

 **MARATHON**

**AGREEMENT
FOR SALE**

MARATHON
neo VALLEY

Flat No. NMD-3-809

391 22103

पावती

Original/Duplicate

Thursday, November 02, 2023

नोंदणी क्र.: 39म

3:04 PM

Regn.: 39M

पावती क्र.: 23866

दिनांक: 02/11/2023

गावाचे नाव: कांजुर

दस्तऐवजाचा अनुक्रमांक: करल4-22103-2023

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: अंकिता शरद चव्हाण

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1720.00

पृष्ठांची संख्या: 86


एकूण:

रु. 31720.00

मुळ दस्त परत मिळाला

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

3:24 PM ह्या वेळेस मिळेल.


सह दु.निबंधक कुर्ला 4

बाजार मूल्य: रु.4864610.432 /-

मोबदला रु.6285154/-

भरलेले मुद्रांक शुल्क: रु. 377200/-

सह दुय्यम निबंधक वर्ग-२
कुर्ला-४, मंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रकम: रु.1720/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1123012514810 दिनांक: 02/11/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009309069202324E दिनांक: 02/11/2023

बँकेचे नाव व पत्ता:

मुळ दस्त परत मिळाला

मुल्यांकनासाठी विचारात घेतलेला
तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला

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



सूची क्र.2

दुसऱ्या निबंधक - राह दुनि, कुर्ला 4
दस्ता क्रमांक - 22103/2023
नादणी
Regn 53m

गावाचे नाव : कांजुर

(1)सिमेंट व पक्का	करारनामा
(2)सिमेंट	6285154
(3) बाजारभावाप्रमाणे मूद्राक शुल्क	4864610 432
(4) बाजारभावाप्रमाणे नादणी शुल्क	1) पांढीचे नाव मुंबई मलगा इतर वपेत सदरिका नं. 0809 वी विंग, माळा नं. 8 वी माळी, इमारतीचे नाव - मरेशान निमोव्ही जमेदा विस वी ब्लॉक नं. सादव नाका शिवसेना शाखेच्या जवळ, रोड - देवीगावा रोड भाद्रप-पश्चिम मुंबई-400078 इतर माहिती - सदरिका शेर 33.44 चौ मी (360.00 चौ फूट)कारपेट(रेस पत्राणी) PUI SX0907072000000 ।। C I S Number 21-pt.22-pt.23-pt.23।2-pt.23।3।23।4।24।25-pt))
(5) दस्तऐवज करण	1) 33.44 चौ मीटर
(6) नादणी शुल्क वही देण्यात आलेले पत्र	
(7) दस्तऐवज करण देणाऱ्या पक्षकाराचे व किता टिकाणी न्यायालयाचा हुकूमतामा किता आदेश नसल्यास प्रतिवादिचे नाव व पत्ता	1) नाव -नेवसदान फिस्कल सर्विसेस प्रायव्हेट लिमिटेड पुण्यावतीने सिनियर मनेजर आणि अधिकृत व्यक्ती टवाराकानाय के. राव याच्यावतीने कुलमुखत्यार मीरान रॉबिन वी मॅर्यू वय -26 पत्ता -प्लॉट नं. 702, माळा नं. - इमारतीचे नाव - मरेशान ब्लॉक नं. मुंबई-पश्चिम रोड नं. मुंबई नॉर्द गावेगाव लिक रोड, मुंबई-पश्चिम, मुंबई-400080 - AACCN9837F, महाराष्ट्र, MUMBAI पिन कोड:-400080 पॅन नं:-AACCN9837F
(8) दस्तऐवज करण देणाऱ्या पक्षकाराचे व किता टिकाणी न्यायालयाचा हुकूमतामा किता आदेश नसल्यास प्रतिवादिचे नाव व पत्ता	1) नाव -अकिता शरद चव्हाण वय:-26, पत्ता-प्लॉट नं:-9, माळा नं. - इमारतीचे नाव, साई कृपा सोसायटी , ब्लॉक नं: समर्थ नगर , रोड नं: भाद्रप-पश्चिम मुंबई-400078, महाराष्ट्र, मुंबई, पिन कोड:-400078 पॅन नं:-BFNPC6831E 2) नाव -अक्षया शरद चव्हाण वय:-28, पत्ता -प्लॉट नं: 9, माळा नं. - इमारतीचे नाव साई कृपा सोसायटी , ब्लॉक नं: समर्थ नगर , रोड नं: भाद्रप-पश्चिम मुंबई-400078, महाराष्ट्र, मुंबई, पिन कोड:-400078 पॅन नं:-AZJPC2757N
(9) दस्तऐवज करण दिव्याचा दिनांक	11/10/2023
(10) दस्त नादणी केल्याचा दिनांक	02/11/2023
(11) अनुक्रमांक खंड व पृष्ठ	22103/2023
(12) बाजारभावाप्रमाणे मूद्राक शुल्क	377200
(13) बाजारभावाप्रमाणे नादणी शुल्क	30000
(14) शेर	

मुल्याकनासाठी विचारात घेतलेला तपशील -

मूद्राक शुल्क आकारताना निवडलेला अनुच्छेद -

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



Index-II

Payment Details			GRN/Licence	Amount	Used At	Deface Number	Deface Date	
sr.	Purchaser	Type	Verification no/Vendor					
1	ANKITA SHARAD CHAVAN AND OTHER	eChallan	69103332023101110869	MH009309069202324E	377200.00	SD	0005472060202324	02/11/2023
2		DHC		1123012514810	1720	RF	1123012514810D	02/11/2023
3	ANKITA SHARAD CHAVAN AND OTHER	eChallan		MH009309069202324E	30000	RF	0005472060202324	02/11/2023

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



Shri. Anand
 सह-दुय्यम निबंधक वर्ग-२
 कुर्ला-४, पंढरं उपनगर जिल्हा

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN	1123012514810
Date	01/11/2023
Received from Nexzone Fiscal Services Pvt.Ltd., Mobile number 9819577422, an amount of Rs 1720/- towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Kurla 4 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name	SBIN
Date	01/11/2023
Bank CIN	10004152023110113870
REF No.	330517789570
This is computer generated receipt, hence no signature is required.	

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CHALLAN
MTR Form Number-6



GRN	MH0009309069202324E	BARCODE		Date	11/10/2023-11.31.24	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)	BFNPG6831E		
Office Name	KR.4_JT SUB REGISTRAR KURLA NO 4	Full Name	ANKITA SHARAD CHAVAN AND OTHER				
Location	MUMBAI	Flat/Block No.	FLAT NO 809 B WING MARATHON NEOVALLEY				
Year	2023-2024 One Time	Premises/Building	NARMADA करल ४				

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN	Remarks (If Any)
0030045501 Stamp Duty	377200.00	ROAD GADHAV NAKA NEAR	MUMBAI		4 0 0 0 7 8	PAN=AAACCN9837F-Second Party Name=HEXZON SERVICES PRIVATE LIMITED-CA=52854
0030063301 Registration Fee	30000.00					
Total						Amount In Words Four Lakh Seven Thousand Two Hundred Rupees Only

22/10/23
SHIVSENA SHAKHA BHANDUP WEST



Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332023101110869	732851321
Cheque/DD No.		Bank Date	RBI Date	11/10/2023-11.41.03	Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK		
Name of Branch		Scroll No. , Date	Not Verified with Scroll		

Department ID: Mobile No. : 9167872023
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Chavan *Alhavan*

[Signature]

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2023



[Handwritten signature]

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Mumbai this 11th day of October 2023

BETWEEN

Nexzone Fiscal Services Private Limited, a Private Limited Company registered under the provisions of the Companies Act, 1956 and deemed existing under the provisions of the Companies Act, 2013, having its registered office at 702, Marathon Max, Junction of Mulund-Goregaon Link Road, Mulund (West), Mumbai-400 080, hereinafter referred to as "**the Promoter**" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and permitted assigns) of the **One Part**;

AND

Ms. Ankita Sharad Chavan, Ms. Akshaya Sharad Chavan, having his/her/their address at **9, Sai Krupa Soc, Samarth Nagar, Bhandup (West), Mumbai-400078, Maharashtra**, hereinafter referred to as "**the Allottee/s**", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an individual his/her/their heirs, executors, administrators and permitted assigns and in case of a partnership firm, 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 survivor and in case of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the coparcenary and survivor/s of them and the heirs, executors, administrators and assigns of the last survivor/s of them and in case of a trust the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and in case of a body corporate/company its successors and permitted assigns) of the **Other Part**.

The Promoter and the Allottee/s are for the sake of brevity individually referred to as "**the Party**" or collectively referred to as "**the Parties**".

[Handwritten signature]

[Handwritten signature: Chavan]

[Handwritten signature: Akshaya]

WHEREAS

A. TITLE

The details pertaining to the title/rights/entitlement of the Promoter to the said Larger Land are as follows

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- i. The Promoter is entitled to undertake the construction and development of all those pieces and parcels of land or ground total area admeasuring 7122.90 square meter, hereabouts bearing CTS No.21(pt) Corresponding to Survey No.124/1/1, CTS No.22(Part) Corresponding to Survey No.134/1/1 and Survey No.134/1, CTS No.23(pt), CTS No.23/2(pt), CTS Nos.23/3 and 23/4, CTS No.24 and CTS No.25(pt) Corresponding to Survey No.127(pt) and being any street at Village Kanjur, Bhandup (West) Taluka Kurla, within Registration District and Sub-District of Mumbai and Mumbai Suburban together with hereditaments, premises, structures standing thereon and more particularly described in the **First Schedule** hereunder written and delineated by Red colour boundary line on the Layout Plan is annexed hereto and marked as **Annexure-12** hereinafter referred to as **'the Larger Land'**
- ii. By and under Deed of Conveyance dated 7th February, 2018 registered with the office of Sub Registrar of Assurance at Kurla-1, under serial No.KRL1/1504/2018, Shri. Pratapsinh Shoorji Vallabhdas (since Deceased) his legal heirs Shri Aditya Pratapsinh Shoorji & Ors., the Owner/s, conveyed their right, title and interest in respect of CTS No.21(Part) Corresponding to Survey No.124/1/1 admeasuring 3548 Sq.mts., in favor of Nexzone Fiscal Services Private Limited and Matrix Waste Management Private Limited have confirmed the said transaction
- iii. By and under Deed of Conveyance dated 23rd September, 2016 registered with the office of Sub Registrar of Assurance at Kurla-2, under Serial No.KRL2/9420/2016, Shri. Rajiv Banwarilal Gupta & Ors. (therein referred to as 'the Vendors') of the First Part and Nexzone Fiscal Services Private Limited, (therein referred to as 'Purchaser') of the Second Part, the Vendors, conveyed their right, title and interest in respect of CTS No.22(Part) Corresponding to Survey No.134/1, admeasuring 4064.67 Sq.mts. in favor of Nexzone Fiscal Services Private Limited.
- iv. By and under Deed of Conveyance dated 17th July, 2017, registered with the office of Sub Registrar of Assurance at Kurla-1, under Serial No.KRL1/10380/2017 entered between 1. Shri Vasudeo Ramkrishna Inamdar 2. Shri Sanjay Ramkrishna Inamdar, 3. Smt. Jyoti Prakash Inamdar and 4. Smt. Amruta Prakash Inamdar (therein referred to as "Vendors") of the First Part, Nexzone Fiscal Services Private Limited (therein referred to as "Purchaser") of the Second Part, and Shri Vaibhav Atmaram Kokate being a Partner of M/s Shree Swami Samarth Developers (therein referred to as "Confirming Party") of the Third Part, the Vendors, conveyed their right, title and interest in respect of CTS No.22(Part) Corresponding to Survey No.134/1/1, admeasuring 586.5 Sq.mts. in favor of Nexzone Fiscal Services Private Limited.
- v. By and under Deed of Conveyance dated 13th September, 2017 registered with the office of the Sub Registrar of Assurance at Kurla-1, under serial No.KRL1/10377/2017 dated 17th October, 2017, executed between Shri Pratapsinh Shoorji Vallabhdas (since deceased) his legal heirs Shri Aditya Pratapsinh Shoorji & Ors. (therein referred to as "Vendors-1") of the First Part and Shri Vaibhav Atamaram Kokate & Anr. being the Partner of M/s. Shree Swami Samarth Developers (therein referred to as "Vendors-2") of the Second Part, Matrix Waste Management Private Limited (therein referred to as 'Matrix') of the Third Part and Nexzone Fiscal Services Private Limited, (therein referred to as 'Purchaser') of the Fourth Part; the Vendors-1 and 2 of CTS No.23 admeasuring 345.90 Sq.mts., CTS No.23/1 admeasuring 9.50 Sq.mt., CTS No. 23/2 admeasuring 16.10 Sq.mt., C.T.S. No. 23/3 admeasuring 22.30 Sq.mts. CTS No.23/4 admeasuring 15.10 Sq.mts. CTS No.24 admeasuring 624.70 Sq.mts. and CTS No.25(pt) admeasuring 131 Sq.mt. conveyed their right, title and interest in respect thereof in favor of Nexzone Fiscal Services Private Limited.
- vi. By a Gazette Notification bearing reference no.SLM/IMP/CA/II/KJR dated 1st June, 1984 published in the Maharashtra Government Gazette on 5th July, 1984, wherein, the Deputy Collector (ENC) and Competent Authority Sub-Division Kurla-I has declared the said Larger Land as Slum Areas under the provision of Section 4(1) of the Maharashtra Slum Areas (Improvement, clearance and Redevelopment) Act, 1971("Slum Act").
- vii. The said Larger Land was fully encroached upon and was occupied by various slum dwellers. The slum dwellers on the said Larger Land formed themselves into a society known as 'Shri Swami

Shavan

Shavan

Samarth (S.R.A.) Sahakari Grah Nirman Sanstha' (Proposed) and have given their Consent to the Promoter for redevelopment of the said Larger Land in accordance with the Common Act and Development Control Regulations No.33(10) for Municipal Corporation of Greater Mumbai. The amendments made in respect thereof.

APPROVALS/PERMISSIONS

- i. The Dy. Collector (Encroachment/Removal) and Competent Authority, Bhandup has issued Annexure-II dated 23rd January, 2020 which is revised from time to time.
- ii. The Slum Rehabilitation Authority ("SRA") has granted its approval for Slum Rehabilitation Scheme on the said Larger Land under the provisions of Regulation 33(10) of the DCR, and has issued a Letter of Intent (LOI) bearing No S/PVT/0149/20181010/LOI dated 10th June, 2022 in favour of the Promoter on the terms and conditions more particularly stated therein and amended/revised from time to time. The copy of the LOI is annexed hereto and marked as **Annexure "3"**.
- iii. The SRA has issued Intimation of Approval ("IOA") bearing no. S/PVT/0149/20181010/API/C dated 12th August, 2022 for Building in favour of the Promoter which is revised/amended from time to time. The copy of IOA is annexed hereto and marked as **Annexure "4"**.
- iv. The SRA has issued Commencement Certificate ("CC") bearing No S/PVT/0149/20181010/API/C dated 8th March, 2023 in respect of the said Building subject to terms and conditions stated therein and extended/re-endorsed/revised from time to time. A copy of CC is annexed hereto and marked as **Annexure "5"**. The details of revised/amended approvals/permissions are more particularly mentioned in **Annexure "6"**.

C. DEVELOPMENT:

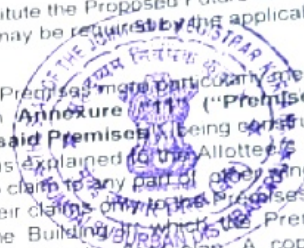
- i. The Promoter is undertaking the development of the Larger Land in a phase-wise manner.
- ii. The portion of the land falling beyond the Nallah forms part of the said Larger Land which is shown as "part of larger layout" in the Sanctioned Layout annexed hereto as **Annexure "2"**; however, the Promoter may amalgamate the said portion/part of the larger layout with the contiguous land for developing other buildings in a phasewise manner over a period of time.
- iii. There is a common road passing through the said Larger Land, which will connect other projects / proposed projects of the Promoter. This road will be used by the allottee/s in the projects/proposed projects that will be developed in a phasewise manner.
- iv. The rights retained by the Promoter under this Agreement in terms of exploitation of the present and future development rights with respect to the said Larger Land shall continue even after the execution of this Agreement or after the vesting of the said Land/said Larger Land, Building or Wing or any part thereof in favour of the Society. The vesting of the said Land/said Larger Land, building or wing or any part thereof in favour of the Society shall be in accordance with the provisions 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 ("**MAHA RERA Rules**"). It is specifically clarified that the rights over unsold units/Premises and unallotted car parks shall be exclusively with the Promoter even after any land / building / wing or any part thereof has been vested in favor of the Society and the same shall be governed by provisions of RERA and MAHA RERA Rules.
- v. Copy of the Title Certificate dated 5th July, 2023 issued by Adv. Prasanna Tare certifying the right/entitlement of the Promoter is annexed hereto and marked as **Annexure "8"** ("**Title Certificate**").
- vi. The details of mortgage or lien or charge on the said Larger Land/Building are as more particularly mentioned in **Annexure "14"** is annexed hereto.
- vii. As per SRA norms, the Promoter shall construct one Building comprising of two Sale Wings and one Rehab Wing in the said Larger Land. The two Sale Wings are namely 'Marathon Neovalley Narmada Wing B' and 'Marathon Neovalley Narmada Wing C' (hereinafter collectively known as "**Sale Wings**") and one Rehab Wing 'A'.

- viii. The development of Building known as 'Marathon Neovalley Narmada Wing B' is a phase of the Whole Project known as 'Marathon Neovalley'. The building known as 'Marathon Neovalley Narmada Wing B' ("said Building") is being constructed on land admeasuring about approximately 376.18 square meters being the portion of the Larger Land ("said Land") and is more particularly specified in the **Second Schedule** hereunder written and has been registered as a 'Real Estate Project' known as 'Marathon Neovalley Narmada Wing B' ('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 ('MAHA RERA Rules'). The description of the said Building/Real Estate Project is more particularly mentioned in the **Annexure "9"** annexed hereto. The Authority has duly issued the Certificate of Registration No **P51800050264** ("RERA Certificate") for the Real Estate Project and a copy of the RERA Certificate is annexed and marked as **Annexure "12"** hereto. The details of the RERA Certificate is more particularly mentioned in **Annexure "9"** annexed hereto.
- ix. The Promoter has presently got building plans sanctioned for construction of the said Building on the said Larger Land as more particularly mentioned in **Annexure "10"** annexed hereto.
- x. The Promoter would sell the various Premises comprised in the said Building/Real Estate Project to be constructed/nor under construction on the said Land to interested persons on 'ownership' basis.
- xi. Pursuant to the sanctioned plans as amended from time to time, the Promoter will commence/has commenced construction on the said Larger Land, as may be sanctioned by the concerned authorities from time to time in accordance with the building rules and regulations and such other laws, rules and regulations as may be in force at present and/or at any time hereafter and also subject to such terms and conditions as may be imposed by the Competent Authority.
- xii. The Promoter has also informed the Allottee/s and the Allottee/s is/are aware that the Promoter is proposing to construct upper floors of the said Building, resulting in an overall height of 22 habitable floors or more upper habitable floors of the said Building and/or as per the full potential available. The details of the sanctioned number of floors of the said Building is as more particularly specified in the **Annexure "9"** annexed hereto.
- xiii. The Promoter may be required to hand over the certain area to the Concerned Authority for development of the public amenity. The portion of the said Larger Land left over after handing over to the MCGM or statutory authority only would be available for development.
- xiv. The nature of development of the said Larger Land may constitute a mixture of users as may be permissible under applicable law from time to time.
- xv. The Math in the adjoining plot from point A1 to A4 shown in the Layout Plan annexed hereto as **Annexure '2'** does not form part of the Sanctioned Layout.
- xvi. The Allottee/s are informed and aware that there will be common entry and exit for the Whole Project. The Allottee/s shall share these common entry and exit gates/space with the other Allottee/s in the Whole Project. The common entry and exit for the Whole Project are shown in the Layout Plan annexed as **Annexure "2"**.
- xvii. The Allottee/s are aware that the amenities provided in the said Larger Land shall be separate for Allottee/s of the said Building/sale wings and the occupants/allottees of Rehab Wing.
- xviii. The Allottee/s are informed and are aware that there is a Electric tower and a High Tension Electrical line passing through the said Larger Land, and the recreational ground, car parking, access road and other building services may be under this electrical line.
- xix. The principal and material aspects of the development of the Real Estate Project is more particularly specified in **Annexure "9"** ("Larger Land and Real Estate Project Details") annexed hereto. Other details about the Real Estate Project, are briefly stated below:-

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The Promoter may propose to merge this SRA scheme sanctioned in respect of the said Larger Land with another SRA scheme as per the SRA norms. The Promoter retains the right to merge the existing SRA Scheme with the other projects of the Promoter and permissible under applicable provisions of the DCPR/SRA without adversely affecting the rights or privileges of the Allottee/s under this Agreement and the Allottee/s understands the same and has/have specifically consented for the same as required under Section 14(2)(ii) or any other applicable provision of RERA;



- xxvii The Promoter is entitled to amend, modify and/or substitute the Proposed Future and Further Development of the Larger Land, in full or in part, as may be required by the applicable law from time to time
- xxviii The Allottee/s has/have expressed a desire to acquire Premises more particularly mentioned in **Third Schedule** hereunder written and also in **Annexure "11"** ("**Premises and Transaction Details**") (hereinafter referred to as the "**said Premises**") being constructed by the Promoter on the said Land, and the Promoter has explained to the Allottee/s that the acquirers of Premises in the said Building shall have no claim to any part of other things, such as acquirers of Premises in the said Building shall limit their claims only to the Premises agreed to be acquired by them and the land underneath the Building at which the Premises is comprised to the extent referred to herein and shown on the floor plan. A copy of the Sanctioned Floor Plan is annexed hereto and marked as **Annexure "10"**.
- xxix The Promoter has entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects. The details of Architects are more particularly mentioned in **Annexure "9"** ("**Larger Land and Real Estate Project Details**")
- xxx The Promoter has appointed a Structural Engineer for the preparation of the structural design and drawings of the said Building/Real Estate Project shall be under the professional supervision of the Architect and the Structural Engineer (or any suitable replacements/substitutes thereof) till the completion of the Real Estate Project.
- xxxi The Promoter has the right to sell the said Premises in the Real Estate Project to be constructed by the Promoter, and, to enter into this Agreement with the Allottee/s of the said Premises to receive the sale consideration in respect thereof.
- xxxii The Allottee/s has/have, prior to the date hereof, examined a copy of the RERA Certificate and has/have caused the RERA Certificate to be examined in detail by his/her/its Advocates and Planning and Architectural Consultants. The Allottee/s has/have agreed and consented to the development of the said Land/Larger Land. The Allottee/s has/have also examined all documents and information uploaded by the Promoter on the website of the Authority as required by RERA and the RERA Rules and has understood the documents and information in all respects.
- xxxiii On demand from the Allottee/s, the Promoter has given inspection to the Allottee/s of all the documents relating to the Larger Land and the plans, designs and specifications prepared by the Promoters' Architects and of such other documents as are specified under the RERA Act and the Rules and Regulations made thereunder including inter-alia the following:-
 - a. Sanctioned plans, layout plan, building plan, floor plans, LOI, IOA, C.C. etcg:-;
 - b. Title documents recited hereinabove by which the Promoter has acquired the right and entitlement to develop the said Larger Land.
 - c. The authenticated copies of the Property Register Card / 7/12 Extracts with respect to the said Larger Land, which are annexed and marked as **Annexure "7"** hereto;
 - d. The authenticated copy of the Sanctioned Floor Plan of the said Premises is annexed and marked as **Annexure "10"** hereto.
- xxxiv The Allottee/s enters into this Agreement after seeking legal advice on the various clauses and the rights retained by the Promoter under this Agreement.
- xxxv The Promoter is the Owner/Developer of the said Larger Land and by virtue of the Slum Rehabilitation Scheme sanctioned by the Slum Rehabilitation Authority have the sole and exclusive right to sell the Premises in the said Real Estate Project/Building under construction by the Promoter on the said Land and to enter into Agreements with Allottee/s of the Premises and to receive the sale consideration in respect thereof.

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xxi. The Carpet Area of the said Premises as defined under the provisions of RERA, is as more particularly specified in Annexure "11" ("Premises and Transaction Details"). For the purpose of this clause, the expression "exclusive balcony or verandah" means the net usable floor area of an Premises, exclusive of the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the partition walls of the Premises.

xxvii. The Promoter has obtained approvals from the Slum Rehabilitation Authority for the plan of the said Building Real Estate Project and shall obtain further approvals from the concerned authorities from time to time.

xxxiii. The Parties relying on the confirmations, representations and assurances of each other shall faithfully abide by all the terms, conditions and stipulations contained in this Agreement and applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter.

xxxiv. The Promoter has agreed to sell to the Allottee/s and the Allottee/s has/have agreed to purchase and acquire from the Promoter, the said Premises, at or for the consideration as more particularly specified in the Annexure "11" ("Premises and Transaction Details") and upon the terms and conditions mentioned in this Agreement ("Sale Consideration"). Prior to the execution of these presents, the Allottee/s has/have paid to the Promoter the payment of the Sale Consideration of the Premises agreed to be sold by the Promoter to the Allottee/s as advance payment (the payment and receipt whereof the Promoter doth hereby admit and acknowledge) as has been more particularly specified in Annexure "1".

xxxv. The Sale Consideration amount mentioned herein was agreed between the Allottee/s and the Promoter on receipt of the initial payment. The agreed consideration may be higher than the market value for stamp duty payable on the date of the payment decided between the Parties. The stamp duty paid on this instrument may be different than the consideration for reason of being executed at a later date than the initial agreement/payment as above.

xxxvi. Under Section 13 of the RERA the Promoter is required to execute a written Agreement for Sale of the said Premises with the Allottee/s, being in fact these presents, and to also register the same under the Registration Act, 1908.

xxxvii. In accordance with and subject to the terms and conditions set out in this Agreement, the Promoter hereby agrees to sell and the Allottee/s hereby agrees to purchase and acquire, the said Premises.

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

1. The above Recitals shall form an integral part of the operative portion 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 in derogation of RERA.

2. Construction:

i. The Promoter shall construct the said Building in accordance with the plans, designs and specifications as referred hereinabove, and as may be approved by the Concerned Authority or any other appropriate approving authority from time to time. The details of the Real Estate Project are more particularly specified in Annexure "9" annexed hereto ("**Larger Land and Real Estate Project Details**"). The said Building shall have the common areas, facilities and amenities that may be usable by the Allottee/s and are listed in the **Fourth Schedule** hereunder written.

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PROVIDED THAT the Promoter shall have to obtain prior consent in writing of the Allottee/s in respect of any variations or modifications which may adversely affect the said Premises of the Allottee/s except any alteration or addition required by any Government authorities, or, due to change in law/DC Rules and regulations and new DC Rules and Regulations of any change as contemplated by any of the disclosures already made to the Allottee/s

- ii. The Allottee/s consents and acknowledges that the Promoter will be entitled to develop the said Larger Land and as per the Layout Plan and make necessary applications to all concerned authorities and obtain all necessary approvals and permission and undertake all necessary acts, deeds, matters and things required for the purpose. The Promoter will accordingly be entitled to submit applications and obtain approvals for all building plans and other plans as per the Layout Plan.

Purchase of the Premises and Sale Consideration

i. The Allottee/s hereby agree/s to purchase and acquire from the Promoter, and the Promoter hereby agrees to sell to the Allottee/s, the said Premises in the said Building/Real Estate Project for the Sale Consideration as more particularly specified in the **Annexure "11" ("Premises and Transaction Details")**. The entire details in respect of the said Premises including the carpet area in square meters as per the provisions of RERA, floor of Building and consideration value of the Premises is as more particularly specified in the **Annexure "11" ("Premises and Transaction Details")**. The said Premises is shown in the Sanctioned Floor Plan is annexed and marked as **Annexure "10"** hereto

- ii. The Allottee/s has/have paid before execution of this Agreement an amount more particularly specified in the **Annexure "11"** annexed hereto as part payment of the sale consideration and hereby agree/s to pay to the Promoter the balance amount of Sale Consideration as per the payment schedule is more particularly specified in the **Annexure "11"**. The Receipt of the amounts paid by the Allottee/s to the Promoter has been annexed hereto as **Annexure "1"**.

iii. In accordance with the progress of construction of the said Building/Real Estate Project by the Promoter and the issuance by the Promoter to the Allottee/s of notice intimating the Allottee/s about the stage-wise completion of the said Building/Real Estate Project as detailed in the payment schedule (the payment at each stage is individually referred to as "the installment" and collectively referred to as "the installments"). The payment of the installments shall be made by the Allottee/s within 15 (fifteen) days of the Promoter making a demand for the payment of the respective installment, time being of the essence. Notwithstanding to whatever mentioned in this Agreement, the Allottee/s agrees and undertakes to make the payment of the entire balance Sale Consideration amount/all the balance payment slabs mentioned in the Payment Schedule on receiving Part Occupation Certificate/Occupation Certificate in respect of the said Premises without any objection or demur.

iv. U/s 194-IA of Income Tax Act, 1961, the Allottee/s is/are required to deduct the TDS on the Sale Consideration amount and on Other Charges as per applicable laws/rules/regulations. The Allottee/s shall pay the applicable TDS to the concerned government account and submit Form 16B and/or such other proof of payment of TDS to the Promoter within 7 (seven days).

v. It is clarified that Sale Consideration shall be payable by the Allottee/s by depositing in the Bank Account for the Real Estate Project, the details of the Bank Account are more particularly specified in the **Annexure "11" ("Premises and Transaction Details")** is annexed hereto and the same shall be used by the Promoter as per the provisions of RERA and MAHA RERA Rules.

vi. The Sale Consideration excludes taxes (consisting of tax paid or payable by way of Property Tax, CGST and SGST, TDS and all levies, duties and cesses or any other indirect taxes which may be levied, in connection with the construction of and carrying out the Project and/or with respect to the said Premises and/or 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 CGST and SGST, TDS and all other indirect and direct taxes, duties and impositions applicable 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, shall be borne and paid by the Allottee/s alone and the Promoter shall not be liable to bear or pay the same or any part thereof. Further details about the total taxes to be paid by the Allottee/s for his/her/their Premises is as specified in the **Annexure "11" ("Premises and Transaction Details")** annexed hereto.

4. Escalation:

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

5. **Variation Clause**

The Promoter shall confirm the final carpet area that has been allotted to the Allottee/s after the construction of the said Building is complete and the Occupancy Certificate is granted by the competent authority, by providing details of the changes, if any, in the carpet area, subject to a variation cap of 3% (three percent). The total price/Sale Consideration payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then, the Promoter shall refund the excess money paid by the Allottee/s within 45 (forty-five) days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee/s. If there is any increase in the carpet area allotted to the Allottee/s, the Promoter shall demand additional amount from the Allottee/s as per the next milestone of the Payment Plan/Payment Schedule. All these monetary adjustments shall be made at the same rate per square meter as agreed in clause 3(i) of this Agreement and as more particularly specified in Clause No.(4) in the Annexure "11" annexed hereto.

