

5131/4243  
Thursday, March 25, 2021  
6:15 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म  
Regn.:39M

पावती क्र.: 4475 दिनांक: 25/03/2021

गावाचे नाव: गुंदवली गुंदवली  
दस्तऐवजाचा अनुक्रमांक: बदर17-4243-2021  
दस्तऐवजाचा प्रकार : करारनामा  
सादर करणाऱ्याचे नाव: उत्तम कुमार साहा

नोंदणी फी  
दस्त हाताळणी फी  
पुष्पंची संख्या: 120

रु. 30000.00  
रु. 2400.00

एकूण:

रु. 32400.00

आपणास मूळ दस्त, थंबनेल प्रिंट,सूची-२ अंदाजे  
6:35 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु.10617316/-  
मोबदला रु.21850250/-  
भारवेले मुद्रांक शुल्क : रु. 656000/-

स. दुय्यम निबंधक, अंभेरी - ६  
मुंबई उपनगर जिल्हा.

- 1) देयकाचा प्रकार: DHC रकम: रु.400/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2503202115595 दिनांक: 25/03/2021  
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रकम: रु.2000/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2503202115500 दिनांक: 25/03/2021  
बँकेचे नाव व पत्ता:
- 3) देयकाचा प्रकार: eChallan रकम: रु.30000/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013579354202021M दिनांक: 25/03/2021  
बँकेचे नाव व पत्ता:

*U. V. Ede*

REGISTERED ORIGINAL DOCUMENT  
DELIVERED ON \_\_\_\_\_

Valuation ID		2021032511900	मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )		25 March 2021, 06:08:58 PM
मूल्यांकनाचे वर्ष		2020			बंदर 17
जिल्हा	मुंबई (उपनगर)				
मूल्या विभाग	40-गुंदवली ( अंधेरी )				
उप मूल्या विभाग	40/210भुभाग: उत्तर, पूर्व व दक्षिणेस गावाची हद्द पश्चिमेस दुसऱ्याती मार्ग.				
सर्व्हे नंबर / न. भू क्रमांक :	सि.टी.एस. नंबर#243				
<b>वार्षिक मूल्या दर तक्त्यानुसार मूल्यादर रु.</b>					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोठ्यामापनाचे एकक चौरस मीटर
58030	121250	134590	165300	121250	
<b>बांधीव क्षेत्राची माहिती</b>					
बांधकाम क्षेत्र(धुआं उप)-	76.12 चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे	मूल्यादर/बांधकामाचा दर -	Rs.121250/-
उद्देशाने सुविधा-	आहे	मजला -	11th floor To 20th floor		
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ		= 110% apply to rate=	Rs.133375/-		
घसा-यानुसार मिळकतीचा प्रति चौ.मीटर मूल्यादर		=((वार्षिक मूल्यादर - खुल्या जमिनीचा दर ) * घसा-यानुसार टक्केवारी )+ खुल्या जमिनीचा दर )			
		= (( (133375-58030) * (100 / 100 ) )+58030 )			
		= Rs.133375/-			
A) मुख्य मिळकतीचे मूल्या		= वरील प्रमाणे मूल्या दर * मिळकतीचे क्षेत्र			
		= 133375 * 76.12			
		= Rs.10152505/-			
B) बंदिस वाहन तळाचे क्षेत्र		13.94 चौरस मीटर			
बंदिस वाहन तळाचे मूल्या		= 13.94 * ( 133375 * 25/100 )			
		= Rs.464811.875/-			
<b>एकत्रित अंतिम मूल्या</b>		= मुख्य मिळकतीचे मूल्या + तळघराचे मूल्या + भौतिकीय मजला क्षेत्र मूल्या + लगतच्या गाव्हीचे मूल्या + वरील गाव्हीचे मूल्या + बंदिस वाहन तळाचे मूल्या + खुल्या जमिनीवरील वाहन तळाचे मूल्या + इमारती भावतीच्या खुल्या जागेचे मूल्या + बंदिस बाळकणे			
		= A + B + C + D + E + F + G + H + I			
		= 10152505 + 0 + 0 + 0 + 464811.875 + 0 + 0 + 0 + 0			
		= Rs.10617316.875/-			

Home

Print

बंदर-१७/	
४२४३	९ १२०
२०२१	





**CHALLAN**  
MTR Form Number-6



GRN	MH013579354202021M	BARCODE		Date	21/03/2021-15:05:40	Form ID	25.2
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Department	Inspector General Of Registration	Payer Details	
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Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
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Office Name	BDR17_JT SUB REGISTRAR ANDHERI 6	PAN No.(If Applicable)	
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Location	MUMBAI	Full Name	UTTAM KUMAR SAHA
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Year	2020-2021 One Time	Flat/Block No.	FLAT NO.A2 1302 VICINO
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Account Head Details	Amount In Rs.	Premises/Building	SUREN ROAD VILLAGE GUNDAVALLI
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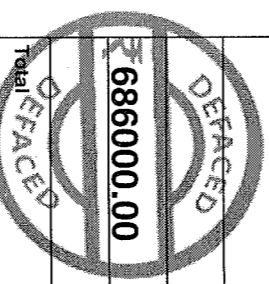
0030045501 Stamp Duty	656000.00	Road/Street	
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0030063301 Registration Fee	30000.00	Area/Locality	ANDHERI EAST MUMBAI
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		Town/City/District	
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		PIN	4 0 0 0 9 3
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Remarks (If Any)  
SecondPartyName=MAHINDRA LIFESPACE DEVELOPERS LTD-



Total	₹ 686000.00	Amount in Words	Six Lakh Eighty Six Thousand Rupees Only
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**₹ 2283 2 920**  
**₹ 2029**

FOR USE IN RECEIVING BANK

Payment Details	PUNJAB NATIONAL BANK	Bank CIN	03006172021032100311	Ref. No.	220321M1105906
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Cheque/DD No.		Bank Date	22/03/2021-15:28:33	RBI Date	23/03/2021
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Name of Bank		Bank-Branch	PUNJAB NATIONAL BANK
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Name of Branch		Account No. / Date	4, 23/03/2021
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Mobile No.: 00000000000

NOTE:- This challan is valid for document to be registered in Sub Registrar Office only. Not valid for unregistered document.  
 धातू चाला कडल सुवात निलेक काराखाना मधील नुसतारवाला काराखाने मध्ये नोंदणी व भरवायव्या रकमाची धातू चाला तयार  
 व्हावी.

Validity unknown  
 Digitally signed by  
 VIRTUAL TRE SUR  
 MUMBAI 03  
 Date: 2021.03.30  
 13:03:56+05'30  
 Reason: Secure



Sr. No.	Doc Ref No. / Location	Defacement No.	Defacement Date	User Id	Defacement Amount
1	(S)-513-4243	0006541204202021	25/03/2021-18:15:37	IGR554	30000.00
2	(S)-513-4243	0006541204202021	25/03/2021-18:15:37	IGR554	656000.00
Total Defacement Amount					6,86,000.00



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

### Receipt of Document Handling Charges

PRN 2503202115500 Receipt Date 30/03/2021

Received from MAHINDRA LIFE SPACE DEVELOPERS LTD, Mobile number 9820150398, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 4243 dated 25/03/2021 at the Sub Registrar office Joint S.R. Andheri 6 of the District Mumbai Sub-urban District.

DEFACED  
₹ 2000  
DEFACED

#### Payment Details

Bank Name	SBIN	Payment Date	25/03/2021
Bank CIN	10004152021032511708	REF No.	IGAKUXHAE9
Deface No	2503202115500D	Deface Date	25/03/2021

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

4243		
8203	3	920
2029		





327-70/1	
AND WHEREAS	
Plot A	Plot B
2029	

- Healthcare Limited, was the owner of and entitled to all that land admeasuring 11,884.8 square metres or thereabouts bearing Survey No. 10B, Hissa No. 1, Survey No. 10B Hissa No. 2(part) and Survey No. 10C corresponding to City Survey Nos. 243 / A, 243 / B and 243 / C, 247, 247/1, 247/2, 247/3, 248 and 248/1 situated at Suren Road, Village Gundavali, Taluka Ville Parle, Mumbai Suburban District (hereinafter referred to as "**the said Larger Land**"). The said Larger Land is more particularly delineated in black colour boundary line on the layout plan hereto annexed as "**Annexure A**".
- B. By Deed of Conveyance dated 27<sup>th</sup> October 2004, registered with the Sub-Registrar of Assurances, Mumbai, under Serial No. BDR-1/5887 of 2004, Cadilla Healthcare Limited sold, transferred, conveyed and assured the said Larger Land in favour of Altana Pharma Private Limited, for consideration and on terms and conditions more particularly set out therein.
- C. By and under a fresh certificate of incorporation consequent upon name change dated 27<sup>th</sup> August 2007, issued by the Deputy Registrar of Companies, Government of India, Ministry of Corporate Affairs, Mumbai, the name of Altana Pharma Private Limited was changed to Nycomed Pharma Private Limited.
- D. By and under Deed of Conveyance dated 20<sup>th</sup> March 2013, registered with the Sub-Registrar of Assurances at Andheri, under Serial No. BDR-4/2064 of 2013, Nycomed Pharma Private Limited granted, sold, transferred, conveyed and assured the said Larger Land in favour of the Promoter for the consideration and on the terms and conditions mentioned therein.
- E. By and under Mutation Entry No. 327 dated 23<sup>rd</sup> August 2013, the name of the Promoter has been mutated in the holder column in the Property Card of the said Larger Land.
- F. By and under Order bearing no. CHE/005531/DP-WS/H&K dated 1<sup>st</sup> June, 2013 subsequently revised by Order bearing no. CHE/025262/DP-WS/H&K dated 27<sup>th</sup> August, 2015, the Chief Engineer, Municipal Corporation of Greater Mumbai (MCGM), has granted its permission for conversion of use of the said Larger Land from "Industrial" to "Residential" under the provisions of the Development Control Rules, 1991 and on the terms and conditions mentioned therein.
- G. By Sub Division Order bearing no. C/Karya-3C/Ekatri/Povi/Kavi-79 dated 20<sup>th</sup> May 2017, issued by the Collector, Mumbai Suburban District, the said Larger Land has been sub-divided into (i) the first plot, which admeasures 6739 square metres or thereabouts bearing new CTS nos. 243B/1, 243B/2, 247A, 247B (hereinafter referred to as "**Plot A**") and (ii) the second plot, which admeasures 5145.8 square metres or thereabouts bearing New CTS nos. 243A/1 & 243 A/2 (hereinafter referred to as "**Plot B**").
- By possession Receipt dated 19<sup>th</sup> June, 2017, the Promoter has handed over the possession of Plot A, land admeasuring 355.2 square metres bearing CTS no. 243/B2 and Plot B, land admeasuring 505.4 square metres bearing CTS no. 243/A2, admeasuring in aggregate 860.6 square metres or thereabouts has been reserved towards D.P. Road (hereinafter referred to as "**Plot C**").
- By possession Receipt dated 19<sup>th</sup> June, 2017, the Promoter has handed over the possession of Plot C to the Municipal Corporation of Greater Mumbai ("**MCGM**") and hence the areas of Plot A and Plot B stand revised as follows:
- |      |         |                       |
|------|---------|-----------------------|
| (i)  | Plot A: | 6383.8 Square metres. |
| (ii) | Plot B: | 4640.4 Square metres. |
- The Plot A is more particularly delineated in red colour boundary line on the layout plan hereto annexed as "**Annexure A**" and the Plot B is more particularly delineated in blue colour boundary line on the layout plan hereto annexed as "**Annexure A**".



437-910/		
	222	220

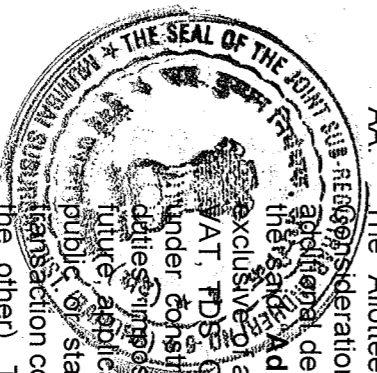
- J. The Promoter has used and/ or shall be entitled to use the FS/ITDR benefits in lieu of the portion of DP Road handed over to MCGM on the corresponding plots.
- K. The Promoter is developing/ has developed a residential project named as "Project Vivante" on Plot B or a part thereof. The Project Vivante is more particularly hatched in grey colour on the layout plan hereto annexed as "Annexure A".
- L. Accordingly, the Plot A bearing CTS no. 243B/1 admeasuring 2002.3 Square metres and CTS no. 247/A admeasuring 4381.5 Square metres, aggregating to 6383.8 Square metres is available with the Promoter for purpose of further development (hereinafter referred to as "the Larger Property").
- M. A scheme has been prepared by the Promoter named as "Project Vicino" for residential and/or commercial development on the Larger Property to be developed in a phase-wise manner.
- N. The Promoter is constructing/ shall construct Building A1 and Building A2, as Phase I on an area admeasuring in aggregate 1819.11 square metres of the said Larger Property (hereinafter referred to as "Phase 1 Land"). The Phase 1 development proposed to be developed on the said Phase 1 Land is more particularly hatched in green colour on the layout plan hereto annexed as "Annexure A" (hereinafter referred to as "Phase 1 Project").
- O. The Promoter is constructing/ shall construct Building A1 and Building A2, as Phase 1 on an area admeasuring in aggregate 1819.11 square metres of the said Larger Property (hereinafter referred to as "Phase 1 Land"). The said Phase 1 Land is more particularly described in the First Schedule written herein below. The Phase 1 development proposed to be developed on the said Phase 1 Land is more particularly hatched in red colour on the layout plan hereto annexed as "Annexure A" (hereinafter referred to as "Phase 1 Project").
- P. The allottee(s), occupants, visitors, agents or servants of the Project Vivante will have permanent access, a non-exclusive unfettered perpetual right of way, for the purpose of ingress and egress by foot or use of any vehicles, at all times and from time to time by night and day to pass and re-pass from Suren Road through Plot A (hereinafter referred to as "Right of Way"). The Right of Way is more particularly hatched in brown colour on the layout plan hereto annexed as "Annexure A".
- Q. The Promoter proposes to develop a separate car park facility, club house facility and other amenities for the use, enjoyment and benefit of all the allottee/s of the residential apartments to be constructed on the Larger Property including Phase 1 Project, Phase 2 Project and any future phase/ development. The said future development is demarcated by dotted line on the layout plan hereto annexed as "Annexure A".
- R. The said Phase 1 Project shall comprise of buildings, structures, premises, on premises of all kinds, consisting of flats, apartments, tenements, units and premises of all kinds, residential and/or any other authorized user for the purpose of selling, leasing or otherwise transferring the same to prospective purchasers, lessees and other transferees, together with provision of parking spaces and club houses and other amenities and services as specified in this Agreement.
- S. The Promoter has commenced the development of the Phase 1 Project and is receiving the approvals, permissions, plans etc. from the competent authorities. Details of final plans, specifications and approvals etc. for the Phase 1 Project are specified in "Annexure B". Further, the Promoter shall obtain the necessary approvals from the competent authorities from time to time, so as to obtain such certificate for use and occupation for Phase 1 Project.
- T. The Promoter has obtained layout approval and construction permission for residential and/ or commercial buildings on the Phase 1 Land, from the MCGM. Authenticated copy of the Commencement Certificate is annexed hereto and marked collectively "Annexure C".



