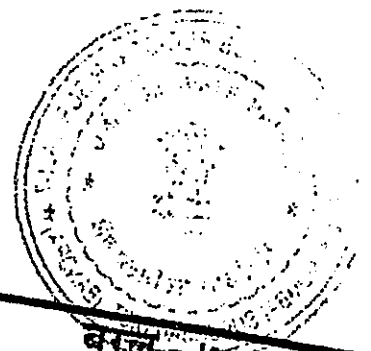


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वरल-२			
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वरल-७			
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०९०९			



दस्त गोपवारा भाग-२

वरल-१
दस्त क्रमांक: 5224/2020

20/08/2020 4:38:36 PM
दस्त क्रमांक: वरल-१ / 5224/2020
दस्ताची प्रकार :- पॉवर ऑफ अटॉर्नी

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: रेडी विल्डर्स अँड डेव्हलपर्स चे भागीदार नवीन जगदीश गुप्ता पत्ता: प्लॉट नं. १, इमारतीचे नाव: रेडी हाउस, ब्लॉक नं: ऑप देना बँक मार्ग रोड, रोड नं: मालाड पश्चिम, महाराष्ट्र, मुंबई. पिन नंबर: AAIFR0307D	कुलमुखपार दिनांक: २०/०८/२०२० वय: ५४ स्वाक्षरी: [Signature]		
2	नाव: रेडी विल्डर्स अँड डेव्हलपर्स चे भागीदार नवीन पेंसारी. पत्ता: प्लॉट नं. १, इमारतीचे नाव: रेडी हाउस, ब्लॉक नं: ऑप देना बँक मार्ग रोड, रोड नं: मालाड पश्चिम, महाराष्ट्र, मुंबई. पिन नंबर: AAIFR0307D	कुलमुखपार दिनांक: २०/०८/२०२० वय: ५९ स्वाक्षरी: [Signature]		
3	नाव: संदीप सी डवे पत्ता: प्लॉट नं. १, इमारतीचे नाव: रेडी हाउस, ब्लॉक नं: ऑप देना बँक मार्ग रोड, रोड नं: मालाड पश्चिम, महाराष्ट्र, मुंबई. पिन नंबर: AHTPD4112C	पॉवर ऑफ अटॉर्नी दिनांक: २०/०८/२०२० वय: ३७ स्वाक्षरी: [Signature]		
4	नाव: दिपक जोशी पत्ता: प्लॉट नं. १, इमारतीचे नाव: रेडी हाउस, ब्लॉक नं: ऑप देना बँक मार्ग रोड, रोड नं: मालाड पश्चिम, महाराष्ट्र, मुंबई. पिन नंबर: AIFPJ3987Q	पॉवर ऑफ अटॉर्नी दिनांक: २०/०८/२०२० वय: ५४ स्वाक्षरी: [Signature]		

वरील दस्तऐवज करून देणाऱ्या तर्फे पॉवर ऑफ अटॉर्नी चा दस्तऐवज करून दिल्याचे कमुल करतात.
शिकका क्र. ३ ची वेळ: 20/08/2020 04:37:46 PM

ओळखणे
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणाऱ्या व्यक्तीचा ओळखतात, व त्यांची ओळख पटवितात

अनु क्र: पक्षकाराचे नाव व पत्ता

1. नाव: जगदीश सावंत
वय: ४०
पत्ता: इस्तिफाद साळू सुन्दाम नगर बोरीवली पूर्व
पिन कोड: ४००९६६

2. नाव: नितेश हिलेकर
वय: ४०
पत्ता: साईधाम मंडळ शिपोली बोरीवली पश्चिम
पिन कोड: ४००९९२