6. **Outstanding Dues:**

- i. The Allottee/s authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, including TDS, in his/her name as the Promoter may in its sole discretion deem fit and the Allottee/s undertakes not to object/demand/direct the Promoter to adjust his payments in any manner. The rights of the Promoter under this clause are without prejudice to the rights and remedies of the Promoter under this Agreement and at law in case of the breach by the Allottee/s of any term of this Agreement.
- ii. If the Allottee/s enters into any loan/financing arrangement with any bank/financial institution, such bank/financial institution shall be required to disburse/pay all such amounts due and payable to the Promoter under this Agreement, in the same manner detailed in Clause No.3(iii) above and in accordance with the payment schedule more particularly specified in Annexure "11" and as mentioned in this Agreement (which will not absolve Allottee/s of its responsibilities under this Agreement).
- iii. The Promoter shall be entitled to securitize the Sale Consideration and other amounts payable by the Allottee/s under this Agreement (or any part thereof), in the manner permissible under RERA, in favour of any persons including banks/financial institutions and shall also be entitled to transfer and assign to any persons the right to directly receive the Sale Consideration and other amounts payable by the Allottee/s under this Agreement or any part thereof. Upon receipt of such intimation from the Promoter, the Allottee/s shall be required to make payment of the Sale Consideration and other amounts payable in accordance with this Agreement, in the manner as intimated.

7. **Assurances:**

The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned authority or any other appropriate approving authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Premises to the Allottee/s, obtain from the concerned authority or any other appropriate approving authority, the Occupation Certificate and/or Completion Certificate in respect of the said Premises.

8. **Time is of the Essence:**

Time is of the essence for the Promoter as well as the Allottee/s. The Promoter shall abide by the time schedule for completing the Real Estate Project and handing over the Premises to the Allottee/s after receiving the Part Occupation Certificate/Occupation Certificate and/or Completion Certificate in respect thereof and the common areas, facilities and amenities in the said Building that may be usable by the Allottee/s are listed in the **Fourth Schedule** hereunder written.

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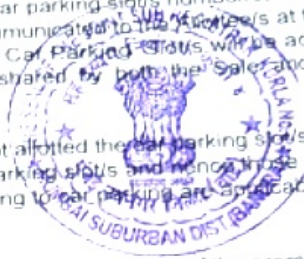
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Similarly, the Allottee/s shall make timely payments of all installments of the Site Consideration and other dues payable by him/her/it and meeting, complying with and fulfilling all its other obligations under this Agreement.

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9) **Car Parking Slot/s:**

- i. The Allottee/s has/have requested the Promoter to allot **NIL** number of car parking slot/s to the Allottee/s. On the request of the Allottee/s, the Promoter hereby agrees to allot to the Allottee/s **NIL** number of Multi-layered Mechanical Stackable/Covered/Puzzle car parking slot/s ("Car Parking Slot/s") as per availability. The details about the nature of car parking slot/s number/s, location of the car park/s, car parking number/s shall be separately communicated to the Allottee/s at the time of handing over of possession of the said Premises. The Car Parking Slot/s will be accessed through the car parking lifts which will be common and shared by both the Sale and Rehab component.
- ii. The Allottee/s is/are further aware that the Promoter has not allotted the car parking slot/s to those allottee/s who have not requested for the allotment of car parking slot/s and hence those allottee/s are not entitled to use Car Parking Slot/s. The clauses relating to car parking are applicable only to those allottees who have applied for car parking.
- iii. The entire development will take place in a phase-wise manner. On handover of the premises to the Allottee/s it is possible that the Allottee/s may not get car parking which is allotted to him/her under this Agreement. In such case, the Allottee/s agrees that, at the time of handover of possession of the said Premises temporary car parking may be allotted to the Allottee/s and permanent car parking will be allotted subsequently. At the time of allotment/handover of the permanent car parking the Allottee/s undertakes to simultaneously handover the temporary car parking to the Promoter without any delay or demur.
- iv. The usage of Car Parking Slot if allotted by the Promoter in favour of the Allottee/s shall be governed as follows:
 - a. The allotment of the Car Parking Slot/s shall be at the sole discretion of the Promoter and the Allottee/s shall not dispute and/or object the same for any reason whatsoever.
 - b. The Allottee/s is/are aware that the Promoter has proposed car parking in Basement/Ground Floor/Stilt of the said Building. Car Parking Slot/s will be Multi-layered Mechanical Stackable/Covered/ Puzzle the same shall be shared between the allottees of the Building/Wings.
 - c. The Allottee/s shall not raise any objection or refuse to take possession of Premises alongwith temporary Car Parking Slot/s for the reason of non-availability of permanent Car Parking Slot/s at the time of handover of possession of the said Premises.
 - d. The maintenance charges and local taxes allocated to such temporary Car Parking Slot/s or Permanent Car Parking Slot/s shall be paid by the Allottee/s.
 - e. The said Car Parking Slot/s shall be utilized for parking the Allottee's own light motor vehicle only and shall not be used for parking of any other vehicle or for any other purpose whatsoever.
 - f. The Allottee/s acknowledges that Promoter shall provide Car Parking Slot/s for normal Light Motor Vehicle size and not for large / extra large size car or SUV. Thus, the Promoter shall not be responsible or liable to the Allottee/s, in case the Allottee/s' car cannot use/fit the said allotted Car Parking Slot/s. The minimum size of the Car Parking Slots will be 2.3 mt wide and 4.5 mt deep.
 - g. The Car Parking Slot/s is/are attached with and connected to the Premises. The Allottee/s agrees and confirms that the allotted Car Parking Slot/s shall automatically be cancelled in the event of cancellation, surrender, relinquishment, resumption, re-possession etc. of the premises under any of the provisions of this Agreement.
 - h. The Allottee/s undertakes not to separately sell/transfer/lease/sub-lease/provide on license basis or deal with the said allotted parking slot/s.
 - i. Unauthorized usage of Car Parking Slot/s shall be leviable with penalty as may be determined by the Promoter. After completion of the Project, Society shall be entitled to charge such amount as may be decided by Society from time to time for any unauthorized usage thereof.



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The Allottee/s hereby expressly agrees that, he/ she/ they shall pay on a quarterly basis towards the maintenance charges of the Car Parking Slot/s as mentioned in **Annexure "11"** ("**Premises and Transaction Details**") The said maintenance charges are provisional in nature and are subject to increase from time to time as decided by the Promoter/Society

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The Allottee/s is/are aware that the Promoter shall in their sole discretion have exclusive rights to provide the additional Car Parking Slot/s, if available in the project/layout/or a particular phase of the project, for use as per the request of the Allottee/s.

l. The Allottee/s hereby expressly and irrevocably agrees and confirms that he/she/they have accepted car parking by way of Multi layered Mechanical Stack/Covered/Puzzle Parking. The Allottee/s hereby expressly and irrevocably agrees and confirms that he/she/they will not hold the Promoter liable for failure of Mechanical Stack/Covered/Puzzle Parking at any time.

m. The Allottee/s do hereby irrevocably agree and confirm with the Promoter that he/she/they is/are fully aware that the Promoter will provide Parking Facility for the benefit of the Allottee/s and such Car Parking Slot/s will be allotted by the Promoter to the Allottee/s at such location as may be available with the Promoter and which may be in/below any Wing/Building or Wing/Buildings on the said Land/Lot and the Allottee/s do hereby agree/s and confirm/s that he/she/they will have No Objection in any manner whatsoever.

10. **FSI, TDR and development potentiality with respect to the further development of the said Larger Land/ said Land.**

The Allottee/s hereby agrees, accepts and confirms that the Promoter proposes to develop the said Building (including by utilization of the full development potential) in the manner as more particularly mentioned in this Agreement and Allottee/s has/have agreed to purchase the said Premises based on the unfettered and vested rights of the Promoter in this regard.

11. **Possession Date, Delays and Termination:**

l. The Promoter shall give possession of the said Premises to the Allottee/s on or before the possession date mentioned for the "Real Estate Project" as more particularly mentioned in the **Annexure "g"** annexed hereto ("**Larger Land and Real Estate Project Details**") ("**Possession Date**"), provided, that all the amounts payable under this Agreement are fully paid by the Allottee/s and the Allottee/s is/are not in breach of any of the term/s and condition/s of this Agreement. And further provided however, that the Promoter 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:-

- a. war, civil commotion, act of God, or any force majeure events, including pandemic or epidemic;
- b. any notice, order, rule, notification of the Government and/or other public or competent authority/court;
- c. any stay order/injunction order issued by any Court of Law, competent authority, concerned authority, statutory authority;
- d. any other circumstances that may be deemed reasonable by the Authority;
- e. delay in providing basic amenities like water, electricity, drainage system etc by the local body;
- f. delay in granting approvals, NOC, Occupation Certificate;
- g. any other reason beyond the reasonable control of the Promoter.

In such event, the date of handover of possession of the said Premises shall be extended to the extent of loss of time.

ii. If the Promoter fails to abide by the time schedule for completing the said Real Estate Project and for handing over the said Premises to the Allottee/s on the Possession Date (save and except for the reasons as stated in Clause No.11(i) mentioned above), then the Allottee/s shall be entitled to either of the following:-

- a. call upon the Promoter by giving a written notice by Courier/E-mail / Registered Post A.D. at the

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address provided by the Promoter ("Interest Notice") to pay interest at the prevailing rate of State Bank of India Highest Marginal Cost of Lending Rate plus 2% per annum thereon ("the Interest Rate") for delay in possession, from the Possession Date on the Sale Consideration paid by the Allottee/s. The interest shall be paid by the Promoter to the Allottee/s till the date of offering to hand over of the possession of the said Premises by the Promoter to the Allottee/s.

OR

- b. the Allottee/s shall be entitled to terminate this Agreement by giving written notice to the Promoter by Courier / E-mail / Registered Post A.D. at the address provided by the Promoter ("Allottee/s Termination Notice"). On the receipt of the Allottee/s Termination Notice by the Promoter, this Agreement shall stand terminated and cancelled. Within a period of 30 days from the date of receipt of the Termination Notice by the Promoter, the Promoter shall refund to the Allottee/s the amounts already received by the Promoter under this Agreement with interest thereon at the prevailing rate of State Bank of India Highest Marginal Cost of Lending Rate plus 2% per annum thereon ("Interest Rate") to be computed from the date the Promoter received such amount(s) thereof in the date of such amounts with interest at the Interest Rate thereon are duly received. On termination of the Agreement of the amounts by the Promoter (as stated in this clause), the Allottee/s shall have the right of any nature whatsoever on the Promoter and/or the said Premises and/or car park. The Promoter shall be entitled to deal with and/or dispose off the said Premises and/or the car park in the manner it deems fit and proper.
- iii. In case if the Allottee/s elects his/her/their remedy under sub-clause (ii)(a) above then in such a case the Allottee/s shall not subsequently be entitled to the remedy under sub-clause (ii)(b) above.
- iv. **Allottee/s Events of Default:**

It is specifically agreed, undertaken and covenanted by the Allottee/s that all defaults, breaches and/or non compliance of any of the terms and conditions of this Agreement including but not limited to the defaults specified below shall be deemed to be events of default liable for consequences stipulated in this Agreement -

- a. Failure or incapacity on the part of Allottee/s to make payments within the time as stipulated in this Agreement for any reasons whatsoever or failure to pay the Sale Consideration, Taxes on sale, Taxes levied by Local Authority or Planning Authority, TDS contribution, maintenance charges, deposits, other charges, outgoings, appropriate stamp duty, legal charges, registration charges, any incidental charges as demanded by the Promoter, any other charges, deposits or any amount payable under this Agreement as may be notified by the Promoter to the Allottee/s under the terms of this Agreement
- b. Causing obstructions/hindrances to the construction or implementation of Real Estate Project/said Building or sale of Premises in the said Building, either by physical means or by mass communications, including emails, mass emails, social networking sites etc.
- c. Causing or making any defamatory statements against the Promoter which would lowering the esteem of the Promoter in eyes of other allottee/s or general public at large.
- v. If the Allottee/s fails to make any payments under this Agreement on the stipulated date/s and time/s as required under this Agreement, then, the Allottee/s shall pay to the Promoter interest at the Interest Rate as defined above, on all 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 till actual realization of all the outstanding amounts.
- vi. Without prejudice to the right of the Promoter to charge interest in terms of Sub-Clause (ii)(a) above, and any other rights and remedies available to the Promoter, either (a) on the Allottee/s committing breach of any of the terms and conditions/covenants of this Agreement and/or default in payment on due date of any amount due and payable by the Allottee/s to the Promoter under this Agreement (including his/her/its proportionate share of taxes levied by concerned local authority and other outgoings) and/or (b) on the Allottee/s committing three defaults of payment of installments, the Promoter shall at his own option, may terminate this Agreement. Provided that, the Promoter shall give notice of 15 (fifteen) days in writing to the Allottee/s, by Registered Post A.D. at the address provided by the Allottee/s and mail at the email address provided by the Allottee/s, of his intention to terminate this Agreement of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee/s fails to rectify the breach or breaches mentioned by the Promoter within the period of the Notice, then at the end of such Notice

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period, the Promoter shall be entitled to terminate this Agreement by issuance of a written notice to the Allottee/s ("Promoter Termination Notice"), by Courier / E-mail / Registered Post A.D. at the address provided by the Allottee/s. On delivery of the Promoter Termination Notice by the Allottee/s, this Agreement shall stand terminated and cancelled. On the termination and cancellation of this Agreement in the manner as stated in this sub-clause, the Promoter shall be entitled to forfeit upto 10% (ten percentage) of the Sale Consideration ("Forfeiture Amount") at its sole discretion as and by way of agreed genuine pre-estimate of liquidated damages. In addition thereto, any taxes, brokerage, stamp duty and registration charges if paid by the Promoter on behalf of the Allottee/s or other charges such as charges for sanction letter paid to a bank, charges/expenses paid to a Real Estate Agent or any other third party company / individual involved in the transaction, on behalf of or for the Allottee/s shall also be deducted from the total amount to be refunded to the Allottee/s. Refund shall be made by the Promoter only after the said Premises is rebooked/ resold and after the receipt of payment towards consideration from the subsequent allottee/s. The Promoter shall, after deduction of the Forfeiture Amount, brokerage amount taxes and other charges mentioned above, refund the balance amount of the Sale Consideration paid by the Allottee/s, to the Allottee/s. Upon the termination of this Agreement, the Allottee/s shall have no claim of any nature whatsoever of the Promoter and/or the said Premises and/or car park and the Promoter shall be entitled to deal with and/or dispose off the said Premises and/or car parks in the manner it deems fit and proper without any further reference or recourse to the Allottee/s. In the event of termination of the Agreement as mentioned above, the Allottee/s agrees and undertakes to forthwith execute and register a Deed of Cancellation to cancel this Agreement along with any other necessary documents in this behalf. In case of termination of this Agreement for whatsoever reason, if Allottee/s does not come forward to execute and register the Deed of Cancellation in respect of the said Premises then in such circumstances the Promoter shall be entitled to resort the remedy available to it under the applicable law/rules/regulations to cancel such registered Agreement for Sale in respect of the said Premises and in such event, the Allottee/s irrevocably agrees, that the Promoter shall also be entitled to file declaration with respect to termination and cancellation of this Agreement before the Sub-Registrar of Assurances.

vii. The Allottee/s agrees that in the event of termination of this Agreement by the Promoter as provided in this Agreement, and in the event of the said Premises being in the possession of the Allottee/s then the Promoter shall forthwith be entitled to and have the right to re-enter upon the said Premises and the Car Parking Slot(s) and resume possession of the same and the Allottee/s will quit, vacate and deliver quiet and peaceful possession of the said Premises to the Promoter. If the Allottee/s fails to quit, vacate & deliver the said Premises to the Promoter then the Allottee/s shall thereupon be liable to immediate ejection there from as trespasser. It is understood by the Allottee/s that the allotment of the Car Parking Slot(s) is co-terminus with this Agreement and the allotment of the Car Parking Slot(s) shall stand terminated ipso facto with termination of this Agreement.

12. Amenities and Fixtures to be provided:

The common areas, amenities and facilities in the said Building that may be useable by the Allottee/s are listed in the **Fourth Schedule** hereunder written. The internal fitting and fixtures in the said Premises that shall be provided by the Promoter are listed in the **Annexure "13"**.

13. Procedure for obtaining Possession/failure to take Possession:

- i. The Promoter shall after obtaining Occupation Certificate from the concerned authority or any other appropriate approving authority and upon payment by the Allottee/s of the requisite installments of the Sale Consideration and all other amounts due and payable in terms of this Agreement, the Promoter shall offer possession of the said Premises to the Allottee/s in writing ("**Possession Notice**"). The Allottee/s agrees to pay the maintenance charges as determined by the Promoter or the Society, as the case may be. The Promoter on its behalf shall offer the possession to the Allottee/s in writing after receiving the Occupancy Certificate of the Real Estate Project/ Building, provided the Allottee/s has made payment of the requisite installments of the Sale Consideration and all other amounts due and payable in terms of this Agreement.
- ii. The Allottee/s shall take possession of the said Premises within 15 (fifteen) days of being offered such possession, by making payment of all amounts due and payable under this Agreement by executing necessary indemnities, undertaking and such other documentation as prescribed in this Agreement. On failure of the Allottee/s to take possession of the said Premises on being offered possession by the Promoter in the manner provided herein, the Allottee/s shall, without prejudice to any other liabilities which he/she/they may incur under this Agreement and be liable to under law, become also liable to pay to the Promoter, and the Promoter shall become entitled to recover from the Allottee/s, the maintenance charges payable in respect of the said Premises after expiry of 15

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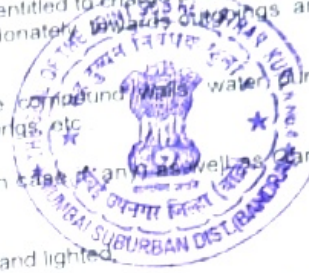
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(fifteen) days of Possession Notice

- After expiry of 15 (fifteen) days from receipt of the Possession Notice from 16th day onwards, the Allottee/s shall be liable to bear and pay his/her/its proportionate share in proportion to the carpet area of the said Premises, of outgoings in respect of the said Building including inter-alia, property tax, local taxes, betterment charges, GST, TDS, other indirect taxes of every nature, or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of common areas and amenities of the said Building. Thus, the Promoter shall be entitled to charge and recover from the Allottee/s and the Allottee/s shall be liable to pay proportionate share of the outgoings and other charges being inclusive of but not limited to the following:
- Maintenance, repairs to the Building, the compound, the compound walls, water pumps and electrical fittings, drainage and plumbing installations and fittings, etc.
 - Charges towards maintenance of the Retained Portion (in case of an independent Garden and common layout in case if any).
 - Cost of keeping said Land and/or for the Larger Land clean and lighted.
 - Decorating and/or painting the exterior of the Building, passages and staircases after date of possession.
 - Property taxes, cesses, levies any other applicable taxes and premia in respect of the insurance of the said Building, land revenue, assessments, any other applicable taxes etc..
 - Salaries and wages of persons employed for watching and/or cleaning the said Larger Land, operating water-pumps, maintaining records, etc.;
 - Water & Sewerage charges and taxes etc;
 - Sinking & Other funds as may be determined by the Promoter;
 - Rent & cost of water meter or electric meters;
 - Betterment Charges;
 - Cost of water supplied by water tankers, if any;
 - Maintenance of common areas and amenities of the said Building if provided. All other proportionate outgoings due in respect of the said Land/Larger Land including those incurred for the exclusive benefit of the Allottee of his Premises.
 - Service Charges to the Promoter alongwith staff salary for providing services to maintain the said Building facilities.
 - Until the Society is formed and the Society Conveyance Deed is duly executed and registered, the Allottee/s shall pay to the Promoter such proportionate share of outgoings as may be determined by the Promoter at its sole discretion. The Allottee/s further agree/s that till the Allottee's share is so determined by the Promoter at its sole discretion, the Allottee/s shall pay to the Promoter provisional quarterly contribution as more particularly specified in the **Annexure "11" ("Premises and Transaction Details")** annexed hereto for every 3 months, in advance on or before 5th day of beginning of every quarter towards the outgoings. The amounts so paid by the Allottee/s to the Promoter shall not carry any interest. Any payment to be made hereinabove if delayed shall carry interest on the outstanding amount from the due date till actual realization.
 - The Allottee/s will not be entitled to ask for adjustment of the Corpus fund/deposit amounts mentioned in **Annexure "11"** against the monthly contribution of maintenance, municipal taxes and outgoings. In the event the Allottee/s fails to pay monthly contribution of Maintenance Charges, municipal taxes and outgoings, the Promoter may at its discretion adjust the said amount from the advance maintenance/ Corpus fund mentioned in **Annexure "11"** and the Allottee/s shall immediately after being called upon by the Promoter, replenish the deficit of such deposit/charges.
 - The Allottee/s shall not withhold the payment of Maintenance Charges for any reason whatsoever

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and shall pay to the Promoter till the establishment of the Society, without any demur and default. Without prejudice to other remedies available under this Agreement, non-payment of Maintenance Charges shall authorize the Promoter to prevent the use of lift by the persons residing in or visiting the said Premises. The Allottee/s shall be liable to pay interest at the rate prescribed under RERA on defaulted and delayed payment. The Allottee/s is/are hereby granting irrevocable authority to the Promoter for the same.

- vii. The Allottee/s hereby agree, confirm and undertake that irrespective of any disputes, which may arise between the Promoter and the Allottee/s, the Allottee/s shall punctually pay all amounts, contributions, outgoings, maintenance charges as mentioned in this Agreement and shall not withhold the same for any reason whatsoever.
- viii. The Allottee/s has/have agreed that the amounts paid or becoming payable to the Promoter by the Allottee/s under this Agreement shall be refundable only in accordance with the terms of this Agreement and shall not in any event carry interest except as expressly provided under this Agreement.
- ix. The Promoter may agree to permit (subject to the Allottee/s having fulfilled all his/her/its obligations under this Agreement) and having paid full Sale Consideration amount, alongwith tax on sales of the said Premises and maintenance charges, outgoings, other charges and any other amount payable, entry to the Allottee/s to the said Premises for carrying out interior works if such entry is desired by the Allottee/s prior to the Possession Date upon execution of a suitable Indemnity Bond as required by the Promoter. However, such permission shall not be construed as handover of possession of the said Premises for occupation purpose or in no way entitle the Allottee/s to have any right, interest or title of any nature whatsoever in respect of the said Premises. During this period the Allottee/s undertakes to ensure that its interior work would supplement efforts of the Promoter to obtain necessary approvals for the occupation and use of the said Premises from the concerned authorities. The Allottee/s undertakes not to cause any damage to the said Building/Real Estate Project while carrying out the interior works of the said Premises and in the event any such damage is caused, the Allottee/s agrees to reimburse the Promoter the costs of rectification thereof. Before the initiation of the Interior works the Allottee/s agree and undertake to pay Building Protection Security Deposit as may be decided by the Promoter from time to time for interior works. In the event any damage is caused to the said Premises or any adjacent, below or above premises of the said Premises, the amount towards repair of the said damages shall be deducted from the Building Protection Security Deposit and the balance shall be refunded post maximum period of six months from the completion of the Interior work. The amount of Building Protection Security Deposit is provisional in nature and subject to change. In the event the amount of damage is over and above the Building Protection Deposit then the Allottee shall be liable to pay the same to the Promoter forthwith on demand.

14. Defect Liability:

- i. If within a period of 5 (five) years from the date of handing over the said Premises to the Allottee/s the Allottee/s brings to the notice of the Promoter any structural defect in the said Premises or the Building/the said Real Estate Project in which the said Premises are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defect then the Allottee/s shall be entitled to receive from the Promoter compensation for such defect in manner as provided under the Act.
- ii. Notwithstanding to what is mentioned in Clause 14(i) above, the Allottee/s agrees that the Promoter shall not be liable for any such defects if the same have been caused by reason of the Allottee/s or its agents/contractors making any internal/external changes, flat/premises finishing, fittings, interior works, renovations, additions/ alterations of whatsoever nature in the said Premises, or in any other manner causes damage to columns, beams, walls, slabs, Partis or other structural members in the said Premises, and/or the willful default and/or negligence of the Allottee/s or its agents/contractors and/or any other allottees or their agents/contractors in the Real Estate Project. This clause is as per rules and regulations framed by MAHARERA and subject to change as and when MAHARERA modifies any such rules in the future.

15. The Allottee/s shall use the said Premises or any part thereof or permit the same to be used for residential purpose. The Allottee/s shall use the Car Parking Slot/s only for purpose of vehicle.

16. Formation of the Society/Condominium/Association/ Apex Body:

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The Promoter may either form a Society or Condominium or Association or Apex Body of the buildings/Wings in the Larger Layout

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ii. In case Condominium is formed then

i. The Allottee/s along with the other allottees of the apartment/premises in the said Building/Sale Wings shall join in forming/declaring and registering Condominium of Apartment Owners/Allottee/s and for that purpose from time to time sign and execute declaration/applications/ documents for registration and other documents necessary for formation of the Condominium of Apartment Owners/Allottee/s and to become member and sign and return all the documents including Bye-laws/Scheme within seven days of receipt thereof, time being of the essence as to enable the Promoter to register the Organization of the Allottee/s under the provision of the Maharashtra Apartment Ownership Act, 1970. No objection shall be taken by the Allottee/s if any changes or modifications are made in the draft bye-laws required by the competent authority or any other competent authority in that behalf.

ii. The Allottee/s shall observe and perform all the provisions of the Bye-laws/Scheme and of the rules and regulations of the Condominium of Apartment Owners/Allottee/s and where amended and/or all the provisions of the Condominium of Apartments and the additional regulations, amendments thereof for the observance and carrying out the Building Rules and Regulations and the Bye-Laws/Scheme for the time being of the Municipal Corporation of Greater Mumbai and other local and/or public bodies. The Allottee/s and other allottee/s to whom the said Premises are allowed to be transferred shall observe and perform all the stipulations and conditions laid down by such Condominium of Apartments as the case may be regarding the occupation and use of the said Premises and the said Land or any part thereof and shall pay and contribute regularly and punctually towards rates, cesses, taxes and/or expenses and all other outgoings. Further documents as may be necessary will be executed.

b. In case of Formation of the Society

i. Upon 51% of the total number of premises in the said Building/Sale Wings being booked by the allottee/s (or within such period as may be required by law), the Promoter shall submit an application to the competent authorities to form a Co-operative Housing Society to comprise solely of the Allottee/s and other allottees of premises in the said Building/Sale Wings, under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder, read with RERA and the MAHA RERA Rules.

ii. The Allottee/s shall, along with other allottees of the said Building/Sale Wings, join in forming and registering a Co-operative Housing Society under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules thereunder and in accordance with the provisions of the RERA and MAHA RERA Rules, ("the Society").

iii. 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 Promoter within 7(seven) days of the same being made available to the Allottee/s, so as to enable the Promoter 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.

iv. The name of the Society/Condominium shall be solely decided by the Promoter.

v. The Society shall admit all allottees of various apartment/premises in the said Building as members, in accordance with its bye-laws.

vi. The Promoter shall be entitled, but not obliged to, join as a member of the Society in respect of unsold premises in the said Building/Sale Wings, if any. Post formation of the Society/Condominium and/or execution of structural lease/conveyance of the buildings/sale wings i.e. the Society Lease/Conveyance Deed and/or conveyance of land in favour of Society/Apex Body/Association, the Promoter shall continue to be entitled to such unsold premises and unallotted car parking slot/s and to undertake the marketing etc. in respect of such unsold premises. The Promoter shall not be liable or required to bear and/or pay any amount by way of contribution, maintenance charges, outgoings, deposits, transfer fees/charges and/or non-occupancy charges, donation, premium and/or any amount with respect to unsold premises and unallotted car parking slot/s for a period of 3

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 (three) years from the date of formation of society/Condominium and/or from the date of Occupation Certificate, whichever is later. The Promoter shall also not be liable to pay any compensation whatsoever to the Society/Condominium for the sale/allotment or transfer of the unsold areas in the said Building/Sale Wings or elsewhere, save and except the municipal taxes at actuals (levied on the unsold premises).

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

17. Conveyance to the Society

i. If the Promoter decides to convey the structure of the building/s and land to the Society then the Promoter shall execute the lease/conveyance for transfer of structure of the buildings and land "A-B-C-D-E-F-G-H-I-J" as shown in layout plan annexed hereto as Annexure "2" in favour of the Society save and except the areas that are required to be handed over as public amenity/municipal reservation etc.

18. In case formation of Apex Body then,

a. Building Structure Conveyance:

i. within 3 months from the date of issuance of the Full Occupation Certificate with respect to the said Building/Sale Wings or in accordance with the provisions of RERA from time to time, the said Building/Sale Wings excluding the basement/s (if any), stilt/s(if any), and podium/s (if any) of the said Building/Sale Wings shall be leased/ conveyed to the Society vide a registered Indenture of Lease/Conveyance, provided however that the basements (if any), podium (if any) and stilts shall be retained by the Promoter and shall not be leased/conveyed to the Society till the time the Apex Body Conveyance is not executed (or in such other manner as may be required by law) ("Society Conveyance"). The Society shall be required to join in execution and registration of the Society Lease/Conveyance. The costs, expenses, charges, levies and taxes on the Society Conveyance and the transaction contemplated thereby including stamp duty and registration charges shall be borne and paid by the Society alone.

ii. Post execution of the Society Lease/Conveyance, the Society shall be responsible for the operation and management and/or supervision of the said Building/Wings 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.

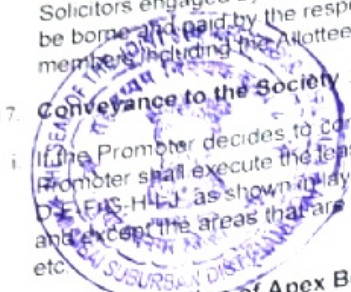
iii. The said lease/conveyance of superstructure will not confer any right of whatsoever nature in respect of the land under the said Building/Sale Wings or the said Larger Land, or the said Land, to the Allottee/s of the said Building/Sale Wings.

iv. Irrespective of the lease/conveyance executed in respect of the superstructure of the said Building/Sale Wings, the Promoter shall have absolute authority and control as regards to the unsold Premises and the unallotted Car Parking Slot/s and shall have right to sell and dispose-off unsold Premises in the said Building/Sale Wings and the unallotted Car Parking Slot/s in the said Building/Sale Wings and receive the entire consideration there from for itself and shall have a right to recover all its outstanding dues from the Allottee/s of the said Building/Sale Wings.

v. As per the provisions of RERA, the Promoter shall execute and register a separate conveyance whereby the Promoter shall convey all its right, title and interest in the Rehab building and the land beneath the Rehab Building to the Society that will be formed for Rehab Building/Wing 'A'. 'Sri Swami Samarth (S.R.A.) Sahakari Gruh Nirman Sanstha (Proposed) is to be registered for Rehab Wing A.

vi. The Promoter and their surveyors and agents and assigns with or without workmen and others, shall be permitted at reasonable times to enter into the said Premises / larger land or any part thereof for the purpose of making, laying down, maintaining, repairing, 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 said Building/Sale Wings/Larger Land. The Allottee/s agrees that he/she/it/they shall not undertake any civil works/fit out works in such areas within the said Building/Sale Wings/Larger Land.