*[Handwritten signature]*

437	at N-85b	Parashree Park, New Delhi-110017, who is registered with the Council of Architects, as an Architect for the development of the said Phase 1 Project.
2029		The Promoter has appointed a Structural Engineer Whitby Wood Priyamdasani Consulting Engineers Private Limited, having its address at Unit - 1804, Lodha Supremus, Saki Vihar Road, Powai, Andheri (E) 400072, for the preparation of the structural design and drawings of the building/s in the said Phase 1 Project.

- U. The Promoter has appointed an Architect MORPHOGENESIS, having its address at N-85b Parashree Park, New Delhi-110017, who is registered with the Council of Architects, as an Architect for the development of the said Phase 1 Project.
- V. The Promoter has appointed a Structural Engineer Whitby Wood Priyamdasani Consulting Engineers Private Limited, having its address at Unit - 1804, Lodha Supremus, Saki Vihar Road, Powai, Andheri (E) 400072, for the preparation of the structural design and drawings of the building/s in the said Phase 1 Project.
- W. The authenticated copies of Certificate of Title issued by Desai & Diwani, Advocates and Solicitors of the Promoter dated 29<sup>th</sup> June, 2016 along with the list of encumbrances on the Phase 1 Project is annexed hereto and marked collectively as "Annexure D". The authenticated copy of the Property Register cards showing the nature of the title of the Promoter to the said Larger Property are annexed hereto and marked collectively as "Annexure E". The Allottee(s) have verified and are satisfied with all the title documents and deeds, which entitles the Promoter to allot premises/ units/apartment in the said Phase 1 Project.
- X. The Allottee(s) confirms that they have chosen to invest in the said Phase 1 Project after exploring all other options of similar properties available with other developers/ promoters and available in re-sale in the vast and competitive market in the vicinity and further confirm that the booking in this Phase 1 Project is suitable for their requirement and therefore has voluntarily approached the Promoter for purchase of the Apartment (defined herein below).
- Y. The Allottee(s) are offering to purchase with the full knowledge that the Promoter has obtained/ shall obtain necessary approvals from the competent authorities for the development of the said Land. The Allottee(s) has perused all approvals, documents, plans and permissions as mentioned in Annexure B and Annexure C and available on the Maharaera website. At the time of booking, the Allottee(s) has been informed by the Promoter of the payment schedule, installments to be paid as the payment schedule agreed between the parties and other payments related terms and conditions including but not limited to interest payable on delayed payments and delayed possession.
- Z. Upon agreeing and accepting the above, the Allottee(s) has/have applied to the Promoter for allotment of such apartment (herein after referred to as the "Apartment") details of which, including unit number, the floor number, carpet area, situated in such wing/ building/ tower (herein after referred to as the said "Building") more particularly detailed and described in "Annexure F". The Allottee(s) has made such application of booking through a Booking Application Form. On the basis of the above application, the Promoter has offered to the Allottee(s) the said Apartment as per the terms and conditions mentioned below. The floor plan of the said Apartment agreed to be purchased by the Allottee(s), as sanctioned and approved have been annexed and marked as "Annexure G".
- AA. The Allottee(s) has agreed to purchase the said Apartment for the Sale consideration as set out in "Annexure H" mentioned herein, along with such additional deposits and other outgoings stated therein (hereinafter referred to as the said "Additional Outgoings"). The amounts mentioned in Annexure H are exclusive of all taxes, charges, levies, duties, cess etc., including but not limited to VAT, TDS, GST and its effect, Krishi Kalyan Cess, Swachh Bharat Cess, Land Under Construction tax, Local body tax, and/ or all other direct/ indirect taxes/ duties/ impositions, stamp duty charges, registration charges, both present and future, applicable levied by the Central and/or State Government and/ or any local, public or statutory authorities/ bodies in respect of the Apartment and/ or the transaction contemplated herein and/ or in respect of the Sale Consideration and/ or the other). The quantum of such taxes, levies, duties, cesses, charges as decided/quantified by the Promoter shall be payable by the Allottee(s) and binding on the Allottee(s).
- BB. The list of specifications, including fittings to be provided by the Promoter in the said Apartment are set out in "Annexure I".





2017-18	2017-18	2017-18
2017-18	2017-18	2017-18
2017-18	2017-18	2017-18
2017-18	2017-18	2017-18

CC. The Promoter is constructing and providing certain common area, amenities, facilities and specifications (hereinafter referred to as the said "Amenities" and more particular specified in "Annexure J") in the said Building, said Phase I Project and said Larger Property, available for use and enjoyment of the Allottee(s) of Phase I Project and other phases to be constructed on the Larger Property. Furthermore, these Amenities constructed by the Promoter in this phase shall be used jointly by all the purchasers of the said Larger Property in the manner as may be decided by the Promoter and the Allottee(s) shall not object to the same in any manner whatsoever. The list of such Amenities is provided in Annexure J. The Allottee(s) shall be entitled to use such Amenities, subject to the rules, regulations / guidelines framed by the Promoter and / or the said Organisation (defined hereunder) as the case may be.

DD. The Allottee(s) acknowledges and confirms that the Promoter's liability is limited to the said Phase 1 Land and to what is committed to be constructed and delivered in the said Phase 1 Project. The Promoter at its sole discretion can independently deal with the said Larger Property in any manner whatsoever. The Allottee(s) has/have knowledge of the applicable laws, notifications and rules applicable to the said Apartment and the Project Vicino and understand/s all limitations and obligations in respect of it and there will be no further investigation or objection by the Allottee(s) in this regard.

EE. Prior to the execution of these presents, the Allottee(s) has/have paid to the Promoter such sums as mentioned in Annexure H, being part payment of the Sale Consideration of the Apartment agreed to be sold by the Promoter to the Allottee(s) (the payment and receipt whereof the Promoter hereby admit and acknowledge) and the Allottee(s) has/have agreed to pay to the Promoter the balance of the Sale Consideration and other charges in the manner appearing in the payment schedule mentioned in Annexure H and as may be demanded by the Promoter.

FF. The Allottee(s) confirms that the name and address of the Real Estate Agency /Broker/ Channel Partner and his/their Registration number is mentioned in Annexure F (if applicable). The Promoter shall not be liable to the Allottee(s) for any details, information and representations provided such by Real Estate Agent /Broker/ Channel Partner, which are incorrect and not provided in this Agreement.

GG. The Promoter has registered the Phase 1 Project under the provisions of the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") read with 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 ("Rules") bearing MAHARERA registration number and validity as specified in Annexure B and available at website link <https://maharera.mahaonline.gov.in>. The authenticated copy of the registration certificate is annexed herewith as "Annexure K".

HH. The carpet area of the said Apartment is mentioned in Annexure E in square metres. "Carpet Area" means the net usable floor area of an Apartment excluding 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 internal partition walls of the Apartment. "Exclusive Balcony/ Verandah Area/ Enclosed Balcony" means the area of the balcony/verandah area as the case may be, which is appurtenant to the net usable floor area of an Apartment, meant for the exclusive use of the Allottee(s). "Exclusive open terrace area" means the area of open terrace which is appurtenant to the net usable floor area of an Apartment, meant for the exclusive use of the Allottee(s).

II. The Allottee(s) has represented and warranted to the Promoter that the Allottee(s) has the authority and eligibility to enter into and perform these presents and has clearly understood his rights, duties, responsibilities and obligations under these presents. The Allottee(s) hereby undertakes that he/she/they shall abide by all laws, rules, regulations, notifications and terms and shall be liable for defaults and/or breaches of any of the conditions, rules or regulations as may be applicable to the Project Vicino and the said Apartment.



*Handwritten signature and initials*

5034-991 2023	2023 2023
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Retrying upon the aforesaid application, the Promoter has agreed to allot and sell to the Allottee(s), and the Allottee(s) has/have agreed to purchase the said Apartment at the price and on the terms, conditions, covenants, stipulations and provisions hereinafter appearing.

Under section 13 of the said Act, the Promoter is required to execute and register a written Agreement for Sale of said Apartment with the Allottee(s), being in fact these presents and also to register said Agreement under the Registration Act, 1908, as amended from time to time.

LL. The Parties have agreed to the terms and conditions of this Agreement as set forth hereinafter and confirm that the recitals shall form a part of the Agreement between the Parties.

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

**1. PROJECT AND DEVELOPMENT**

- (i) 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 the Act or rules thereunder.
- (ii) The Promoter has commenced development of the said Larger Property in various phases and is now desirous to develop the Phase 1 Project on the said Phase 1 Land for residential use and/or such other authorized use by optimum utilization of the Floor Space Index (FSI) together with the infrastructure and common areas and amenities thereof, in accordance with the applicable laws (after considering setback, ground coverage, green area, etc.) as a complex. The Promoter has under its said obligation, commenced construction of the Phase 1 Project in accordance with the said plans, designs and specifications.
- (iii) The Allottee(s) confirms that all Amenities, common pathway, driveway, access roads, recreational ground area and all such areas which are for common use and enjoyment of all the occupants, purchasers and users of the said Larger Property shall be jointly used and maintained by all purchasers of the said Larger Property, including Phase 1 Project. The Allottee(s) waives his rights to raise any objection in this regard.
- (iv) The Promoter has informed the Allottee(s) and the Allottee(s) hereby confirms and acknowledges that the Larger Property is being developed by the Promoter in a phase-wise manner for residential and/or commercial use as may be decided by the Promoter in its absolute discretion from time to time. The Allottee(s) further acknowledges and confirms that the Promoter may, at any time, revise/modify the layout master plan of the Larger Property in such manner as the Promoter may deem fit, in its sole discretion.
- (v) The Promoter hereby declares that the Floor Space Index approved as on date in respect of the said Phase 1 Land is 5034.99 square metres only. The Promoter has disclosed that the permissible Floor Space Index of 100 square metres and such other FSI as permitted under the applicable law is proposed to be utilized by him on the said Phase 1 Land and Allottee(s) has agreed to purchase the said Apartment based on the proposed construction and sale of apartments to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to the Promoter only.
- (vi) The Allottee(s) has been informed and hereinafter acknowledges that the FSI proposed to be consumed in the Phase 1 Project may not be proportionate to the area of the said Phase 1 Land on which it is being constructed in proportion to the total area of the said Larger Property taking into account the FSI to be utilized for all buildings to be constructed thereon. The Promoter in its sole discretion, may allocate said FSI for each of the buildings being constructed on the said Phase 1 Land as it thinks fit and the owners and purchasers of the apartments in such buildings (including the Allottee(s) herein) are agreeable to this and shall not dispute the same or claim any additional FSI or constructed area in respect of any of the structures, building or on the said Phase 1 Land.
- (vii) The Allottee(s) further acknowledges that, at its sole discretion (i) the Promoter shall also be entitled to deal with other phases comprised in the said Larger Property



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(along with the FSI/TDR or otherwise) including by way of sale or transfer to any entity as the Promoter may deem fit and (ii) the Promoter may also sell/transfer its stake in the other phases to any person as it deem existing and applicable laws. The Allottee(s) has entered into this Agreement knowing fully well the scheme of development to be carried out by the Promoter on the said Phase 1 Land and the said Larger Property.

(viii) The unutilized / residual FSI (including future incremental or enhancement due to change in law or otherwise) in respect of the said Phase 1 Land shall always be available to and shall always be for the benefit of the Promoter and the Promoter shall have the right to deal or use the FSI and/or TDR as it may deem fit, without any objection or interference from the Allottee(s) or Organisation or Apex Organisation or Apex Organisation/s. In the event of any additional FSI in respect of the said Land or any part thereof being increased as a result of the any favourable relaxation of the relevant building regulations or increase in incentive FSI or otherwise, at any time, hereafter, the Promoter alone shall be entitled to the ownership and benefit of the all such additional FSI for the purpose of the development and / or construction of structures on the Phase 1 Land and the said Larger Property as may be permissible under applicable law.

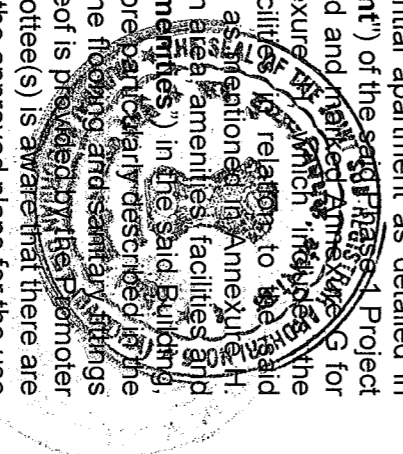
(ix) In the event the land adjoining the said Phase 1 Land is owned/ developed by the Promoter (or the Promoter's wholly owned subsidiary, group company or associate company), the Promoter reserves the right to develop the same, either by amalgamating the same with the said Phase 1 Land and/or sub-dividing and/or amalgamating the said Phase 1 Land and the adjoining land, as the Promoter may deem fit and proper in accordance with the applicable laws, so as to utilize the full potential of the FSI available.

(x) The Allottee(s) further acknowledges and confirm that the allottee(s), occupants, visitors, agents or servants of the Project Vivante will have permanent, non-exclusive unfettered perpetual Right of Way, for the purpose of ingress and egress by foot or use of any vehicles, at all times and from time to time by night and day to pass and re-pass from Suren Road through Plot A, which Right of Way is more particularly hatched in brown colour on the layout plan hereto annexed as "Annexure A". The expenses for the repair and maintenance of the said Right of Way shall be borne on a prorata basis by the allottee(s) of the said Project Vicino and Project Vivante.