प्रमाणित करणारे वकील
दस्तावेज करून देणाऱ्या व्यक्तीचा

सह दस्तावेज करून देणाऱ्या व्यक्तीचा

शिकका क्र. ४ ची वेळ: 20/08/2020 04:38:28 PM

सह दस्तावेज करून देणाऱ्या व्यक्तीचा

वरल-१
५२२४ ३६ ३६
अप्राचिन २०२० अंगठ्याचा ठसा

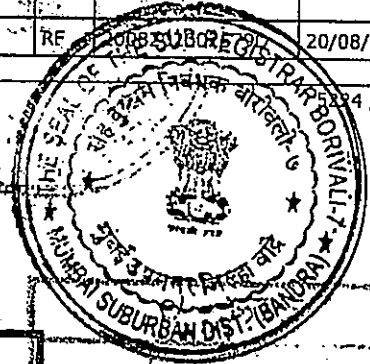


वरल-१/ ५२२४/२०२०
पुस्तक क्रमांक १, क्रमांक.....वर
नोंदला. २०/०८/२०२०
दिनांक

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used	Deface Number	Deface Date
1	REDDY BUILDERS AND DEVELOPERS	eChallan	69103332020082011334	MH003451041202021E	500.00	SD	0001527351202021	20/08/2020
2	REDDY BUILDERS AND DEVELOPERS	eChallan		MH003451041202021E	100	RF	0001527351202021	20/08/2020
3		DHC		0000202002579	720	RF		20/08/2020

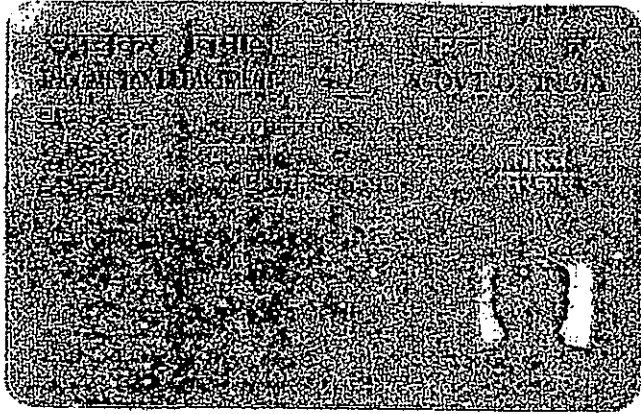
[SD:StampDuty] [RF:Registration Fee] [DHC: Document Handling Charges]

1. Verify Scanned Document for correctness and authenticity (4 pages) and printout after scanning.
2. Get print immediately after registration.
If you have any feedback, please mail us at feedback.isarita@gmail.com



वरल - ७
२००० २५७६२
२०२०

1) खाखी बख



7

2) खाखी बख

THE GOVERNMENT OF INDIA
 MAHARASHTRA STATE MOTOR DRIVING LICENCE

Dist. No. MH02 13970057193
 Valid till: 28-01-2028 (TR)

DOI: 24-02-1997
 04-05-2020 (TR)
 05-05-2017

AUTOMATICALLY TO DRIVE FOLLOWING CLASS
 OF VEHICLES THROUGHOUT INDIA

Age: ARH50513
 DOB: 29-01-1978 BG:

Name: NILESH HIRLEKAR
 S/D/W of: BALKRISHNA
 Add: ROOM NO. 3, SAIDHAM MANDAL CHAWL
 NO. 3, GANESH NAGAR, SHIMPOLI
 MUMBAI, MUMBAI, MH
 PIN: 400092

Signature & ID of Issuing Authority

Signature/Thumb Impression of Holder

FORM 7
 RULE 16 (2)



2020

2020

0909

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

CHIRAG RANJIT PATEL

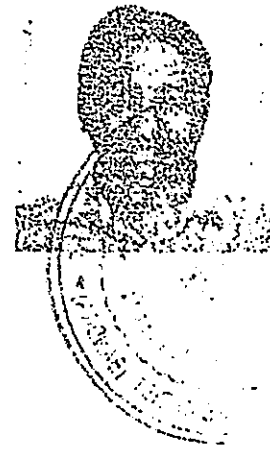
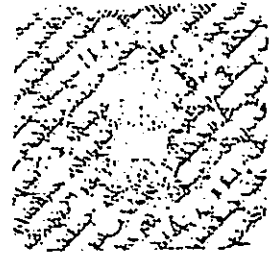
RANJIT DAYABHAI PATEL