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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 whatsoever.

vii. It is expressly agreed between the Promoter and the Allottee/s that the ground area of the said Building/Sale Wings and the F.S.I. consumed in the said Building/Sale Wings are disproportionate, in view of the said Building/Sale Wings being part of the said Land and part of the said Larger Land. The FSI consumed in the said Building/Sale Wings is arising out of FSI available in the said Larger Land which comprises of FSI of the said Larger Land and also of TDR/FSI, incentive FSI, floating FSI and FSI which may be available in lieu of development of Reservation(s) and Public amenities (including and not limited to affordable housing, rental housing, etc).

viii. The Allottee/s do hereby irrevocably agree and confirm with the Promoter that the area of the said Building/Sale Wings Land is not in proportion to the FSI consumed in the said Building/Sale Wings. The Land area comprised in respect of the said Building/Sale Wings may be lower compared to the area of the FSI consumed in the said Building/Sale Wings. The Allottee/s do hereby further irrevocably agree and confirm with the Promoter that the said Land is not in proportion to the FSI consumed in respect of the structures/ building(s)/wing(s) constructed on the said Larger Land. The area comprised in the said Larger Land may be lower to the area of the FSI consumed in all the building(s)/wing(s) constructed on the said Larger Land. However, the Promoter confirms that the said Larger Land is having and entitled to the FSI consumed in all the structures/building(s)/wing(s) proposed to be constructed on the said Larger Land. The area comprised in the said Larger Land is commensurate to the area of the FSI consumed in all the building(s)/wing(s) constructed on the said Larger Land.

b. Formation of the Apex Body:

i. In the event proposes to form the Apex Body then, within a period of 3 months of obtainment of the Occupation Certificate of the last Real Estate Project in the layout of the Larger Land, the Promoter shall submit application/s to the competent authorities to form a federation of societies comprising the Society/Condominium and other societies if any, under the provisions of the Maharashtra Co-operative Societies Act, 1960 and/or the Maharashtra Apartment Ownership Act, 1970 and the Rules made thereunder, read with RERA and the MAHA RERA Rules ("Apex Body").

ii. The cost, charges, expenses, levies, fees, taxes, duties, including stamp duty and registration charges, with respect to the formation of the Apex Body, including in respect of (a) any documents, instruments, papers and writings, (b) professional fees charged by the Advocates & Solicitors engaged by the Promoter for preparing, drafting and approving all such documents, shall be borne and paid by the Apex Body and its members/intended members, and the Promoter shall not be liable toward the same.

iii. It is further agreed between the Parties that all undertakings, declarations, Indemnity bonds, deeds and writing/s given/executed and/or may be executed by the Promoter in favour of the concerned bodies/authorities in respect of the said Larger Land and its development shall be binding upon the Allottee/s and Society/Condominium including the Apex Body as may be formed of the allottee/s of premises.

c. In the event of formation of Apex Body, Lease/Conveyance of the Larger Land to the Apex Body:

- i. Within a period of 3 (three) months of obtainment of the Full Occupation Certificate of the last /Real Estate Project in the layout of the Larger Land, the Promoter and the Apex Body shall execute and register an Indenture of Lease/Conveyance whereby the Promoter shall lease/convey all its right, title and interest in the land comprised in the Larger Land except (a) Public Amenity area to be handed over to the Concerned Authority, and (b) the land on which Municipal Housing Reservation (if any) and or any other reservations in case if any, and in all areas, spaces, common areas, facilities and amenities in the Larger Land that are not already leased/conveyed to the Society/Other Societies, in favour of the Apex Body ("Apex Body Lease/Conveyance"). The Parties agree and confirm that, even after lease/conveyance of the Larger Land to the Apex Body, the Promoter shall deal with the premises that are not demised/transferred and the unallotted car parks in the said Building/Sale Wings as it deems fit and the allottee/group of allottees/society/societies or the Apex Body does not have any objection to the same.
- ii. The Apex Body shall be required to join in execution and registration of the Apex Body Lease/Conveyance. The costs, expenses, charges, levies and taxes on the Apex Body Lease/Conveyance and the transaction contemplated thereby including stamp duty and registration charges shall be borne and paid by the Apex Body alone. Post the Apex Body Lease/Conveyance,

the Apex Body shall be responsible for the operation and management and/or supervision of the Larger Land including any common areas, facilities and amenities and the Promoter shall be responsible for the same.

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iii. In the event any premises/spaces/areas are unsold/un-allotted/ unassigned and/or if such premises/spaces/areas are un-allotted on formation of the Apex Body as stated in this Agreement, the Promoter shall not be liable or required to bear and/or pay any amount by way of cost of maintenance charges, outgoings, deposits, transfer fees/charges and/or non-occupancy charges. The Promoter shall also not be liable to pay any compensation whatsoever for the sale/allotment or transfer of the unsold areas within the said Premises. The Promoter shall also not be liable to pay any amount by way of compensation for the sale/allotment or transfer of the unsold areas within the said Premises.

18. The Promoter and their surveyors and agents and assigns with or without workmen and labour shall be permitted at reasonable times to enter into the said Premises/Larger Land or any part thereof for the purpose of making, laying down maintaining, repairing, rebuilding, cleaning, keeping in order and good condition (including repairing) all services, drains, pipes, covers gutters wires walls structure or other conveniences belonging to or serving or works/fit out works in such areas within the said Premises, and/or permanently cover/fit out works in such areas within the said Premises, and/or permanently restrict the access to 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.

19. **Other Charges:**

The Allottee/s agrees and undertakes that, the Allottee/s shall, before delivery of possession of the said Premises, deposit the following amounts ("**Other Charges**") with the Promoter by cheque/demand draft/RTGS/NEFT.-Advance Maintenance, cost for formation and registration of the Society, legal cost, Fitness Centre Membership Charges, for other utility connection charges (such as water and electricity connections etc) and for depositing the amount towards the Fund of the Society as mentioned in **Annexure "11"** ("**Premises and Transactions**") annexed hereto. The Promoter has informed the Allottee/s and the Allottee/s is/are aware that the charges/deposits towards water, electricity, or any other service connection mentioned in the head "Other Charges" in the **Annexure "11"** are provisional in nature and may increase if there is any increase in charges/deposits imposed by the concerned local bodies/government. The Promoter shall demand the additional amount from the Allottee/s towards the water connection, external drainage or any other service connection and the Allottee agrees and undertakes to pay the additional amount to the Promoter without any objection.

20. The details of Other charges are as mentioned below:-

i. **Advance Maintenance (6 months):**

The Advance Maintenance (6 months) shall be appropriated against the monthly maintenance charges. The Advance Maintenance amount is exhausted after which the Allottee/s shall make the payment towards Maintenance Charges. The Advance Maintenance is for the payment of taxes (GST, Property Tax etc.) and the Allottee/s shall be required to make the payment of taxes separately.

ii. **Share of Expenses for Society Formation and Legal Charges:**

This amount is for formation of society and preparation of legal documents. The Allottee/s shall be liable to give an account of how these funds are appropriated.

iii. **Fitness Centre Membership Charges:**

The Fitness Centre membership charge is for membership to the Fitness Centre for up to 4(four) family members of the Allottee/s. There will be an additional charge over and above this membership charges. The Promoter will not be liable to give an account of how these funds are appropriated.

iv. **Electric and Water Connection Charges:**

This amount is used for electric and water connection infrastructure like meters, substations, receiving stations if any etc. The Promoter will not be liable to give any account of how these funds are appropriated. The Promoter has informed the Allottee/s that he/she/they are aware that the charges/deposits towards water, electricity, external drainage or any other service connection mentioned under the head "Other Charges" in the **Annexure "11"** are provisional in nature and may increase due to increase in charges/deposits imposed by the concerned local bodies/government authority. If there is any increase in charges/deposits by the concerned local bodies/government authority, the Promoter shall demand the additional amount from the Allottee/s towards the water, electricity, external drainage or any other service connection and the Allottee/s agrees and undertakes to pay the additional amount to the Promoter without any objection.

v. **Corpus Fund for Society:**

The Corpus Fund shall be transferred to the Society on Conveyance of the Land. The Corpus Fund is interest free. If the Allottee fails to pay the maintenance charges, the same shall be appropriated from the Corpus fund along with interest, taxes if any and the balance (if any) shall be refunded to the society.

The abovementioned amounts of Other Charges are not refundable (those specifically mentioned in this Agreement) and no accounts or statement will be required to be given by the Promoter to the Allottee/s in respect of the above amounts deposited by the Allottee/s with the Promoter. The Other Charges and deposits mentioned above shall not carry any interest. Above amounts are exclusive of any taxes including but not limited to CGST and SGST, TDS or any other tax/levy and the Allottee/s shall be liable to bear the same separately.

21. **Maintenance Charges:**

- i. The Allottee/s hereby agree/s to make payment of maintenance charges and outgoings on the date of taking possession of the said Premises, on account of the said Premises as provided in the table in **Annexure "11"** hereto. The Allottee/s do hereby further agree that maintenance charges of the said Premises shall start after a period of 15 (fifteen) days from the date of intimation about the said Premises is ready for use and occupation. The Allottee/s agrees and undertakes to pay the CGST and SGST or any other tax/es as may be applicable from time to time on the Maintenance Charges/ Other Charges separately without any objection or demur. The Allottee/s shall pay the Maintenance charges by 5th day of every quarter i.e. April-July-October-January in advance. The Allottee/s hereby further agrees that he/she/they shall take the possession of the said Premises within 15 (fifteen) days from the date of intimation about the said Premises is ready for use and occupation.
- ii. The Allottee/s hereby agree that he/she/they are aware and that the maintenance charges are provisional in nature and shall be subject to change and that the Allottee/s shall be bound to pay the maintenance charges of the said Premises regularly as stated above along with 10% increase or actual increase, whichever may be higher in every financial year or if it is increased for the reasons beyond the control during the same financial year. The Allottee/s agrees and undertakes to make the payment of the same without any objection or demur.
- iii. The Promoter shall not, if they have collected any contribution from the Allottee/s, render to the Allottee/s any separate account of the collections made from him and/or of the expenses incurred in respect of the said Premises; the rendition of the consolidated account to the Society and settlement of such account shall discharge the Promoter of their responsibility to refund excess, if any, out of such collections made from one or more of the acquirers of Premises and/or of recovering the deficit, if any, from one or more of them; the acquirers of Premises as members of the Society shall make up and adjust amongst themselves their respective accounts the Allottee/s shall not be entitled to make any grievance or take any objection to the consolidation of all receipts and expenses in respect of the various Premises in the said Building as aforesaid.

22. The Allottee/s shall pay to the Promoter a sum as more particularly specified in the table of the Other Charges as specified in **Annexure "11"**, for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Promoter in connection with this Agreement, the transaction contemplated hereby, the formation of the Society/Apex Body, for preparing the rules, regulations and bye-laws of the Society/Apex Body, and the cost of preparing and engrossing the Society Conveyance, Apex Body Conveyance and other deeds, documents and writings.

23. The Promoter has informed the Allottee/s that there may be common access road, street lights,

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passages, electricity and telephone cables, water lines, gas pipelines, drainage lines, sewerage lines, and other common amenities and conveniences in the layout of the Larger Land/said Land. The Promoter has further informed the Allottee/s that all the expenses and charges of the said amenities and conveniences may be common and the Allottee/s alongwith other allottee/s shall share such expenses and charges in respect thereof as also maintenance charges proportionately among the members of the said Building. Such proportionate amounts shall be payable by each of the allottee/s of flats/units/Premises of the said Building including the Allottee/s and the proportion to be paid by the Allottee/s shall be determined by the Promoter and the Allottee/s agree/s to pay the same regularly without raising any dispute or objection with regard thereto. Neither the Allottee/s nor any of the allottee/s of flats/units/Premises in the said Building shall object to the Promoter laying through or under or over the said Larger Land/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 Wings/towers which may be developed and constructed on any portion of the Larger Land.

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24. The Allottee/s are aware that in the future, due to some unforeseen circumstances there may be unequal distribution of certain common services such as water etc. to specific premises or buildings within the larger layout. Under such circumstances, the Allottee/s provides irrevocable consent to permit the Promoter, its assigns, associates, employees, agents or any other third party appointed by it to manage the said common services in order to allow equal distribution of the common service across premises or building/s or tower/s in the larger layout. In case the Allottee/s or the Society/Condominium/Apex Body prevents the Promoter or its employees, agents, etc. from doing so, the Promoter, its employees, associates, agents or any other third party appointed by the Promoter reserves the right to initiate civil or criminal proceedings against the Allottee/s or society as the case may be.

25. Representations and Warranties of the Promoter:

The Promoter hereby represent and warrant to the Allottee/s as follows, subject to what is stated in this Agreement and all its Schedules and Annexes, subject to what is stated in the Title Certificate, and subject to the RERA Certificate:-

- i. The Promoter has clear and marketable title and has the requisite rights to carry out development upon the Larger Land and also has actual, physical and legal possession of the said Larger Land for the implementation of the Larger Land;
- ii. The Promoter has lawful rights and requisite approvals from the concerned Competent Authorities to develop the Real Estate Project, and shall obtain requisite approvals from time to time to complete the development of the Real Estate Project;
- iii. There are no encumbrances upon the said Larger Land/Building except those as mentioned in the Annexure "14";
- iv. There are no litigations pending before any Court of law with respect to the said Land/Larger Land or the Real Estate Project except as mentioned in the Title Certificate and disclosed by the Promoter on the website of the RERA Authority;
- v. All approvals, licenses and permits issued by the Competent Authorities with respect to the Real Estate Project to be constructed on the said Land are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Real Estate Project, to be constructed/now under construction thereon shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain in compliance with all applicable laws in relation to the Real Estate Project;
- vi. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the rights and interest agreed to be granted to the Allottee/s herein and hereunder, may be prejudicially affected;
- vii. The Promoter has 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 Land or any part thereof, as also the said Premises, which will in any manner affect the rights of the Allottee/s under this Agreement;

- viii. The Promoter conf said Premises to t
- ix. The Promoter ha dues, rates, char penalties and ot Municipal Corp Formation/Socie and
- x. No notice from government or said Land/ La respect of the Allottee/s.

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- viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Premises to the Allottee/s in the manner contemplated under this Agreement.
- ix. The Promoter has duly paid and shall continue to pay and discharge the undisputed 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 to the Municipal Corporation of Greater Mumbai and other concerned authorities till the Society Formation/Society Conveyance if any and thereupon shall be proportionately borne by the Society; and
- x. No notice from the Government or any other local body or authority or an Administrative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said Land/ Larger Land or any part thereof) has been received or served upon the Promoter in respect of the said Land/ Larger Land and/or the Real Estate Project except those disclosed to the Allottee/s

26. ALLOTTEE/S COVENANTS:

The Allottees so as to bind all persons claiming by, under or through them to the above covenants/ with the Promoter that-

- i. to maintain the said Premises at the Allottee's own cost in good and tenable repair and condition from the date of the possession of the said Premises is taken and shall not do or suffer to be done anything in or to the said Building/Real Estate Project which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the said Building/Real Estate Project in which the said Premises is situated and the said Premises itself or any part thereof without the consent of the local authorities and the Promoter.
- ii. to abide by the terms of the Scheme of development of the said Land/ Larger Land disclosed by the Promoter hereunder, and will not do any act, or set up any right or claim, which would in any manner interfere with, obstruct, jeopardise or disrupt the rights of the Promoter to develop the said Land/Larger Land in the manner herein disclosed and in terms of the Scheme sanctioned by the Slum Rehabilitation Authority, and to sell the various Premises therein to persons of the choice of the Promoter in such manner as they are entitled, and to receive and appropriate to themselves the entire proceeds thereof, and/or to claim and avail of the rights and benefits accruing on account thereof.
- iii. at all times act in accordance with and abide by this Agreement and covenants hereunder, and not do any act or be party to any deed which may in any manner be contrary thereto or in derogation thereof, and.
- iv. to use and/or permit to be used the said Premises only as residence or for such other purpose as may be permitted by the concerned local authority, and will not use or permit to be used the said Premises for any other purpose, Allottee/s shall not to change the user of the said Premises without the prior written permission of the Promoter and Society, in the event the Allottee/s change/s the user of the said Premises after obtaining due sanction and permission, Allottee/s shall himself/themselves be liable to bear and pay any increased taxes and levies as may be imposed on account thereof.
- v. not to store in the said Premises any goods of a hazardous, combustible or dangerous nature, or are so heavy which is likely to damage the construction or structure of the said building/Real Estate Project, or the storage of which is objected to or not approved/licensed by the concerned local or other authority, or carry or cause to be carried heavy packages to the upper floors of the said Building which may damage or likely to damage the entrances, staircase and common passages of the building in which the said Premises is situated, including entrances of the said Building/Real Estate Project in which the said Premises is situated and in case any damage is caused to the Real Estate Project in which the said Premises is situated or the said Premises on account of negligence or default of the Allottee/s in this behalf, the Allottee/s shall be liable for the consequences of the breach.
- vi. it shall be the responsibility of the Society that would be formed to separate the dry and wet garbage and shall see to it that the wet garbage generated in building shall be treated separately.
- vii. not to throw any dirt, rubbish, rags, garbage or other refuse from the said Premises into the compound or any portion of the said Land or Larger Land and/or the said Building.
- viii. not to amalgamate the flats in the said Building.



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ix. bear and pay in a timely manner and forthwith, all amounts, dues, taxes, installments of Sale Consideration, as required to be paid under this Agreement.

x. not to hang clothes, garments or any other item or any other item or thing from the balconies, windows or verandahs appurtenant to the said Premises or any other place, save and except in the areas designated for the purpose.

xi. by reason of acquiring a Premises in the said Building, not to park any car or two wheeler in the open compound of the building or claim any right to park motor vehicles in the still and/or in the basement of the building, if the Allottee/s so desires, the Allottee/s will park his vehicle in the Car Parking Space / Slot under the still or in the basement acquired from the Promoter, and subject to payment of any charges on account thereof

xii. If the Allottee/s are the acquirer of a Car Parking Slot in the Basement, Ground Floor Still or 1st Floor of the said Building, the Allottee/s will observe, perform and comply with the terms and conditions, if any, stipulated by the local authority in the matter of its user; if any security deposit is payable to the local authority to ensure the specified user of the car parking space, he/she/they will pay the same in addition to the amount payable to the Promoter as price thereof, the Allottee/s shall also be liable to pay the taxes charged or levied in respect thereof.

xiii. The Allottee/s will not encroach upon or make use of any portion of the said Building not agreed to be acquired by him

xiv. the Allottee/s will restrict his claims only to the said Premises agreed to be acquired by him hereunder, and not to claim any right to put up any construction on the said Building or to make any variations or alterations in the said Premises, and also not to claim any right to put up additional construction which may result in the reduction of further area of construction, if any, permissible on the said Larger Land.

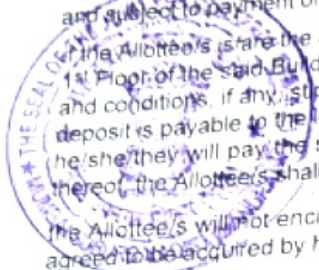
xv. the Allottee/s shall not let out, sub-let, transfer, assign, sell, lease, give on leave and license, or part with possession of the said Premises or transfer or assign his right, title or interest in the said Premises or dispose of or alienate otherwise howsoever, the said Premises and/or its rights, entitlements and obligations under this Agreement or the benefit factor of this Agreement until all amounts dues, taxes, deposits, cesses, Sale Consideration and all other amounts payable hereunder to the Promoter have been fully paid and discharged paid together with applicable interest thereon at the Interest Rate if any, and only if there is no subsisting breach or non-observance of any of the terms, conditions or provisions hereof. In the event the Allottee/s is/are desirous of transferring the said Premises and/or its rights under this Agreement prior to making such full and final payment, then, the Allottee/s shall be entitled to effectuate such transfer only with the prior written permission of the Promoter which may be provided by the Promoter in its sole discretion.

xvi. the Allottee/s will not slaughter any animals in the precincts of the said Building'

xvii. to carry out at their own costs all internal repairs and maintain the said Premises in good and tenable repair and condition from the date of his taking possession of the same in the state and order in which it was delivered by the Promoter to the Allottee/s, and not do or suffer to be done anything in or to the said Building/Real Estate Project or the said Premises or in the staircase or passages thereof which may be against/contrary to the rules, regulations or bye-laws of the concerned local or any other public authority, or alter or make any addition in or to the said Building/Real Estate Project or the said Premises. In the event of the said Premises 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 and the Allottee/s do hereby indemnify and keep indemnified the Promoter in this regard.

xviii. not to close or permit to change the external elevation or colour scheme of the said Building/said Premises, nor of the common areas, including the lobby and the areas outside the main door of the Premises.

ix. the Promoter has with a view to achieve uniformity in the look of the outer facade of the said Building, even while addressing the need for safety of the acquirers of Premises, tied up for provision of grills of standard design to be provided across Premises in the said Building 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 not shift or alter the location of the windows or ventilators in the said Premises; the Allottee/s acknowledges that this is stipulated in the interest of achieving uniformity in the elevation and look of the various Premises in the said Building, and the Allottee/s covenants to abide by the same, and not commit any breach of the same.



xx. the Allottee/s will not encroach upon or make use of any portion of the said Building not agreed to be acquired by him

xxi. the Allottee/s will restrict his claims only to the said Premises agreed to be acquired by him hereunder, and not to claim any right to put up any construction on the said Building or to make any variations or alterations in the said Premises, and also not to claim any right to put up additional construction which may result in the reduction of further area of construction, if any, permissible on the said Larger Land.

xxii. the Allottee/s shall not let out, sub-let, transfer, assign, sell, lease, give on leave and license, or part with possession of the said Premises or transfer or assign his right, title or interest in the said Premises or dispose of or alienate otherwise howsoever, the said Premises and/or its rights, entitlements and obligations under this Agreement or the benefit factor of this Agreement until all amounts dues, taxes, deposits, cesses, Sale Consideration and all other amounts payable hereunder to the Promoter have been fully paid and discharged paid together with applicable interest thereon at the Interest Rate if any, and only if there is no subsisting breach or non-observance of any of the terms, conditions or provisions hereof. In the event the Allottee/s is/are desirous of transferring the said Premises and/or its rights under this Agreement prior to making such full and final payment, then, the Allottee/s shall be entitled to effectuate such transfer only with the prior written permission of the Promoter which may be provided by the Promoter in its sole discretion.

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xxiv. to carry out at their own costs all internal repairs and maintain the said Premises in good and tenable repair and condition from the date of his taking possession of the same in the state and order in which it was delivered by the Promoter to the Allottee/s, and not do or suffer to be done anything in or to the said Building/Real Estate Project or the said Premises or in the staircase or passages thereof which may be against/contrary to the rules, regulations or bye-laws of the concerned local or any other public authority, or alter or make any addition in or to the said Building/Real Estate Project or the said Premises. In the event of the said Premises 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 and the Allottee/s do hereby indemnify and keep indemnified the Promoter in this regard.

xxv. not to close or permit to change the external elevation or colour scheme of the said Building/said Premises, nor of the common areas, including the lobby and the areas outside the main door of the Premises.

xxvi. the Promoter has with a view to achieve uniformity in the look of the outer facade of the said Building, even while addressing the need for safety of the acquirers of Premises, tied up for provision of grills of standard design to be provided across Premises in the said Building 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 not shift or alter the location of the windows or ventilators in the said Premises; the Allottee/s acknowledges that this is stipulated in the interest of achieving uniformity in the elevation and look of the various Premises in the said Building, and the Allottee/s covenants to abide by the same, and not commit any breach of the same.

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xxviii. the Allottee/s will restrict his claims only to the said Premises agreed to be acquired by him hereunder, and not to claim any right to put up any construction on the said Building or to make any variations or alterations in the said Premises, and also not to claim any right to put up additional construction which may result in the reduction of further area of construction, if any, permissible on the said Larger Land.


xxix. the Allottee/s shall not let out, sub-let, transfer, assign, sell, lease, give on leave and license, or part with possession of the said Premises or transfer or assign his right, title or interest in the said Premises or dispose of or alienate otherwise howsoever, the said Premises and/or its rights, entitlements and obligations under this Agreement or the benefit factor of this Agreement until all amounts dues, taxes, deposits, cesses, Sale Consideration and all other amounts payable hereunder to the Promoter have been fully paid and discharged paid together with applicable interest thereon at the Interest Rate if any, and only if there is no subsisting breach or non-observance of any of the terms, conditions or provisions hereof. In the event the Allottee/s is/are desirous of transferring the said Premises and/or its rights under this Agreement prior to making such full and final payment, then, the Allottee/s shall be entitled to effectuate such transfer only with the prior written permission of the Promoter which may be provided by the Promoter in its sole discretion.

xxx. the Allottee/s will not slaughter any animals in the precincts of the said Building'

xxxi. to carry out at their own costs all internal repairs and maintain the said Premises in good and tenable repair and condition from the date of his taking possession of the same in the state and order in which it was delivered by the Promoter to the Allottee/s, and not do or suffer to be done anything in or to the said Building/Real Estate Project or the said Premises or in the staircase or passages thereof which may be against/contrary to the rules, regulations or bye-laws of the concerned local or any other public authority, or alter or make any addition in or to the said Building/Real Estate Project or the said Premises. In the event of the said Premises 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 and the Allottee/s do hereby indemnify and keep indemnified the Promoter in this regard.

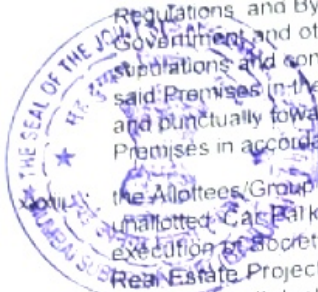
xxxii. not to close or permit to change the external elevation or colour scheme of the said Building/said Premises, nor of the common areas, including the lobby and the areas outside the main door of the Premises.

xxxiii. the Promoter has with a view to achieve uniformity in the look of the outer facade of the said Building, even while addressing the need for safety of the acquirers of Premises, tied up for provision of grills of standard design to be provided across Premises in the said Building 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 not shift or alter the location of the windows or ventilators in the said Premises; the Allottee/s acknowledges that this is stipulated in the interest of achieving uniformity in the elevation and look of the various Premises in the said Building, and the Allottee/s covenants to abide by the same, and not commit any breach of the same.

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- xx the Allottee/s will ensure that the fire safety measures and equipments provided in the Building, including in the Premises are not tampered, hindered, obstructed or otherwise interfered with, and further also that the passages and refuge areas provided in the building are always kept clear and unobstructed
 - xxi not to do or permit to be done any act or thing which may render void or voidable any insurance of the said Land/Larger Land or the Building/Real Estate Project in which the said Premises is situate or any part thereof or whereby any increased premium may become payable in respect of such insurance
 - xxii not to demolish or cause to be demolished the said Premises or any part thereof or make or cause to be made any addition or alteration of whatsoever nature to or in the said Premises or any part thereof, nor any alteration in the elevation or outside colour scheme of the Building/Real Estate Project, and shall keep the portions sewers, drains, pipes etc. in the said Building/Premises in good and tenable repair and condition and in particular so as to support shelter and protect the other parts of the Building/Real Estate Project and not chisel or in any other manner damage the columns, beams, walls, slabs, RCC, parties or other structural members in the Building, without the prior written permission of the Promoter and/or of the Society
 - xxiii to bear and pay a proper proportion of the dues, duties, impositions, levies and other burdens of any nature and kind whatsoever at any time hereafter imposed upon the Land/Larger Land and/or the Building and/or upon the Promoter or Allottee/s of Premises therein by any authority, including the Municipal Corporation, revenue authorities, etc.
 - xxiv the Allottee/s shall along with acquirers of other Premises in the said Building pay to the local authority, State Government or any other authority any betterment charge, development tax, fire tax or any other tax or levy payable in respect of the said Building, sharing the same amongst themselves in proportion to the carpet areas of the different Premises in the said Building.
 - xxv the Allottee/s will within one month of demand by the Promoter rectify any defect or want of repairs pointed out to him by the Promoter in the said Premises.
 - xxvi to carry out along with the acquirers of other Premises in the said Building at their joint costs, without holding the Promoter liable or responsible for the same, all repairs, additions and alterations in or to the said Building and the said Premises as may be required to be carried out by the Government, local or any other authority after issue of Occupation/ Completion Certificate for the same.
 - xxvii to allow the Promoter and their agents/servants to enter upon the said Building (including the said Premises) and carry out repairs therein for maintaining, rebuilding and keeping in good order and condition all sewers, drains, pipes, cables, water pipes, gutters, electric wires, etc. in the said Building/Premises and for other similar purposes, and also for cutting off water/electric supply to any Premises in the said Building, the occupant whereof may have committed breaches of the terms of the agreement executed by him with the Promoter, or the bye-laws and regulations of the Society formed by the acquirers of Premises in the said Building.
 - xxviii to submit letters to and abide by such conditions as may be stipulated concerning or regulating the fit-outs to be carried out in the said Premises and not commit any breach of the terms thereof.
 - xxix not to carry out any additions, alterations or renovation to the said Premises at any time after taking possession, except after obtaining the prior written permission of the Promoter or the Society, as the case may be, and only after complying with such conditions as the Promoter/ Society may stipulate in this behalf, including for the said purpose by keeping deposited such sum as may be stipulated to secure the due observance and performance of the terms thereof and to abide by and carry out such works only in the manner and without committing any breach of the terms on which such works have been permitted to be carried out;
 - xxx not to carry out any work in the said Premises which may in any manner cause any damage to any of the other Premises above/below or adjacent to the said Premises; if on account of any works so carried out by the Allottee/s any loss or damage is caused to any of the neighboring Premises on the same floor or to Premises above or below the said Premises, the Allottee/s shall at his own costs be liable to make good such loss or damage, and keep the Promoter and the Society indemnified of, from and against any loss damage or consequences of such work carried out by the Allottee/s.

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the Allottee/s shall permit the Promoter 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 said Building/Real Estate Project or any part thereof to view and examine the state and condition thereof.

the Allottee/s shall observe and perform all the rules and regulations which the 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 said Real Estate Project/said Building and the Premises therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of the Government and other public bodies. The Allottee/s shall also observe and perform all the stipulations and conditions laid down by the Society regarding the occupancy and use of the said Premises in the said Building/Real Estate Project and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings payable in respect of the said Premises in accordance with the terms of this Agreement

the Allottee/s Group of Allottees/Society is aware that there might be unsold Premises and/or unallotted Car Parkings in the Real Estate Project/s or the said Building, even after the execution of Society Formation/Execution of Conveyance of the Real Estate Project/other Real Estate Projects/the said Building in the favor of Society (whichever applicable). The Promoter shall deal with the unsold Premises/unallotted car parking as it deems fit and the allottees/group of allottees/society/societies does not have any objection to the same.

xxxiv. the Allottee/s agrees and confirms that notwithstanding that the Allottee/s has/have approached/may approach the Banks and/or the Financial institutions for availing loans in order to enable the Allottee/s to make the payment of the total consideration or part thereof respect of the said Premises, it shall be the sole and the entire responsibility of the Allottee to ensure that the timely payment of the total consideration in respect of the said Premise. Notwithstanding any of the provisions hereof, the Allottee/s hereby agrees that the Promoter shall have first lien/charge until all the amounts including the total consideration, taxes and other charges and amounts payable in respect of the said Premises as provided herein have remained unpaid and the Allottee/s has/have no objection in this regard.

xxxv. the Allottee/s hereby indemnifies and shall keep indemnified the Promoter from and against all claims, costs, charges, expenses, damages and losses which the Promoter may suffer to any action that may be initiated by the Bank/Financial institution on account of such loan for recovery of loan on account of any breach by the Allottee/s of the terms and conditions governing the said loan and the Allottee/s undertakes to reimburse the same to the Promoter without any delay or demur or default.

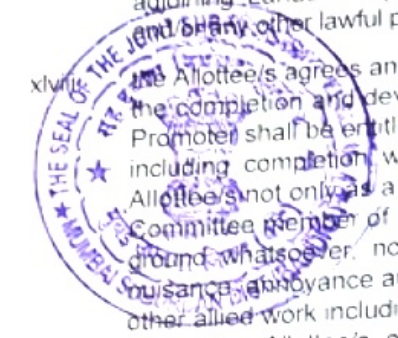
xxxvi. it is agreed that the Allottee/s shall be entitled to avail loan from a bank/financial institution to mortgage the said Premises by way of security for repayment of the said loan to such extent only with the prior written consent of the Promoter. The Promoter will grant their no-objection whereby the Promoter will express its no-objection to the Allottee/s availing of such loan for mortgaging the said Premises with such bank/financial institution, provided however that the Promoter 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 charges provided further that such mortgage created in favour of such bank/financial institution in respect of the said Premises of the Allottee/s shall not in any manner jeopardize the Promoter's right to receive full consideration and other charges and to develop the balance of the said Larger Land and such mortgage in favour of such bank/financial institution subject to the Promoter's first lien and charge on the said Premises in respect of the amounts payable by the Allottee/s to the Promoter under the terms and conditions of this Agreement. The Promoter will issue the said no-objection letter provided that the co-borrower of the bank/financial institution agrees to make payment of the balance purchase price of the said Premises directly to the Promoter as per the schedule of payment of the purchase price provided in this Agreement

xxxvii. the Promoter shall not be liable or responsible for any of the acts of omission or commission of the Allottee/s which are contrary to the terms and conditions governing the said loan. It shall be the responsibility of the Allottee/s to inform the Society of the Premises Allottee/Group of Allottees/Society etc that may be formed about the lien/charge of such Banks/ Financial Institutions. The Promoter shall not be liable or responsible for the same in any manner whatsoever.