(xi) The Allottee(s) is aware and confirms that an auxiliary tank is shared between the development proposed on the Larger Property including the Project Vicino and the Project Vivante and that the expenses for the repair and maintenance of the said auxiliary tank shall be borne on a prorata basis by the allottee(s) of the said Project Vicino and Project Vivante.

**2. THE APARTMENT**

(i) The Allottee(s) hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee(s), the residential apartment as detailed in Annexure F (hereinafter referred to as "**the Apartment**") of the said Phase 1 Project as shown in the approved floor plan, hereto annexed and marked Annexure G for such Sale Consideration as mentioned in Annexure H, which includes the proportionate price of the common areas and facilities in relation to the said Apartment, to be paid as per the payment schedule as mentioned in Annexure H. The nature, extent and description of certain common area amenities/ facilities and specifications (hereinafter referred to as the said "**Amenities**") in the said Building, said Phase 1 Project and said Larger Property are more particularly described in the Annexure J. The fixtures and fittings with regard to the flooring, area sanitary fittings and amenities in the said Apartment and details thereof is provided by the Promoter as are set out in Annexure I, annexed hereto. The Allottee(s) is aware that there are open car parking spaces in the Phase 1 Land as per the approved plans for the use of the allottees in the Larger Property including but not limited to the Phase 1 Project. The Promoter shall confirm the final carpet area that has been allotted to the Allottee(s) after the construction of the Building is complete and the Occupancy Certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area. The said carpet area is subject to +/-3% variation. If there is any reduction in the carpet area beyond this variation, then the only recourse of the Allottee(s) shall be refund by the Promoter of the excess money as per applicable law. Such monetary adjustment shall be made in proportion to the



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₹ 2039	₹ 2039
per square metre	per square metre
applicable taxes	applicable taxes

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**3. SALE CONSIDERATION AND PAYMENT TERMS**

- (i) The Allottee hereby agrees to purchase from the Promoter the said Apartment for the Sale Consideration as mentioned in Annexure H. It is also agreed between the Parties that the Sale Consideration includes the proportionate right, title and interests in common areas with respect of the said Apartment. The amounts mentioned in Annexure H are exclusive of all taxes, charges, levies, cess etc. which may be levied by any appropriate authorities.
- (ii) The Allottee(s) has/have paid such amounts as mentioned in Annexure H till the execution of this Agreement as part payment of the Sale Consideration for the said Apartment to the Promoter, the receipt whereof, the Promoter does hereby acknowledge. The Allottee(s) agree/s to pay the balance Sale Consideration as per the payment schedule as mentioned in Annexure H to the Promoter and as may be demanded by the Promoter, time being of the essence.
- (iii) The Allottee(s) shall on or before delivery of possession of the said Apartment or as demanded by the Promoter, pay and keep deposited with the Promoter such additional deposits and list of other outgoings as specified in Annexure H.
- (iv) The Sale Consideration and the Additional Outgoings and all such amounts as mentioned in Annexure H excludes all taxes charges, levies, cess etc., applicable on transfer and sale of Apartment to the Allottee(s) and applicable on the construction, project cost, work contracts on the said Phase 1 Project, including but not limited to Goods and Services Tax (GST), WCT, VAT, Education cess, Labour cess, surcharge, swachh bharat cess, krishi kalyan cess etc. both present and future or in any increase thereof, as may be applicable from time to time. Such amounts shall be separately charged and recovered from the Allottee(s), on pro-rata basis. The Allottee(s) would also be liable to pay interest/ penalty/ loss incurred by the Promoter on account of the Allottee(s)'s failure and/ or delay to pay such taxes, levies, cess, statutory charges etc. Further, the stamp duty amounts, registration charges, statutory charges, taxes, levies, cess etc. as may be applicable, due and levied by the statutory or local authority with respect to purchase of the said Apartment and conveyance of the said Phase 1 Land to the Organization of the Apartment owners, shall be the sole obligation of the Allottee(s) under this Agreement, to pay such amounts and such amounts are excluded from the computation of the Sale Consideration and the Additional Outgoings.
- (v) The Promoter shall not accept payment by cash and/ or deposit of cash in the designated account of the Promoter and such payment shall not be accepted and continue to appear as outstanding against the Apartment. The Promoter shall accept payments towards your booking from the account(s) of the Allottee(s) and/ or Joint Allottee(s) only. It is clarified that payments received from any third parties / non-allottee(s) will be returned to the remitter and such payment shall continue to appear as outstanding against the Apartment. Payments will be accepted from Joint/Co-Allottee(s) accounts, demand draft payment from the bank where the Allottee(s) has taken a loan for the said Apartment, guardian as per the application status making from third parties under the following criterion:
  - a. Payments made by Allottee(s)'s family member/ friend (parents, spouse, siblings etc.);
  - b. Payments made by a Company on behalf of the Allottee(s) (where such Allottee(s) is a shareholder of such Company);
  - c. Individual making payment on behalf of the company being the Allottee(s) (in case of Company booking);
  - d. Demand draft will not be accepted unless accompanied by a letter from the bank stating that the funds are from Allottee(s) account only, the exception being DDs/Banker's Cheque received from the mortgagor bank of the Allottee(s).



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(vi) The Allottee(s) is aware of the applicability of Tax Deduction at Source (TDS) with respect of the Apartment. Further, the Allottee(s) is aware that the Allottee(s) has to deduct the applicable TDS at the time of making of actual payment or credit of such sum to the account of the Promoter, whichever is earlier as per Section 194JA in the Income Tax Act, 1961. Further, the Allottee(s) shall submit the original TDS certificate within the prescribed timelines mentioned in the Income Tax Act, 1961. If the Allottee fails to make any payments or provide TDS Certificates on the stipulated date/s and time/s as required under this Agreement, then, the Allottee shall pay to the Promoter interest as per applicable law, on all and any such delayed payments / amount of TDS computed from the date such amounts / TDS Certificates are due and payable till the date such amounts are fully and finally paid / TDS Certificates are submitted, together with the interest thereon at the Interest Rate. The interest so payable by the Allottee(s) to the Promoter should be subject to extra GST at applicable rates.

(vii) The amounts mentioned as Additional Outgoings as mentioned in Annexure H herein are provisional and based on estimates. If there are any additional charges and/ or increase in the existing charges due to actual cost incurred or demand by statutory authority and/ or otherwise, any shortfall shall be paid by the Allottee(s). The Allottee(s) shall separately pay the common area maintenance charges ("CAM Charges") as per the terms of this Agreement. The Allottee(s) shall be liable to pay both the deposits and the monthly expenses towards CAM charges in accordance with this Agreement, time being of the essence. The CAM Charges include the maintenance of the essential services, statutory renewal fees and annual maintenance contracts for the common areas in the Larger Property. The CAM Charges do not include charges for providing water from private sources and electricity supply through DG sets, in the event the competent authority fails to provide the external linkages for water lines and electricity connection by the time the Promoters offer possession of the Apartment to the Allottee. The said charges towards provision of water from private sources and electricity through DG sets shall be collected proportionately from all the allottees of the Phase 1 Project over and above the CAM Charges. The Additional Outgoings and CAM Charges will be payable by the Allottee on or before possession of the said Apartment. At the time of handover of the maintenance services from the Promoter to the Association of Allottees / the competent authority, as the case may be, any unadjusted or unutilized CAM Charges (without any interest and/ or adjustment or refund of unutilised GST) shall be handed over by the Promoters to the Association of Allottees / the competent authority, as the case maybe. The CAM charges shall be calculated on a uniform rate based on the Carpet Area of each apartment and the Allottee undertakes to make payment of the same on aforesaid basis of computation.

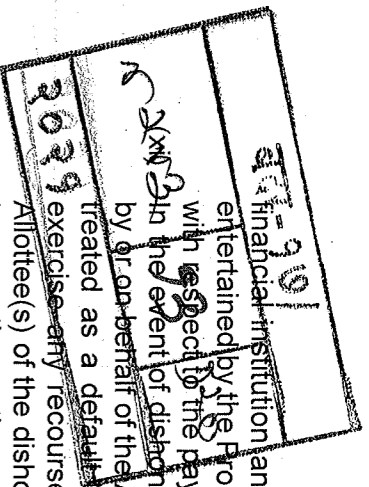
(viii) Individual electricity connection/ meter charges, water / storm water connection charges, sewerage connection charges including its infrastructure charges, deposits to the concerned authorities, on account of additional fire safety measures undertaken, increases in deposit of security amounts of water, electricity etc., any new infrastructure charges and increase thereof for bulk supply of electrical energy and all / any other charges may not included in the Sale Consideration of the said Apartment and the actual/ proportionate amount shall be additionally payable (as applicable and as more particularly stated in the Annexure H) by the Allottee(s) on or before the offer of possession of the said Apartment.

(ix) The Sale Consideration is escalation-free, save and except the charges stated herein and escalations/increases/impositions due to increase in cost of any other development charges payable to the competent authority and/ or any other increase in charges which may be levied or imposed by the competent authority/ Local Bodies/Government from time to time, including but not limited to, interest development charges, external development charges, infrastructure development charges, premiums and/or all other charges, payments, surcharges, cesses, taxes, levies, duties, etc. payable to the competent authority/ Local Bodies/Government.

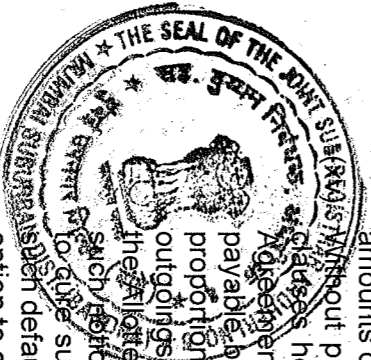
(x) In case of any financing arrangement entered by Allottee(s) with any Bank or Financial Institution with respect to the purchase of the said Apartment, the Allottee(s) undertakes and confirms to direct such Bank or Financial Institution to, and shall ensure that such Bank or Financial Institution does, disburse all such amounts and installments as mentioned in Annexure H, due and payable to Promoter through an account payee cheque/demand draft drawn in favour of such account as mentioned in Annexure H. Further, the Allottee(s) agrees that he shall be responsible to ensure that the payments as stated herein are paid to the Promoter in accordance with the payment schedule herein either by himself or by his bank or



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- (xii) The Allottee(s) agrees that the MRP Token Amounts (if applicable) and Booking Amount and any other amounts towards the Sale Consideration upto 10% (ten percent) of the Sale Consideration ("**Booking Amount**") shall be treated as earnest money to ensure fulfillment by the Allottee(s) of the terms and conditions, as contained herein. The Allottee(s) shall make timely payments of the outstanding amounts due and payable (including the Allottee(s)'s proportionate share of taxes levied by concerned local authority, Additional Outgoings, provisional CAM charges etc.) payable by him/her and meeting the other obligations under this Agreement. Time is the essence, with respect to the Allottee(s)'s obligations to pay all such amounts as mentioned in this Agreement and also to perform or observe all the other obligations of the Allottee(s) under this Agreement.
- (xiii) The Allottee(s) irrevocably confirms that the Promoter may, at its sole discretion, waive in writing any breach by the Allottee(s) under this Agreement. It is expressly agreed by the Allottee(s) that exercise of discretion by the Promoter in the case of any allottee of the residential apartment shall not be construed to be a precedent and/or binding on the Promoter to exercise such discretion in the case of any other allottee or for a subsequent breach. It is irrevocably agreed by the Allottee(s) that on all amounts received, the Promoter shall first adjust/ appropriate any amounts paid firstly towards the interest on taxes, charges, levies etc. due and payable on previous instalments, thereafter towards taxes, charges, levies etc. due and payable on previous instalments, thereafter towards the interest levied on the previous pending instalment (if any), thereafter the pending instalment.
- (xiv) Payment of outstanding amounts due and payable shall have to be paid by the Allottee(s) within fifteen (15) days from the Promoter's Demand Letter, failing which, the Promoter shall be entitled to charge interest as per applicable law on all delayed payments. Part payments shall not be accepted. Different modes of payment for the outstanding amounts may be offered, at the time of raising the Demand Letter, subject to the tie-ups with financial service providers. Any additional charges (including surcharge) applicable thereto shall be liable to be borne by the Allottee(s). The Allottee(s) agrees to pay to the Promoter the outstanding amounts including interest as mentioned hereinabove, from the due date till the date of receipt of amounts or realization of the cheque by the Promoter, whichever is later.
- (xv) Without prejudice to the rights of the Promoter to charge interest in terms of the clauses herein, upon the Allottee(s) committing breach of any of the terms of the Agreement including default in payment of any outstanding amount, due and payable by the Allottee(s) to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings), the Company shall issue a notice of such default to the Allottee(s) and the Allottee(s) shall be provided with a period of fifteen (15) days from the date of such notice to cure such default or breach. In the event that the Allottee(s) fails to cure such default or breach, within fifteen (15) days from the date of notice (or such shorter period as may be specified in the notice), the Company shall have the option to cancel and terminate this Agreement by sending a cancellation letter at the address provided by the Allottee(s) and/or mail at the e-mail address provided by the Allottee(s), intimating him of the specific breach/default or breaches/defaults of terms and conditions in respect of which the Company is cancelling and terminating this Agreement.