21/04/1982

Permanent Account Number

APXPP9181M

Chirag Patel
Signature



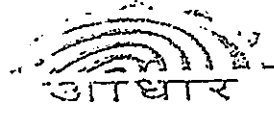
08082013

Chirag Patel



७ - १९८१		
०९०९		

बल - ७		
२६६६	५५०	९६२
२०२०		

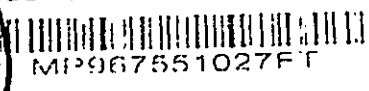
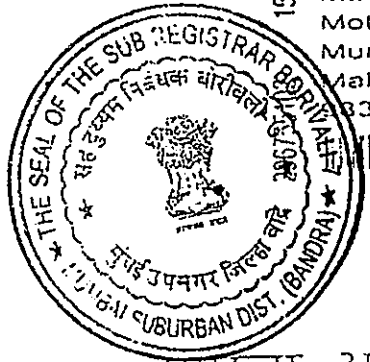


भारत सरकार
 Unique Identification Authority of India
 Government of India

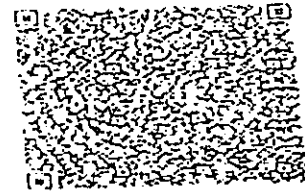
नोंदविण्याचा क्रमांक / Enrollment No.: 1207/21665/00408

To
 चिराग रंजित पटेल
 Chirag Ranjit Patel
 S/O: Ranjit Dayabhai Patel
 402 C Wing Galaxy Classique Off M G Road,
 Mitthanagar
 Opp BMC Office Goregaon West
 Mumbai
 Motilal Nagar
 Mumbai Mumbai
 Maharashtra 400104
 833021466

15/10/2015



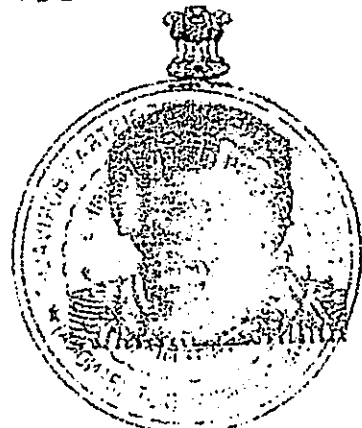
MP967551027FF



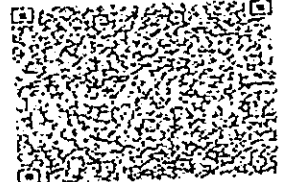
आपला आधार क्रमांक / Your Aadhaar No. :

6212 9470 5311

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
 Government of India
 चिराग रंजित पटेल
 Chirag Ranjit Patel
 जन्म तारीख / DOB : 21/04/1982
 पुरुष / Male



6212 9470 5311

आधार - सामान्य माणसाचा अधिकार

४ - ११३६
 Chirag Patel
 ०६०५

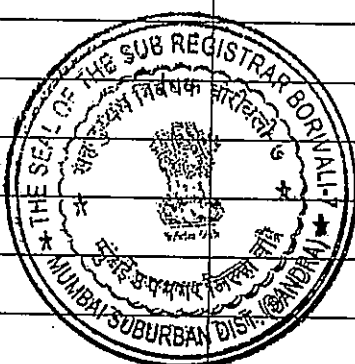
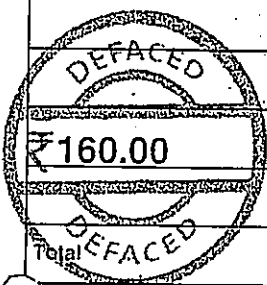
बॅरल - ७
 २२२२ ३५८ ३६२
 २०२०