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- xxviii the Promoter shall not be liable or responsible for any of the acts of omission or commission of the Allottee/s which are contrary to the terms and conditions governing the said loan. It shall be the responsibility of the Allottee/s to inform the Society of the Premises Allottee/s i.e. the Society etc that may be formed about the lien/charge of such Banks/ Financial Institutions and the Promoter shall not be liable or responsible for the same in any manner whatsoever.
- xxix the Promoter shall not be liable or responsible for any of the acts of omission or commission of the Allottee/s which are contrary to the terms and conditions governing the said loan. It shall be the responsibility of the Allottee/s to inform the Society of the Premises Allottee/s i.e. the Society etc that may be formed about the lien/charge of such Banks/ Financial Institutions and the Promoter shall not be liable or responsible for the same in any manner whatsoever.
- xi the Allottee/s agrees and acknowledges that the sample Premises constructed by the Promoter and all furniture's, items, electronic goods, amenities etc. provided thereon are only for the purpose of show casing as sample Premises. It furnished by Allottee/s and the Promoter is not liable or required to provide any furniture, items, electronic goods and amenities etc. as displayed in the sample Premises, other than as expressly agreed by the Promoter under this Agreement.
- xii to keep the sewers, drains and pipes in the said Premises and appurtenances thereto in good tenable repairs and condition and in particular, support shelves and protect the other parts of the said Building/Real Estate Project in which the said Premises are situate 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 Promoter and which consent shall not be unreasonably withheld.
- xiii in case of the Allottee/s who is/are a non-resident/ foreign national of Indian Origin, 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/s understands and agrees that in the event of any failure on his/her/their/its part to comply with the prevailing exchange control laws and guidelines issued those issued by the Reserve Bank of India, the Allottee/s alone shall be liable for any action under the Foreign Exchange Management Act, 1999, or any other statutory modifications or re-enactments thereto and other applicable laws. The Promoter accept no responsibility in this regard and the Allottee/s does hereby indemnify and keep the Promoter indemnified and saved harmless from any loss or damage caused to it for any reason whatsoever.
- xiiii the Allottee/s shall fully comply with and observe all the terms and conditions that are set out in this Agreement.
- xv the Allottee/s is/are aware that the Promoter will be developing the said Larger Land in a phase-wise manner on such terms and conditions as the Promoter may deem fit and shall be entitled to all the benefit of Floor Space Index or any such entitlements for the more beneficial and optimum use and enjoyment of the same in such manner as the Promoter deems fit and the Promoter shall be entitled to grant or offer upon or in respect of any portion of the said Larger Land, to any third party all such rights, benefits, privileges, easements etc. including right of way, right to draw from or connect to all drains, sewers, installations and/or services in the said Larger Land in such manner as may be desired by the Promoter and the Allottee/s expressly and irrevocably consents to the same.
- xvi the Promoter shall bear and pay all outgoing and statutory dues including municipal taxes, work contract tax, taxes for land under construction and all the taxes relating to the said Larger Land, non-agricultural assessment and other assessments and/or dues and/or charges of any sort or in respect of and/or concerning the said Larger Land and the said Real Estate Project and the development of the said Larger Land and the said Real Estate Project. It is clarified that all taxes, dues, cess, outgoing with respect to the said Premises for a period prior upto possession shall be borne and paid by the Promoter and on and after the date of possession shall be borne and payable by the Allottee/s.

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- the Promoter herein has specifically informed the Allottee/s that irrespective of any disputes, which may arise between the Promoter and the Allottee/s, the Allottee/s shall punctually pay all amounts payable towards Sale Consideration along with all taxes payable on sale or transfer of the said Premises and shall not withhold the same for any reason whatsoever.
- xvii. the Allottee/s shall not be entitled to or claim any easement or right of light or air, which would restrict or interfere with in any manner whatsoever, the free and unobstructed use and enjoyment of any portion of the said Land or Larger Land and the adjacent, contiguous and adjoining Lands and properties of the Promoter, for the purpose of development thereof and for any other lawful purpose.
- xviii. The Allottee/s agrees and acknowledges that the Promoter has informed the Allottee/s that for the completion and development of the Larger Land, the Promoter is required to and the Promoter shall be entitled at all times, to carry out construction and/or any other allied work including completion work of the structures on the said Land and/or Larger Land, the Allottee/s not only as a Allottee/s of the said Premises, but also as a member or Managing Committee member of Society shall not at anytime, raise any objection, obstruction on any ground whatsoever, notwithstanding that there shall or may be any perceived or actual nuisance, annoyance and inconvenience that could arise during the construction and/or any other allied work including completion work of the structures on the said Land and/or Larger Land. The Allottee/s and/or the Society shall not interfere with the rights, powers and authorities of the Promoter in respect of implementing the scheme of development of the said Land and/or Larger Land in any manner whatsoever. The Allottee/s hereby undertakes to co-operate with and render all assistance to the Promoter in respect of the development of the said Land and/or Larger Land.
- xlix. notwithstanding anything herein contained the Promoter shall not be liable for any defect damage caused to the said Premises or the Real Estate Project/said Building or to rectify a such defect caused as a result of negligence, improper maintenance, improper operation, change, repair or alteration carried out by the Allottee/s. The liability of the Promoter under this Agreement shall forthwith cease in the event that the Allottee/s makes any such change carries out any repairs or alterations to the said Premises or the Real Estate Project/s Building without the written consent of the Promoter.
- i. the Promoter may complete part, portion or floor of the said Building and obtain occupation certificate and give possession of Premises therein to the Allottee/s of the Premises and the Allottee/s herein shall not be entitled to raise any objection thereto. If the Allottee/s takes possession of the said Premises in such partly completed wing, part portion or floor and the Promoter or its agents or contractors shall carry on the remaining work with the Allottee/s occupying his/her/their Premises, the Allottee/s shall not object to, prohibit or obstruct or create hindrance in the execution of such work, even though the same may cause any nuisance or disturbance to him/her/them.
 - ii. the Allottee/s shall fully co-operate with the Promoter in the matter of implementation of the scheme for development of Larger Land and the infrastructure and common facilities on the Larger Land without creating any obstruction or interference.
 - iii. the Allottee/s shall not complain to SRA Administration for approving substandard size in the tenements/tenement, building with deficient open spaces, mechanical light & ventilation probable mechanized failure of mechanized parking provisions and the Allottee/s shall indemnify the SRA & its Officers against any probable dispute that may arise in future.
 - iiii. the Allottee/s shall not misuse the refuge area in future.
 - liv. The Allottee/s have been informed and are aware of inadequate/sub-standard sizes of rooms/premises. The Allottee/s agree that they shall not blame the SRA/Promoter for inadequate/sub-standard sizes of rooms/premises in future and no claims/damages/risks will be made against the CEO(SRA) & its staff with regards to the same.
 - lv. The Allottee/s have been informed and are aware that, the building is constructed with deficient open space and no claims/damages/risks will be made against the CEO(SRA) & its staff with regards to the same.
 - lvi. The Allottee/s have been further informed that all common areas and common facilities shall be maintained as per approved plan and shall not be misused at any point.

27. This Agreement to the extent it lays down covenants on the part of the Allottee/s...

the common benefit of all acquirers of Premises in the said Building is for the benefit of all acquirers of Premises in the said Building, and the benefit thereof shall endure to all of them, and the terms and conditions thereof shall be available for enforcement not only by the Promoter herein but also by the acquirers of other Premises in the said Building, and its Agreement shall bind to the extent applicable the permitted transferees of Premises from the Allottee/s also.

28. Nothing contained in this Agreement is intended to be nor shall be construed to be a grant, sell, demise or assignment in law of the said Premises or the Real Estate Project, or the said Building, or the said Land or the said Larger Land or any portion of thereof or the said Building now under construction thereon, such conferment to take place only on the transfer of the land together with the Building(s) constructed thereon to the Co-operative Society got registered by the acquirers and allottees of premises in the said Building in the manner disclosed herein. The Allottee/s shall have no claim, save and except to the said Premises hereby agreed to be acquired by him, and all open spaces, parking spaces, lobbies, staircase, terraces etc shall remain the property of the Promoter until the said Land and Building are transferred by the Promoter to the Society as hereinbefore mentioned.

29. **Promoter shall not Mortgage or create a Charge on Allottee's Premises.**
The Promoter shall be at liberty to raise funds and avail loans and financial assistance for developing the said Land and the Larger Land and for the said purpose shall be at liberty to create mortgage, charge, encumbrance in respect of its right, title and interest in the said Land and/or the said Larger Land or any part thereof and its development potential therein and the Allottee/s shall not raise any objection(s) whatsoever in this regard. However the Promoter shall ensure that such a charge/mortgage created shall not in any way jeopardize the rights of the Allottee/s in respect of the said Premises. Provided however, that nothing shall affect the already subsisting mortgage/charge created over the said Premises.

30. Notwithstanding the other provisions of this Agreement, the Promoter shall be entitled to nominate any person (" **Project Management Agency** ") to manage the operation and maintenance of the Building constructed/ to be constructed on the said Land/Larger Land, common amenities, common areas, facilities and the infrastructure on the said Land/Larger Land, or part thereof after the completion of the development for a period till formation and handover of the Larger Land or part thereof in favour of the Society. The Promoter shall have the authority and discretion to negotiate with such Project Management Agency and to enter into and execute formal agreement/s for maintenance and management of infrastructure with it/them. The cost incurred in appointing and operating the Project Management Agency shall be borne and paid by the Allottee/s and/or occupants of the Real Estate Project including the Allottee/s on a prorata basis, as part of the development and common infrastructure charges referred to herein. Such charges may vary and the Allottee/s agrees that it shall not raise any dispute regarding the appointment of any Project Management Agency by the Promoter for the Real Estate Project or towards the maintenance charges determined by such agency. It is agreed and understood by the Allottee/s that the cost of maintenance of the Real Estate Project and the part of the said Land/Larger Land and other common areas, facilities and infrastructure in the part of the said Larger Land shall be borne and paid by only the Allottee/s and other allottees/occupants on a pro-rata basis. The Allottee/s agrees to abide by any and all terms, conditions, rules and/or regulations that may be imposed by the Promoter and/or the Project Management Agency, 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 said Land/said Larger Land and Building constructed thereon from time to time. The Allottee/s is/are aware that the Promoter is not in a business of providing services proposed to be provided by the Project Management Agency. The Parties hereto agree that the Promoter is not and shall not be responsible or liable in connection with any defect or the performance or non performance or otherwise of the services provided by the Project Management Agency.

31. The Promoter shall have the right to designate any space on the said Land/said Larger Land to third party service providers for the purpose of facilitating the provision and proper maintenance of utility services to be availed by the Allottees of the Premises in the Building that may be developed on the said Land/said Larger Land, free or on payment of charges to such utility providers. The Promoter shall also be entitled to designate any space in the said Land/said Larger Land to such utility provider either on leave and license or sub-lease or leasehold basis for the purpose of installing power sub-stations/equipments with a view to service the requirement in the said Land/Larger Land and the buildings constructed thereon.

32. **Right to install Hoarding/Boards/Logo on the said Building/Larger Land:**

29
 i. The Promoter shall be entitled and shall have right to install or have installed hoardings/boards/ signs/logo of their brand name in/on one or more places in the said Building in a form of Neon Signs/MS Letters, Vinyl & Sun Boards on the Real Estate Project/Building/Larger Land and on the compound wall or other part of the Real Estate Project/Building/Larger Land and may be developed from time to time without being liable to pay any fees/charges/costs to the Society or any organization that may be formed. The Promoter shall also be entitled to place, select/decide hoarding/board sites.

ii. It is expressly agreed that the Promoter shall be entitled to put a hoarding or give on lease site for pager station, cell base station and telecom towers, solar panels or any other utility on said Land/Larger Land or on the Building or any part thereof including the terrace and the said hoardings may be illuminated or comprising neon sign and for that purpose Promoter is fully authorized to allow temporary or permanent erection or installation either on the exterior of the Building/ said Land/Larger Land as the case may be and the Allottee/s agrees not to object or dispute the same without being liable to pay any fees/charges cost in this respect to the Society or the final organization that may be formed. The Promoter shall be entitled to install its logo in one or more places on upon the Building/said Land/Larger Land and the Promoter reserves itself the full and free right of way and means and access to such place or places for the purpose of repair, painting or changing the logo.

33. Binding Effect:

Forwarding this Agreement to the Allottee/s by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee/s until, firstly, the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Schedule specified in **Annexure "11" ("Premises and Transaction Details")** annexed hereto, 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 Promoter. If the Allottee/s fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Promoter, then Promoter shall serve a notice to the Allottee/s for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee/s, the application of the Allottee/s shall be treated as cancelled without any further act of Parties, and all sums deposited by the Allottee/s in connection therewith, including the booking amount shall be forfeited by the Promoter, and the Allottee/s shall then cease to have any right or interest to or in the said Premises or against the Promoter.

34. Entire Agreement:

The Parties hereto record that the Agreement herein alongwith its schedules and annexures constitutes and records the entire Agreement between the Parties with respect to the subject matter hereof, and supersedes all understandings, agreements, allotment letter, correspondence, arrangements, whether written or oral, if any, between the Parties with regard to the said Premises as the case may be.

35. Waiver:

Any delay or indulgence shown by the Promoter in enforcing the terms hereof, or any forbearance or giving of time by the Promoter to the Allottee/s shall not be construed as waiver on the part of the Promoter of any breach or non-compliance with any of the terms or conditions hereof by the Allottee/s, nor shall the same in any manner prejudice the Promoter's rights in law hereunder.

36. Notice:

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

Allottee/s : Ms. Ankita Sharad Chavan
 : Ms. Akshaya Sharad Chavan
Address : 9, Sai Krupa Soc, Samarth Nagar, Bhandup (West), Mumbai-400078, Maharashtra
Notified Email ID : chavanankita017@gmail.com

Promoter
 Address
 Notified Email ID
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 37. Joint Allottees
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 whose name
 be deemed to
 38. Right to Am
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Promoter **Nexzone Fiscal Services Private Limited**

Address 702, Marathon Max, Mulund-Goregaon Link Road,

Mulund (West), Mumbai-400 080

Notified Email ID customercare@marathonrealty.com

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



37. **Joint Allottees**

In case there are joint allottee/s, all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him, which shall for all intents and purposes be deemed to have been properly served on all the allottees.

38. **Right to Amend:**

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

39. **Provisions of this Agreement applicable to the 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 Project shall equally be applicable to and enforceable against any subsequent transferees/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.

40. **Severability:**

If any provision of this Agreement is determined to be void or unenforceable under the provisions of the Act or the Rules and Regulations made hereunder or under other applicable laws, the provisions of this Agreement shall be deemed to be deleted or amended in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to the provisions of the RERA Act 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.

41. **Method of calculation of Proportionate Share wherever referred to in the Agreement:**

Wherever in this Agreement it is stipulated that the Allottee/s has to make any payment in common with other allottee(s) in the Project, the same shall be in proportion of the carpet area of the said Premises to the total carpet area of all other Premises in the Project. It is expressly agreed and the Allottee/s is aware that as a result of changes in the building plans of the said Building/Real Estate Project and/or the Layout of the said Larger Land, the share of the said Premises and/or the Allottee/s in the common areas and facilities may increase or decrease. The Allottee/s hereby expressly consents to such changes in the said share and hereby expressly authorizes the Promoter to so increase or decrease the said share of the Premises and/or the Allottee/s in the common areas and facilities of the said Building/Real Estate Project and the Allottee/s hereby irrevocably agrees to accept the said share.

42. **Further Assurances:**

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions in addition 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.

43. **Place of Execution:**

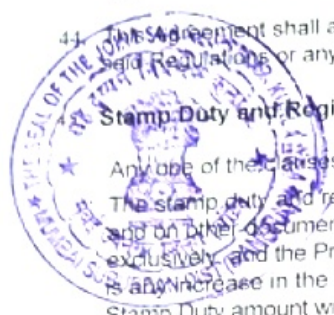
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The execution of this Agreement shall be completed only upon its execution by the Promoter through their respective Authorised Signatories at the Promoters' office at Mumbai. After the Agreement is duly executed by the Allottee/s and the Promoter or at some other place, which may be mutually agreed between the Promoter and the Allottee/s after the Agreement is duly executed by the Allottee/s and the Promoter or simultaneously with the execution of this Agreement, this Agreement shall be registered at the office of the concerned Sub-Registrar of Assurances. The Allottee/s and/or the Promoter shall present this Agreement at the proper registration office for registration within the time limit prescribed by the Registration Act, 1908 and the Promoter will attend such office and admit execution thereof.

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41. This Agreement shall always be subject to the provisions of the RERA Act, the said Rules and the said Regulations or any statutory requirement or modification thereof.

Stamp Duty and Registration

Any one of the clauses stated below will be applicable to the Allottee/s as per fact of the case. The stamp duty and registration charges and other incidental charges payable on these presents and on other documents to be executed pursuant hereto shall be borne and paid by the Allottee/s exclusively and the Promoters shall not be liable to bear or pay any part of the same. In case there is any increase in the Stamp Duty, the Allottee/s confirms and undertakes to pay such increased Stamp Duty amount without any delay or demure.

OR

The stamp duty upto an amount of Rs. 3,77,200/- (Rupees Three Lakh Seventy Seven Thousand Two Hundred Only) and the Registration Charges of Rs. 30,000/- (Rupees Thirty Thousand Only) will be borne and paid by the Promoter and the Allottee/s shall be liable for payment of any amount over and above the above mentioned amount in the event any liability towards the Stamp Duty arises in future. The Allottee/s shall lodge this Agreement before the concerned Sub-Registrar of Assurances within the time prescribed by the Registration Act, 1908 and after due notice in this regard the Promoter shall attend such office and admit the execution thereof and bear all other incidental charges in respect thereof if any.

46. 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.

47. The Parties are assessed under the Income Tax Act and their respective Permanent Account Numbers are as under:

- Promoter : AACCN9837F
- Allottee/s : BFNPC6831E, AZJPC2757N

48. 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 laws of India and the competent courts of Mumbai will have exclusive jurisdiction with respect to all matters pertaining to this Agreement.

**THE FIRST SCHEDULE ABOVE REFERRED TO
(Description of the said Larger Land)**

All that piece and parcel of land total admeasuring 7122.90 sq.mtrs. consisting of bearing CTS No.21(pt) Corresponding to Survey No.124/1/1, CTS No.22(pt) Corresponding to Survey No.134/1/1 and Survey No.134/1, CTS No.23(pt), CTS No.23/2(pt), CTS Nos.23/3 and 23/4, CTS No.24 and CTS No.25(pt) Corresponding to Survey No.127(pt) lying, being and situate at Village Kanjur, Taluka Kurla, Registration District and Sub-District of Mumbai and Mumbai Suburban and bounded as follows:

- On or towards the East : 13.40 M.W. Tembi Pada Road
- On or towards the West : A.D.J. CTS No.17 and CTS No.18

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On or towards the North : A.D.J. CTS No.13 and CTS No.15
On or towards the South : A.D.J. CTS No.20

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THE SECOND SCHEDULE ABOVE REFERRED TO
(Description of the said Land)

All that Land admeasuring 376.18 sq.mts situate at Village Kanjur, Taluka Kuria, in the Registration District and Sub-District of Mumbai and Mumbai Suburban being the portion of the said Larger Land as mentioned in the First Schedule hereinabove.

THIRD SCHEDULE ABOVE REFERRED TO
(Description of the said Premises)

All the right, title and interest in the Flat/Premises bearing No. 0809 admeasuring 33.44 Sq.mts. (i.e. 360.00 Sq.ft.) RERA Carpet Area on the 8 floor, Wing 'B', in the Real Estate Project Building known as **Marathon Neovalley Narmada Wing B** being constructed on the said Land described in the Second Schedule hereinabove with/without exclusive right to use the All Car Parking's



THE FOURTH SCHEDULE ABOVE REFERRED TO

(Description of Common Areas, Amenities and Facilities of the said Building)

- 1 Paved Access
- 2 Grand Entrance Lobby with elevators
- 3 Well designed compound walls and security gates shall be provided
- 4 Fitness Centre
- 5 Society Office
- 6 Fire fighting facilities as per local norm

The common areas and facilities as mentioned in this Schedule for the said Building shall be completed at the time of completion of the said Building.

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

SIGNED, SEALED AND DELIVERED)
 by the withinnamed "PROMOTER")
Nexzone Fiscal Services Private Limited)
 By the hand of its Authorized Signatory)
MR. DWARKANATH K. RAO)
 in the presence of.....)

For Nexzone Fiscal Services Pvt Ltd

Dwarkanath K. Rao

 Authorized Signatory / Director



1. NPKhil Ghagat D. Ghagat
2. Sandeep Chavan Abhavan



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 SIGNED AND DELIVERED
 22903/35
 by the within named "Allottee"
 Ms. Ankita Sharad Chavan

Ms. Akshaya Sharad Chavan

in the presence of
 1. Shri. Anant Sharad Chavan
 2. Shri. Anant Sharad Chavan Ahavan



JOINT SUB REGISTRAR
 SUBURBAN DISTRICT, MUMBAI

Akshaya Sharad Chavan

Akshaya

List of Annexures

Annexure "1"	-	Receipt	रतल ४
Annexure "2"	-	Layout Plan	22903 36 CE
Annexure "3"	-	Copy of LOI issued by SRA	२०२३
Annexure "4"	-	Copy of IOA issued by SRA for said Building.	
Annexure "5"	-	Copy of Commencement Certificate	
Annexure "6"	-	Details of Revised/Amended Approvals/ Permission	
Annexure "7"	-	Copy of 7/12 Extracts/Property Register Card	
Annexure "8"	-	Title Certificate issued by Advocate Prasanna Tare	
Annexure "9"	-	Larger Land and said Real Estate Project Details	
Annexure "10"	-	Sanctioned Floor Plan	
Annexure "11"	-	Premises and Transaction Details	
Annexure "12"	-	RERA Certificate	
Annexure "13"	-	Particulars of the brand and pricing of Internal Amenities of the Premises	
Annexure "14"		Details of Mortgage	



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**ANNEXURE "1"
RECEIPT**

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Rs. 3,14,286.00 (Rupees: Three Lakh Fourteen Thousand Two Hundred Eighty Six Only) being the part sale consideration in respect of sale of the premises hereinabove mentioned follows:

Received towards service tax/GST	15,714.00
Received towards consideration of said flat	3,14,286.00
Total	3,30,000.00

Sr. No.	Cheque/RTGS No.	Cheque Date	Bank	Amount (Rs.)
1	000334	20-Aug-23	ICICI BANKING CORP. LTD.	5,000.00
2	000335	14-Sep-23	ICICI BANKING CORP. LTD.	2,80,000.00
Total				3,30,000.00



We say received
M/S Nexzone Fiscal Services Pvt Ltd

Dhavan
Authorized Signatory

- 1 NIKHIL BHAGAT BHAGAT
- 2 Sandeep Chavan Chavan

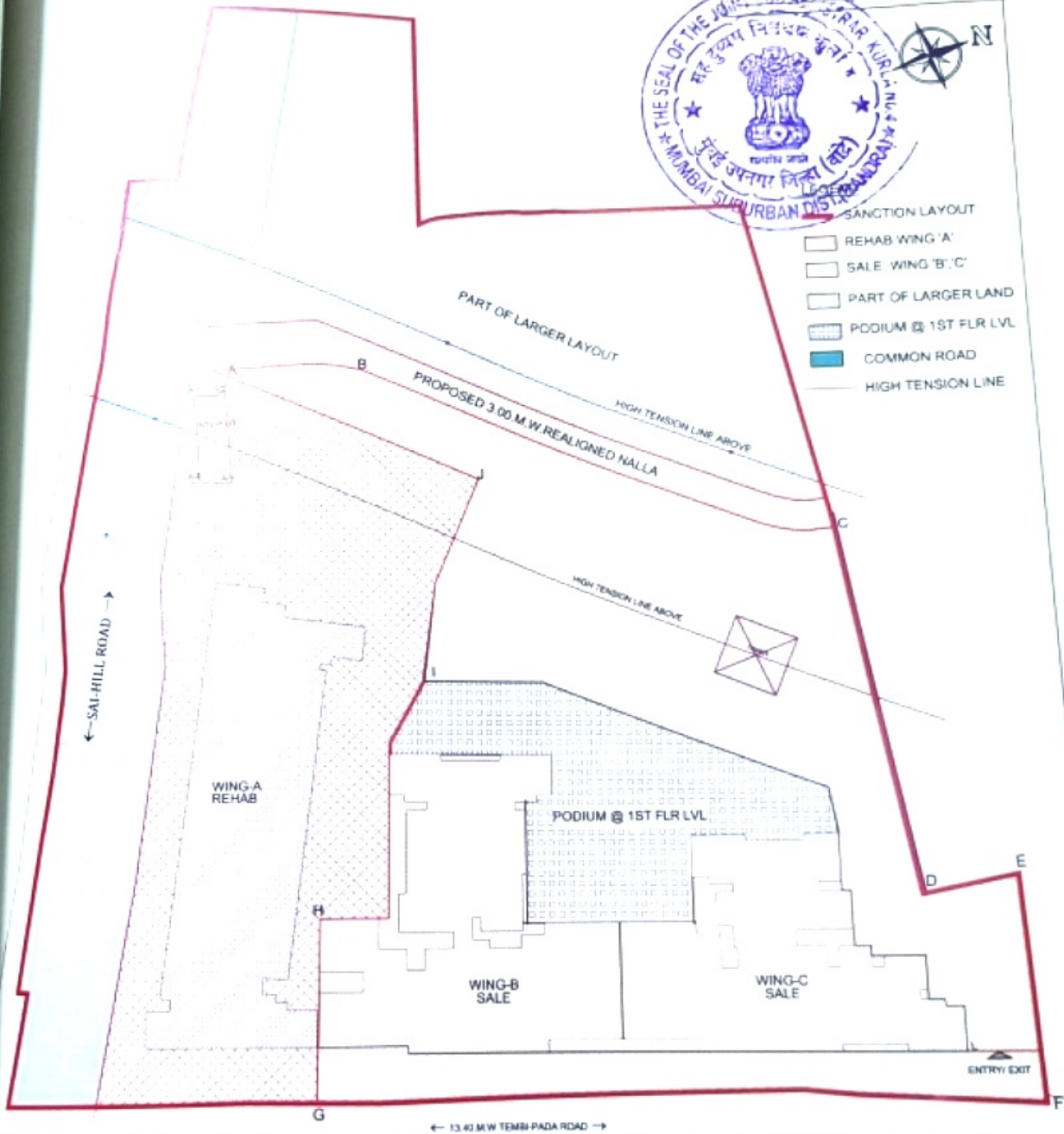
Dhavan *Chavan*

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 22903/3E CE
 2023

ANNEXURE "2"



- SANCTION LAYOUT
- REHAB WING 'A'
 - SALE WING 'B', 'C'
 - PART OF LARGER LAND
 - PODIUM @ 1ST FLR LVL
 - COMMON ROAD
 - HIGH TENSION LINE



PROJECT TITLE - MARATHON NEOVALLEY, NARMADA
 FOR - SANCTIONED LAYOUT



MATRIX
 REGISTRATION NO. 100
 REG. LINE NO.
 CORPORATE OFFICE

Bhavan

Aphava



No. S/ST/1048/2018/101/L01
Date: 10 JUN 2022

1. Applicant: Maharashtra State of Milk Producers' Cooperative Societies Union Ltd. (Milk Producers' Cooperative Societies Union Ltd.)
2. Developer: M/S. Srinivas Estate Builders Pvt. Ltd.
3. Project: Srinivas Estate, Srinivas (SRA) CHR (Thopasani)

The applicant is seeking approval for the proposed Slum Rehabilitation Scheme and for the grant of the Letter of Intent (LOI) for the same. The applicant is seeking approval for the same in the form of this Letter of Intent (LOI) for the following reasons:

- The proposed scheme is based on the basis of plot area certified by the Architects and the Surveyor. It is based on Complete Authority and other relevant documents.
- The proposed scheme is based on the basis of 3 (three) months from the date of issue of the LOI. The LOI is issued for a period of 3 (three) months from the date of issue of the LOI. The LOI is issued for a period of 3 (three) months from the date of issue of the LOI.
- The proposed scheme is based on the basis of 3 (three) months from the date of issue of the LOI. The LOI is issued for a period of 3 (three) months from the date of issue of the LOI.

Approved by Building Dept. Maharashtra, Mumbai. 400 001.
Tel. No. 2654 2654 / 2654 2654. Fax No. 2654 2654. Email: info@srar.gov.in

cancel the LOI, then the LOI is liable to be cancelled and concerned person/Society/Developer/Architect are liable for action under various provisions of IPC 1860 and Indian Evidence Act.1872.

- Details of Land Ownership :- Private plot.
- Details of Access :- The plot under reference is accessible by 13.40 mt. (avg.) wide existing road and another existing road as per A. E. (Main) remarks existing Road having width of 9.00 Mtrs. on South side, maintained by MCDM.
- Details of D.P. Remarks :- R. Zone as per DP-2034.
- The Developer shall hand over PAP tenements if any within three months after grant of OCC. The said PAP tenements as mentioned in salient features condition no.3 above be handed over to the Estate Manager at Slum Rehabilitation Authority or any designated Govt. Authority for Project Affected Persons, each of carpet area 27.88 sq.m. free of cost.

The PAP tenements shall be marked as a PAP tenement on front doors prominently. After completion of the building, PAP tenements shall be protected by the developer at his cost till handing over to the concerned authority by providing security guards etc.

- The Amenity Tenements as mentioned in salient features condition no.3 above within 30 days from the date of issue of OCC of Rehab/Composite bldg. Handing over / Taking over receipt shall be submitted to SRA by the developer

Sr No	Amenity	Amenity handed over to be
1	Balwadi	Handed over to the Woman and Child Welfare Department, Government of Maharashtra.
2	Society office	Handed over to the slum dwellers society.
3	Library	Handed over to the slum dwellers society.
4	Community Hall	Handed over to the slum dwellers society.
5	Welfare Center	Handed over to the slum dwellers society.

- The conditions if any mentioned in certified Annexure-II issued by the Competent Authority, it shall be complied and compliances thereof shall be submitted to this office in time.
- The Developer shall rehabilitate all the additional hutment dwellers if declared eligible in future by the competent Authority, after amending plans wherever necessary or as may be directed.
- The Developer shall submit & adhere to various NOCs including that from MOEP as applicable from the concerned authorities in the office of Slum Rehabilitation Authority from time to time during the execution of the S.R. Scheme.