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- (xvi) On such cancellation, the allotment/booking/agreement for the said Apartment shall stand immediately cancelled and the Allottee shall have no right whatsoever with respect to the said Apartment.
- (xvii) Upon cancellation of the allotment and/or termination of the Agreement (as the case may be), the Promoter shall refund all such amounts paid by the Allottee(s) till the date of cancellation without interest subject to forfeiture of the following amounts as detailed hereunder being the liquidated damages payable to the Promoter:
  - a. Booking Amount or the actual amount paid, whichever is higher, subject to a maximum of 10% of the Sale Consideration. The liquidated damages herein includes sales and marketing expenses towards the Apartment.
  - b. Taxes, cess, levies, charges, stamp duty, registration charges etc. paid on all such amounts shall not be refunded to the Allottee(s);
  - c. Total interest accrued on account of the delay/default in payment of any instalment/s and other charges as per the payment plan calculated till the date of the cancellation/termination letter;
  - d. Amount of penalty (including taxes) for dishonor of cheque (if any) by the Allottee(s) under this Application/ Agreement;
  - e. All amounts collected as taxes, charges, levies, cess, assessments and all other impositions which may be levied by any appropriate authorities including but not limited to GST (including accrued but not paid), value added tax, works contract tax, service tax or any other tax of any nature;
  - f. All amounts or amounts equivalent to any subvention cost (if the Allottee(s) has opted for subvention plan, if applicable), benefits, discounts, rebate, concession, gift card, white goods (inclusive of taxes) etc. granted to the Allottee(s) by the Promoter in respect of the booking of the Allottee(s) irrespective of whether such benefits have been utilized by the Allottee(s) until the date of cancellation of the said Apartment;
  - g. All amounts (including taxes) paid or payable as brokerage fee to any real estate agent, broker, channel partner, institution etc. by the Promoter in respect of the booking of the Allottee(s).
  - h. All outgoing, deposit and other charges as specified in Annexure H paid till the date of issuance of the cancellation/ termination letter including amounts towards formation of Organization/ Apex Organisation (as may be applicable).
- (xviii) The Promoter shall have the first lien and charge on the said Apartment for all its dues and other sums unpaid due and payable by the Allottee(s) to the Promoter. The Allottee(s) shall not transfer its rights under this Agreement, in any manner whatsoever, without making full payment of all amounts payable by the Allottee(s) under this Agreement, to the Promoter. It is hereby clarified that for the purposes of this Agreement payment shall mean the date of credit of the amount in the account of the Promoter.
- (xix) The Allottee(s) further agrees that the Promoter shall refund the balance amounts either by way of (i) personal hand delivery of cheque(s) to the Allottee(s) or (ii) courier of cheque(s) to the Allottee(s) at the aforementioned address mentioned in the Booking Application Form or in the Agreement for Sale, or (iii) through any other means as the Promoter may deem fit. The Promoter may at its discretion also make refund through RTGS to the Allottee(s) as per account details for refunding as mentioned in the Booking Application form or Agreement signed by the Allottee(s). In case of Allottee(s) who have availed home loan an Allottee shall be responsible to any Bank/ Financial Institution, such refund shall be processed post intimation to any Bank/ Financial Institution and release of amounts to such Bank/ Financial Institution as per agreements, documents, papers etc. signed between the Allottee(s) and such Bank/ Financial Institution and the Allottee(s). Such refund shall be in the name of the first applicant, as per the Application Form) or the mortgage lender (in case the Allottee(s) has procured a loan from a bank/ financial institution), as the case may be. This shall be a final discharge of all obligations on the part of the Promoter or its employees and the Allottee(s) will not raise any objection or claim on the Promoter in this regard.
- (xx) Upon the cancellation and termination of the allotment of the Apartment, the Allottee(s) shall not have any right, title or interest with respect to the Apartment and the Promoter shall be at a liberty to sell or otherwise dispose off the Apartment to any other person whomsoever, at such price, in such manner and on such terms and conditions as the Promoter may in its sole, absolute and unfettered discretion think fit and proper and the Allottee(s) waive their right to raise any objection or dispute in this regard.



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The Allottee(s) hereby also covenant/s to observe and perform all the terms and conditions of the booking, and/or allotment and/or this Agreement to keep the Promoter's agents and representatives, estates and effects indemnified and harmless against the rights, responsibilities and obligations of the Allottee(s) to the Promoter under this Agreement. Further, the Allottee(s) shall indemnify the Promoter also against any loss or damages that Promoter may suffer as a result of non-payment of any amount herein including the Sale Consideration, non-observance, or non-performance of the terms and conditions mentioned herein. The Allottee(s) confirms that the Promoter shall have a right of first lien on the Apartment in the event any amounts are outstanding to the Promoter. The Allottee(s) further confirms that this clause be applicable even post possession of the Apartment being handed over to the Allottee(s).

#### 4. POSSESSION AND COMPENSATION

- (i) The Promoter shall endeavor to give possession of the said Apartment to the Allottee(s) on or before the date specified in Annexure F ("**Date of Possession**"). Further, the Promoter shall endeavor to give possession of the said Amenities to the Allottee(s) on or before the date specified in the Annexure J subject to the terms herein ("**Time Schedule of Completion**"). The Date of Possession and Time Schedule of Completion shall be subject to the provisions of the sub-clauses herein and also subject to Force Majeure circumstances and reasons beyond the control of the Promoter.
  - (ii) The Allottee(s) is aware the certain Amenities as specified in Annexure J shall be constructed along with the other phases in the Larger Property and the Allottee(s) shall not raise any objection to take possession or otherwise in this regard. The Allottee(s) is also aware that the Amenities as specified in the Annexure J are subject to change based on availability, feasibility and approvals, as applicable.
  - (iii) In the event the possession is delayed beyond the date as agreed hereinabove *inter alia* for any reason, the Promoter shall be entitled to extension of 12 [twelve] months ("**Extended Duration**") for handover of possession and completion of construction.
  - (iv) In the event of any delay in handing over possession of the said Apartment to the Allottee(s) on the Date of Possession and Time Schedule of Completion, respectively and/ or beyond the Extended Duration and/ or further extension of time for completion of construction of the said Apartment and the said Amenities due to force majeure reasons, the Promoter shall intimate the Allottee(s) in writing the reason for such delay along with appropriate supporting documents and further time period within which the possession of the said Apartment shall be handed over the Allottee(s) ("**Revised Possession Date**") and the said Amenities ("**Revised Time Schedule of Completion**") shall be completed. In the event, the Allottee(s) is desirous of cancelling the booking of the Apartment, prior to the date of application of the Occupation Certificate in respect of the said Apartment, then the Allottee(s) shall intimate the Promoter his/her/their non-acceptance of the Revised Possession Date and Revised Time Schedule of Completion within fifteen (15) days from the date of receipt of such intimation from the Promoter, failing which it will be deemed that the Allottee(s) has/ have accepted the Revised Possession Date and Revised Time Schedule of Completion and the same shall be binding on the Allottee(s).
  - (v) Further, in the event if the Promoter is unable to file for the Occupation Certificate on or before the Possession Date or the Revised Possession Date (as applicable), the Promoter shall refund with simple interest as per applicable law from the date of receipt of installment of amounts paid towards the Sale Consideration only excluding interest amounts (if any), stamp duty, registration fee, VAT, Service tax, GST, TDS) deposits, charges etc. paid to the Promoter and/or competent authorities, as the case may be) till the date of the written intimation of cancellation of the said Apartment from the Allottee(s). However, taxes, levies, cess, interest amounts (if any) paid by the Allottee(s) and such other amounts as mentioned herein shall not be refunded and no interest shall be payable on these amounts.
- In the event the Allottee(s) does not intend to withdraw from the booking in the Project and/or has accepted the revised timelines, then in such an event, the Allottee(s) shall be entitled to seek simple interest as per applicable law for every month of delay, as compensation, post expiry of the Extended Duration and such time period affected by Force Majeure conditions till the date of receipt of occupation





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certificate or any other certificate issued by the concerned authorities required for use and occupation of the said Apartment or date of offer of possession, which is later ("OC Date"). The Promoter shall pay such compensation on the installments paid towards the Sale Consideration only (excluding interest amounts (if any)), stamp duty, registration fee, VAT, GST, Service tax, TDS, deposits, charges etc. paid to the Promoter and/or authorities, as the case may be) for the said Apartment, subject to terms and conditions herein. Further, the aforesaid compensation, if any accruing, shall be payable/adjustable on the balance amounts payable at the time of handing over the possession of the said Apartment. It is expressly clarified that no compensation shall be payable by the Promoter for any time period beyond the OC Date for any reason whatsoever, irrespective of the Allottee(s) not taking possession of the said Apartment.

(vii) Notwithstanding any of the provisions herein, the compensation for delay shall not be paid and the Revised Possession Date and Revised Time Schedule of Completion shall be extended:

- a. on account of any force majeure events and/ or
  - b. due to non-compliance of the terms and conditions by the Allottee(s).
- "Force Majeure" shall include:

- (a) flood, drought, fire, cyclone, earthquake or any other calamity by nature effecting the regular development of the said Project and/ or
- (b) war, civil commotion or act of God;
- (c) any notice, order, rule, notification of the Government and/or other public or competent authority/court;
- (d) Any stay order / injunction order issued by any Court of Law, competent authority, concerned local authority, statutory authority;
- (e) Any other circumstances that may be deemed reasonable by the Authority.

(viii) Additionally, the compensation for delay shall not be paid in the following events:

- a. For the period of delay caused due to reasons beyond the control of the Promoter and/or its agents, and/or
- b. For the period of delay caused in getting snags, improvements, rectifications etc. which may be requested by the Allottee(s) during inspection of the said Apartment, and/or
- c. For the period that the Allottee(s) commits/ any default and/ or breach of the terms and conditions contained herein, and/or
- d. For the period of delay incurred due to additional work to be completed on the request of the Allottee(s) for certain additional features, upgrades, in the said Apartment, in addition to the standard Apartment, and/or
- e. For the period from the date of offer of possession by the Promoter after receipt of occupation certificate or any other certificate issued by the concerned authorities required for use and occupation of the said Apartment till the actual handover of possession of the said Apartment.

(ix) In case the Promoter is forced to discontinue the construction of the said Apartment and/ or Phase 1 Project (entire or part) due to Force Majeure reasons and/ or due to operation of any law or statutory order or otherwise, then the Promoter shall be liable to refund the amounts paid by the Allottee(s) without any liability towards interest or compensation or loss of profit or costs or damages, subject to deduction of applicable taxes, within 6 (six) months from the happening of such event. In case the Allottee has paid TDS on the Sale Consideration and has not paid the Promoter, the requisite TDS certificate and thereafter the Promoter shall terminate in accordance with the provisions contained hereafter. The amount of TDS paid by the Allottee shall be refunded with interest thereon to the Allottee by the Promoter together with the refund of other amounts as provided in this Agreement.

#### 5. PROCEDURE FOR TAKING POSSESSION

(i) The Apartment shall be considered as ready for use and occupation on the date of receipt of Occupation Certificate ("OC") or any other certificate required for occupation from the competent authorities.

(ii) The Promoter, after obtaining the OC, shall issue the Offer of Possession letter to the Allottee(s) requesting to make payments as per the Agreement and take possession within such date as mentioned in the Offer of Possession letter. The Allottee(s) shall before taking over the possession of the said Apartment, clear all outstanding dues, keep deposited with the Promoter, amounts mentioned in Annexure H and also pay the applicable GST, Value Added Tax, service tax and



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any other tax, levy, cess or any other charges levied by the statutory authorities in respect of the said Apartment (if applicable), by time to time to the Promoter, for ~~consolidation~~ and sale of the said Apartment.

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- (iii) For the purposes of avoidance of doubt, it is clarified that the CAM Charges shall commence from 30 (thirty) days after the date of Offer of Possession letter, regardless of whether the Allottee(s) takes such possession or not. Such date shall be referred to as "**CAM Commencement Date**". In such cases that the apartments are sold after the Date of Offer of Possession, the CAM charges on the Apartment shall commence from the date of which the last installment of the consideration amount (excluding society, maintenance and equivalent charges) is payable as per the agreed terms of allotment plus 15 (fifteen) days and the CAM Commencement Date shall be construed accordingly. The Allottee(s) agree(s) to pay the maintenance charges as determined by the Promoter or Organisation, as the case may be.

- (iv) The Promoter, upon receiving payments made by the Allottee(s) as per this Agreement shall offer in writing the possession of the Apartment, to the Allottee(s) in terms of this Agreement to be taken within 15 (fifteen) days from the date of issue of such written communication. The Allottee(s) shall take possession of the Apartment from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement and the Promoter shall give possession of the Apartment to the Allottee(s). In case the Allottee(s) fails to take possession within the time provided in this Agreement such Allottee(s), in addition to the liability to pay interest and without prejudice to the rights and remedies of the Promoter, shall continue to be liable to pay CAM charges as applicable.

- (v) In the event the Allottee(s) fails to take possession of the Apartment within such date as mentioned in the Offer of Possession letter, then the Apartment shall lie at the risk and cost of the Allottee(s). The maintenance charges shall commence from the CAM Commencement Date. The Allottee(s) agrees and acknowledges that the Promoter's obligation of delivering possession of the Apartment shall come to an end and the Promoter shall not be responsible and/or liable for any obligation towards the Allottee(s) for the possession of the said Apartment. During the period of the said delay by the Allottee(s), the Apartment shall remain locked and shall continue to be in possession of the Promoter but at the sole risk, responsibility and cost of the Allottee(s) in relation to its deterioration in physical condition and as and when the Allottee takes possession of the said Apartment it shall be handed over to the Allottee on an 'as is where is' basis. Additionally, if the Allottee fails to take possession within 2 (two) months from the notice issued by the Promoter to the Allottee, then the Allottee shall liable to pay Holding Charges of Rs. 20,000/- (Rupees Twenty Thousand Only) for each month or part thereof.

- (vi) Notwithstanding the provisions herein, the Allottee(s) hereby agrees that in case the Allottee(s) fails to respond and/or neglects to take possession of the Apartment within the aforementioned time as stipulated by the Promoter, then the Promoter shall have the right to forfeit the entire amounts received by the Promoter towards the Apartment along with interest on default in payment of instalments (if any), applicable taxes and any other charges and amounts.

6. FIT OUT WORK

The Allottee(s) agrees and confirms that their right, title, interest in the said Apartment shall be limited to and governed by what is specified in the Agreement and shall not extend to the Larger Property.