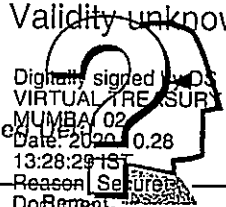
CHALLAN
MTR Form Number-6



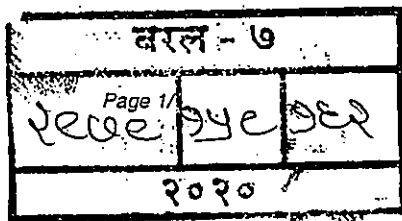
GRN	MH004896339202021E	BARCODE	[Barcode]		Date	28/09/2020-17:29:23	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	BRL7_JT SUB REGISTRAR BORIVALI 7			PAN No.(If Applicable)	APXPP9181M			
Location	MUMBAI			Full Name	Chirag Ranjit Patel			
Year	2020-2021 One Time			Flat/Block No.	FLAT NO. 1808 C WING 34 PARK ESTATE			
Account Head Details			Amount In Rs.	Premises/Bulding				
0030045501	Stamp Duty		160.00	Road/Street	YASHWANT NAGAR			
				Area/Locality	GOREGAON WEST			
				Town/City/District				
				PIN	4	0	0	1 0 4
				Remarks (If Any)	PAN2-AAIFR0307D-SecondPartyName=REDDY BUILDERS AND DEVELOPERS-			
				Amount In	One Hundred Sixty Rupees Only			
			160.00	Words				
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	69103332020092813165	687775179	
Cheque/DD No.				Bank Date	RBI Date	28/09/2020-17:37:28	29/09/2020	
Name of Bank				Bank-Branch	IDBI BANK			
Name of Branch				Scroll No. , Date	100 , 29/09/2020			



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 7506712291
रादर सलन केवल दुरराम निबधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी रादर सलन लागू नाही.



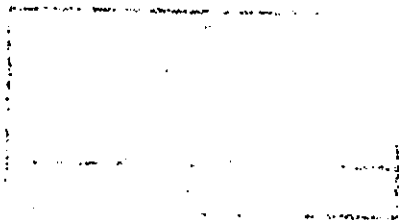
Sr. No.	Defacement No.	Defacement Date	Userid	Defacement Amount	
1	(IS)-451-2979	0002782274202021	28/10/2020-13:27:22	IQR196	160.00
Total Defacement Amount					160.00



Print Date 28-10-2020 01:28:29



बॉरल - ७		
१५५६	१५०१	१५६२
२०२०		



451/2979

बुधवार, 28 ऑक्टोबर 2020 1:27 म.नं.

दस्त गोपवारा भाग-1

वरल7

दस्त क्रमांक: 2979/2020

दस्त क्रमांक: वरल7 /2979/2020

वाजार मूल्य: रु. 1,09,69,569/-

मोवदला: रु. 1,29,92,000/-

भरलेने मुद्रांक शुल्क: रु.2,60,000/-

दु. नि. मह. दु. नि. वरल7 यांचे कार्यालयात

पावती:3286

पावती दिनांक: 28/10/2020

अ. क्र. 2979 वर दि.28-10-2020

मादरकरणाराचे नाव: चिराग रणजीत पटेल

गेजी 1:25 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 3240.00

पृष्ठांची संख्या: 162

एकुण: 33240.00

दस्त हजर करणाऱ्याची मही:

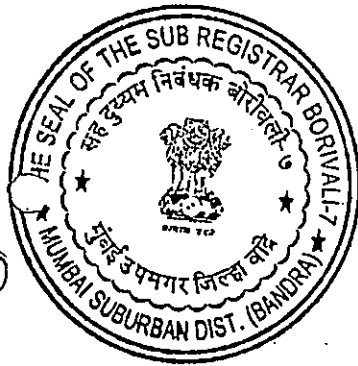
*Chirag Patel**Shavan*पुसतक नियंत्रक निबंधक/बोरीवली-७,
मुंबई उपनगर-जिल्हा.

दस्ताचा प्रकार: करणनामा

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

शिक्रा क्र. 1 28 / 10 / 2020 01 : 25 : 14 PM ची वेळ: (सादरीकरण)

शिक्रा क्र. 2 28 / 10 / 2020 01 : 27 : 15 PM ची वेळ: (फी)

*Shavan*पुसतक नियंत्रक निबंधक/बोरीवली-७,
मुंबई उपनगर-जिल्हा.