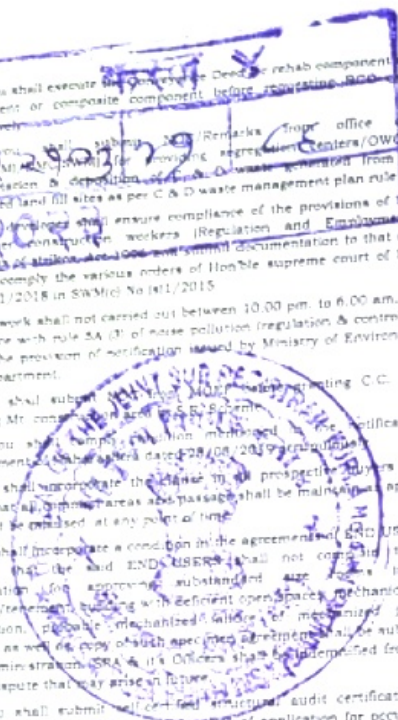
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Sr. No.	Description	Slum Plot
1	Area of plot considered for the scheme	7122 SQ
2	Area of plot reserved for the scheme	900 SQ
3	Area under existing road (from slum area)	230 SQ
4	Total Deductions	6192 SQ
5	Remaining Area of Plot	1028 SQ
6	Area of plot reserved for the scheme (1/4 of Total area)	257 SQ
7	Area of plot reserved for the scheme (1/4 of Total area)	257 SQ
8	Area of plot reserved for the scheme (1/4 of Total area)	257 SQ
9	Area of plot reserved for the scheme (1/4 of Total area)	257 SQ
10	Area of plot reserved for the scheme (1/4 of Total area)	257 SQ
11	Area of plot reserved for the scheme (1/4 of Total area)	257 SQ
12	Area of plot reserved for the scheme (1/4 of Total area)	257 SQ
13	Area of plot reserved for the scheme (1/4 of Total area)	257 SQ
14	Area of plot reserved for the scheme (1/4 of Total area)	257 SQ
15	Area of plot reserved for the scheme (1/4 of Total area)	257 SQ
16	Area of plot reserved for the scheme (1/4 of Total area)	257 SQ
17	Area of plot reserved for the scheme (1/4 of Total area)	257 SQ
18	Area of plot reserved for the scheme (1/4 of Total area)	257 SQ
19	Area of plot reserved for the scheme (1/4 of Total area)	257 SQ

5. This LOI is issued on the basis of documents submitted by the applicant. If any of the documents submitted by Architect / Developer / Society or Owner are proved fraudulent/misappropriated before the Competent Court/AGRC and if directed by Competent Court /AGRC to

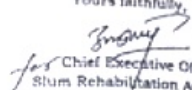
- 14. The Developer shall complete the rehab component of project within the stipulated time period from the date of issue of CC to composite building as mentioned below :-
Plot area between 4001 to 7500 sq mt. — 60 months.
In case of failure to complete the project within stipulated time period the extension be obtained from the CEO/SRA with valid reasons.
- 15. The Developer shall register society of all eligible slum dwellers to be rehoused under Slum Rehabilitation Scheme before issue of CC. After finalising the allotment of Project Affected Persons (PAP) by the Competent Authority they shall be accommodated as members of registered society.
- 16. The Developer, Architect shall submit the duly notarized Indemnity Bond on Rs.200/- non-judicial stamp papers indemnifying the Slum Rehabilitation Authority and its officers against any kind of dispute, accident on site, risks or any damages or claim arising out of any sort of litigation with the slum dwellers / property owners or any others before IOA in a prescribed format.
- 17. The Developer shall not block existing access/easement right leading to adjoining structures/users and shall make provision of adequate access to the adjoining land locked plot, if any, free of cost and the same shall be shown on layout plan to be submitted for approval on terms and conditions as may be decided by Slum Rehabilitation Authority.
- 18. A) The Society/Developer/Architect shall display the copy of approved LOI and list of Annexure-II on the notice board of Society and/or in the area at conspicuous place. The photo of such notices pasted shall be submitted to concern Ex. Engineer (SRA) with in a period of two weeks from the date of this LOI.
B) That Developer/society shall give wide publicity by way of advertisement in a prescribed format for the approval of S. R. scheme at least in one local Marathi newspaper in Marathi script & English newspaper in English script and copy of such news papers shall be submitted to concern Ex. Engineer within two months from the date of LOI.
- 19. The IOA/Building plans will be approved in accordance with the Development Control and Promotion Regulations 2034 and prevailing rules, policies and conditions at the time of approval.
- 20. That proper safety measures like barricading, safety net etc. shall be taken on site during construction work as may be necessary depending upon the type of work and the developer along with their concerned technical team shall be solely responsible for safety.
- 21. That you shall register with RERA Authority as per RERA act.

22. That you shall execute the necessary Deeds for rehab component and sale component or composite component before registering BPP certificate for rehab.
23. That you shall submit A/R/Remarks from office of Ch. Eng. & M. E. PWD for providing segregated centers/OWDs and transportation & deposition of rain water generated from site to designated land fill sites as per C & D waste management plan rule 2016.
24. That you shall ensure compliance of the provisions of building and other construction workers (Regulation and Employment) and other laws of states/UTs and submit documentation to that effect in order to comply the various orders of Hon'ble supreme court of India in IA127061/2018 in SWM(C) No.141/2015.
25. That the work shall not be carried out between 10.00 pm. to 6.00 am. only in accordance with rule 5A (I) of noise pollution (regulation & control) Rules 2000 & the provision of notification issued by Ministry of Environment & forest Department.
26. That you shall submit a plan for NOT exceeding C.C. beyond 20,000 Sq.Mt construction area in 500 sq.mt.
27. That you shall comply with the notification issued by Government of Maharashtra dated 08/08/2019 (continued).
28. That you shall incorporate the clause in all prospective buyers stating (here in that all common areas and passage shall be maintained as approved & shall not be encroached at any point of time).
29. That you shall incorporate a condition in the agreement of END USERS to the effect that the said END USERS shall not complain to SRA Administration for approval of substandard size of flats in the tenements/tenement building with deficient open spaces, mechanical light & ventilation, poor mechanized stairs for mechanized parking provisions, as well as copy of such approved agreement shall be submitted to SRA Administration, SRA & if a Officer shall be indemnified from any probable dispute that may arise in future.
30. That you shall submit a certified structural audit certificate from registered structural engineer at the time of application for occupation certificate & structural stability certificate from registered structural engineer having minimum experience of 5 years for rehab building at the end of defect liability period or application for release of bank guarantee.
31. That you shall abide with all the proceedings/orders of court of law or any judicial/quasi judicial forums arising out of S.R. Scheme under reference if any. You shall submit proposals by taking due cognizance of it from time to time.
32. That you shall execute registered agreement of lease with SRA for composite building.



33. That you shall submit Remarks from Electric Co. to allow Electric Substation in stilted portion of sale wing of non-composite building before further C.C.
34. The developer shall provide & install lifts from the companies which are private/public limited or private firms having ISO certificate.
35. That all Lift installations in newly proposed SRA Buildings shall be of advanced version equipped with all latest safety features and automated elevator technologies along with Lift capacity for at least 8 persons (the minimum shaft size shall be W1800mm X D1800mm) instead 4 or 6 person considering increased lift handling capacity over a period of time.
36. That CCTV shall be installed in lift car and in working condition all the time and trained lift operator shall be appointed.

If applicant Society/Developer/Architect are agreeable to all these conditions, then may submit proposal for approval of plans separately for each building, in conformity with the Development Control and Promotion Regulations 2034 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,

 Chief Executive Officer
 Slum Rehabilitation Authority

[Hon'ble CEO (SRA) has approved draft LOI]

SLUM REHABILITATION AUTHORITY
 A Corporation under Public Finance and Administration Act, 1948
 Government of Maharashtra, Mumbai
 Maharashtra State Building, Sector Number 1, Behind (3) Mumbai, 400045

Department of Approval under Public Finance and Administration Act, 1948
 Maharashtra State Building, Sector Number 1, Behind (3) Mumbai, 400045

No. S/PVT/0149/2018/1010/AP/C

(Non-Composite Building No. 1)

Date: 22 AUG 2023

M/S. SURESH ENGINEERS PRIVATE LIMITED
 22, Marathi Bazar, Main Market, Durgam Chawl Road,
 Mumbai - 400 018

Slum Rehabilitation No. S/PVT/0149/2018/1010/AP/C, 13/04/2022 and
 S/PVT/0149/2018/1010/AP/C, 13/04/2022. For the said Slum Rehabilitation Scheme and Description and
 Detailed Plan No. S/PVT/0149/2018/1010/AP/C, 13/04/2022. C.T.A.No. 31095,
 22/04/2018. 23/11/18, 14 & 25 of Village Record, Bahi Billa Road, Bandhua (W),
 Mumbai. ANNEX 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100. Remark: CBG (Pvt)

That the Slum Rehabilitation Scheme No. S/PVT/0149/2018/1010/AP/C is in accordance with the
 provisions of the Slum Rehabilitation Act, 1995 and the Rules made thereunder. The
 Detailed Plan No. S/PVT/0149/2018/1010/AP/C, 13/04/2022 is in accordance with the
 provisions of the Maharashtra Building Regulation, 1960 and the Maharashtra Regional & Town Planning Act,
 1962.

That the proposed construction shall be completed within
 18 MONTHS from the date of commencement of the work upto plinth level.

- 1) The proposed construction shall be completed within 18 MONTHS from the date of commencement of the work upto plinth level.
- 2) The proposed construction shall be completed within 18 MONTHS from the date of commencement of the work upto plinth level.
- 3) The proposed construction shall be completed within 18 MONTHS from the date of commencement of the work upto plinth level.
- 4) The proposed construction shall be completed within 18 MONTHS from the date of commencement of the work upto plinth level.
- 5) The proposed construction shall be completed within 18 MONTHS from the date of commencement of the work upto plinth level.
- 6) The proposed construction shall be completed within 18 MONTHS from the date of commencement of the work upto plinth level.
- 7) The proposed construction shall be completed within 18 MONTHS from the date of commencement of the work upto plinth level.
- 8) The proposed construction shall be completed within 18 MONTHS from the date of commencement of the work upto plinth level.
- 9) The proposed construction shall be completed within 18 MONTHS from the date of commencement of the work upto plinth level.
- 10) The proposed construction shall be completed within 18 MONTHS from the date of commencement of the work upto plinth level.

S/PVT/0149/2018/1010/AP/C

- 11) That the minimum plinth height shall be 30 cm. above the surrounding ground level or in areas subject to flooding the height of built up shall be at least 60 cm. above the high flood level.
- 12) That the low lying plot shall be filled up to a reduced level of at least 0.75 m or 15 cm above adjoining road level whichever is higher with murrum earth, boulders etc. and shall be leveled, rolled, consolidated and sloped towards road.
- 13) That the internal drainage layout shall be submitted & got approved from concerned Asst. Engineer (SRA) and the drainage work shall be completed in accordance with the approved drainage layout.
- 14) That the existing structure proposed to be demolished shall be demolished with necessary phase program by executing agreement with respective slum dwellers.
- 15) That the Registered site supervisor through Architects/Structural Engineers shall be appointed before applying for C.C. & quarterly report from the site supervisor shall be submitted through the Architect/Structural Engineer certifying the quality of the construction work carried out at various stages of the work.
- 16) That no construction work shall be allowed to start on the site unless labour insurance is taken out for the concerned labourers and the same shall be re-evaluated time to time. And the compliance of same shall be intimated to this office.
- 17) That the Registered Undertaking from the Developer and Society shall be submitted for the following:
 - (i) Not misusing site.
 - (ii) To demarcate the excess area if constructed beyond permissible P.S.I.
 - (iii) Not to misuse the entrance lobby.
 - (iv) Not to misuse the fitness Centre and will hand over the same to the sale tenants after O.C.C.
 - (v) Not misusing part/pocket terrace.
 - (vi) Handing over setback land free of compensation along with the plan.
 - (vii) That condition for inadequate maneuvering space for car parking to be included in the sale agreement of prospective buyers & no complaints to SRA in this regard will be made in future & to incorporate a condition in sale agreement informing the prospective buyers regarding inadequate maneuvering space for car parking has been approved in the building u/ref. & that no claims/damages/risks will be made against CEO (SRA) & its staff in this regard.
 - (viii) That the buyers / member will not be held liable to SRA for inadequate/sub standard sizes of rooms in future.
 - (ix) That the buyers / member will not be held liable to SRA for deficient open spaces.
- 18) The Structural designs and the quality of materials and workmanship shall be strictly as per conditions laid down in DCPR 2034.

Subject to prior intimation of your intention to be strictly the approved
 conditions and not by correspondence. This will be at liberty to proceed with
 the proposed work on the basis of the approved plan. The approved plan
 shall not be used for any other purpose. The approved plan shall not be used
 for any other purpose. The approved plan shall not be used for any other
 purpose. The approved plan shall not be used for any other purpose.
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 2023
 Executive Engineer (S.R.A.)

SPECIAL INSTRUCTIONS

- 1) IN CASE OF PRIVATE PLOTS THIS INFORMATION OF APPROVAL GIVEN TO
 PROPERTY BUYERS SHOULD BE KEPT IN SECRET AND NOT TO BE DISCLOSED TO
 UNDER SECTION 131 & 132 OF U.P. & T.P. ACT, 1948. AS ANNOUNCED BY THE
 Executive Engineer (SRA) Maharashtra State Building, Sector Number 1,
 Behind (3) Mumbai, 400045.
- 2) The proposed construction shall be completed within 18 MONTHS from the date of commencement of the work upto plinth level.
- 3) The proposed construction shall be completed within 18 MONTHS from the date of commencement of the work upto plinth level.
- 4) The proposed construction shall be completed within 18 MONTHS from the date of commencement of the work upto plinth level.
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- 8) The proposed construction shall be completed within 18 MONTHS from the date of commencement of the work upto plinth level.
- 9) The proposed construction shall be completed within 18 MONTHS from the date of commencement of the work upto plinth level.
- 10) The proposed construction shall be completed within 18 MONTHS from the date of commencement of the work upto plinth level.

S/PVT/0149/2018/1010/AP/C

- 19) That you shall submit the NOC's as applicable from the following concerned authority in the office of Slum Rehabilitation Authority at a stage at which it is intimated upon by the concerned Executive Engineer (SRA):

Sr. No	NOC's	Stage of Compliance
1	A.A. & C. S' Ward	Before Plinth CC of building u/ref
2	H.E. from MCGM	Before Plinth CC of building u/ref
3	Tree Authority	Before Plinth CC of building u/ref
4	Dy. Ch. Eng. (S.W.D) & S. Regarding Internal S.W.D.	Before Further C.C. of building u/ref
5	Dy. Ch. Eng. (S.P.) P & Ch	Before Plinth CC of composite building u/ref
6	Dy. Ch. Eng. (Roads) & S.	Before Plinth CC of building u/ref
7	P.C.O.	Before Plinth CC of building u/ref
8	BEST / TATA / Reliance Energy / MSEB / Electric Co.	Before Further CC of building u/ref
9	NOC's from MTNL-Mumbai regarding required area & location for installation of telephone concentrators room.	Before OCC of building u/ref
10	C.P.O.	Before Plinth CC of building u/ref
11	E.E. (MAE) of MCGM	Before Further CC/OCC of building u/ref.
- 20) That the design and construction of proposed building will be done under supervision of Registered Structural Engineer as per all relevant I.S. Codes including seismic loads as well as under the supervision of Architect and Licensed Site Supervisor.
- 21) That the standby arrangement of generator/ alternative electric power supply requisite capacity shall be made in case of failure of electricity.
- 22) That the P.R. card in name of present owner shall be submitted before granting plinth C.C. to Composite building u/ref.
- 23) That all the cantilever projections shall be designed five times of load as per I.S. code 1993-2002 This also includes the column projecting beyond terrace & carrying OHWT etc.
- 24) That you shall be asked unless payment of advance for providing treatment at construction site to prevent epidemics like dengue, Malaria etc. is made by insecticide officer of concern ward office. No provision shall be made as and when required by Insecticide officer for inspection of water tanks by providing safe but stable ladder etc. & requirements as communicated by insecticide office shall be complied.

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That the structural members below the ground level shall be designed considering the effect of chlorinated water, sulphur water, seepage water etc. & any other possible chemical effect & due to care while constructing the walls & foundations the foundation shall be in that effect shall be provided before granting further C.C. beyond plinth.

20. That the structural design, calculation from structural engineer will be insisted before further C.C. of non composite building regarding irrespective design of concrete frame of sale wing for provision of community open space.

21. That you shall submit the design of buildings having height more than 10m. & other registered structural engineer.

22. That you shall submit the plan of terminating the Shum dweller's access to the building in any accident on site. The same shall be submitted to the concerned authority before O.C.

23. That you shall provide necessary remedial measures in agreement of the concerned authority. The remedial measures shall be made aware of the same & no claim shall be made in future. A copy of sale agreement will be submitted before granting further C.C. to building.

24. That you shall provide necessary remedial measures in agreement for sale of sale of flats. That the same building is constructed with deficient open space. A copy of the proposed plan & fire safety certificate (C.F.S.R.A) & its staff with regards to the same. A copy of sale agreement will have to submitted before granting further C.C. to building work.

25. That you shall provide transit accommodation to the Shum dwellers with requisite amenities, if required to be shifted for construction of proposed building. All the permanent tenements are allotted and possession is given respecting all formalities and existing amenities shall be maintained or sound working condition all Shum dwellers are or because in the proposed rehabilitation tenements.

26. That you shall obtain the permission for construction of the temporary transit accommodation from Shum Rehabilitation Authority along with the planned development programme and the list of the eligible Shum dwellers sheltered in the transit camp or shifted on rental basis duly signed by Developer & Committee members with date of their displacement from their existing flats shall be submitted before requesting C.C. for Composite Bldg.

27. That the Rain Water Harvesting system should be installed/provided as per the direction of U.D.D. Govt. of Maharashtra under no. TPB/432001/2133/CR-230/01/JUD-11 dttd. 10.03.2005 and the same shall be maintained in good working conditions all the time, failing which penalty of Rs. 1000/- per annum for every 100 sq.m. of built-up area shall be levied.

28. That the slab of the U.D. Tank/ Firefighting tank & top of basement shall be designed with "AA" class loading to bear the load of fire brigade vehicle.

29. That the revised NOC for High tension line shall be obtain from Component Authority.

B. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE FURTHER C.C. OF SUPER STRUCTURE:-

1) That a plan showing the dimensions of the plinth and the available open spaces certified by the Architect shall be submitted and the same shall be got checked & certified by the concerned Sub Engineer (SRA).

2) That the stability certificate for work carried out upto plinth level/flat level shall be submitted from the Lic. Structural Engineer.

3) That the quality of construction work of bldg. shall be strictly monitored by concerned Architect, Site supervisor, Structural Engineer, Third Party Quality Auditor and Project Management Consultant. The periodical report as regards to the quality of work shall be submitted by Architect along with test result.

4) That you shall submit the P.R. Card with area mentioned in words duly certified by Superintendent of Land Records for amalgamated/sub-divided plots before requesting C.C. for last 25% of sale built up area.

C. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE GRANTING O.C. TO ANY PART OF THE PROPOSED BUILDING.

1) All the conditions of Letter of Intent shall be complied with before asking for occupation certificate of sale/composite building.

2) The Building Completion Certificate in prescribed Performa certifying work carried out as per specification shall be submitted.

3) That some of the drains shall be laid internally with C.I. pipes.

4) That you shall developed the layout access/D.P. Road/setback land including providing streetlights as per the remarks/specifications MCGM. And submit the completion certificate from E.E. (Road Construction) as per the remarks.

5) That the dustbin shall be provided as per requirement.

6) That the Rain Water Harvesting system should be installed/provided as per the direction of U.D.D. Govt. of Maharashtra under no. TPB/432001/2133/CR-230/01/JUD-11 dttd. 10.03.2005 and the same shall be maintained in good working conditions all the time, failing which penalty of Rs. 1000/- per annum for every 100 sq.m. of built-up area shall be levied.

7) That the slab of the U.D. Tank/ Firefighting tank & top of basement shall be designed with "AA" class loading to bear the load of fire brigade vehicle.

8) That the revised NOC for High tension line shall be obtain from Component Authority.

B. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE FURTHER C.C. OF SUPER STRUCTURE:-

1) That a plan showing the dimensions of the plinth and the available open spaces certified by the Architect shall be submitted and the same shall be got checked & certified by the concerned Sub Engineer (SRA).

2) That the stability certificate for work carried out upto plinth level/flat level shall be submitted from the Lic. Structural Engineer.

3) That the quality of construction work of bldg. shall be strictly monitored by concerned Architect, Site supervisor, Structural Engineer, Third Party Quality Auditor and Project Management Consultant. The periodical report as regards to the quality of work shall be submitted by Architect along with test result.

S/PVT/0149/20181010/AP/C

27) That Rehab wing shall constructed as per specifications of relevant codes, NBC in force under specifications for quality control measures as prescribed by SRA.

28) That the C.C. shall be released as per Corollation Rehab BUA & P.R.

29) High Rise Rehab Building

a) That you shall appoint Proper Management Consultant with prior approval of Dy.Ch.Eng. (S.R.A./J.E. (S.R.A.) for implementation / supervision / completion of R.R. Scheme.

b) The Project Management Consultant appointed for the scheme shall submit quarterly progress report to Shum Rehabilitation Authority after issue of LOI.

c) That the developer shall execute tri-partite Registered agreement for comprehensive maintenance of the electric mechanical systems such as water pumps, lifts, etc. for a period of ten years from the date of issue of Occupation Certificate to the Rehabilitation / Composite building.

d) The third party quality auditor shall be appointed for the quality audit of the building work at various stages of the R.R. Scheme.

e) That the developer shall install fire fighting system as per requirements of C.F.O. and to the satisfaction of this department. The developer shall execute tri-partite Registered agreement between Developer, Society & Fire Fighting equipment supplying Co. and/or maintenance firm for comprehensive maintenance for a period of ten years from the date of issue of occupation certificate to the building.

f) Entire cost shall be borne by the developer and copy of the Registered Agreement shall be submitted to S.R.A. for record before applying for Occupation Certificate including part O.C.

30) That the existing stand post water connections in the scheme shall be disconnected after demolition of respective hutment and all the dues shall be paid & cleared by the developer in consultation of AS/WV of concerned ward.

31) That you make payment in respect of the depreciated cost of any solar block(s) existing in the shum plot to the Municipal Corporation of Greater Mumbai through CH E (MSOP) / CH E (RM) / Asst. Commissioner of concerned Ward, as the case may be if the same is required to be demolished for development under SRA.

S/PVT/0149/20181010/AP/C

6) That carriage entrance over existing SWD shall be provided and charges if any for the same shall be paid to MCGM before requesting occupation.

7) That the surface drainage arrangement shall be provided in consultation with E.E. (SWD) as per the remarks and a completion certificate shall be obtained and submitted before requesting for occupation certificate/B.C.C.

8) That the requirements from the M.T.N.L. / Reliance Energy / concerned electric Supply Co. shall be complied and complied with before asking occupation permission.

9) That the Architect shall submit the debris removal certificate before requesting for occupation permission.

10) That 10'-0" wide paved pathway up to staircase shall be provided.

11) That the surrounding open spaces, parking spaces and terrace shall be kept open and unbuilt upon and shall be leveled and developed before requesting to grant permission to occupy the building or submitted to B.C.C. whichever is earlier.

12) That the name plate/board showing Plot No., Name of the Bldg. etc shall be displayed at a prominent place.

13) That the N.O.C. from Inspector of Lifts, P.W.D. Maharashtra, shall be obtained and submitted to this office.

14) That the drainage completion Certificate from E.E. (S.P.) (P & D) for provision of septic tank/soak pit/STP shall be submitted.

15) That stability Certificate from Structural Engineer in prescribed Performa 'D' along with the final plan mounted on canvas shall be submitted.

16) That the single P.R. cards for the amalgamated plot shall be submitted.

17) That layout R.O. shall be developed as approved by SRA.

18) That the N.O.C. from the A.A. & C. 'B' Ward shall be obtained and the requisitions, if any shall be complied with before O.C.C.

19) That the list of Shum dweller to be accommodated in the building shall be submitted in duplicate before submitting BCC.

20) That completion certificate from C.F.O. shall be submitted.

21) That the completion certificate from E.E. (M&E) of MCGM for Ventilation/Stack parking/Mechanical Parking System shall be submitted.

22) That the completion certificate from Tree Authority of MCGM shall be submitted.

- 11. The Rain Water Harvesting system should be installed/provided in the entire extension of 110 D. Street of Maharashtra under No. 22 of 1957/12339, 22/220/11/13/11/11/12/13/2018 and the same should be maintained in good working condition all the time, failing which penalty of Rs.1500/- per annum for every 100 sq.m. of built up area shall be levied.
 - 12. The defect liability period for rehab/composite building will be 3 years from the date of obtaining O.C. And any repairs/rectification work done during this period will be done by the developer as per requirement.
 - 13. The bank guarantee and deposit of the developer will be withheld till the completion of the defect liability period of rehab bldg. That you shall pay Rs. 100/- per sq.ft. as per schedule towards issue of Identity card per Ex. (10) per sq.ft. as per schedule before O.C. in Rehab bldg. to be submitted.
 - 14. The bank guarantee and deposit of the developer will be withheld till the completion of the defect liability period of rehab/composite building. That you shall pay Rs. 100/- per sq.ft. as per schedule towards issue of Identity card per Ex. (10) per sq.ft. as per schedule before O.C. in Rehab bldg. to be submitted.
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- THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE O.C.**
- 1. The developer shall submit a certified structural audit certificate from a registered structural engineer at the time of application for completion of O.C.
 - 2. The developer shall submit a certified structural stability certificate from a registered structural engineer having minimum experience of 5 years in a rehab building at the time of submission of application for completion of O.C.
 - 3. The developer shall submit a certified mechanical systems such as water pumps etc. for a period of ten years from the date of completion certificate to the Rehabilitation / Composite building.
 - 4. The developer shall submit a certified electrical systems such as water pumps etc. for a period of ten years from the date of completion certificate to the Rehabilitation / Composite building.
 - 5. The developer shall submit a certified fire safety certificate from a registered fire safety engineer at the time of application for completion of O.C.
 - 6. The developer shall submit a certified fire safety certificate from a registered fire safety engineer at the time of application for completion of O.C.
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NOTES

- 1. The work should not be started unless objectives _____ are _____.
- 2. A certified set of latest approved plans shall be displayed on site at the time of commencement of the work and during the progress of the construction work.
- 3. Temporary permission on payment of deposit should be obtained for any shed to store and store for construction purposes. Residence of workmen shall not be allowed on site. The temporary structures for storing construction materials shall be demolished before submission of building completion certificate and a certificate signed by Architect shall be submitted alongwith the building completion certificate.
- 4. Temporary sanitary accommodation on full flushing system with necessary sewage arrangement should be provided on site for workers, before starting the work.
- 5. Water collection for construction purposes will not be given until the housing is constructed and application is made to the Ward Officer of M.C.G.M. with the required deposit for the construction of carriage entrance, over the road side drain.
- 6. The plans shall estimate the Hydraulic Engineer of M.C.G.M. or his representative at wards of M.C.G.M. atleast 15 days prior to the date of which the proposed construction work is taken in hand, that the water existing within the compound will be utilized for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presumed that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- 7. The mounding or screen wall for supporting the deposits of building materials shall be constructed before starting any work even though no materials may be expected to be stored in front of the property. The scaffoldings, bricks, metal rods, prepak debris etc. should not be deposited over footpaths or public street by the owner/architect/their contractors, etc without obtaining prior permission from the Ward Officer of the area.
- 8. The work should not be started unless the compliance of above said conditions is approved by this department.
- 9. No work should be started unless the structural design as submitted from Licensed Structural Engineer.
- 10. The work above plan should not be started before the same is shown to this officious Engineer (SRA) concerned and acknowledgment obtained from him regarding correctness of the open space dimension.
- 11. The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation of Greater Mumbai will require time to consider alternative site to avoid the excavation of the road and footpath.
- 12. All the terms and conditions of the approved layout/sub-division/Amalgamation under No. _____ should be adhered to and complied with.
- 13. No building/Drainage Completion Certificate will be accepted and water connection granted (except for the construction purposes) unless road is constructed in accordance with the sanction of the concerned Ex Engineer of M.C.G.M. and as per the terms and conditions for sanction to the layout.
- 14. Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- 15. The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of concerned Ex-Engineer of M.C.G.M. including asphaltting, lighting and drainage before submission of the building Completion Certificate.
- 16. Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- 17. The surrounding open spaces around the building should be consolidated in

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Executive Engineer - 3
 Slum Rehabilitation Authority

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Executive Engineer, (S.R.A.)

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SLUM REHABILITATION AUTHORITY

No. S/PVT/0149/2018/10/AP/C

Date:



To
 M/s. Nexzone Fiscal Services Pvt. Ltd.
 12, Marathon Max,
 Mulund-Goregaon Link Road,
 Mulund (W), Mumbai - 400080.

Sub: Amended IOA of Non-Composite Bldg. No. 1 of SRA scheme under Reg. 33 (10) of DCPR 2034 on plot bearing G.T.S. 21(pt), 22(pt), 23 (pt) , 23/3 to 4, 24, 25(pt) of Village Kanjur, Bhandup (West), "S" ward, Mumbai 400078 for "Shree Swami Samarth CHS (Prop)"

Ref: Your application u/2018/10/AP/C dt.10.03.2023.

Sentences:

There is no objection to carry out the work as per amended plans (i.e. wing "A" consisting of Ground + 1st to 22nd upper floors & wing "B" consisting of Basement + Ground + 1st to 22nd upper floors and wing "C", comprising of Ground + 1st to 9th(part) upper floors) submitted by you vide your letter under reference subject to the following conditions:

- 1) All the conditions of IOA dtd. 12/08/2022 shall be complied with.
- 2) That all the conditions of LOI dtd. 08/06/2022 shall be complied with.
- 3) That the RCC design, calculation & certificate from licensed Structural Engineer & peer review for the same from another structural Engineer shall be submitted before requesting C.C. to bldg. u/ref.
- 4) That the final plan mounted on canvas shall be submitted before requesting for C.C. permission.
- 5) That you shall submit NOC from EE (T&C) MCGM for parking arrangement proposed & CFO NOC before requesting for further C.C. to bldg. u/ref.

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

Yours faithfully,

[Handwritten Signature]
20/6/23

Executive Engineer- 3
 Slum Rehabilitation Authority



SLUM REHABILITATION AUTHORITY

Address: 10 Building, Anant Kanekar Marg, Bandra (east), Mumbai - 400051
Maharashtra Regional and Town Planning Act, 1966

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NO. S/PVT/0149/20181010/AP/C
COMMENCEMENT CERTIFICATE Non Composite Building No-1

Maxzone Fiscal Services Pvt Ltd
Marathon Max,
and Jorhepon Link road,
Mumbai 400 080



Application No. 5234 dated 13/06/2022
Commencement Certificate under section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. 21(pt), 22(pt), 23(pt), 23/3 to 4, 24, 25 of village Sal Hill Road, Bhandup (W), Mumbai 400078, For SHRI SWAMI SAMARTH SRA CHS (PROP), Kanjur situated at Bhandup (WEST) T.P.S No. -

Building Permit is granted subject to compliance of mentioned in LOI
S/PVT/0149/20181010/LOI dt. 10/06/2022
S/PVT/0149/20181010/AP/C dt. 12/08/2022

The said certificate in consequence of endorsement of the setback line / road widening line shall from part of the plot. No part thereof shall be occupied or allowed to be occupied or used or permitted to be used for any purpose until occupancy permission has been granted.
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 issue.
This permission does not entitle you to develop land which does not vest in you or in contravention of the provisions of the Zoning Management Plan.
If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall 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.
This Certificate is liable to be revoked by the C.E.O. (SRA) if:-
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.
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.
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.
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 M.A. Wani
Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the Act.
This C.O. is granted for work up to Plinth level.