The Allottee(s) agrees and undertakes that on receipt of possession, if the Allottee(s) is desirous to carry out any interior fit-out work, they can strictly conduct the same in accordance, in observance of all the rules, regulations and bye-laws framed by the Promoter or Organization or Apex Organization or Apex Organizations ("**Fit-Out Manuals**") applicable for commencement of interior fit out work in the said Apartment. The Allottee(s) further agrees that the same shall be used only as per the regulations and designs concerning to the said Phase 1 Project as approved by the said competent authorities, and without causing any disturbance, to the other allottee(s)/ owners of apartments in the said Phase 1 Project. The Allottee(s) shall be solely responsible to obtain any requisite permission, if any, from competent authorities for the interior work in the said Apartment and the Promoter shall not be responsible for



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- the same. The Allottee(s) shall keep the Promoter informed about the status of the requisite permissions.
- (iii) Without prejudice to the aforesaid, if the Allottee(s) make any unauthorized change or alteration or causes any unauthorized repairs in or to the Apartment and/or the Phase 1 Project, the Promoter or Organisation shall be entitled to call upon the Allottee(s) to rectify the same and to restore the Apartment and/or Phase 1 Project to its original condition within 30 (thirty) days from the date of intimation by the Promoter or Organisation in that regard. If the Allottee(s) does not rectify the breach within the such period of 30 (thirty) days, the Promoter or Organisation may carry out necessary rectification and restoration to the Apartment or the Phase 1 Project (on behalf of the Allottee(s)) and all such costs and charges and expenses incurred by the Promoter or Organisation shall be reimbursed by the Allottee(s). If the Allottee(s) fail(s) to reimburse to the Promoter or Organisation any such costs and charges and expenses within 7 (seven) days of demand by the Promoter, the same would be deemed to be a charge on the Apartment. The Allottee(s) hereby indemnifies and agrees to always keep saved, harmless and indemnified, the Promoter or Organisation (i) from and against all actions, proceedings, claims, demands, costs, charges and expenses whatsoever, which may be made against the Promoter or Organisation or which the Promoter or Organisation may suffer or incur as a result of any unauthorized change or alteration in or causing any unauthorized repairs in or to the Apartment or the Phase 1 Project and (ii) for all costs and expenses incurred by the Promoter or Organisation for instituting any legal proceedings for recovery of such costs and charges and expenses incurred by it for rectification and restoration to the Apartment, the said Phase 1 Land, Phase 1 Project or the Larger Property.
- (iv) After possession, the Allottee(s) shall permit and shall deemed to have granted a license to the Promoter or Organisation and its surveyors and agents with or without workmen and others, including the Maintenance Agency at all reasonable times to enter into and upon the said Apartment or any part thereof to view and examine the state and conditions thereof and to make good all defects, decay and repairs in this behalf and also for repairing of any part of the Phase 1 Project. This shall be also for the purpose of repairing, maintaining, rebuilding, cleaning, structural strengthening, lighting and keeping in order all services, drains, pipes, cables, water courses, gutters, wires, parts, structures of other convenience in the Phase 1 Project and also for the purpose of laying, maintaining, repairing and restoring drainage and water pipes and electric wires and cables and for similar purposes. In case the Allottee(s) has/have failed to effect repairs despite dispatch of notice of one week contemplated above and Promoter or Organisation is constrained to effect repairs at its cost, in that event such cost shall be recovered from the Allottee(s). However, in case of exigency situations like fire, short circuits, leakages on the floor above or below etc. the Allottee(s) authorize/s the Promoter or Organisation and / or Maintenance Agency to break open the doors/windows of the said Apartment and enter into the said Apartment to prevent any further damage to the other apartment and Phase 1 Project. In such a case, the Promoter or Organisation and / or Maintenance Agency shall not be liable for any theft or loss or inconvenience caused to the Allottee(s) on account of entry to the Apartment as aforesaid.
- (v) The Allottee(s) undertakes that he will not alter / demolish/ demolish/ destroy any structure of the said Apartment addition (s) shall not harm or cause to harm any damage to the peripheral walls, front, side and rear elevations of the said Apartment in any form. The Allottee(s) shall also not change the colour scheme of the outer walls and painting of exterior side of the door and windows and shall also not carry out any change in the exterior elevation and design and shall not erect any fencing/ hedging/grills without the prior permission of the Promoter or Organisation. The Allottee(s) shall not enclose/ block the passable area outside the apartments and/or the common areas or place any objects therein. The Allottee(s) shall not partly / fully remove any walls of the said Apartment including load bearing walls/ structure of the same, which shall remain common between the Allottee(s) and the owners of adjacent apartments.



**7. ORGANISATION**

- (i) The Allottee(s) along with other allottee(s) in the said Phase 1 Project shall join with the allottees in the Larger Property to form and register an organisation or society or association or condominium or a limited company as determined by the Promoter

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- hereinafter referred to as the said "Organisation") to be known by such name as the Promoter may decide. For the said purpose, the Allottee(s) shall sign and execute the application for registration and/or membership and other papers and documents necessary for the formation and registration of such Organisation and for becoming a member, including the bye-laws of the proposed Organisation. The Allottee(s) shall duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Allottee(s), so as to enable the Promoter to register the Organisation of allottee(s). The Promoter shall not be liable for any claims or penalties for delay in forming the Organisation, on account of any delay of the apartment owners in complying with the above.
- (ii) The Promoter shall, at its discretion, as prescribed under the applicable laws, form an apex organization (being either an organisation or society or association or condominium or a limited company) ("**Apex Organisation**") for the entire development of the said Larger Property, for the purposes of effective maintenance and management of the entire Larger Property including for common areas and amenities of the Larger Property.
- (iii) The Promoter may become a member of the Organisation and/or Apex Organisation to the extent of all unsold and/or un-allotted apartments, areas and spaces in the said Building and said Project Vicino.
- (iv) The Promoter will have the right to decide upon the phases of development of the Larger Property. Further, the Promoter will have the right to decide upon which units/ premises/ apartments/ buildings to be developed first in the Phase 1 Project. All the units/ premises/ apartments/ buildings may not be constructed simultaneously. The Phase 1 Project will be completed in various construction phases/slabs and availability of common amenities, facilities, services will be dependent on the construction phasing and planning as mentioned in this Agreement.
- (v) The Promoter may maintain the Amenities and upkeep the said Larger Property, until the formation of the Organisation and/ or Apex Organisation and/or Apex Organisations (as may be applicable), as per the terms of this Agreement. Accordingly, the Promoter may appoint a Maintenance Agency (without any reference to the Allottee(s) and other owners, users, occupants etc. of the Larger Property) for the maintenance and up-keep of the same. The costs for maintaining the Larger Property and Amenities will be borne from the account for CAM Charges which will be audited annually by a reputed audit firm.
- (vi) The Allottee(s) hereby agrees and confirms that from the CAM Commencement Date, the Allottee(s) shall be liable to bear and pay the proportionate share towards the outgoings in respect of the said Phase 1 Project in which the said Apartment is located (such as local taxes, betterment charges 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) until the conveyance of the said Phase 1 Project to the Organisation, irrespective of whether the Allottee(s) is in occupation of the said Apartment or not and construction activity is continuing in adjacent tower/ buildings and infrastructure, facilities and amenities are not fully completed. The Allottee(s) further agrees that till the Allottee's share is so determined, the Allottee(s) shall pay to the Promoter provisional monthly contribution of CAM Charges towards the outgoings as mentioned in Annexure H for such expenses. The amounts so paid by the Allottee(s) to the Promoter shall not carry any interest and remain with the Promoter until the handover of administration and accounts by the Promoter in favour of the Organisation (once formed). The Allottee(s) shall continue to pay all such outgoings as imposed by the competent authorities and / or concerned local authorities and proportionate charges to the Promoter as may be demanded, from time to time.
- In case of failure of the Allottee(s) to pay the CAM Charges or other charges on or before the due date, the Allottee(s) in addition to permitting the Promoter and/or Maintenance Agency to deny him the maintenance services, facilities, amenities etc. also authorizes the Promoter and/or Maintenance Agency to adjust in the first instance the interest accrued on the deposit of maintenance charges against such short of the payments of CAM Charges and in case such accrued interest falls short of the amount of the default, the Allottee(s) further authorizes the Promoter and/or Maintenance Agency to adjust the principal amount of the CAM Charges against such defaults. If due to such adjustments in the principal amount, the CAM Maintenance Agency, then the Allottee(s) hereby undertakes/ to make good the resultant shortfall within fifteen (15) days of demand by the Promoter and/or



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- Maintenance Agency. Further, the Promoter and/or Maintenance Agency reserves the right to increase CAM Charges and/or deposits pursuant to the same from time to time in keeping with the increase in the cost of maintenance services and the Allottee(s) agrees to pay such increases within fifteen (15) days of demand by the Promoter and/or Maintenance Agency.
- (viii) Upon the said Organisation being formed and registered, the rights, benefits and interests of the Allottee(s) shall be governed and regulated by the bye-laws, rules and regulations thereof, but expressly subject to the terms, conditions, covenants, stipulations and provisions of this Agreement.
  - (ix) The Allottee(s) shall execute the application form, declaration and other forms for the purpose of enrolling Allottee(s) as a member of the said Organisation as provided by the Promoter simultaneous with the execution and registration of this Agreement as specified in Annexure L.

**8. CONVEYANCE**

- (i) The Allottee(s) hereby acknowledges and agrees that the Phase 1 Project is part of a layout development of the Larger Property and as such the Promoter would be conveying to the Organisation, the structures on the said Phase 1 Land (excluding the basements, podiums, common area for the use of the owners, users, occupants etc. of the Larger Property as demarcated in the approved plans). It is clarified that the entire undivided or inseparable land underneath the Phase 1 Project (and the common area for the use of the owners, users, occupants etc. of the Larger Property) and any other area allocated as "common area" in the Larger Property, in the approved plans would be conveyed to the Apex Organisation and/ or Apex Organisations (as the case may be) as the Promoter may deem fit and proper as per the provisions of the Act. The Allottee(s) hereby agrees and confirms that until the conveyance of the said Phase 1 Land (excluding the basements, podiums, common area for the use of the owners, users, occupants etc. of the Larger Property as demarcated in the approved plans) as aforesaid to the Organisation and common areas to the Apex Organisation and/ or Apex Organisations (as the case may be), the Allottee(s) shall continue to pay all the CAM Charges and all outgoings as imposed by the competent authorities and / or concerned local authorities and proportionate charges to the Promoter, as may be demanded, from time to time.
- (ii) All costs, charges and expenses including stamp duty, registration charges and expenses in connection with the preparation, stamping and execution of such conveyance deed/ deed of assignment/transfer shall be borne and paid by the Organisation and/ or all owners and allottee(s) of units in the buildings on pro rata basis.

**9. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER**

The Promoter hereby represents and warrants to the Allottee(s) as follows:

- (i) The Promoter has clear and marketable title with respect to the said Phase 1 Land, as declared in the title report annexed to this Agreement as Annexure D and has the requisite rights to carry out development and construction activities, up to the Phase 1 Project. Further, the Promoter also has actual, physical and legal possession of the Phase 1 Land for the implementation of the said Phase 1 Project.
- (ii) The Promoter has lawful rights and requisite approvals from the competent authorities to carry out development of the Phase 1 Project and shall obtain requisite approvals from time to time to complete the development of the Phase 1 Project as per the provisions of the approvals and documents executed with the competent authorities.
- (iii) The Promoter states that there are no encumbrances on the Phase 1 Land, or the Phase 1 Project except those disclosed herein and in the title report mentioned in Annexure D.
- (iv) The Promoter state that there are no litigations pending before any Court of law with respect to the Phase 1 Project, said Phase 1 Land or the said Larger Property.
- (v) The Promoter confirms that the approvals, licenses and permits issued by the competent authorities with respect to the Phase 1 Project as mentioned in Annexure C are valid and subsisting. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Phase 1 Project shall be obtained by following due process of law and the Promoters have been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Phase 1 Project.



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(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 right, title and interest of the Allottee(s) created herein, may prejudicially be 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 Phase 1 Land, including the Phase 1 Project and the said Apartment which will, in any manner, affect the rights of the Allottee(s) under this Agreement.~~

(viii) The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee(s) as advance or deposit, sums received on account of the share capital for the promotion of the Organisation or towards the outgoings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

(ix) In the event of paucity or non-availability of any material, the Promoter may use alternative materials/ article but of similar good quality. The decision of the Promoter on such changes shall be final.

#### 10. REPRESENTATIONS AND COVENANTS OF THE ALLOTTEE(S)

The Allottee(s) or himself/himself with intention to bring all persons into whosever hands the Apartment may come, hereby covenants with the Promoter and thereafter to the Organisation as follows:

- (i) To maintain the Apartment at the Allottee's own cost in good and tenable repair and condition from the date of offer of possession of the Apartment and shall not do or suffer to be done anything in or to the building in which the Apartment is situated which may be against the rules, regulations or bye-laws or change/later or make addition in or to the building in which the Apartment is situated and the Apartment itself or any part thereof without the consent of the local authorities, if required.
- (ii) Not to store in the Apartment any goods which are of hazardous, combustible or dangerous in nature or are so heavy as to damage the construction or structure of the building in which the Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Apartment is situated, including entrances of the building and in case any damage is caused to the building in which the Apartment is situated on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.
- (iii) To carry out at his own cost all internal repairs to the said Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the Promoter to the Allottee(s) and shall not do or suffer to be done anything in or to the building in which the Apartment is situated which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee(s) committing any act in contravention of the above provision, the Allottee(s) shall be responsible and liable for the consequences thereof including to the concerned local authority and/or other public authority.
- (iv) Not to demolish or cause to be demolished the Apartment or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Apartment or any part thereof, nor any alteration in the elevation and outside colour scheme of the said building and shall keep the portion, sewers, drains and pipes in the Apartment and the appurtenances thereto in good tenable repair and in particular, so as to support shelter and protect the other parts of the building and shall not chisel or in any other manner cause damage to columns, beams, joists, slabs or RCC, Partis or other structural members in the Apartment without the prior written permission of the Promoter and/or the Organisation.
- (v) Not to do or permit to be done any act or thing which may render void or voidable any insurance of Apartment, Phase 1 Project, the Phase 1 Land or Larger Property or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- (vi) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the said Phase 1 Land and Larger Property.
- (vii) The Allottee(s) shall not use the said Apartment in the manner, so as to cause blockage or hindrance to the common passages, verandah or terraces. No common parts of the Larger Property will be used by the Allottee(s) for keeping / chaining pets / animals, dogs, birds or no storage of cycles, motorcycles, waste / refuse. The Allottee(s) shall be responsible for the care, health, safety, security, well-being etc.



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of their pets (if any) and are forbidden to leave them in the common areas of the Phase 1 Project.