प्रतिज्ञापत्र

* सदर दस्तावेज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. * दस्तावेज संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. * दस्ताची सत्यता, वैधता कायदेशीर बांधींसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

Sanjeev Dabey

देणारे

Chirag Patel

लिहून घेणारे:

वरल - ७

२६६	९६२
२०२०	



दस्त गोपवारा भाग-2

बरल 7

28/10/2020 1 30:11 PM

दस्त क्रमांक:2979/2020

दस्त क्रमांक :बरल7/2979/2020

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	द्वयाचित्र	अंगठ्याचा उमा
1	नाव:रेड्डी विन्डर्स अँड डेव्हलपर्स चे प्रागिदार नवीन पंमारी तर्फे मुख्यालय मंदीप दुवे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रेड्डी हाउस, ब्लॉक नं: ऑप देना वॉक मार्चे रोड, रोड नं: मालाड पश्चिम मुंबई, महाराष्ट्र, मुंबई. पिन नंबर:AAIFR0307D	लिहून देणार वय :-37 स्वाक्षरी:-		
2	नाव:चांडक रिअल्टर्स प्रा लि चे मंचालक अभय चांडक तर्फे मुख्यालय प्रदीप पत्र पत्ता:प्लॉट नं: 807/808, माळा नं: 8 वा मजला, इमारतीचे नाव: हबटाउन सोनारीम, ब्लॉक नं: एन एम फडके मार्ग ऑप तेली गल्ली, रोड नं: अंधेरी पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन नंबर:AADCC0680N	लिहून देणार वय :-44 स्वाक्षरी:-		
3	नाव:चिरग रणजीत पटेल पत्ता:प्लॉट नं: 402, मी विंग, माळा नं: -, इमारतीचे नाव: गलेवमी क्वाटर्स, ब्लॉक नं: मिटानगर, रोड नं: गोरगाव पश्चिम, महाराष्ट्र, मुंबई. पिन नंबर:APXPP9181M	लिहून देणार वय :-38 स्वाक्षरी:-		

वरील दस्तगवेवज करून देणार नथाकथीन करारनामा चा दस्त गेवज करून दिल्याचे कवुल करतात.
शिक्का क्र.3 ची वेळ:28 / 10 / 2020 01 : 29 : 14 PM

ओळख:-

खानील इमम अमे निवेदीन करताना की ते दस्तगवेवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख तटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

- नाव:निलेश हिलेकर
वय:40
पत्ता:22 हैप्पी जीवन शांती आश्रम बोरीवली पश्चिम
पिन कोड:400101
- नाव:जयदीप मावंत
वय:42
पत्ता:इम्नियाड चाल मुन्दास नगर बोरीवली पूर्व
पिन कोड:400066

बरल - ७

२९७९ १६२ १६२

२०२०

शिक्का क्र.4 ची वेळ:28 / 10 / 2020 01 : 29 : 42 PM

शिक्का क्र.4 ची वेळ:28 / 10 / 2020 01 : 30 : 02 PM नोंदणी पुस्तक 1 मध्ये

पुस्तक दुय्यम निबंधक बोरीवली-७, मुंबई उपनगर जिल्हा.

प्रमाणित करण्यात येते की, हा दस्तावाच्ये एकूण.....१६२.....पाने आहेत.
बरल - ७/ २९७९ / १०२०
पुस्तक क्रमांक १ क्रमांक.....वा नोंदला.

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	दिनांक AI	Reference Number	Refere Date
1	Chirag Ranjit Patel	eChallan	69103332020092813165	MH004896339202021E	160.00	SD 28/10/2020	000274202021	28/10/2020
2	Chirag Ranjit Patel	eChallan	00040572020090929405	MH004188598202021E	259840.00	SD 28/10/2020	0002782275202021	28/10/2020
3		By Cash			3240	RF		
4	Chirag Ranjit Patel	eChallan		MH004188598202021E	30000	RF	0002782275202021	28/10/2020

[SD:Stamp Duty] [RF:Registration Fee] [OC:Occurrence] [HC:Handling Charges]

2979 /2020

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