For and on behalf of Local Authority
The Slum Rehabilitation Authority

Executive Engineer (SRA)
FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

कारल ४		
22903	No	CE
2074	This C.C is re-endorsed as per approved amended plans dated	

S/PVI/0149/20181010/AP/C

20 JUN 2023

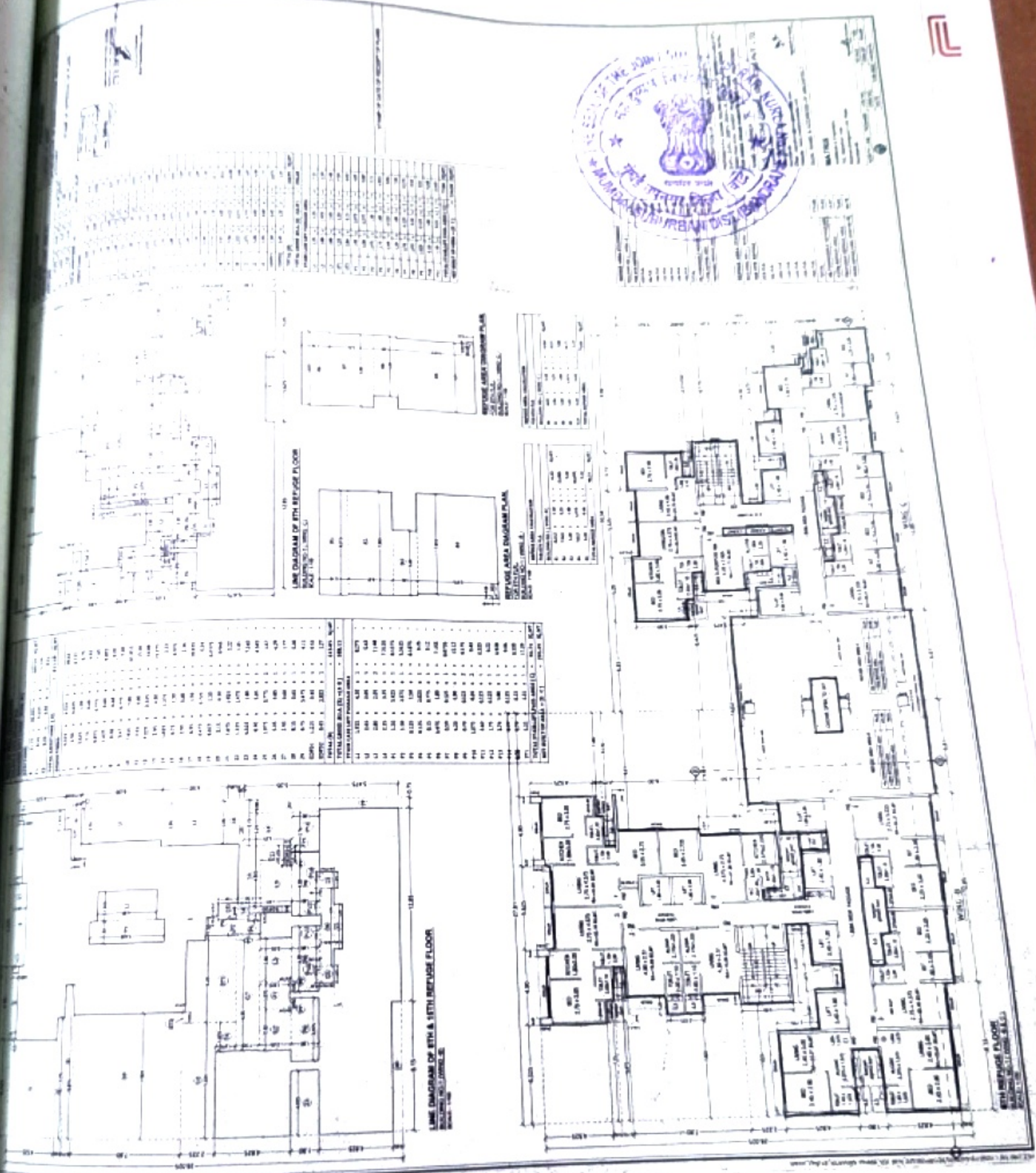
20/06/2023.

Handwritten signature
 Executive Engineer
 Slum Rehabilitation Authority



dated
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22903
2023



ANNEXURE "6"

करल ४		
२२१०३	४६	८६
४०२३३		

(Details of Revised/Amended Approvals/Permissions)

Details of Letter of Intent ("LOI");

The Slum Rehabilitation Authority ("SRA") has issued revised LOI bearing no. S/PVT/0149/20181010/LOI dated 10th June, 2022 in respect of the said Building on the terms and conditions stated therein and granted/amended from time to time. The copy of the LOI is annexed hereto and marked as **Annexure "3"**.

Details of Intimation of Approval ("IOA");

The SRA has issued Intimation of Approval (IOA) dated: 20th June 2023 bearing No. S/PVT/0149/20181010/AP/C in respect of the said Building on terms and conditions stated therein and granted/amended from time to time. The copy of the IOA is annexed hereto and marked as **Annexure "4"**.



Details of Commencement Certificate ("CC");

The SRA has re-endorsed Commencement Certificate ("CC") bearing No. S/PVT/0149/20181010/AP/C dated 20th June, 2023 in respect of the said Building on terms and conditions stated therein. The CC is extended/re-endorsed/revised from time to time. The copy of the CC is annexed hereto and marked as **Annexure "5"**.

[Handwritten mark]

[Handwritten signature: Shavan] *[Handwritten signature: Afchavan]*



महाराष्ट्र राज्य
माहिती प्रणाली पत्रिका
 (संशोधन आणि प्रसारण विभाग, महाराष्ट्र शासन, मुंबई, ४००००५)

कारण

२२१०३ ५० ८६

२०२३

क्र.सं.	वर्ग	विवरण	मूल्य	विक्री मूल्य
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महाराष्ट्र राज्य
माहिती प्रणाली पत्रिका
 (संशोधन आणि प्रसारण विभाग, महाराष्ट्र शासन, मुंबई, ४००००५)

कारण

२२१०३ ५० ८६

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Page 1 of 1

क्र.सं.	वर्ग	विवरण	मूल्य	विक्री मूल्य
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महाराष्ट्र राज्य
माहिती प्रणाली पत्रिका
 (संशोधन आणि प्रसारण विभाग, महाराष्ट्र शासन, मुंबई, ४००००५)


कारण

२२१०३ ५० ८६

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Page 1 of 1


		1. Name 2. Address 3. Age 4. Sex 5. Religion 6. Education 7. Occupation 8. Marital Status 9. Date of Birth 10. Date of Issue 11. Validity 12. Remarks
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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಸಾರ್ವಜನಿಕ ಸೇವಾ ಆಯೋಗ
 ಸಾರ್ವಜನಿಕ ಸೇವಾ ಆಯೋಗದ ವತಿಯಲ್ಲಿ ನಡವಲಾಯಿತಾದ
ಪ್ರವೇಶ ಪತ್ರ
 ಈ ಪತ್ರವು ಸರ್ಕಾರದ ಸೇವೆಗಾಗಿ ನೇಮಕಗೊಂಡ ಸಿಬ್ಬಂದಿಯವರಿಗೆ ಮಾತ್ರ ಅನ್ವಯಿಸುತ್ತದೆ.

ನೇಮಕಗೊಂಡ	ನೇಮಕಗೊಂಡ ದಿನ	ನೇಮಕಗೊಂಡ ಸ್ಥಳ	ನೇಮಕಗೊಂಡ ಹುದ್ದೆ	ನೇಮಕಗೊಂಡ ಸಂಖ್ಯೆ	ನೇಮಕಗೊಂಡ ವಿಭಾಗ


ಸಿಬ್ಬಂದಿಯವರ
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 ಸಹಿ: _____
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 ಸಹಿ: _____

ಕ್ರ. ಸಂ.	ನಾಮ	ಜನ್ಮ ದಿನ	ನೇಮಕಗೊಂಡ ಸ್ಥಳ ಮತ್ತು ಹುದ್ದೆ	ಮಾಹಿತಿ
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 ಸಾರ್ವಜನಿಕ ಸೇವಾ ಆಯೋಗದ ವತಿಯಲ್ಲಿ ನಡವಲಾಯಿತಾದ
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ನೇಮಕಗೊಂಡ	ನೇಮಕಗೊಂಡ ದಿನ	ನೇಮಕಗೊಂಡ ಸ್ಥಳ	ನೇಮಕಗೊಂಡ ಹುದ್ದೆ	ನೇಮಕಗೊಂಡ ಸಂಖ್ಯೆ	ನೇಮಕಗೊಂಡ ವಿಭಾಗ

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ಈ ಪತ್ರವು ಸರ್ಕಾರದ ಸೇವೆಗಾಗಿ ನೇಮಕಗೊಂಡ ಸಿಬ್ಬಂದಿಯವರಿಗೆ ಮಾತ್ರ ಅನ್ವಯಿಸುತ್ತದೆ. 
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क्र.सं.	विवरण	मूल्य	वै.सं.	वै.सं.	वै.सं.
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करल ४

22/03/2023

2023



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प्राथमिक दफ्तर

मुंबई उपनगर जिल्हा

[संपत्ती कर, वसुली कर, वगैरे वस्तु कर, वसुली कर व इतर करे]

संपत्ती कर

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करल ४

2-2-903 ४३

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**THE SEAL OF THE JOINT SUB REGISTRY
KARNATAKA GOVT. ENGINEERING COLLEGE
MANGALURU**

१. This form is to be filled up by the person who is the holder of the office of the Sub-Registrar of the District of Mangalore.
२. The form should be filled up in the Kannada language.

()

ಇಂಗ್ಲಿಷ್ ಸರಣಿ
REGISTERED FORM

(Having self registration, with a set given their most noble than a register)

ಇಂಗ್ಲಿಷ್ ಸರಣಿ
ಇಂಗ್ಲಿಷ್ ಸರಣಿ

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ಇಂಗ್ಲಿಷ್ ಸರಣಿ
ಇಂಗ್ಲಿಷ್ ಸರಣಿ

१. This form is to be filled up by the person who is the holder of the office of the Sub-Registrar of the District of Mangalore.
२. The form should be filled up in the English language.

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ಕ್ರ.ಸಂ.	ವಿ.ಸಂ.	ವಿ.ಸಂ.	ವಿ.ಸಂ.
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१. This form is to be filled up by the person who is the holder of the office of the Sub-Registrar of the District of Mangalore.
२. The form should be filled up in the Kannada language.

()

TITLE CERTIFICATE

PRASANNA S. TARE
S. Co., L.L.B.
Consultation Sheet No. 03

Operative Housing Society Private Limited
Mukund Road
Mukund West, Mumbai - 400 080

... of the lands bearing C.T.S. No. 21 (Part) ...
... C.T.S. Nos. 22 (Part) ...
... C.T.S. No. 23 (Part) ...
... C.T.S. No. 24 and C.T.S. No. 25 (part) Corresponding ...
... measuring in aggregate 7122.90 square ...
... Village Kanjur, Taluka Kuria, in the ...
... within the limit of S. Ward of ...
... Mumbai - 400 018 (Phe ...

... of the said Property on the ...
... information provided in relation to the said ...
... ("Nezzone"), on perusal ...
... Mumbai - 400 080

C.T.S. No. 21 (Part) Corresponding to Survey No 1241/11

The late Shri. Prasad Shree Jambhadar ...
... and Mrs. ...
... 3544 ...
... corresponding to ...
... standing thereon, lying ...
... Taluka Kuria, in the ...
... Mumbai and Mumbai ...

Correspondence Address: 504, D Wing, Padmareshi Co - Operative Housing Society, Deen Dayal Upadhyaya Road, Next to Platinum Hospital, Mukund West, Mumbai - 400 080.

PRASANNA S. TARE
S. Co., L.L.B.
Consultation Sheet No. 03

22003/11
2023

The said Shri. Prasad Shree Jambhadar ...
... and Mrs. ...
... 2023 ...

By and under ...
... (Deceased) by ...
... and Mrs. ...
... as Matrilal of the ...
... Limited, therein referred to as purchaser of the ...
... Deed of Conveyance registered with the office of the Sub-Registrar ...
... of Assurance of Kuria, under serial No. ...
... Conveyance Owner of the C.T.S. No. 21 (Part) Corresponding to ...
... Survey No 1241/11 conveyed all their right, title and interest in ...
... respect of C.T.S. No. 21 (Part) Corresponding to Survey No ...

Correspondence Address: 504, D Wing, Padmareshi Co - Operative Housing Society, Deen Dayal Upadhyaya Road, Next to Platinum Hospital, Mukund West, Mumbai - 400 080.

PRASANNA S. TARE
S. Co., L.L.B.
Consultation Sheet No. 03

... in the favor of Nezzone Fiscal Services Private Limited and ...
... has been mutated in 312 extract of Survey No ...
... by mutation entry No. 1235 of Village Kanjur, Taluka Kuria, ...
... District.

C.T.S. No 22 (Part) Corresponding to Survey No 1341/11

Shri. Rajiv Banwarlal Gupta and Mrs. ... were the owners of piece(s) ...
... and parcel(s) of land bearing C.T.S. No. 22 (Part) Corresponding to ...
... Survey No 1341/11 measuring 4264.67 sq. mtrs. together with the ...
... structures standing thereon, lying, being and situate at Revenue ...
... Village Kanjur, Taluka Kuria in the Registration District and Sub- ...
... District of Mumbai Suburban and in the District of Mumbai Suburban.

During her lifetime, one Smt. Amarkaur Jambhadar Gupta was ...
... absolutely seized and possessed of and/or otherwise well and ...
... adiently entitled to piece (s) and parcel (s) of land, situated, lying ...
... and being a Village Kanjur, Taluka Kuria in the Registration District ...
... and Sub-District of Mumbai City and Mumbai Suburban and in the ...
... District of Mumbai Suburban.

The said Smt. Amarkaur Jambhadar Gupta, died at Mumbai on or ...
... about 26th December, 1983. Upon the death of said Smt. Amarkaur ...
... Jambhadar Gupta, (i) Banwarlal Jambhadar Gupta, (ii) Harbansilal ...
... Jambhadar Gupta and (iii) Pyarelal Jambhadar Gupta as her sons, ...
... became entitled to undivided share, right, title and interest in the ...
... C.T.S. No 22 (Part) Corresponding to Survey No 1341/11.

The said Banwarlal Jambhadar Gupta died intestate at Mumbai on ...
... 17th June 1988. He was survived by (i) Smt. Nirmala Banwarlal ...
... Gupta as his widow, (ii) Smt. Kanchan Ajay Agarwal nee Kanchan ...
... Banwarlal Gupta as his daughter and (iii) Shri. Rajiv Banwarlal ...
... Gupta as his son and accordingly they inherited the undivided share, ...
... right, title and interest belonging to the said deceased late Shri ...

Correspondence Address: 504, D Wing, Padmareshi Co - Operative Housing Society, Deen Dayal Upadhyaya Road, Next to Platinum Hospital, Mukund West, Mumbai - 400 080.

PRASANNA S. TARE
S. Co., L.L.B.
Consultation Sheet No. 03

Banwarlal Jambhadar Gupta in the C.T.S. NO. 22 (Part) ...
... Corresponding to Survey No 1341/11

The said Harbansilal Jambhadar Gupta died intestate at Mumbai on ...
... 30th August, 2000. He was survived by (i) Smt. Radha Harbansilal ...
... Gupta, as his widow, and (ii) Smt. Anita Kamal Gupta nee Anita ...
... Harbansilal Gupta, (iii) Smt. Sunanda Hem Agarwal nee Sunanda ...
... Harbansilal Gupta and (iv) Smt. Suman Vivek Gupta nee Suman ...
... Harbansilal Gupta as his daughters and (v) Shri. Krishan Harbansilal ...
... Gupta as his son and accordingly they inherited the undivided share, ...
... right, title and interest belonging to the said deceased late Shri ...
... Harbansilal Jambhadar Gupta in the C.T.S. No. 22 (Part) ...
... Corresponding to Survey No 1341/11.

The said Pyarelal Jambhadar Gupta died intestate at Mumbai on 15th ...
... May, 1987. He was survived by (i) Smt. Shashi Pyarelal Gupta, as ...
... his widow, (ii) Smt. Ursula Ravi Agarwal nee Ursula Pyarelal Gupta ...
... and (iii) Smt. Supriya Suresh Khanna nee Supriya Pyarelal Gupta ...
... as his daughters and (iv) Shri. Punit Pyarelal Gupta and (v) Shri ...
... Munish Pyarelal Gupta as his sons and accordingly they inherited ...
... the undivided share, right, title and interest belonging to the said ...
... deceased late Shri. Pyarelal Jambhadar Gupta in the C.T.S. No 22 ...
... (Part) Corresponding to Survey No 1341/11.

By a Deed of Release made between 1(a) Smt. Nirmala Banwarlal ...
... Gupta, (b) Smt. Kanchan Ajay Agarwal nee Kanchan Banwarlal ...
... Gupta, 2(a) Smt. Radha Harbansilal Gupta, (b) Smt. Anita Kamal ...
... Gupta nee Anita Harbansilal Gupta (c) Smt. Sunanda Hem Agarwal ...
... nee Sunanda Harbansilal Gupta, (d) Smt. Suman Vivek Gupta nee ...
... Suman Harbansilal Gupta, 3(a) Smt. Shashi Pyarelal Gupta, (b) Smt. ...
... Ursula Ravi Agarwal nee Ursula Pyarelal Gupta, (c) Smt. Supriya ...
... Suresh Khanna nee Supriya Pyarelal Gupta, being the Releasees ...
... therein referred to the First Part therein and 1. Mr. Rajiv Banwarlal ...

Correspondence Address: 504, D Wing, Padmareshi Co - Operative Housing Society, Deen Dayal Upadhyaya Road, Next to Platinum Hospital, Mukund West, Mumbai - 400 080.

22903 44 CE
2023

PRASANNA S. TARE
a Civil L.R.
Consultant Street No. C-5



By and under Deed of Conveyance dated 07th October, 2011, registered with the office of the Sub-Registrar of Assurances at Kanjur, under Serial No. KRL/10380/2017, by said Conveyance Owner of the C.T.S. No. 22 (Part) Corresponding to Survey No. 134/1/1, conveyed their right, title and interest in respect of C.T.S. No. 22 (Part) Corresponding to Survey No. 134/1/1 admeasuring 586.5 Sq. mtrs. of Village Kanjur, Taluka Kuria, Mumbai Suburban District, in the favor of Nexzone Fiscal Services Private Limited, their name as owner is mutated in 7/12 extract of Survey No. 134/1/1 by mutation entry no. 1108 of Village Kanjur, Taluka Kuria, Mumbai Suburban Division.

- By and under Deed of Conveyance dated 07th October, 2011, the following persons are absolutely entitled to undivided share in the said Property in C.T.S. No. 22 (Part) corresponding to the Survey No. 134/1/1, Village Kanjur, Taluka Kuria, Mumbai Suburban District:
- | | |
|-------------------------------|---------------------|
| M/s. Ravi Banwarlal Gupta | 1/3 undivided share |
| M/s. Krishna Harbanslal Gupta | 1/3 undivided share |
| M/s. Purni Pyarelal Gupta | 1/6 undivided share |
| M/s. Musashi Pyarelal Gupta | 1/6 undivided share |

Correspondence Address: 50A, D Wing, Padmavati Co - Operative Housing Society, Deen Dayal Upadhyaya Road, Next to Platinum Hospital, Mulund West, Mumbai - 400 082.

PRASANNA S. TARE
a Civil L.R.
Consultant Street No. C-7

Smt. Amruta Prakash Inamdar, as their legal heirs according to law governed by they at the time of her death. They are well and absolutely seized and possessed and sufficiently entitled to all that undivided share, right, title and interest in the said land

- ii) By and under Deed of Conveyance dated 17th July, 2017, executed between 1. Shri. Vasudev Ramkrishna Inamdar 2. Shri. Sanjay Ramkrishna Inamdar, 3. Smt. Jyoti Prakash Inamdar and 4. Smt. Amruta Prakash Inamdar (therein referred to as "the Vendors") of the First part Nexzone Fiscal Services Private Limited, (therein referred to as Purchaser) of the Second part and Shri. Vabhay Atmaram Kokale being a Partner of M/s. Shree Swami Samarth Developers (therein referred to as "the Confirming Party") of the Third part, the said Deed of Conveyance registered with the office of the Sub Registrar of Assurance at Kuria - 1, under serial No. KRL/10380/2017, by said Conveyance Owner of the C.T.S. No. 22 (Part) Corresponding to Survey No. 134/1/1, conveyed their right, title and interest in respect of C.T.S. No. 22 (Part) Corresponding to Survey No. 134/1/1 admeasuring 586.5 Sq. mtrs., of Village Kanjur, Taluka Kuria, Mumbai Suburban District, in the favor of Nexzone Fiscal Services Private Limited, their name as owner is mutated in 7/12 extract of Survey No. 134/1/1 by mutation entry no. 1108 of Village Kanjur, Taluka Kuria, Mumbai Suburban Division

III. C.T.S. No. 23 (part), C.T.S. Nos. 23/2, 23/3 to 4. Corresponding to Survey No 127(part)

By and under a Deed of Conveyance dated 31st December, 2010, registered with the office of the Sub-Registrar of Assurances at Bandra 7, under Serial No. BDR7/418/2011 executed between (1) Smt. Meena Ravindranath Nandy, (2) Shri. Jayesh Ravindranath Nandy, (3) Miss Ruby Ravindranath Nandy and (4) Shri. Ashokkumar Shardiacharan Nandy, therein referred to as the "Vendors" of the

Correspondence Address: 50A, D Wing, Padmavati Co - Operative Housing Society, Deen Dayal Upadhyaya Road, Next to Platinum Hospital, Mulund West, Mumbai - 400 082.

PRASANNA S. TARE
a Civil L.R.
Consultant Street No. C-5

- i) By and under Deed of Conveyance dated 23rd September, 2010, executed between Shri. Ravi Banwarlal Gupta and Krishna Harbanslal Gupta (therein referred to as "the Vendors") of the First part and Nexzone Fiscal Services Private Limited, (therein referred to as Purchaser) of the Second part, the said Deed of Conveyance registered with the office of the Sub Registrar of Assurance at Kuria - 2, under serial No. KRL/10420/2010, by said Conveyance Owner of the C.T.S. No. 22 (Part) Corresponding to Survey No. 134/1/1, conveyed their right, title and interest in respect of C.T.S. No. 22 (Part) Corresponding to Survey No. 134/1/1, of Village Kanjur, Taluka Kuria, Mumbai Suburban District, in the favor of Nexzone Fiscal Services Private Limited, their name as owner is mutated in 7/12 extract of Survey No. 134/1/1 by mutation entry no. 1108 of Village Kanjur, Taluka Kuria, Mumbai Suburban Division.
- ii) By and under Deed of Conveyance dated 15th February, 1975, executed between J. Amarkant (therein referred to as "the Vendor") the First Part and Shri. Ramkrishna Anandrao Inamdar (therein referred to as Purchaser) of the Second part by the said Deed of Conveyance registered with the office of the Sub Registrar of Assurance at Bombay, under serial No. BOM/706/1975, by said Conveyance Owner of the C.T.S. No. 22 (Part) Corresponding to Survey No. 134/1/1, conveyed their right, title and interest in respect of C.T.S. No. 22 (Part) Corresponding to Survey No. 134/1/1 admeasuring 585.29 Sq. mtrs. of Village Kanjur, Taluka Kuria, Mumbai Suburban District, in the favor of Shri. Ramkrishna Anandrao Inamdar and his name as owner is mutated in 7/12 extract of Survey No. 134/1/1.
- iii) The said Ramkrishna Anandrao Inamdar died on 3rd October 2004 and his wife Smt. Sushila Ramkrishna Inamdar died on 28th April 2004, leaving behind 1. Shri. Vasudev Ramkrishna Inamdar 2. Shri. Sanjay Ramkrishna Inamdar 3. Smt. Jyoti Prakash Inamdar and 4. Smt. Amruta Prakash Inamdar.

Correspondence Address: 50A, D Wing, Padmavati Co - Operative Housing Society, Deen Dayal Upadhyaya Road, Next to Platinum Hospital, Mulund West, Mumbai - 400 082.

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Consultant Street No. C-7

One Part and M/s. Shree Swami Samarth Developers therein referred to as the "Purchasers" of the Other Part. The said Smt. Meena Ravindranath Nandy and 3 Others have sold, granted and conveyed unto M/s. Shree Swami Samarth Developers, all that piece and parcel of land or ground, total admeasuring 405.9 sq.mtrs. thereabout, comprising of (a) land bearing CTS No. 23 (part) admeasuring 345.90 Sq.mtrs. (b) land bearing CTS No. 2 admeasuring 9.50 Sq.mtrs. (c) Land bearing CTS No. 1 admeasuring 16.10 Sq.mtrs. (d) land bearing CTS No. 4 admeasuring 22.30 Sq.mtrs. (e) land bearing CTS No. 5 admeasuring 15.10 Sq.mtrs. all the above mentioned CTS No. corresponding to Survey No. 127(part), together with situate thereon, lying, being and situate at Revenue Village Taluka - Kuria, in the Registration District and Sub-District of Mumbai Suburban situated at Durga Niwas, Naradas Tembipada Road, Bhandup (West) Mumbai - 400 078.

IV. C. T. S. No. 24 Corresponding to Survey No. 127(part)

By and under a Deed of Conveyance dated 23rd Decemr registered with the office of the Sub-Registrar of Assurances at Bandra 14, under Serial No. BDR14/9864/2010, executed between (1) Shri Akbar Husain Mohammed Hasan Khan (2) Shri. Ashokkumar Mohammed Hasan Khan, (3) Naseembano D/o. of Ashokkumar Mohammed Hasan Khan, (4) Rafiq Ahmed Mohammed Hasan Shamimbano D/o. Mohammed Hasan Khan and (5) Sajid Mohammed Hasan Khan, therein referred to as the "Owners/Vendors" of the One Part and M/s. Shree Swami Samarth Developers therein referred to as the "Developers/Purchasers" of the Other Part, the said Shri Akbar Husain Mohammed Hasan Khan and 5 Others have sold, granted and conveyed unto M/s. Shree Swami Samarth Developers, all that piece and parcel of land

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... bearing Survey No. 24, together with structures standing thereon, being and situate at Village Kankar, Taluka ...
 ... bearing Survey No. 24, together with structures standing thereon, being and situate at Village Kankar, Taluka ...
 ... bearing Survey No. 24, together with structures standing thereon, being and situate at Village Kankar, Taluka ...

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 A.C.M., L.L.B.
 Advocate
 Consultation Street No. 11

... bearing Survey No. 24, together with structures standing thereon, being and situate at Village Kankar, Taluka ...
 ... bearing Survey No. 24, together with structures standing thereon, being and situate at Village Kankar, Taluka ...
 ... bearing Survey No. 24, together with structures standing thereon, being and situate at Village Kankar, Taluka ...

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 A.C.M., L.L.B.
 Advocate
 Consultation Street No. 11

one daughter **Smt. Madha** ...
 daughter **Smt. Madha** ...
 representing ...
 the Smt. **Madha** ...

Thus the legal heirs of **Pratapsinh Shrotri Vallabhdas** ...
Aditya Pratapsinh Shrotri ...
Purna John ...
Shri Dhanraj Shrotri ...
 and possessed of or otherwise well and sufficiently advised ...
 included their right title and interest in the said land admeasuring ...
 131 Sq. yds. or thereabouts, bearing Survey No. 127 (Part) ...
 corresponding to C.T.S. No. 23 (part) C.T.S. Nos. 23/2, 23/3 to 4 ...
 Mumbai Suburban District, Taluka Kankar, Taluka Kankar

C.T.S. No. 23 (part) ...
 Survey No. 127 (Part) ...
 Corresponding to Survey No. 127 (Part) ...

By and under the provisions of the Maharashtra Land Revenue Code ...
 enacted by the Government of Maharashtra on 13th September 2007 ...
 deceased by the age of 85 years ...
 (herein referred to as the Vendor) and the first of the said ...
Valbhav Atamji ...
Swami Samarth ...
 2nd of the Second Part of the said ...
 Private Limited (herein referred to as the Purchaser) ...
 Fiscal Services Private Limited, Mumbai (referred to as the Purchaser) ...
 of the fourth part. The said Deed of Conveyance registered with the ...
 Office of the Sub Registrar of Assurance at Kankar - 1, under Serial ...
 No. KR/11/10317/2011 by said Conveyance, Owner/Vendor No. 1 ...
 and 2 of C.T.S. No. 23 (part) C.T.S. Nos. 23/2, 23/3 to 4, C.T.S. No. ...
 24 and C.T.S. No. 25 (part) C.T.S. Nos. 23/2, 23/3 to 4, C.T.S. ...
 in respect of C.T.S. Nos. 23 (part) C.T.S. Nos. 23/2, 23/3 to 4, C.T.S.

Correspondence Address: 504, D Wing, Padmavati Co - Operative Housing Society, Deen Dayal Upadhyas Road, Next to Platinum Hospital, Malund West, Mumbai - 400 080.

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 Advocate
 Consultation Street No. 11

to 24 and C.T.S. No. 25 (part), in the favor of Nexzone Fiscal Services Private Limited. The said fact is mutated in the Property Card of the C.T.S. Nos. 23(part) C.T.S. Nos. 23/2, 23/3 to 4 and C.T.S. No. 24 by virtue of Mutation Entry No. 1050 passed by City Survey Officer, Malund dated 10th May, 2018 and C. T. S. Nos. 25 (part) Village Kankar, Taluka Kankar, Mumbai Suburban District, by virtue of Mutation Entry No. 1057 dated 16th May, 2018.

Encroachment of the said Property as slum and subsequent development

It appears that the land inter alia the said Property was encroached upon by various slum dwellers.

E. By a Gazette Notification dated 5th July, 1984 bearing reference no. SLM/1076/5280/G and dated 16th September, 1978, SLW/1076/5280/G dated 21st October, 1976 wherein the Deputy Collector (Enc/Rem) and the Competent Authority of Kankar-I Sub-Division declared Survey No. 127 (part) Corresponding C. T. S. No. 23, C. T. S. Nos. 23/1 to 23/4, C. T. S. No. 24 and C. T. S. No. 25 (part) and Survey No. 124(1) Corresponding City Survey No. C. T. S. No. 22 as slum area under Section 4(1) of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971.

C. Subsequently a meeting was held by the Slum dwellers on 31st March, 2013 where it was inter alia resolved to form co-operative housing society which was to be known as **Shri Swami Samarth (S.R.A) SAHAKARI Gruh Nirman Sanstha** (hereinafter referred to as "Proposed Society") and appoint **Nexzone Fiscal Services Private Limited** as a Developer to carry out the development on the said Property under the provisions of Regulation 33 (10) of the Development Control Regulations, 1991 ("D. C. Regulation").

D. By a Development Agreement dated 5th January, 2018 made between the Proposed Society (herein referred to as Party of First Part, the Nexzone Fiscal Services Private Limited (herein referred to as Party of Second Part and all the residential and commercial unit holders as stated in Annexure I (herein referred to as Confirming Party of Third Part, the Proposed Society granted rights to develop the said Property in favour of Nexzone at or for consideration and on the terms and conditions contained therein. The Society has executed a Power of Attorney dated 28th March, 2015 in favour of Nexzone to do all acts, deeds, matter things more particularly described therein.

E. By a Gazette Notification dated 30th December, 2019 bearing reference no. Dy. Col/Enc/Rem/Bhandup/SwamiSamarth-3/2019 dated 9th - 15th January, 2020 wherein the Deputy Collector (Enc/Rem) and the Competent Authority Bhandup, declared C.T.S. No. 21 admeasuring about 1561 and C. T. S. No. 22(part) admeasuring about 4394.84 both land admeasuring 5956.43, as slum area under Section 4(1) of the Maharashtra Slum Areas (Improvement, clearance and Redevelopment) Act, 1971.