- (vii) The Allottee(s) shall plan and distribute its electrical systems installed by the Promoter. The Allottee(s) shall sign and execute all other documents, agreements, etc. for the purpose of obtaining electricity, power back-up facility, etc. as and when required by the Promoter.
- (viii) It is agreed and accepted by the Allottee(s) that upon creation / incorporation of the said Organisation, the common equipment pertaining to power back-up, etc. shall be transferred in favour of the said Organisation and that unless agreed the Promoter / Maintenance Agency shall thereafter be in no manner held responsible or liable for maintenance, upkeep, refurbishing or replacement of the same, as the liability of the Promoter is limited to installation of the said equipment.
- (ix) The Allottee(s) agree/s not to fix or install air conditioners or heaters in the said Apartment, save and except at the places which have been specified in the said Apartment for installation nor in any way disturb the external façade of the building in which the Apartment is situated.
- (x) The Allottee(s) agree/s not to fix or install any window antenna on the roof or terrace or external façade of the said building except with the prior sanction of the Promoter and/or Maintenance Agency and/or the said Organisation and at places earmarked by the Promoter.
- (xi) The Allottee(s) shall observe and perform all the rules and regulations which the Organisation and Apex Organisation 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 Phase 1 Project and the apartments 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 Government and other public bodies.
- (xii) The Allottee(s) may obtain finance from any financial institution/ bank or any other source for purchase of the said Apartment at his/her/their/its cost and responsibility. The Allottee(s)' obligation to purchase the said Apartment pursuant to this Agreement shall not be contingent on the Allottee(s)' ability or eligibility to obtain such financing. The Promoter shall not be responsible in any manner whatsoever if any bank/financial institution delays and/ or refuses to finance the said Apartment on any ground or revokes the loan already granted. Further, if any bank / financial institution refuses / makes delay in granting financial assistance and/or disbursement of loan on any ground(s), then the Allottee(s) shall not delay payment of any Instalments / dues to the Promoter and shall make payment of the amounts by the due date as per the payment plan.
- (xiii) It is mutually agreed between the Promoter and the Allottee(s) that the Promoter shall not be liable for repayment of the loan amount or any part thereof availed by the Allottee(s). All costs associated with procurement of loan amount shall be borne by the Allottee(s) alone.
- (xiv) The Allottee(s) are aware that tiles and natural stone are susceptible to staining and variations in shade and shall not hold the Promoter liable in any manner whatsoever in this regard.
- (xv) The Allottee(s) is aware that the Promoter may, either by itself and/or its nominees/associates/affiliates also retain some portion or undisclosed share in the Project which may be subject to different terms of use, including but not limited to Phase 1 or a unit for corporate use, as may be under the applicable laws and the Allottee(s) gives his unequivocal consent for the aforesaid.
- (xvi) The Allottee(s) can sell, lease, let, sub-let, transfer, assign or grant with the Allottee(s) interest, benefit or possession under this Agreement or part with the possession of the Apartment only (i) after payment of all the amounts payable by the Allottee(s) under this Agreement to the Promoter, and (ii) the Allottee(s), not being in breach of any of the terms and conditions of this Agreement, and (iii) the Allottee(s), making payment of administrative charges to the Promoter.
- (xvii) The Allottee(s) shall pay the Promoter, within 15 (fifteen) days of demand by the Promoter, the Allottee's share of security deposit demanded by the concerned local authority or Government for providing water, electricity or any other service connection to the building in which the said Apartment is situated.
- (xviii) The Allottee shall use the said Apartment or any part thereof or permit the same to be used only for the purpose of residence.
- (xix) Neither, the Allottee nor any of the allottees of apartments in the Phase 1 Project shall object to the Promoter laying, through or under or over the Phase 1 Land or any part thereof, pipelines, underground electric and telephone cables, water lines,



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gas pipe lines, drainage lines, sewerage lines, etc., belonging to or meant for any of the other buildings which are to be developed and constructed on any portion of the Larger Property.

- (xx) The Allottee agrees and confirms that the Promoter may construct a separate car park facility with a mechanical parking system without any particular/ permanent parking slot/ numbers, club house facility and other amenities for the use, enjoyment and benefit of all the allottees of the Larger Property including Phase 1 Project, Phase 1 Project and any future phase/ development and the Allottee shall not object to the same.
- (xxi) The Allottee is aware that the Promoter has/shall construct mechanized car parking spaces. The Allottee may earmark car parking spaces for allottees for exclusive use. The Allottee agrees not to object and shall cause the Organisation to accept an exclusive earmarking of the car parking spaces.
- (xxii) The Allottee(s) shall not use or display or caused to be used or displayed, at any time, the word "Mahindra" or "Mahindra Lifespaces" or its logo in any manner including by the Association of Allottees / Apex Body in any activity or object of the Organisation / Apex Body or otherwise, howsoever, save and except the name of the project, viz. "Vicino (a project by Mahindra Lifespaces)". The Allottee / Organisation / Apex Body shall not cause or give consent to cause a change of the project name from "Vicino" for a period of at least 15 years from conveyance of the Land/Larger Property. The Allottee shall cause the Organisation / Apex Body to maintain the project signage in its original form as the Promoter has installed for a period of at least 15 years from conveyance of the Phase 1 Land/ Larger Property.
- (xxiii) The Promoter shall be entitled to put hoarding / boards, in the form of inter alia neon signs, MS letters, vinyl and sun boards on the Phase 1 Project/ Phase 1 Land including on the facade, terrace, compound wall.
- (xxiv) The Allottee shall pay the water charges as determined by the individual water meters as and when installed and operational, if applicable. If the water meters are not put to use for any reason, the water charges shall be proportionately shared and paid by all apartments in ratio of their carpet area.
- (xxv) The Allottee(s) acknowledges and confirms that the Promoter's liability is limited to the said Phase 1 Land and to what is committed to be constructed and delivered in the said Phase 1 Project. The Promoter at its sole discretion can independently deal with the said Larger Property, unsold apartments and units in the Larger Property including Phase 1 Project and the Phase 1 Project in any manner whatsoever. The Promoter shall have unrestricted access to complete the development of the Larger Property and sell any unsold apartments and units in the Larger Property including the Phase 1 Project and the Phase 1 Project and the Allottee(s) undertakes not to cause any obstruction to the Promoter, its representatives and its proposed allottees in this regard.
- (xxvi) The Allottee has no objection to receiving marketing material correspondence, calls and SMS from the Promoter.
- (xxvii) The Allottee hereby agrees and authorizes the Promoter and all of its divisions, affiliates, subsidiaries, related parties and other group companies (collectively the "Mahindra Entities") to access his name, address, telephone number, e-mail address, birth date and / or anniversary date (collectively "Basic Data/Contact Details"). The Allottee hereby consents to being contacted through calls/ emails/ SMS/ other communication by any of the Mahindra Entities in order to assist with their purchase or keep them informed regarding product details or send them any proposal or service-related communication and offers. The Allottee has provided the Basic Data/ Contact Details at his sole discretion and confirms that the Mahindra Entities shall not be held responsible or liable for any claim arising out of accessing or using the Basic Data / Contact Details. The Allottee can discontinue receiving such communications from the Mahindra Entities, by calling Mahindra's designated call center +91 (22) 6232 8101.



#### MUTUAL OBLIGATIONS BETWEEN THE PARTIES

The Parties or himself/themselves with intention to bring all persons into whosever hands the Apartment may come, hereby represent and warrant as follows:

#### (i) Mortgage and Charge

- a. The Promoter may have an arrangement with certain Banks and Financial Institutions (hereinafter collectively referred to "the said Banks"), under which





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(iii)	Amenities

Promoter shall pay such amounts, if any, to the statutory authority in accordance with its directions/order.

- a. The Promoter proposes to develop amenities as specified in Annexure J for the ~~allotted~~ (s) and occupants of the said Larger Property, including the Phase Project.
- b. The right to use the Amenities shall be personal to the Allottee(s) of the Apartment and shall not be transferable in any manner to any third person or party whatsoever. In the event that the Apartment is sold/ transferred by the Allottee(s), then in such event the Allottee(s) shall be deemed to have transferred the right to utilize the Amenities as well to the prospective purchaser/transferee of the Apartment. In the event the Allottee (s) has given the Apartment on the rent/lease/leave and license to any person, then such tenant/lessee/licensee shall be entitled to use the amenities to the exclusion of the Allottee.
- c. The Promoter does not warrant or guarantee for use, the performance or services otherwise provided by the operator of the Amenities, if applicable.

(iv) Club House

- a. The Promoter will develop a club house ("Club") for the allottee(s) and occupants of the Larger Property along with such other amenities subject to approvals, permissions and sanctions received from the competent authorities and statutory bodies for the purpose of use and enjoyment of the allottee(s) and occupants of the Larger Property.
- b. Upon making full payment of all amounts due under this Agreement and completion of the Club, the Allottee(s) shall be entitled to use the facilities of the Club which is constructed on the portion of the Larger Property.
- c. The Allottee(s) agrees that the Club shall be used only by the allottees of the Apartment. Entry to the Club and use of the facilities, by any of their guests shall be charged, as determined by the Promoter or Organisation as the case may be. The membership will be subject to the terms and conditions, rules and charges, as may be framed /levied from time to time by the operator(s) of the Club. The Allottee(s) undertakes to be bound by the rules framed by the Promoter and/or the maintenance agency with regard to the access to the Club and/or the Allottee(s) hereby waives his right to raise any objection in this regard. The right to use the facilities at the Club shall be personal to the Allottee(s) of the Apartment and shall not be transferable in any manner to any third person or party whatsoever. In the event that the Apartment is sold/transferred by the Allottee(s), then in such event the Allottee(s) shall be deemed to have transferred the right to utilize the Club as well as the membership to the prospective purchaser/transferee of the Apartment. The Allottee(s) shall be obliged to pay the charges, if any, levied by the operator of the Club for specific service(s) availed of by the Allottee(s).
- The Promoter does not warrant or guarantee for use, the performance or services otherwise provided by the operator of the Club. The Parties hereto agree that the Promoter shall not be responsible and/or liable in connection with any deficiency or the performance/non-performance of the services or otherwise provided to the Allottee(s).



Unsold and un-allotted units and areas

- a. It is agreed and understood between the Promoter and the Allottee(s) that after the formation of the Organisation, the Promoter shall be absolutely entitled to hold the unsold apartments, premises, units, un-earmarked areas etc. in the said Phase 1 Project.
- b. All unsold and/or un-allotted apartments, areas and spaces in the Phase 1 Project and Phase 1 Land, including without limitation, parking spaces and other spaces, as applicable, shall always belong to and remain the property of the Promoter at all times and the Promoter shall continue to remain in overall possession of such unsold and/or un-allotted units and shall be entitled to enter upon the Phase 1 Land and/ or the Larger Property to enable it to

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- c. complete any unfinished construction work and/or sell such unsold apartments, as the Promoter may deem fit. Even after the Promoter develops the said Phase Property, the Promoter shall continue to have a right to hold, let, sub-let, dispose of and/or otherwise deal with in any manner whatsoever the remaining unsold / unallotted apartments / premises in such manner as they think fit and the sale proceeds thereof shall belong absolutely to the Promoter and the purchaser/s and allottee(s) of such unsold / unallotted flats / premises shall be admitted as a member of the Organisation. Such purchaser/s and allottee(s) (including the Promoter) of such unsold / unallotted flats / premises in case of such purchase, shall not be required to pay any transfer fees, charges, premium and/or donation and/or compensation and/or cost in any form whatsoever to the proposed Organisation or any other entity save and except the membership fee, share money and entrance fee per member for such remaining unsold flats/ premises.
- d. The Promoter shall not be liable to pay or contribute any amount on account of non-occupancy charges or for any other charges or fund provided for under the bye-laws, rules and regulations or resolutions of the Organisation or Apex Organisation or Apex Organisations.

**(vi) Defect Liability**

- a. In the event the Apartment is sold prior to the date of the Occupation Certificate and the Allottee brings to the notice of the Promoter any structural defect in the said Apartment or the said building in which the Apartment is situated or any structural defects within a period of 5 (five) years from the date of offer of possession of the said Apartment to the Allottee ("Defect Liability Period"), then, wherever possible such defects shall be rectified by the Promoter at its own cost and in case it is not possible to rectify such defects and the Allottee shall be entitled to receive from the Promoter compensation for such defect in the manner as provided under the Act. Provided however in cases where the apartment/s are sold after obtaining the Occupation Certificate, the defect liability period shall be 5 (five) years from the date of the Occupation Certificate.
- b. In the event the Allottee(s) fails to take possession of the said Apartment within such date as mentioned in the Offer of Possession letter, then the Apartment shall lie at the risk and cost of the Allottee(s). The maintenance charges and the defect liability period shall commence from the CAM Commencement Date. In addition to payment of interest for delayed payments, the Allottee(s) shall be liable to pay Holding Charges as specified herein from expiry of CAM Commencement Date till the Allottee(s) takes actual possession of the Apartment. The Allottee(s) agrees and acknowledges that the Promoter's obligation of delivering possession of the said Apartment shall continue to exist and the Promoter shall not be responsible and/or liable for any delay or towards the Allottee(s) for the possession of the said Apartment. Under such circumstances it shall be deemed that the Allottee(s) has taken possession of the said Apartment. During the period of the said delay, the Allottee(s) the said Apartment shall remain locked and shall continue to be in possession of the Promoter but at the sole risk, responsibility and cost of the Allottee(s) in relation to its deterioration in physical condition. The Promoter shall not be liable to the Allottee(s) for the Apartment after Phase 1 Project in the following events:
  - (i) Structural defects caused or attributable to the Allottee(s) including by carrying out structural or architectural changes from the original design attributes, demolition, dismantling, making openings, removing or re-sizing the original structural framework, putting excess or heavy loads or using the premises other than for its intended purpose;
  - (ii) Structural defects caused by accidental breaking of fire or any kind of explosion of gas cylinder etc.;
  - (iii) Structural defects induced anyhow by failure of waterproofing system(s) of the premises or the building;
  - (iv) Structural defects induced by Force Majeure situations, such as war, flood, act of God, explosions of any kind by terrorist, etc.;
  - (v) The Apartment has undergone civil renovations;
  - (vi) Willful default and/or negligence of the Allottee(s).
- c.



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447-901	(vii) Right of Access
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The Promoter reserves to itself the unfettered right to the full, free and complete right of way and means of access over, along and under all the internal access roads in the said Phase 1 Land and/ or the Larger Property and any common rights of ways with the authority to grant such rights to the Allottee(s) and/or users and owners of apartments being constructed on the Phase 1 Land and/ or the Larger Property (present and future) at all times and the right of access to the Land for the purpose of installing, repairing, maintaining and inspecting the ancillary structures such as pump rooms, motor rooms, watchman rooms, sewage treatment plant, underground tanks, substation of power supply company etc. situated on the Phase 1 Land and/ or the Larger Property and also to lay and connect drains, pipes, cables and other service lines and amenities (including underground and overhead) other amenities necessary for the full and proper use and enjoyment of the Phase 1 Land and/ or the Larger Property, if necessary to connect the drains, pipes, cables etc. under, over or along the land appurtenant to each and every building to be constructed on the Phase 1 Land without in any way obstructing or causing nuisance to the ingress and egress of the Allottee(s) /other occupants of apartments in buildings constructed on the Phase 1 Land and/ or the Larger Property.

**(viii) Show unit / Sample unit/ Mock-up apartment/ Virtual or printed renders of apartments**

The Allottee(s) agrees that the following provisions shall be applicable to (i) show units/ sample units/ mock-up apartments, as and when made and (ii) virtual or printed renders of apartments, from time to time:

- a. The Allottee(s) agree/s and understand/s that all the materials and fittings which are exhibited in the show apartment / sample apartment/ mock-up apartment and/or virtual or printed renders of apartments may vary as to its make, colour, shade, shape and appearance from the ones provided in the Apartment agreed to be constructed.
- b. The Allottee(s) agree/s and understand/s that the interiors, furniture, kitchenette and fixtures in the show apartment / sample apartment/ mock-up apartment and/or virtual or printed renders of apartments are provided only to give a vision of a furnished apartment as per the advice of the interior designer.
- c. The Allottee(s) also agree/s and understand/s that the dimensions and the area of the said Apartment, which is agreed to be constructed, shall vary from this show apartment / sample apartment / mock-up apartment and/or virtual or printed renders of apartments based on the floor, block and location of the Apartment.

**ASSIGNMENT**

The Promoter may at any time assign or transfer (by way of lease, mortgage, sale or otherwise), in whole or in part, its rights and obligations in respect of the Phase 1 Project and/ or the Larger Property in accordance with the applicable laws. On such transfer the assignee or transferee of the Promoter shall be bound by the terms and conditions therein contained.

**BINDING EFFECT**

Sharing a draft/ copy of 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(s) signs and delivers this Agreement with all the schedules and annexures along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee(s) and secondly, appears for registration of the same before the concerned Sub-Registrar 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 Allottee(s) and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee(s) for rectifying the



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default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee(s), application of the Allottee(s) shall be treated as cancelled and Booking Amount shall be returned to the Allottee(s) without any interest or compensation whatsoever, subject to the forfeiture clause as stated herein.

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**14. ENTIRE AGREEMENT**

This Agreement contains the whole agreement between the Parties in respect of the subject matter and shall not be modified (whether by alteration, addition or omission) otherwise than by writing duly signed by all the Parties. This Agreement constitutes the entire understanding / agreement between the Parties and there are no promises or assurances or representations, oral or written, express or implied, other than those contained in this Agreement. The Allottee(s) hereby expressly admits acknowledges and confirms that no terms, conditions, particulars or information, whether oral, written or otherwise, given or made or represented by the Promoter and/or its agents to the Allottee(s) and/or his agents, including those contained/given in any advertisement or brochure or publicity materials, other than such terms, conditions and provisions contained herein shall be deemed to form part of this Agreement or to have induced the Allottee(s) in any manner to enter into this Agreement. This Agreement supersedes all previous arrangement, agreement, exchange of documents including marketing materials brochures etc.

**15. RIGHT TO AMEND**

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

**16. PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE / SUBSEQUENT ALLOTTEES**

It is clearly understood and so agreed by and between the Promoter and the Allottee(s) hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Phase 1 Project shall equally be applicable to and enforceable against any subsequent Allottee(s) of the Apartment, in case of a transfer, as the said obligations go along with the Apartment for all intents and purposes. The Allottee(s) undertakes that it shall not divide/ sub-divide the said Apartment in parts without the prior consent of Promoter, except partitions, additions, and alterations as provided in the Agreement.

**17. SEVERABILITY**

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

**18. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT**

Wherever in this Agreement it is stipulated that the Allottee(s) has/have to make any payment, in common with other Allottee(s) in the Larger Property, the same shall be in proportion to the carpet area of the Apartment to the total carpet area of all the apartments in the Larger Property.

**19. FURTHER ASSURANCES**

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to



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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.

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20. WAIVER	
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(a) ~~Waiver~~ by either party of any default of the other party in the performance of any provision of this Agreement:

- (i) shall not operate or be construed as a waiver of any other default or further default; and
- (ii) shall not be effective unless it is in writing and executed by a duly authorized representative of the Party.

(b) Neither the failure by either Party to insist on any occasion upon the performance of the terms, conditions and provisions of this Agreement nor time or other indulgence granted by any party to the other party shall act as a waiver of such breach or acceptance of any variation or the relinquishment of any such right or any other right hereunder, which shall remain in full force and effect.

**21. PLACE OF EXECUTION**

- a. The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee and after the Agreement is duly executed by the Allottee and the Promoter and simultaneously with the execution, the said Agreement shall be registered at the concerned office of the Sub-Registrar.
- b. The Allottee / Association of Allottees / Apex Body, and/or Promoter shall present this Agreement as well as the conveyance, as the case may be, at the proper registration office within the time limit prescribed by the Registration Act, 1908 and the Promoter will attend such office and admit execution thereof.

**22. NOTICES**

- a. That all letters, notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by courier or Registered Post A.D. or notified Email ID at their respective addresses specified above.  
It shall be the duty of the Allottee and the Promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post, failing which, all communications and letters posted at the above address shall be deemed to have been received by the Promoter or the Allottee, as the case may be.



That in case there are joint allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by them which shall for all intents and purposes be considered as properly served on all the Allottees.

**24. STAMP DUTY AND REGISTRATION CHARGES**

The charges towards stamp duty and registration of this Agreement shall be borne and paid by the Allottee.

**25. DISPUTE RESOLUTION**

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*W. S. Salvi*

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This Agreement under the provisions of the Act, Rules and Regulations thereunder.		

Any dispute or differences between Parties in relation to the terms hereof shall be settled amicably. In case of failure amicably, the same shall be referred to the RERA Authority as per the provisions of the Act, Rules and Regulations thereunder.

**26. GOVERNING LAW**

This Agreement and the rights, entitlements and obligations of the Parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India as applicable in the State of Maharashtra and the courts in Mumbai will have exclusive jurisdiction with respect to all matters pertaining to this Agreement.

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

**FIRST SCHEDULE**  
(Description of the Phase 1 Land)

All that pieces and parcels of vacant non-agricultural land, undivided portion of CTS No. 247/A admeasuring 1819.11 square metres situate at Village Gundavali, Taluka Ville Parle, Mumbai Suburban District and bounded as follows:

- On or towards the East : Building A3 and A4
- On or towards the West : Existing 13.40 metre wide Suren Road
- On or towards the North : 9.00 metre wide internal access road
- On or towards the South : C.T.S. No.255

**SIGNED AND DELIVERED BY THE WITHIN NAMED "Promoter"**  
**MAHINDRA LIFESPACE DEVELOPERS LIMITED**  
Through its Authorized Signatory



**Mr. AV. Harishanker**  
**Assistant Manager-CRM**

For Mahindra Lifespace Developers Ltd.

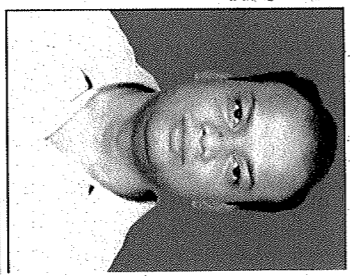
*[Signature]*  
Authorized Signatories

**SIGNED AND DELIVERED BY THE WITHIN NAMED**  
Allottee: (including joint Allottees)

**(1) Mr. Uttam Kumar Saha**

At \_\_\_\_\_ on \_\_\_\_\_  
in the presence of: \_\_\_\_\_

*[Signature]*  
U. K. Saha



**WITNESSES:**  
1. Name C. B. Chavva

Signature *[Signature]*



2. Name Mangesh Bhosale

Signature *[Signature]*



**ANNEXURE A**  
**Layout Plan**

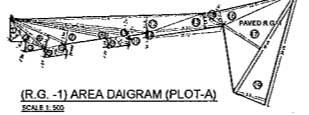
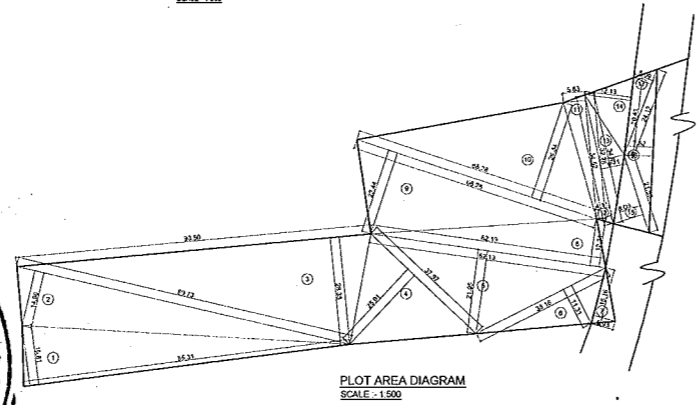
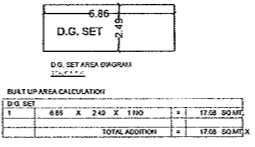
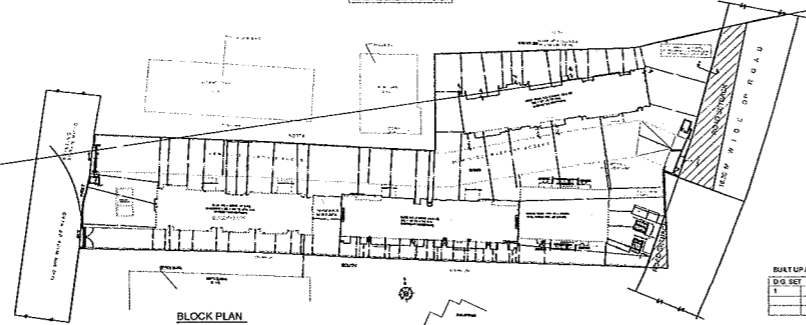
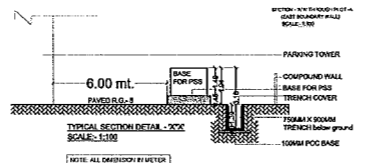
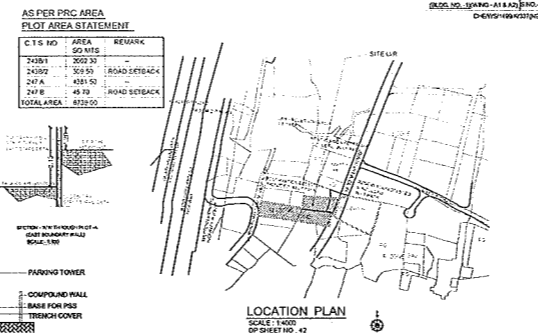


**FUNGIBLE AREA SUMMARY (BLOG. NO.-1 TO 3)**

FILE NO	BLOG NO	PROPOSED B/UP AREA	NET B/UP AREA PROPOSED (S.F. 1/35)	FUNGIBLE AREA PROPOSED (274.42 m <sup>2</sup> ) (S.F. 4/100)
CHEWS/1450/33/REV/0	BLOG NO.-1 BUILDING/UR	5204.59	3729.62	1205.37
CHEWS/1777/33/REV/0	BLOG NO.-2	4737.24	3565.10	1241.14
CHEWS/1787/33/REV/0	BLOG NO.-3	2221.62	1667.42	553.60
<b>TOTAL</b>		<b>12243.25</b>	<b>9143.14 SQMT.</b>	<b>3200.11</b>

SNO	LVNG	STAIR	FLOOR	AREA SQ.MTS	NOS OF FLAT	TOTAL
1	A1	7	USE TO 14TH	43.75	14	612.50
2	A1	3	USE TO 14TH	45.87	14	642.18
3	A1	2	USE TO 13TH	49.28	13	640.64
4	A1	2	USE TO 13TH	45.23	3	135.69
<b>TOTAL LG AREA PROPOSED</b>						<b>2242.96</b>

NET PLOT AREA = 4.02 A (1.67 B) = 0.835 A + 4.842 B = 1.074 A + 3.988 B (S.F. 1/35) = 206.44 SQ. MT. PROPOSED LG AREA = 2242.96 SQ. MT.