F. The Proposed Society is under process for registration under Section 9(1) of Maharashtra Co-Operative Societies Rules, 1960. Office Deputy Registrar, Co-operation, Slum Rehabilitation Authority, Mumbai.

G. The Competent Authority nominated by the State Government of Maharashtra has issued Annexure II on 23rd January, 2020 and from time to time being a certified list of total slum tenements standing on the said Property and certification of the Slum tenements/ slum dwellers eligible for rehabilitation as per the provisions of the Slum Act read with applicable D.C. Regulations. By a Notice issued by Deputy Collector and Competent Authority dated 03rd December,

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H. Scheme
Nexzone Fiscal Services Private Limited (Owner) implementing the Slum Rehabilitation Scheme on land bearing C.T.S. No. 21 (Part) Corresponding to Survey No. 124/1/1, C.T.S. No. 22 (Part) Corresponding to Survey No. 124/1/1, C.T.S. No. 23 (Part), C.T.S. Nos. 23/2, 23/3 to 4, C.T.S. No. 24 and C.T.S. No. 25 (part) admeasuring corresponding to the Survey No. 127 (part) in aggregate 7122.90 square meters or thereabouts situated at Village Kanjur, Bhandup (West) Taluka - Kuria, Registration District and Sub District of Mumbai and Mumbai Suburban at Village Kanjur, Bhandup (West) Taluka - Kuria, Mumbai Suburban District, within the limit of 'S' Ward of Municipal Corporation of Greater

Correspondence Address: Sd/- D Wing, Padmawati Co - Operative Housing Society, Deen Dayal Upadhyay Road, Next to Padmaram Hospital, Malund West, Mumbai - 400 080.

Mumbai, Mumbai - 400 078 (West), and more particularly herewith written (hereinafter referred to as "Said Property") demarcated by red color boundary line on the plan annexed herewith as "Annexure A".
The said scheme consist of 1 (One) Rehabilitation Building and 1 (One) Sale Building of 2 (Two) Wings i.e. B and C and the foot print area of the above buildings are as under:

Sr No	Particular	Foot Print area
1	Rehabilitation building wing A Standing C.T.S. 22 (part), 24 (part) and 25(part)	54 sq. mtrs
2	Sale Building (consist of B and C Wing). Wing B standing on C.T.S. Nos. 22 (part), 24 (part) and C.T.S. No. 25 (part) and Wing C standing on C.T.S. Nos. 22(part), 23 (part) and 23/2 and 4 and 24(part).	Wing B 378.18 Sq. mtrs Wing C 360.65 Sq. mtrs

C. Permission and approvals

1. Shri. Swami Samarth (S.R.A.) Sahakar Gruh Nirmam Sanstha (Proposed) submitted the scheme in the office of Chief Executive Officer Slum Rehabilitation Authority, Mumbai, the Hon'ble Authority accepted the said proposal on 27th September, 2018.
2. I have been furnished with Letter of Intent dated 10th June 2020 bearing reference no. SPVT/0149/2018/1010/LOI issued by Slum Rehabilitation Authority to Nexzone for the proposed slum rehabilitation scheme on the said Property under the provision of Regulation 33(10) D.C. Regulations FSI of 3.25 (FSI sanctioned for the Slum Plot and in respect of the development of the said Property) subject to the terms and conditions contained therein. I bring to your attention that I have not seen the interim documents at each stage.

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leading up to the issuance of the LOI and I presume that LOI has been duly issued.

3. I have been furnished with a copy of Intimation of Approval dated 12th August, 2022 bearing reference no. SPVT/0149/2018/1010/APIC addressed by Slum Rehabilitation Authority to Nexzone in respect of rehab building proposed to be constructed on the said Property.
4. I have been furnished with a copy of the Commencement Certificate dated 8th March, 2023 bearing reference no. SPVT/0149/2018/1010/APIC addressed by Slum Rehabilitation Authority to Nexzone in respect of rehab building and have been granted up to the plinth level on certain terms and conditions mentioned therein. I have been informed by Nexzone that the aforesaid permission is valid and subsisting and not in breach of any conditions stipulated therein.
5. I have been furnished with Amended Intimation of Approval dated 28th June, 2023 bearing Reference No. SPVT/0149/2018/1010/APIC addressed by Slum Rehabilitation Authority to Nexzone, in respect of the buildings i.e. Wing "A", consisting of Ground + 1st to 22nd upper floors, Wing "B" consist of Basement - Ground + 1st to 22nd Upper Floor and Wing "C" comprising of Ground + 1st to 9th (Part Upper Floors).
6. I have been furnished with a copy of the Commencement Certificate dated 8th March, 2023 duly re-endorsed on 20th June, 2023, as per the Approved Amended Plans dated 20th June, 2023 bearing reference no. SPVT/0149/2018/1010/APIC addressed by Slum Rehabilitation Authority to Nexzone.

D. Revenue Records

I. PROPERTY REGISTER CARDS

I have been furnished with copy of Property Register Card ("PRC") dated 04th May, 2023 downloaded from Mahabhulekh.mahabhumi.gov.in, on perusal of the same I note the following:

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CTS No.	Owner/Holder	Tenure
21 (part)	Nexzone Fiscal Services Private Limited, shown as holder for area admeasuring about 1561.59 Sq. Meters	C
22 (part)	Nexzone Fiscal Services Private Limited, shown as holder for area admeasuring about 4394.84 Sq. Meters	C
23 (part), 23/2, 23/3 and 4	Nexzone Fiscal Services Private Limited, shown as holder for area admeasuring about 318.65 Sq. Meters	C1
24	Nexzone Fiscal Services Private Limited, shown as holder for area admeasuring about 624.70 Sq. Meters	C
25	Nexzone Fiscal Services Private Limited, shown as holder for area admeasuring about 223.12 Sq. Meters	C

I note that the PRCS for land bearing CTS Nos. 23 (part), and 23/2, 23/3 and 23/4, C.T.S. No. 24 and C.T.S. No. 25 (part) have been updated and reflect the name of the Nexzone Fiscal Services Private Limited as the owner.

The said property having total area admeasuring about 7122.90 sq.mts.

II. 7/12 Extracts

However by virtue of sub-division, amalgamation and computerization of the 7/12 extract of the Village Kanjur, Taluka Kuria, Mumbai Suburban District, the said Property assigned the new numbers. In this regard Nexzone furnished with the following 7/12 extract and Mutation entry which reflects that Survey No. 124 (Part) corresponds to present survey no. 124/1.

- a) I have been furnished, with copy of the Mutation Entry No. 509 of Village Kanjur, Taluka Kuria, Mumbai Suburban District, dated 20th November, 2014, by the said Mutation Entry Survey No. 124 (Part)

... have been assigned as Survey No. 124/1, same stands in the name of ...
 ... bearing Survey No. 124/1, same stands in the name of ...
 ... registered with the ...
 ... at Kuria - 1, under serial No. ...
 ... accordingly name ...
 ... entered into the Record of Right for Survey ...
 ... Mutation Entry No. 1239

... dated 23rd May 2023 ...
 ... bearing Survey No. 124/1, same stands in the name of ...
 ... registered with ...
 ... at Kuria - 2, under serial ...
 ... accordingly name ...
 ... entered into the Record of ...
 ... Mutation Entry ...

... No. 1087, 1103 and 1239 of ...
 ... Suburban District

... Nexzone Fiscal Services Private Limited, the owner ...
 ... pending pertaining to said ...
 ... before any court of law

... Nexzone Fiscal Services Private Limited the owner ...
 ... on the said Property

... Deen Dayal Upadhyay Road,
 ... 400 080.

There are no ten or charge created on the built up area of the sale buildings to be constructed on the said Property or on the said Property or any part thereof.

The said Property or any portion thereof is subject to any aqueduct proceedings by the State Government or any other Government Authority.

There is no place of worship on a part of the said Property and the same will be dealt as provided in the SRA Norms and the same registered as an existing structure in the Annexure II issued by the Competent Authority.

There are no electricity sub-stations, underground pipes etc. crossing through the said Property or any portion thereof.

The said Property did not belong to any Tribals or Adivasis.

The said Property is not subject to any easements or any restrictive covenants or otherwise.

The said Property or any part thereof is not affected by forest reservation.

The said Property is not abutting any Defence area.

There are no contingent liabilities in the books of Nexzone which may attach to the said Property.

The said Property is not affected by any schemes or orders issued and passed under the provisions of the Urban Land (Ceiling and Regulation) Act, 1976 and the urban land ceiling authorities have not acquired possession of the said Property, or any part thereof.

There is sufficient road access to the said Property.

For the purposes of this opinion on title, I have made certain assumptions which are set out in the Third Schedule hereto.

Certification

On the basis of the Papers/Documents and information provided in relation to the said Property by Nexzone Fiscal Services Private Limited

Correspondence Address: 504, D Wing, Padmavati Co - Operative Housing Society, Deen Dayal Upadhyay Road, Next to Platinum Hospital, Mulund West, Mumbai - 400 080.

6. Demolishment Plan and Retention

I have been furnished with a copy of the plan dated 23rd May 2023 ...
 10th January 2023 bearing reference to Ch. A (R) 1422/2011/1300817
 D.P. Rev. 10/2023 bearing reference to Ch. A (R) 1422/2011/1300817
 Municipal Corporation of Greater Mumbai, Mumbai - 400 078.

No. 25, 22, 24, 23	Area
184.21 sq. mtrs.	and 22, 4314.30 sq. mtrs.
24, 816.75 sq. mtrs.	23, 320.16 sq. mtrs.
21, 6021.73 sq. mtrs.	21, 51.51 74 sq. 30 mtrs.

- H. Public Notice**
- In order to investigate the title of Nexzone Fiscal Services Private Limited and also to ascertain the title of Nexzone Fiscal Services Private Limited of the said Property issued by the Sub-Registrar of Assurances at Kuria - 1, under serial No. KRL1/1504/2018 executed between Shri. Pratapsinh Shoorji Valiabhdas (since deceased) by his legal heirs Shri Aditya Pratapsinh Shoorji & Ors. (herein referred to as "the Khot of Bhandup Estate") of the First Schedule referred to as "the Khot of Bhandup Estate") of the First Schedule published on 20th August 2023.
- I. Searches in the office of the Sub-Registrar of Assurances**
- I have been provided the search report dated 27th December 2023 with respect to the said Property in the office of the Sub-Registrar of Assurances at Kuria - 1, under serial No. KRL1/1504/2018 executed between Shri. Pratapsinh Shoorji Valiabhdas (since deceased) by his legal heirs Shri Aditya Pratapsinh Shoorji & Ors. (herein referred to as "the Khot of Bhandup Estate") of the First Schedule published on 20th August 2023.
- J. Other Observations**
- I have inspected certain original documents of title in relation to the said Property more particularly mentioned in the Second Schedule written hereunder.
 - I have been informed by representative of Nexzone as under:
 - There is no litigation pertain to the said Property or any portion thereof.

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(Nexzone) I am of the opinion that Nexzone Fiscal Services Private Limited has a clear and Marketable Title over the said Property and I am therefore, of the opinion that the said Property (as more particularly described in the First schedule hereunder written) is clear and marketable and I further certify that the owner is authorized to develop said Property more particularly described in the schedule hereunder written and construct the Sale building consisting of B and C wing to be known as "Neovalley Narmada Wing B and Neovalley Narmada Wing C" respectively and further certify that the Owner is authorized to sell units / Flats / Premises in the said Sale building on ownership basis as contemplated by the RERA.

I have given the Title Certificate for the said Property on 25th May, 2023 same has been hereby revoked and replaced by this Title Certificate

THE FIRST SCHEDULE REFERRED TO HEREINABOVE TO

(Description of the said Property)

All those piece and parcels of the lands bearing C.T.S. No. 21 (Part) Corresponding to Survey No 124/1/1, C.T.S. Nos. 22 (Part) Corresponding to Survey No 134/1/1, C.T.S. No. 23 (Part), C.T.S. Nos. 23/2, 23/3 to 4, C.T.S. No. 24 and C.T.S. No. 25 (part) Corresponding to Survey No 127 (part), admeasuring in aggregate 7122.90 square meters or thereabouts situated at Village Kanyur Bhandup (West) Taluka - Kuria, Mumbai Suburban District, within the limit of 'S' Ward of Municipal Corporation of Greater Mumbai, Mumbai - 400 078.

THE SECOND SCHEDULE REFERRED TO HEREINABOVE TO

- (List of Original Documents Inspected)
- Deed of Conveyance dated 7th February, 2018, registered with the office of the Sub Registrar of Assurances at Kuria -1, under serial No. KRL1/1504/2018 executed between Shri. Pratapsinh Shoorji Valiabhdas (since deceased) by his legal heirs Shri Aditya Pratapsinh Shoorji & Ors. (herein referred to as "the Khot of Bhandup Estate") of the First Schedule referred to as "the Khot of Bhandup Estate") of the First Schedule

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Continuation Sheet No. 2.1



part and Matrix Waste Management Private Limited (herein referred to as **Matrix**) of the Second part and Nexzone Fiscal Services Private Limited (herein referred to as **Purchaser**) of the Third part by which Owner of the C.T.S. No. 21 (Part) Corresponding to Survey No. 124/1/1, conveyed their right, title and interest in respect of C.T.S. No. 21 (Part) Corresponding to Survey No. 124/1/1, in favor of Nexzone Fiscal

Services Private Limited, on 17th February, 2015, registered with the office of the Sub Registrar and Assurance at Kuria - 1, under serial No. KRL/1462/2015, executed between Shri. Pralapsinh Shrotri Vallabhdas (since Deceased) by his legal heirs Shri Aditya Pralapsinh Shrotri & Ors. (herein referred to as "the Vendor of Branchup Estate") to Nexzone Fiscal Services Private Limited, as their Constituted Attorney.

Deed of Release dated 17th October, 2011, registered with the Sub Registrar and Assurance at Kuria - 1, under serial No. BDR/3744/2012, executed between Shri. Pralapsinh Shrotri Vallabhdas & Ors. (herein referred to as "the Vendor") to Shri. Pralapsinh Shrotri Vallabhdas & Ors. (herein referred to as "the Vendor") of the First part and Nexzone Fiscal Services Private Limited (herein referred to as **Purchaser**) of the Second part, the Owners of the C.T.S. No. 22 (Part) Corresponding to Survey No. 174/1/1, conveyed their right, title and interest in respect of C.T.S. No. 22 (Part) Corresponding to Survey No. 174/1/1 of Village Kanjur, Taluka Kuria, Mumbai Suburban District in the favor of Nexzone Fiscal Services Private Limited.

Deed of Release dated 23rd September, 2016, registered with the office of the Sub Registrar of Assurance at Kuria - 2, under serial No. KRL/1462/2016, executed between Shri. Ravi Ramwanti Gupta and Ors. (herein referred to as "the Vendors") of the First part and Nexzone Fiscal Services Private Limited (herein referred to as **Purchaser**) of the Second part, the Owners of the C.T.S. No. 22 (Part) Corresponding to Survey No. 174/1/1, conveyed their right, title and interest in respect of C.T.S. No. 22 (Part) Corresponding to Survey No. 174/1/1 of Village Kanjur, Taluka Kuria, Mumbai Suburban District in the favor of Nexzone Fiscal Services Private Limited.

Power of Attorney dated 23rd September, 2016, registered with the office of the Sub Registrar of Assurance at Kuria - 1, under serial No.

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KRL/1462/2016 executed between Mr. Ravi Ramwanti Gupta and Ors. (herein referred to as "the Vendors") of the First part and Nexzone Fiscal Services Private Limited, as their Constituted Attorney.

Deed of Conveyance dated 31st December, 2010, registered at the office of the Sub Registrar of Assurance at Kuria-2, under serial No. BDR/416/2010, executed between (1) Shri. Maena Ravin Nandy (2) Shri. Jayesh Ravin Nandy (3) Mrs. Harindranath Nandy and (4) Shri. Ashokkumar Shanticharan (herein referred to as the "Vendors" of the One Part and M/s. Swami Samarth Developers (herein referred to as the "Purchaser" of the Other Part. The owner of land admeasuring 408.9 sq. mts. (hereinafter, comprising of (a) land bearing CTS No. 23, admeasuring 345.90 sq. mts. (b) and bearing CTS No. 23/1, admeasuring 63.00 sq. mts. (c) Land bearing CTS No. 23/2, admeasuring 16.11 sq. mts. (d) land bearing CTS No. 23/3, admeasuring 22.30 sq. mts. bearing CTS No. 23/4, admeasuring 15.19 sq. mts. are due to Survey No. 127(part), Village Kanjur, Taluka Kuria Suburban District, together with structures standing thereon, granted and conveyed unto M/s. Shree Swami Samarth Developers.

Deed of Conveyance dated 27th December, 2010, registered at the office of the Sub Registrar of Assurance at Kuria - 4, under serial No. BDR/1495/2010, executed between (1) Shri. Ali Mohammed Hasan Khan, (2) Shri. Atif Husain Mohan Khan, (3) Naseerabano D/o. of Mohammed Hassan Khan, (4) Ahmed Mohammed Hasan Khan, (5) Shamimabano D/o. Hasan Khan and (6) Sajidabano D/o. Mohammed Hassan Khan referred to as the "Owners/Vendors" of the One Part and M/s. Swami Samarth Developers (herein referred to as "Developers/Purchaser" of the Other Part. The owner of ground admeasuring 624.70 sq. mts. or thereabouts, in

Correspondence Address: 504, D Wing, Padmavati Co - Operative Housing Society, Deen Dayal Upadhyaya Road, Next to Platinum Hospital, Mulund West, Mumbai - 400 080.

PRASANNA S. TARE
A.C.S., L.L.B.
Continuation Sheet No. 2.3

No. 127 (Part), corresponding to CTS No. 24, Village Kanjur, Taluka Kuria, Mumbai Suburban District, together with structures standing have sold, granted and conveyed unto M/s. Shree Swami Samarth Developers.

Deed of Conveyance dated 13th September, 2017, registered with the office of the Sub Registrar of Assurance at Kuria - 1, under serial No. KRL/110377/2017, on 17th October, 2017, executed between Shri. Pralapsinh Shrotri Vallabhdas (since Deceased) his legal heirs Shri. Aditya Pralapsinh Shrotri and Ors. (herein referred to as "the Vendor - 1") of the First part and Shri. Vaibhav Atamaram Kokate & Anr. being a Partner of M/s. Shree Swami Samarth Developers (herein referred to as "the Vendor - 2") of the Second part, Matrix Waste Management Private Limited (herein referred to as **Matrix**) of the Third part and Nexzone Fiscal Services Private Limited (herein referred to as **Purchaser**). The Owner/Vendor No 1 and 2 of C.T.S. No. 23 (part), C.T.S. Nos. 23/2, 23/3 to 4, C.T.S. No. 24 and C.T.S. No. 25 (part), Village Kanjur, Taluka Kuria, Mumbai Suburban District, conveyed their right, title and interest in favor of Nexzone Fiscal Services Private Limited.

Power of Attorney dated 17th October, 2017, registered with the office of the Sub Registrar of Assurance at Kuria - 1, under serial No. KRL/110378/2017, executed between Shri. Pralapsinh Shrotri Vallabhdas (since Deceased) by his legal heirs Shri. Aditya Pralapsinh Shrotri & Ors. (herein referred to as "the Khol of Bhandup Estate") to Nexzone Fiscal Services Private Limited, as their Constituted Attorney.

Power of Attorney dated 17th October, 2017, registered with the office of the Sub Registrar of Assurance at Kuria - 1, under serial No. KRL/110379/2017, executed between Shri. Vaibhav Atamaram Kokate and Shri. Pranjivan Thobhanbhai Patel, being Partner of M/s. Shree

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PRASANNA S. TARE
A.C.S., L.L.B.
Continuation Sheet No. 2.3

Swami Samarth Developers to Nexzone Fiscal Services Private Limited, as their Constituted Attorney.

Deed of Conveyance dated 15th February, 1973, registered at the office of the Sub Registrar and Assurance at Bombay BOM/706/1973, executed between J. Amankar (the "Vendor") of the First Part and Shri. Ramkrishna (herein referred to as **Purchaser**) of the Second part.

Deed of Conveyance dated 17th July, 2017, registered at the office of the Sub Registrar of Assurance at Kuria - 1, under serial No. KRL/110380/2017, on 17th October, 2017, executed between Vasudev Ramkrishna Inamdar and Ors. (herein referred to as "Vendors 1") of the First part, Nexzone Fiscal Services Private Limited (herein referred to as **Purchaser**) of the Second part, Shri. Vaibhav Atamaram Kokate and Anr. being a Partner of M/s. Swami Samarth Developers (herein referred to as "Party") of the Third part. The Owner/Vendors corresponding to Survey No. 134/1/1, Village Kanjur, Taluka Kuria, Mumbai Suburban District conveyed their right, title and interest in favor of Nexzone Fiscal Services Private Limited.

Power of Attorney dated 17th October, 2017, registered with the office of the Sub Registrar of Assurance at Kuria - 1, under serial No. KRL/110381/2017, executed between Shri. Vasudev Inamdar and Ors. to Nexzone Fiscal Services Private Limited, as their Constituted Attorney.

A Development Agreement dated 5th January, 2017, executed between Shri. Swami Samarth (S.R.A.) Sahakari (Proposed) herein referred to as Party of the First part, Nexzone Fiscal Services Private Limited (Marathon Group) herein referred to as Party of a Second Part and all the resident

Correspondence Address: 504, D Wing, Padmavati Co - Operative Housing Society, Deen Dayal Upadhyaya Road, Next to Platinum Hospital, Mulund West, Mumbai - 400 080.

... as stated in ... as Confirming Party

Power of Attorney dated 28th March 2018 executed Shri Swami Samath (SRA) Sahakar Group, Nirman Sanstha (Proposed) appointing Nexzone Legal Services Private Limited as their constituted attorney.

The Slum Rehabilitation Scheme of Shri Swami Samath (SRA) Sanstha (SRA) Nirman Sanstha (Proposed) accepted by the Slum Rehabilitation Authority dated 27th September, 2018 bearing reference No. SRA/EC/OW/2018/8985.

Letter of intent dated 10th June, 2022 bearing reference no. SRA/2018/2018/1010/01 issued by Slum Rehabilitation Authority to Nexzone Legal Services Private Limited for the proposed slum rehabilitation scheme.

Minutes of Approval dated 27th August, 2022 bearing reference no. SRA/2018/2018/1010/01/01 addressed by Slum Rehabilitation Authority to Nexzone Legal Services Private Limited in respect of rehabilitating.

Commencement Certificate dated 27th March, 2023 bearing reference no. SRA/2018/2018/1010/01/01 issued by Slum Rehabilitation Authority to Nexzone in respect of said building.

Minutes of Approval dated 20th June, 2023 bearing reference No. SRA/2018/2018/1010/01/01 addressed by Slum Rehabilitation Authority to Nexzone Legal Services Private Limited in respect of rehabilitating building in respect of the buildings i.e. Wing 'A', consisting of Ground + 1st to 22nd upper floors, Wing 'B' consist of Basement + 1st to 22nd Upper Floor and Wing 'C' comprising of Ground + 1st to 6th Part Upper Floors.

Address: CSE D Wing, Padmauli Co-Operative Housing Society, Deen Dayal Upadhyay Road, Near to Platform Hospital, Mulund West, Mumbai - 400 080

PRASANNA S. TARE
 A CIVIL ENGINEER
 Registration No. 24

21. Commencement Certificate dated 27th March 2023 were endorsed on 20th June 2023, as per the Approved Architect Plan dated 20th June 2023 bearing reference no. SRA/2018/2018/1010/01/01 issued by Slum Rehabilitation Authority to Nexzone Legal Services Private Limited in respect of rehabilitating building in respect of the buildings i.e. Wing 'A', consisting of Ground + 1st to 22nd upper floors, Wing 'B' consist of Basement + 1st to 22nd Upper Floor and Wing 'C' comprising of Ground + 1st to 6th Part Upper Floors.

- This opinion on title is based on the information given to us pursuant to the documents and statements submitted. Furnished and produced before us from time to time during the course of our due diligence.
- While conducting our due diligence exercise, I have assumed the genuineness of all signatures, the authenticity and completeness of all documents submitted to us and I have not independently verified the accuracy and correctness of the same and have not revealed.
- This opinion on Title is based on the information given to us on the date hereof. I am not aware of any information or circumstances which would lead us to believe that our observations and conclusions are not valid.
- I am unable to verify whether the parties to the agreements referred to had the authority to enter into such agreements and whether such documents have been executed as stipulated.
- This opinion on title is limited to the facts stated herein and no comment is implied or may be made on any matters expressly stated herein. This opinion on Title is based only on the documents made available for our examination and information provided to us as stated above. Matters expressed herein are limited to reflect the state of the law applicable to the particular facts therein contained only as on the date thereof.



Correspondence Address: 504, D Wing, Padmauli Co-Operative Housing Society, Deen Dayal Upadhyay Road, Near to Platform Hospital, Mulund West, Mumbai - 400 080

PRASANNA S. TARE
 A CIVIL ENGINEER
 Registration No. 24

express no opinion as to the consequence or application of any law existing and applicable after such date and expressly decline any continuing obligation to advise after date of this opinion on Title of any changes in the foregoing or any changes of circumstances of which I may become aware that may affect our observations contained herein.

For the purpose of this opinion on Title, I have not independently verified the Power of Attorney or the authority under which the individuals have agreed the deeds of conveyance / document of title as Constituted Attorney.


I have relied solely on the registered documents of title furnished to us in cases where there is any inconsistency between the title reports and other registered documents furnished to us from time to time during the course of our due diligence exercise.

I assure that technical diligence in respect of the said Property as regards the development potential of the same has been independently carried out. I have not opened on the structures and/or any buildings standing on the said Property and I recommend that a separate technical diligence be conducted for the same.

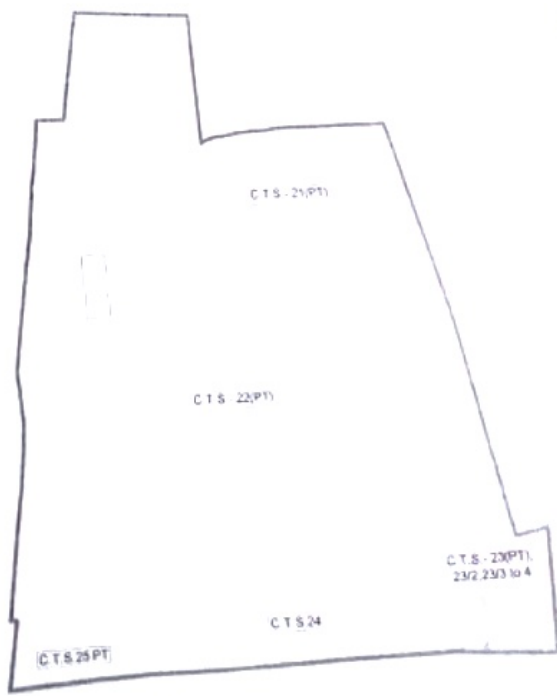
This opinion on Title for the limited purpose of expressing our opinion on the matters mentioned herein and should not be relied upon by any other person or persons or for any purpose other than the aforesaid.

I expressly disclaim any liability, which may arise due to any decision taken by any person or persons, on the basis of this opinion on the Title.

Dated this 05th day of July, 2023


Prasnanna S. Tare
 Advocate

ANNEXURE A



DESCRIPTION OF PROPOSAL & PROPERTY	SIGN. NAME & ADDRESS OF ARCHITECT
PLOT BEARING C.T.S.NO.21 (PT.), 22 (PT.), 23 (PT.), 23(2PT), 23/3 & 4, 24, 25 (PT.), OF VILLAGE-KANJUR, SAI HILL	MATRIX Architect & Engineers, 702, Marathon Road, Mulund-Goregaon Link Road, Mumbai-40

ANNEXURE "9"

(Larger Land and Real Estate Project Details)

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A. LARGER LAND

Details of Larger Land:

The Area of Larger Land as mentioned in First Schedule in the Agreement.

Development:

The Whole Project known as 'Marathon Neovalley' shall consist of development of several buildings/wings/real estate projects in a phase-wise manner over a period of time.

The area of the Larger Land shall be developed in a phase-wise manner over a period of time.

The Larger Land will consist of the following:

The Promoter shall construct one Building comprising of two Sale Wings and one Rehab Wing in the said Larger Land. The two Sale Wings are namely 'Marathon Neovalley Narmada Wing B' and 'Marathon Neovalley Narmada Wing C' and one Rehab Wing 'A' for rehabilitation of the slum dwellers.

Layout Plan:

The development of the Larger Land is presently undertaken as per the Layout delineated in red colour boundary in the Layout Plan which have been annexed as Annexure "2" to the Agreement

Details of Sanctioned Floor Space Index (FSI) and Proposed FSI for the said Building:

Sr. No.	Wing	Sanctioned FSI (in Sq.mt)	Proposed FSI (in Sq.mt.)
a)	Sale Wing 'B' ("said Building")	5643	2500

The Proposed FSI of the said Building is proposed on account of additional FSI, over and above the sanctioned FSI, could be utilized by the Promoter on account of the increase in the Floor Space Index in the locality or Floor Space Index available by paying premium or price to authorities or additional Floor Space Index becoming available on account of acquisition of Transferable Development Rights, fungible FSI or TDR that may be available due to development of amenity space, amalgamation of land parcels, change in the DC Regulations or New DC Regulations or other provisions under which additional FSI shall be made available to the development. The total number of Premises/floors in the Building may vary as per the available potential.

Common Areas & Amenities:

The common areas, facilities and amenities of the said Building that may be usable by the Allottee/s and are listed in the **Fourth Schedule** ("said Building Amenities") in the Agreement. The common areas and amenities of the said Building shall be completed at the time of completion of the construction of the said Building.

B. REAL ESTATE PROJECT

Details of Real Estate Project:

The development of the building known as 'Marathon Neovalley Narmada Wing 'B' comprising of Basement, Ground Floor(Shops - Rehab and Sale), 1st to 2nd Floor part Commercial and part Residential, 3rd floor Podium and Residential, 4th to 22nd Residential Floors (sanctioned) is

Alshayan

known as 'Marathon Neovalley Narmada Wing B' ('Real Estate Project'). The Building known as **Marathon Neovalley Narmada Wing 'B'** may comprise of upto 22nd Floor or more floors and/or as per full available potential.

b. The development of the building known as '**Marathon Neovalley Narmada Wing 'C'**' comprising of Ground Floor (shops), 1st to 2nd Floor part Commercial and part Residential, 3rd floor Podium and Residential, 4th to 16th (pt) Residential Floors (Sanctioned) and proposed upto 22nd Residential Floors or more floors and/or as per the full potential available.

c. Approvals, sanctions and permissions are as mentioned in the Agreement.

2. Details of RERA Certificate:

The Real Estate Regulatory Authority has duly issued a Certificate of Registration bearing No. **P51800050264** ('**RERA Certificate**') for the Real Estate Project and a copy of the RERA Certificate is annexed hereto and marked as **Annexure "12"** to the Agreement.

3. Type of Premises:

The Real Estate Project shall comprise of units/premises consisting of residential flat /s/premises /shops/offices.

4. Possession of the said Premises:

The date of handover of possession disclosed to the Allottee/s, for completion of the said Premises in the Real Estate Project is **31/12/2027**. However, if any extension is granted by RERA to the Real Estate Project, then such new extended date will be considered as the date of handover of possession of the said Premises.

5. The name and address of the Architect:

Matrix Architects and Engineers, 702, Marathon Max, Mulund-Goregoan Link Road, Mulund (West), Mumbai - 400 080.

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KEY PLAN

ANNEXURE "10"



LEGEND:
 RERA CARPET AREA

PROJECT TITLE :- MARATHON NEOVALLEY, NARMADA

8TH FLR WING :- 'B' FLAT NO :- 809



MUMBAI (M) CORPORATE OFFICE

Shavan
Shavan

ANNEXURE "11"

(Premises and Transaction Details)

Building Address :

The Building known as **Marathon Neovalley Narmada Wing B** situated at **Marathon Neovalley Narmada**, Tembipada Road, Gadhav Naka, Near Shivsena Shakha, Bhandup West - Mumbai

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Said Building/Real Estate Project :

Details of the Flat/Premises :

Type of Residential Flat/Premises

Residential Flat/Premises No.

FLAT

Wing

Carpet Area As Per RERA

Other Areas exclusive to the said Premises if any

Marathon Neovalley Narmada Wing B

: 1 BHK
: 0809
: 8
: B
: 33.44 Sq.mt



Consideration Details :

Sale Consideration for said Premises

: Rs.62,85,154.00

Rupees: Sixty Two Lakh Eighty Five Thousand One Hundred Fifty Four Only

Advance Payment made towards Consideration by the Allottee/s before execution of this Agreement of **Rs. 3,14,286 (Rupees: Three Lakh Fourteen Thousand Two Hundred Eighty Six Only)**

Payment Schedule :

MLESTONE NAME

Earnest Money

On execution of Agreement

On Completion of Foundation

On Completion of Plinth

On Completion of 1st Slab

On Completion of 2nd slab

On Completion of 4th Slab

On Completion of 6th Slab

On Completion of 8th Slab

On Completion of 10th Slab

On completion of 12th floor

On Completion of 14th Slab

On Completion of 16th Slab

On completion of 18th slab

On Completion of 20th Slab

On Completion of Terrece slab

On Completion of walls, internal plastering of the said premises

On completion of main door

On completion of staircase, lift wells

On completion of lobbies upto floor level & windows of the said premises

On completion of external plumbing

%

9.90

15.00

7.50

7.50

3.10

2.50

2.50

2.50

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22	करल On completion of external painting & elevation	2.50
23	On completion of lifts	2.50
24	On completion of electrical fitting, mechanical and environment requirements	2.50
25	On completion of entrance lobby, plinth protection, paving of areas.	5.00
26	On Possession of the said premises for the Fit-outs being offered to purchaser	5.00
TOTAL		100.00%



For buildings where construction has commenced and/or completed, all construction related duties need to be completed as demanded.
 Notwithstanding to whatever mentioned in this Agreement, the Allottee/s agree to undertake to make the payment of the entire balance Sale Consideration amount on receiving Part Occupation Certificate/Occupation Certificate in respect of the said Premises without any objection or demurr.

5. Details of Bank Account for the Real Estate Project :

- a. Bank Account Number : 57500001054196
- b. Bank Name : HDFC BANK LTD.
- c. Branch : Mulund (West)
- d. Bank Address : 5/6/7, Jalaram Ashish CHSL, Devidayal Road, Mulund (West) Mumbai 400080
- e. IFSC Code : HDFC0000652
- f. Account Name : Nexzone Fiscal Services Pvt Ltd Marathon Neovalley Narmada B Collection Account

6. Details of Taxes to be paid by the Allottee/s for his Premises :

GOVERNMENT TAXES AS APPLICABLE ON ACTUALS	
a. Tax Deducted at Source	As Applicable*
b. CGST and SGST	As Applicable*
c. Stamp Duty	As Applicable*
d. Registration	As Applicable*
e. Property Tax	As Applicable*
f. Any Applicable Tax/Cess/Duty as may be applicable from time to time	As Applicable*

7. Maintenance Charges :

QUARTERLY MAINTENANCE CHARGES		Amount
a. Maintenance Charges/Outgoings for Premises **		10,800.00
b. Maintenance Charges for Car Parking **		0.00

**per quarter in advance on or before 5th day of beginning of every quarter.

Note: Maintenance Charges mentioned in clause 7(a) and 7(b) are exclusive of GST and the Allottee/s shall be required to pay the applicable GST separately. Maintenance Charges are provisional in nature and shall be paid on actuals.

Other Charges :

- 8. Other Charges are exclusive of GST and the Allottee/s shall be required to pay the applicable GST on Other Charges separately.

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MISCELLANEOUS CHARGES (PAYABLE BEFORE POSSESSION)

Corpus Fund for Society

Advance Maintenance (6-months)

Share of Expenses for the Formation of Apartment and Legal Charges

Electric Meter, Water Connection and Other Charges

Share Application Money and Entrance Fee

Fitness Centre Membership Charges

TOTAL MISCELLANEOUS CHARGES

Property Tax and Other Taxes as applicable

Per Sq. ft.	Amount
180.00/Sq Ft	22903.55
60.00/Sq Ft	21,600.00
	9,400.00
	15,000.00
	10,000.00
	1,84,400.00



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Maharashtra Real Estate Regulatory Authority

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

As registration is granted under section 5 of the Act to the following project under project registration number
61800050264

Project: **MARATHON NEOVALLEY NARMADA WING B** Plot Bearing / CTS No. 22903 E6 CE
122 pt 23 pt 23 3 4 24 25pt at Kurla, Kurla, Mumbai Suburban, 400078.

1. **M/S Nexzone Fiscal Services Pvt Ltd** having its registered office / principal place of business at
District: **Mumbai Suburban, Pin: 400080.**

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 **27/03/2023** and ending with **31/12/2027** 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

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



Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 27-03-2023 18:19:08

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

dt: 27/03/2023
e: Mumbai

ANNEXURE "13"

(Particulars of the brand and pricing of Internal Amenities of the Premises)

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Sr. No.	Internal Amenities	Brand	Price
	Lifts with spacious and decorative passage	ThyssenKrupp/Schindler/ Kone/EROS/Johnson or equivalent.	
	All rooms with Vitrified tiles flooring (Size 600mm x 600mm)	Kajaria/Nitco/Johnson/ Somany/Simpolo or equivalent	
	Walls and ceiling Painting- Acrylic based distemper paint	Godavari/Asian Paint/Berger/Nitco/Dulux or equivalent.	
	Granite Kitchen Platform- with Sink -Stainless Steel SS304 Satin Finish	Carysil/Frankie/Nirali or equivalent	
	Kitchen Wall above Platform shall be finished with Ceramic Tiles. Size 300mm x 450mm upto 2' Height and painted in Acrylic based distemper paint above 2'	Kajaria /Nitco /Johnson/ Somany/Simpolo or equivalent	Rs.29/- per sq.ft.
	All Toilets shall be Designers Toilets with Ceramic tiles	Kajaria/Nitco/Johnson/ Somany/Simpolo or equivalent	
	Size 300 x 450 mm for Dado		Dado- Rs.29/- per sq.ft.
	Size 300 x 300mm for flooring		Flooring- Rs.29/- per sq.ft.
	All the toilets shall have concealed plumbing with I.S.I quality fittings		
	All Common Toilets shall have 3 liter instant geyser for hot water facility	Venus/ Racold/ Spherehot/ Rocket/ Jaquar or equivalent	Instant Geyser- Rs.2100/- per no.
	Chrome finish bathroom fittings and sanitary ware of ISI approved company		
	CP & Sanitary fittings	Jaquar /ROCA/ Parryware/ CERA or equivalent.	



Rs.2100/- per no.



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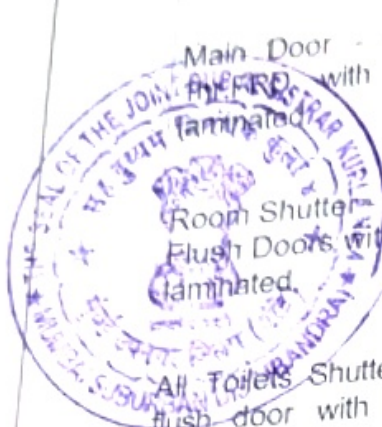
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12.	All the Windows shall be made of Powder Coated Aluminium	Jindal/Hindustan Aluminum/Global/ Bonco or Equivalent sections.	-
23903	All the Door Frames shall be made of Merandi/Wood Composite (WPC)	Shutters shall be of Kalpataru/ Shreeji/ Sanghvi/ Sunrise or equivalent make.	Main Door @Rs.555/- sq.ft., Bedroom door @Rs.270/- sq.ft., & Toilet door @Rs. 270/- sq.ft.
	Main Door - 45 mm thk with both side laminated		
	Room Shutter - 35 mm Thk Flush Doors with both side laminated.		
	All Toilets Shutter shall be flush door with both side laminated.		
14.	Intercom system at security gate for communication in each flat shall be provided. MTNL telephone wiring shall be concealed.	-	-
15.	Provision for T.V. cable connections in each flat with concealed Plug Points.	-	-
16.	C.C.T.V. security system shall be provided to screen visitors at Ground Floor.	HikVision/ CP Plus/ Dahua/ Panasonic or equivalent.	-
17.	All the Electrical Wiring shall be concealed and flat having Copper/Aluminium wire	Polycab / KEI / Finolex or equivalent.	-
18.	Circuit Breakers shall be provided in place of Fuses	ABB /Schneider /L&T/ Anchor/ Siemens or equivalent.	-



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ANNEXURE "14"

(Mortgage Details)

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and under Deed of Mortgage dated 17th August, 2023 registered in the office of Sub-Registrar of Assurances at Kuria-3 under serial no KRL3-16112-2023 on 17th August, 2023, the Promoter has created charge inter-alia on Project land and receivables of Project as more particularly set out therein with Catalyst Trusteeship Limited, acting in its capacity as trustee, on the terms and conditions as more particularly set out therein.

and under Amendment to the Debenture Trust Deed cum Additional Security Agreement dated 17th August, 2023 registered in the office of Sub-Registrar of Assurances at Mumbai City-4 under serial no BBE4-13852-2023 on 17th August, 2023, the Promoter has created charge inter-alia on Project land and receivables of Project as more particularly set out therein with Catalyst Trusteeship Limited, acting in its capacity as trustee, on the terms and conditions as more particularly set out therein.



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MTR Form Number 4

Department	Inspector General of Registration	Payee Details
Bank Part	Stamp Receipt	TAX ID / TAN (if Any)
Office Name	KOL JT SUB REGISTRAR KURLA NO-4	PAN No./IF Applicant
Location	MUMBAI	Full Name
Year	2022-2023 One Time	Flat/Block No.
Account Head Details	Amount in Ru.	Premises/Building
RECEIPT 5501 Stamp Duty(Bank Part)	500.00	Road/Street
020081381 Registrar Fee	100.00	Area/Locality
		Town/City/District
		Pin
		Remarks (if Any)
		FOR USE IN RECEIVING BANK
Payment Details	CBI BANK	Bank C/N
Cheque/DD Details		Bank Date
		Bank Branch
		Name of Branch

Serial No.	502	Date	04/08/2023
Ref No.	283041094		

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2023

Serial No.	502	Date	04/08/2023
Ref No.	283041094		



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THIS COPY OF RESOLUTION PASSED AT THE MEETING OF BOARD OF DIRECTORS OF THE COMPANY HELD ON 4TH AUGUST 2023 AT THE REGISTERED OFFICE OF THE COMPANY NO. MARATHON MAX, I.N.E. DE WHEELING-CHERAGODIA ROAD, 700 WEST, MEMBAI 400001

M. S. Rajgurun and Mr. Dharmarath K. Rao and Mr. Babula Maharana :

jointly and severally authorized to sign and execute all necessary documents and other related documents and file the same with the Registrar of Companies either personally or through any authorized agent or to the person of registration of the same in the office of the Registrar of Companies, Mumbai.

It is agreed that the said resolution passed under the authority of the Board of Directors of the Company shall be deemed to be the act of the Company for registration before the Registrar or Sub Registrar and the members of the company and do all such other acts and things as are necessary in the interest of the company.

That the said Authorized Signatories are further authorized to delegate their authority to any person or persons to sign and execute all documents in connection with the said resolution.

That the signature of Mr. S. T. Rajgurun and Mr. Babula Maharana shall be deemed to be the signature of the company.

Signed and Mr. Babula Maharana

SABULA MAHARANA



आयकर विभाग भारत सरकार

INCOME TAX DEPARTMENT GOVT. OF INDIA

RAGHAVAN KRISHNAMURTHY

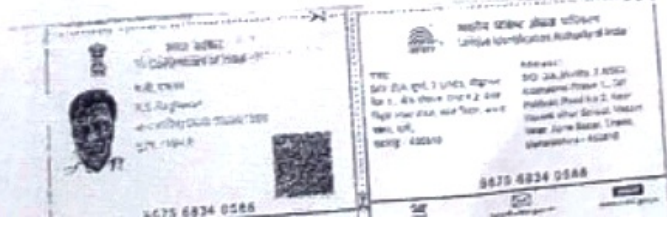
DEVANATHAN KRISHNAMURTHY

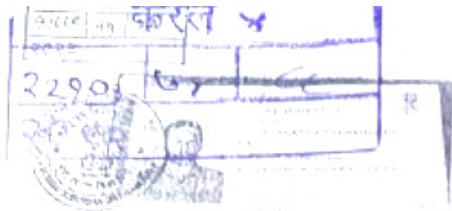
GG/06/1960

Permanent Account Number

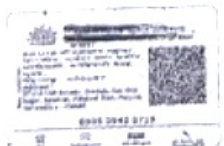
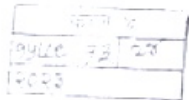
APXPRT772J

Signed

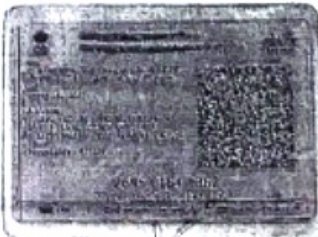




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MARATHON
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Rallying Volunteers

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Rallying Volunteers

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Rallying Volunteers

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Rallying Volunteers

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MARATHON
Raising Fund From
Rallying Volunteers

Data of Bank Receipt for GRN MH01494594720223R
Bank - IDBI BANK

Bank Branch: 20017941
 Post Box No: 219/2102 11 30 31
 Date of Issue: 17/02/2023 11:00
 Office Name: KFC0201/1/1/KFC 2 SURHAGSTRAM KERALA TC 3

Account No: 200095301
 Account Name: 79/104/30 179 One Hundred Rupees (100/-)
 Account Type: Savings Bank

Amount: 600.00

Beneficiary Name: PAN-AAC086374 - NEZONE FISCAL SERVICES PVT LTD
 Beneficiary Address: PAN-22 99417722 4/3 PRAHARAN

कार्ल ४
 2023

Bank Receipt No: 710
 Bank Receipt Date: 18/02/2023
 Date of Issue: 18/02/2023
 Amount: 600.00

Sl. No	Remarks	Debitment No.	Debitment Date	Debitment Amount
1	151-11-1180	06/01/2023	07/02/2023 11:02:23	100.00
2	151-11-1180	06/01/2023	07/02/2023 11:02:23	500.00
Total Debitment Amount				600.00

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 R.K.
 A.Kanad

अध्यक्ष विभाग
 देवाय भुषण शाह
 मुख्य सचिव
 भारत सरकार
 GOVT. OF INDIA

अध्यक्ष विभाग
 देवाय भुषण शाह
 मुख्य सचिव
 भारत सरकार
 GOVT. OF INDIA

22903 | 10E | CE
 2023 | 2023



U H C
 Revenue Department, Government of Maharashtra

Receipt of Document Handling Charge

Form: MHDR22311314 Receipt Date: 07/08/2023

Received from: **HEXCOM FISCAL SERVICES PVT. LTD.** Mumbai
 Rs. 10000/- an amount of Rs. 2000/- towards Document Handling Charge for the
 Document to be registered on Document No. 15689 dated 07/08/2023 of the Sub-
 Registrar at office Joint S.R. Kurla 4 of the Eastern Suburban District, Mumbai.

Payment Details

Bank Name: SBML Payment Date: 04/08/2023
 Bank Code: 11004152023000410007 PAN No: 28BGA1199A
 Branch No: 1400829031131503 Branch Date: 07/08/2023

U H C is a computer-generated receipt. Please do not sign it in red ink.

2023
 2023



2023
 2023



Form: MHDR22311314 Receipt Date: 07/08/2023

Received from: **HEXCOM FISCAL SERVICES PVT. LTD.** Mumbai
 Rs. 10000/- an amount of Rs. 2000/- towards Document Handling Charge for the
 Document to be registered on Document No. 15689 dated 07/08/2023 of the Sub-
 Registrar at office Joint S.R. Kurla 4 of the Eastern Suburban District, Mumbai.

Payment Details

Bank Name: SBML Payment Date: 04/08/2023
 Bank Code: 11004152023000410007 PAN No: 28BGA1199A
 Branch No: 1400829031131503 Branch Date: 07/08/2023

U H C is a computer-generated receipt. Please do not sign it in red ink.



1. Name of the person: [Handwritten Name]

2. Address: [Handwritten Address]

3. Date of birth: [Handwritten Date]

4. Occupation: [Handwritten Occupation]

5. Educational qualification: [Handwritten Qualification]

6. Marital status: [Handwritten Status]

7. Date of issue: [Handwritten Date]

8. Validity: [Handwritten Validity]

9. Remarks: [Handwritten Remarks]



1. Name of the person: [Handwritten Name]

2. Address: [Handwritten Address]

3. Date of birth: [Handwritten Date]

4. Occupation: [Handwritten Occupation]

5. Educational qualification: [Handwritten Qualification]

6. Marital status: [Handwritten Status]

7. Date of issue: [Handwritten Date]

8. Validity: [Handwritten Validity]

9. Remarks: [Handwritten Remarks]



1. Name of the person: [Handwritten Name]

2. Address: [Handwritten Address]

3. Date of birth: [Handwritten Date]

4. Occupation: [Handwritten Occupation]

5. Educational qualification: [Handwritten Qualification]

6. Marital status: [Handwritten Status]

7. Date of issue: [Handwritten Date]

8. Validity: [Handwritten Validity]

9. Remarks: [Handwritten Remarks]



SEAL OF THE JUDICIAL MAGISTRATE

Suburban District

Sl. No.	Supplier	Item	Quantity	Rate	Amount	Remarks
1	NEZONE FISCAL SERVICES PVT LTD	...	...	...	...	...
2	NEZONE FISCAL SERVICES PVT LTD	...	...	...	...	...
3	NEZONE FISCAL SERVICES PVT LTD	...	...	...	...	...

30 Stamp Duty (30% of Net Total) @ 10% (including Printing Charges)

1. Name of the person: [Handwritten Name]

2. Address: [Handwritten Address]

3. Date of birth: [Handwritten Date]

4. Occupation: [Handwritten Occupation]

5. Educational qualification: [Handwritten Qualification]

6. Marital status: [Handwritten Status]

7. Date of issue: [Handwritten Date]

8. Validity: [Handwritten Validity]

9. Remarks: [Handwritten Remarks]



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॥ हमीपत्र ॥

करले	सत्सचे हमी
22903	रोजचे दिवस

पत्र आज दिनांक ०२ माहे ११ सन २०२३

याद्वारे घोषित करण्यात येते की, या दस्तासोबत निवासी/व्याज्य या स्थावर मिळकतीसोबत वाहन तळ विकत देण्यात/ विकत घेण्यात आलेले नाही.



दिवा-याची सही

Dr. Anant Lalus

दिवा-याची सही

Shavan

Alchavan

आयकर विभाग

INCOME TAX DEPARTMENT

CHAVAN AKSHAYA SHARAD

SHARAD DATTARAM CHAVAN

13/06/1995

Permanent Account Number:

AZJPC2757N

Alchavan

Signature

Alchavan

विभाग
 DEPARTMENT
 ANKITA SHARAD
 SHARAD BATTARAM CHAVAN



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

Enrollment No : 1207/00090/00405

अक्षया शरद चव्हाण
 Akshaya Sharad Chavan
 D/O Sharad Chavan
 Near Mandar School B, Sakrupa Soc, Samarth Nagar
 Bandrup (W),
 Mumbai
 Maharashtra 400078
 916782023

496 3279 3186



UE 693865935IN



आधार क्रमांक / Your Aadhaar No. :

2356 6156 0861

आधार - आम आदमी का अधिकार

भारत सरकार
 GOVERNMENT OF INDIA



अक्षया शरद चव्हाण
 Akshaya Sharad Chavan
 जन्म वर्ष / Year of Birth : 1997
 महिला / Female



2356 6156 0861

आधार - आम आदमी का अधिकार

Chavan

केस 8
 22903 0E CE
 2023



भारत सरकार
 Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
 Unique Identification Authority of India

नोंदविल्याचा क्रमांक / Enrollment No : 2722/40787/97412

To
 Akshaya Sharad Chavan
 अक्षया शरद चव्हाण
 D/O Sharad Chavan,
 Near Mandar School,
 9, Sakrupa Soc, Samarth Nagar,
 VTC, Bandrup (W),
 District: Mumbai,
 State: Maharashtra, PIN Code: 400078,
 Mobile: 916782023

84034395



KFB40343955FI



आपला आधार क्रमांक / Your Aadhaar No. :

4996 3279 3186

माझे आधार, माझी ओळख



भारत सरकार
 Government of India



Issue Date: 23/01/2012



अक्षया शरद चव्हाण
 Akshaya Sharad Chavan
 जन्म तारीख / DOB: 13/06/1995
 स्त्री / Female

4996 3279 3186

माझे आधार, माझी ओळख

Chavan



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करल आयकर विभाग भारत सरकार
 INCOME TAX DEPARTMENT GOVT. OF INDIA
 2003 60 2023
 NEXZONE FISCAL SERVICES PRIVATE LIMITED
 02/06/2008
 Permanent Account Number
 AACCN9837F
 3-0072011



DEEPAK GHAG
 15/6/2007



Deepak Ghag

Dept: Information
 Emp. No: 000041
 D.O.J: 05-05-2007

भारत सरकार
 GOVT. OF INDIA
 DEEPAK GHAG
 DEEPAK GHAG

आयकर विभाग भारत सरकार
 INCOME TAX DEPARTMENT GOVT. OF INDIA
 DEEPAK SUBHASH GHAG
 SUBHASH GAJANAN GHAG
 25/06/1986
 AX5PG3631R
 DS. Ghag

भारत सरकार
 Government of India
 दिगंबर मुभाष पाग
 Deepak Subhash Ghag
 जन्म तिथि / Date of Birth: 25/06/1986
 पुरुष / Male
 9895 5574 5213

भारत सरकार
 GOVERNMENT OF INDIA
 दिगंबर मुभाष पाग
 Deepak Subhash Ghag
 जन्म तिथि / DOB: 25/06
 पुरुष / MALE
 6182 4976 1129

सहायक - सामान्य माणसाचा अधिकार

सहायक - अल्प आदमी का अधिकार

CHALLAN
MTR Form Number-6



Barcode		Date	11/10/2023 11:31:24	Form ID	252
Account Head Details Stamp Duty Registration Fee			Payer Details TAX ID / TAN (If Any) PAN No (If Applicable)		
Amount In Rs. 377200.00			Full Name ANKITA SHARAD CHAVAN AND OTHER		
Amount In Rs. 30000.00			Flat/Block No. FLAT NO. 809 B WING MARATHON NED/VALLEY		
			Premises/Building NARMADA		
			Road/Street TEMBIPADA ROAD GADHAV NAKA NEAR SHIVSENA SHAKHA BHANDUR WEST		
			Area/Locality MUMBAI		
			Town/City/District PIN		
			Remarks (If Any) PAN2-AACCH... PRIVATE LIMITED...		
			Amount In Words Four Lakh Seven Thousand Hundred Rupees Only		
			Amount In Words 4,07,200.00		
Cheque-DD Details IDBI BANK			FOR USE IN RECEIVING BANK		
			Bank CIN Ref. No.		
			Bank Date RBI Date		
			Bank-Branch IDBI BANK		
			Scroll No. , Date 100 , 12/10/2023		



Validity unknown

Digitally signed by
DIRECTORATE OF ACCOUNTS
AND TREASURIES MUMBAI 02
Date: 2023.10.27 15:10 IST
Reason: GRS Secure Document
Location: India

Robin

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Abhayan

Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
161-391-22103	0005472060202324	02/11/2023-15:04:27	IGR200	30000.00

GRN : MH009309069202324E	Amount : 4,07,200.00	Bank : IDBI BANK	Date : 11/10/2023-11/31/24
2	(SI)391-22103	0005472060202324	02/11/2023-15-04-27
Total Defacement Amount			4,07,200.00

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22903
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PRN
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S.R. Kurla

Bank Name
Bank CIN
Deface
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Validity unknown

Digitally signed by
DIRECTORATE OF ACCOUNTS
AND TREASURIES MUMBAI 02
Date: 2023.11.15 10:10 IST
Reason: OK

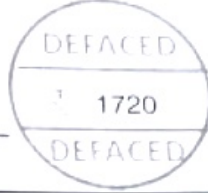


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1123012514810 Receipt Date 02/11/2023

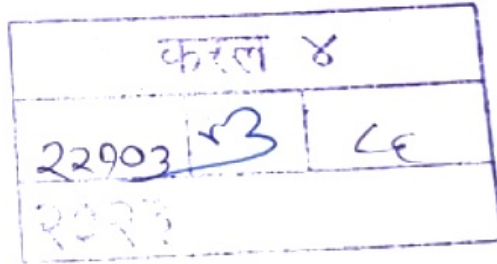
Received from Nexzone Fiscal Services Pvt.Ltd., Mobile number 9819577422, an amount of Rs.1720/-, towards Document Handling Charges for the Document to be registered on Document No. 22103 dated 02/11/2023 at the Sub Registrar office Joint S.R. Kurla 4 of the District Mumbai Sub-urban District.



Payment Details

Bank Name SBIN	Payment Date 01/11/2023
Bank CIN 10004152023110113870	REF No. 330517789570
Deface No 1123012514810D	Deface Date 02/11/2023

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



NO. 22103
दिनांक 02 नोव्हेंबर 2023 3:04 म.नं.

दस्तावेज क्रमांक: कऱव4 /22103/2023
दस्तावेज मूल्य: ₹. 48,64,610/-

अंमलबंदी शुल्क: ₹. 3,77,200/-

1 ति. म. इ. ति. कऱव4 याचे कार्यालयाने
व. नं. 22103 वर दि. 02-11-2023

दस्तावेज क्रमांक 302 म. नं. वा. हजर केला

दस्त मोपवाग भाग-1

कऱव4
दस्तावेज क्रमांक: 22103/2023

मोवदला: ₹. 62,85,154/-

पावणी 23866	पावणी दिनांक: 02/11/2023
सादरकरणाराने नाव: प्रकृति शरद वऱ्हाण	
संवर्णा फी	₹. 30000 00
दस्त ज्ञानाळणी फी	₹. 1720 00
पुण्याची संख्या: 86	
	एकूण: 31720 00



3

Shavan

दस्तावेज करणाऱ्याची गऱ्ही

Shavan
सहस्रमुखी निबंधक वर्ग-२
कुर्ला-४, मंवंई उपनगर जिल्हा
दस्तावेज प्रकार: करारनामा

Shavan
सहस्रमुखी निबंधक वर्ग-२
कुर्ला-४, मंवंई उपनगर जिल्हा

दस्तावेज शुल्क (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा म्हाळगऱ अमलेच्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड
दस्तावेज शुल्क न केलेल्या कोणत्याही नागरी क्षेत्रात

दिनांक 102/11/2023 03:02:38 PM ची वेळ: (सादरीकरण)

दिनांक 202/11/2023 03:04:03 PM ची वेळ: (फी)



दस्त गोपवारा भाग-2

क्रमांक
दस्त क्रमांक 22103/2023 9/3



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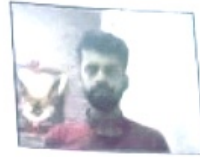
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पुस्तकाचे नाव व पत्ता
नवनेवसाइमोन फिस्कल सर्विसेस प्रायव्हेट लिमिटेड
वाचपावलीने सिनियर मॅनेजर आणि अधिकृत व्यक्ती
इजाबेलाया के. राव यांच्यावतीने कुलमुखत्यार म्हणून रोबिन
डी शेंकू
प्लॉट नं 702, माळा नं - इमारतीचे नाव मेरिथॉन
मॅक्स ब्लॉक नं मुलुंड-पश्चिम रोड नं. मुलुंड गोरगांव लिंक
रोड मुलुंड-पश्चिम, मुंबई-400080 - AACCN9837F,
महाराष्ट्र, MUMBAI.
पिन नंबर AACCN9837F

पुस्तकाचा प्रकार
लिहून देणार
वय :-25
स्वाक्षरी.

छायाचित्र ठसा प्रमाणित



Robin

नव अंकिता शरद चव्हाण
प्लॉट नं: 9, माळा नं: - इमारतीचे नाव: साई कृपा
नोसायटी ब्लॉक नं: समर्थ नगर, रोड नं भांडुप-
पश्चिम मुंबई-400078, महाराष्ट्र, मुम्बई.
पिन नंबर:BFNPC6831E

लिहून देणार
वय :-26
स्वाक्षरी.



Ankita

नव अक्षया शरद चव्हाण
प्लॉट नं: 9, माळा नं: - इमारतीचे नाव: साई कृपा
नोसायटी ब्लॉक नं: समर्थ नगर, रोड नं: भांडुप-
पश्चिम मुंबई-400078, महाराष्ट्र, मुम्बई.
पिन नंबर:AZJPC2757N

लिहून देणार
वय :-28
स्वाक्षरी:-



Akshaya

दस्तावेज कळवून देणार तथाकथीत कारारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
दि. 02 / 11 / 2023 03 : 07 : 25 PM

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

पुस्तकाचे नाव व पत्ता

नव टिपक सुभाष घांग
श. 37
प्लॉट 702 7 वा मजला, मेरिथॉन मॅक्स, मुलुंड गोरगांव लिंक रोड, मुलुंड-
पश्चिम मुंबई-400080
पिन कोड 400080

स्वाक्षरी

S. Ghog

नव जितेंद्र सखाराम पवार
श. 48
प्लॉट 702 7 वा मजला, मेरिथॉन मॅक्स, मुलुंड गोरगांव लिंक रोड, मुलुंड-
पश्चिम मुंबई-400080
पिन कोड 400080

स्वाक्षरी

Jitendra

छायाचित्र ठसा प्रमाणित



दि. 02 / 11 / 2023 03 : 09 : 39 PM

दि. 02 / 11 / 2023 03 : 09 : 55 PM नोंदणी पुस्तक 1 मध्ये

Subramanian
नियंत्रक वर्ग-२
मुंबई उपनगर जिल्हा



2023, 3:09 PM

Payment Details.

Sr	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ANKITA SHARAD CHAVAN AND OTHER	eChallan	69103332023101110869	MH009309069202324E	377200.00	SD	0005472060202324	02/11/2023
2		DHC		1123012514810	1720	RF	1123012514810D	02/11/2023
3	ANKITA SHARAD CHAVAN AND OTHER	eChallan		MH009309069202324E	30000	RF	0005472060202324	02/11/2023

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

22103 /2023

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.

2. Get print immediately after registration

For feedback, please write to us at feedback.isarita@gmail.com

काल ४		
२२१०३	८	८
२०२३		



प्रमाणित करण्यात येते की या दस्तामध्ये (८) एकूण ८ (ए.ए.ए.ए.ए.) पाने आहेत
काल ४/ २२१०३/ २०२३
पुस्तक क्रमांक ४ क्रमांकावर सादला.
दिनांक... २१.११.२०२३

(सह उपकार जिल्हा)
सह उपकार जिल्हा वार्ड-२
कुला-४, मुंबई उपनगर जिल्हा