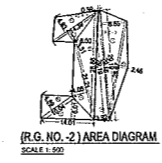


**R.G.-1 AREA CALCULATION (PLOT-A)**

S. NO.	AREA	AREA
1	1/2 X 4.93 X 3.24 X 1.100	= 11.20 SQ.MT.
2	1/2 X 11.80 X 1.67 X 1.100	= 9.45 SQ.MT.
3	1/2 X 4.35 X 3.36 X 1.100	= 8.40 SQ.MT.
4	1/2 X 13.76 X 3.36 X 1.100	= 26.32 SQ.MT.
5	1/2 X 5.87 X 2.87 X 1.100	= 9.18 SQ.MT.
6	1/2 X 5.87 X 2.44 X 1.100	= 7.28 SQ.MT.
7	1/2 X 20.85 X 3.58 X 1.100	= 47.56 SQ.MT.
8	1/2 X 31.25 X 3.36 X 1.100	= 59.75 SQ.MT.
9	1/2 X 6.14 X 2.87 X 1.100	= 9.78 SQ.MT.
10	1/2 X 8.14 X 2.01 X 1.100	= 9.57 SQ.MT.
11	1/2 X 48.11 X 1.26 X 1.100	= 29.87 SQ.MT.
12	1/2 X 50.81 X 4.72 X 1.100	= 124.44 SQ.MT.
13	1/2 X 26.92 X 3.80 X 1.100	= 53.04 SQ.MT.
14	1/2 X 20.92 X 3.13 X 1.100	= 41.51 SQ.MT.
15	1/2 X 8.23 X 1.61 X 1.100	= 5.02 SQ.MT.
16	1/2 X 22.13 X 4.87 X 1.100	= 64.93 SQ.MT.
17	1/2 X 30.49 X 11.51 X 1.100	= 175.47 SQ.MT.
18	1/2 X 30.28 X 1.83 X 1.100	= 15.00 SQ.MT.
<b>TOTAL ADDITION</b>		<b>= 650.20 SQ.MT.</b>

**R.G. AREA CALCULATION (PLOT-A)**

(R.G.-1) TOTAL ADDITION	= 650.20 SQ.MT.
(R.G.-2) TOTAL ADDITION	= 195.82 SQ.MT.
(R.G.-3) TOTAL ADDITION	= 230.32 SQ.MT.
(R.G.-4) TOTAL ADDITION	= 20.68 SQ.MT.
(R.G.-5) TOTAL ADDITION	= 298.47 SQ.MT.
<b>DO SET + SUBSTITUTION (18.77 + 21.50)</b>	<b>= 40.27 SQ.MT.</b>
(189.25 - 40.25)	<b>= 149.00 SQ.MT.</b>



**R.G. AREA CALCULATION (R.G. NO.-2)**

S. NO.	AREA	AREA
1	0.50 X 28.18 X 0.50 X 1.100	= 0.78 SQ.MT.
2	0.50 X 28.18 X 0.50 X 1.100	= 0.81 SQ.MT.
3	0.50 X 28.97 X 2.56 X 1.100	= 37.69 SQ.MT.
4	0.50 X 29.15 X 3.10 X 1.100	= 57.13 SQ.MT.
<b>TOTAL ADDITION</b>		<b>= 195.90 SQ.MT.</b>



**R.G. AREA CALCULATION (R.G. NO.-3 & 4 PAVED)**

S. NO.	AREA	AREA
1	0.50 X 14.30 X 4.93 X 1.100	= 35.47 SQ.MT.
2	0.50 X 14.30 X 2.31 X 1.100	= 21.82 SQ.MT.
3	0.50 X 24.84 X 6.00 X 1.100	= 65.58 SQ.MT.
4	0.50 X 31.21 X 6.00 X 1.100	= 42.95 SQ.MT.
5	0.50 X 14.00 X 6.00 X 1.100	= 45.10 SQ.MT.
6	0.50 X 10.04 X 4.83 X 1.100	= 24.55 SQ.MT.
<b>TOTAL ADDITION</b>		<b>= 230.47 SQ.MT.</b>

**PARTING STATEMENT FOR BLDG. NO.-1 TO 3 (PLOT-A) TO (A)**

FLOOR	BIG CASE	SMALL CASE	TOTAL
GROUND FLOOR (WING-A TO (A))	100	2100	1200
GROUND FLOOR (WING-B TO (A))	1200	4000	2800
GROUND FLOOR (WING-C TO (A))	2000	1500	3500
<b>TOTAL</b>	<b>3200</b>	<b>8100</b>	<b>11300</b>

**AREA CALCULATION FOR ROAD SETBACK (SUB PLOT-A)**

7	0.50 X 15.18 X 5.93 X 1.100	= 44.95 SQ.MT.
15	0.50 X 21.90 X 8.09 X 1.100	= 86.99 SQ.MT.
16	0.50 X 43.06 X 7.32 X 1.100	= 168.17 SQ.MT.
17	0.50 X 24.12 X 5.08 X 1.100	= 61.39 SQ.MT.
<b>TOTAL ADDITION</b>		<b>= 359.50 SQ.MT.</b>

**PROFORMA-A**

Sl. No.	Particulars	Area	Area	Area	Area
1	Area of Plot (as per PRC Area Statement)	3216.63	3216.63		
2	Area of Road Setback	265.20	265.20		
3	Area of Road	435.50	435.50		
4	Area of Road	49.32	49.32		
5	Area of Road	435.50	435.50		
6	Area of Road	49.32	49.32		
7	Area of Road	435.50	435.50		
8	Area of Road	49.32	49.32		
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96	Area of Road	49.32	49.32		
97	Area of Road	435.50	435.50		
98	Area of Road	49.32	49.32		
99	Area of Road	435.50	435.50		
100	Area of Road	49.32	49.32		

**CERTIFICATE OF AREA**

I hereby certify that I have surveyed the plot under reference on ground and the dimensions of areas etc. of the plot stated on the plans are as shown on site and the area is recorded as per the records and values with area stated in duplicate of document of P.R.C. RECORDS.

Navath Sopanrao Ghadge  
EXECUTIVE ENGINEER  
BUILDING PROPOSAL (K)

**PROFORMA 'B'**

**CONTENTS OF SHEET**

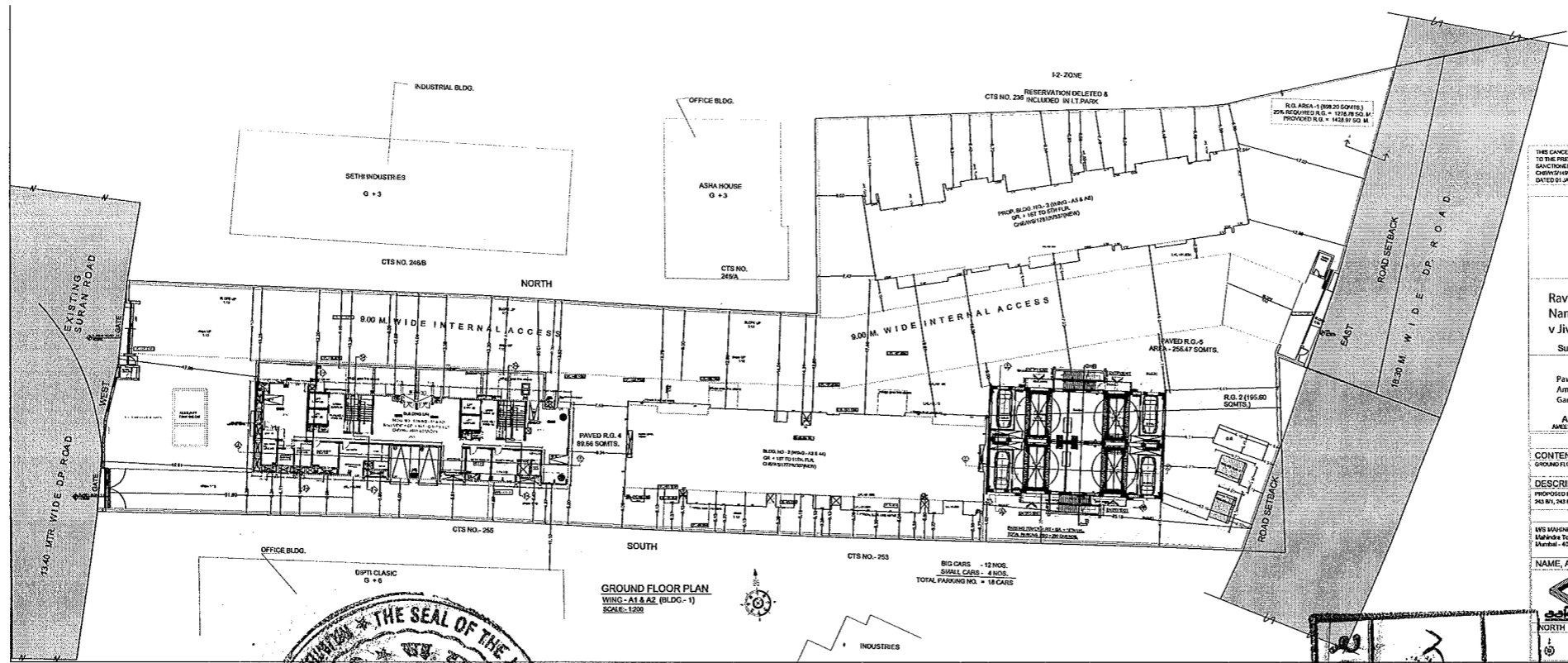
LOCATION PLAN, PLOT AREA CALCULATION, YEMENING & PARKING STATEMENT, BLOCK PLAN, COMPASS WALK, TANK STATE, BUA AREA STATEMENT, DESCRIPTION OF PROPERTY

PROPOSED RESIDENTIAL BUILDING ON PROPERTY BEARING C.T.S. NO. 247 A, 247 B, 247 C, 247 D OF VILLAGE GURAVAI AT ANDHER (E) IN (NEARBY) WARD, MUMBAI.

**NAME OF OWNER**

M/S MANMORA LIFESPACED DEVELOPERS LTD.  
B-202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617,





**GROUND FLOOR PLAN**  
 WING - A1 & A2 (BLDG - 1)  
 SCALE - 1:200

BIG CARS - 12 NOS.  
 SMALL CARS - 4 NOS.  
 TOTAL PARKING NO. = 16 CARS



THE PLAN IS DIGITALLY SIGNED AND PHYSICAL SIGNATURE NOT REQUIRED APPROVED SUBJECT TO THE CONDITION MENTIONED IN THIS OFFICE LETTER NO. CHEWS/1406/2017(MV) DATED 01 JANUARY 2020.	
THE CANCEL APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER MV/ CHEWS/1406/2017(MV) DATED 01 JANUARY 2020.	
EXECUTIVE ENGINEER BUILDING PROPOSAL (K)	
Digitally signed by Ravkale Namde v Jivan Date: 2023.02.08 18:52:47 +05:30' Sub Engg. (KEN)	Digitally signed by Ahirwar Dushyantkumar Jitendra Date: 2023.02.08 18:52:47 +05:30' Asst. Engg. (K/E)
Digitally signed by Pawar Ameet Ganpatrao Date: 2023.02.08 18:52:47 +05:30' ARCHITECT/CLS	Digitally signed by ASHVIN IYENGA R Date: 2023.02.08 18:52:47 +05:30' OWNER/DEVELOPER
PROFORMA 'B' CONTENTS OF SHEET GROUND FLOOR	
DESCRIPTION OF PROPOSAL PROPOSED RESIDENTIAL BUILDING ON PROPERTY BEHIND CTS NO. 247 B, R/O IN, 2ND BLDG OF 'BLAQUE' ORIGINAL AT ANDHERA (S) IN NEARBY WARD, MUMBAI.	
NAME OF OWNER M/S MANHINDRA LIFESPACE DEVELOPERS LTD. Mahindra Towers, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th, 13th, 14th, 15th, 16th, 17th, 18th, 19th, 20th, 21st, 22nd, 23rd, 24th, 25th, 26th, 27th, 28th, 29th, 30th, 31st, 32nd, 33rd, 34th, 35th, 36th, 37th, 38th, 39th, 40th, 41st, 42nd, 43rd, 44th, 45th, 46th, 47th, 48th, 49th, 50th, 51st, 52nd, 53rd, 54th, 55th, 56th, 57th, 58th, 59th, 60th, 61st, 62nd, 63rd, 64th, 65th, 66th, 67th, 68th, 69th, 70th, 71st, 72nd, 73rd, 74th, 75th, 76th, 77th, 78th, 79th, 80th, 81st, 82nd, 83rd, 84th, 85th, 86th, 87th, 88th, 89th, 90th, 91st, 92nd, 93rd, 94th, 95th, 96th, 97th, 98th, 99th, 100th.	
NAME, ADDRESS & SIGNATURE OF ARCHITECT Digitally signed by [Signature] Date: 2023.02.08 18:52:47 +05:30'	
NORTH 1	DRAWN BY DHANASHREE
JOB NO 1014	PATH: G:\PROJECTS\2023\20230208\20230208_1014\20230208_1014.dwg

2023  
 33  
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 2023-01-01



447-90/1  
 22063  
 39 P20  
 2029

**AS PER OLD PARKING STATEMENT (RESID. WING - A1)**

Category Area	Parking Req. by Rule	Templetons	Parking Req.
UP TO 30.00 SQ.MT	ONE FOR EVERY 4 TEM	NOS	NOS
30.00 TO 60.00 SQ.MT	ONE FOR EVERY 2 TEM	3 NOS	23 NOS
60.00 TO 90.00 SQ.MT	TWO FOR EACH TEM	5 NOS	40 NOS
90.00 TO 120.00 SQ.MT	TWO FOR EACH TEM	5 NOS	40 NOS
FOR VISITORS	25% OF ABOVE REQUIREMENT	15 NOS	17.5 NOS
TOTAL			43.8 NOS
NO. OF PARKING PROVIDED			21.88 SAY 22 NOS

**PARKING STATEMENT (RESID. PLOT - A WING - A2)**

Category Area	Parking Req. by Rule	Templetons	Parking Req.
UP TO 30.00 SQ.MT	ONE FOR EVERY 4 TEM	NOS	NOS
30.00 TO 60.00 SQ.MT	ONE FOR EVERY 2 TEM	5 NOS	5 NOS
60.00 TO 90.00 SQ.MT	TWO FOR EACH TEM	10 NOS	10 NOS
90.00 TO 120.00 SQ.MT	TWO FOR EACH TEM	10 NOS	10 NOS
FOR VISITORS	25% OF ABOVE REQUIREMENT	10 NOS	15 NOS
TOTAL			37.5 NOS
NO. OF PARKING PROVIDED			18.75 NOS
NO. OF PARKING REQUIRED			18.75 NOS
TOTAL NO. OF PARKING PROVIDED			48.63 SAY 41 NOS
TOTAL NO. OF PARKING REQUIRED			41 NOS

**PARKING STATEMENT (RESID. PLOT - A WING - A2)**

Category Area	Parking Req. by Rule	Templetons	Parking Req.
UP TO 30.00 SQ.MT	ONE FOR EVERY 4 TEM	NOS	NOS
30.00 TO 60.00 SQ.MT	ONE FOR EVERY 2 TEM	5 NOS	5 NOS
60.00 TO 90.00 SQ.MT	TWO FOR EACH TEM	10 NOS	10 NOS
90.00 TO 120.00 SQ.MT	TWO FOR EACH TEM	10 NOS	10 NOS
FOR VISITORS	25% OF ABOVE REQUIREMENT	10 NOS	15 NOS
TOTAL			37.5 NOS
NO. OF PARKING PROVIDED			18.75 NOS
NO. OF PARKING REQUIRED			18.75 NOS
TOTAL NO. OF PARKING PROVIDED			48.63 SAY 41 NOS
TOTAL NO. OF PARKING REQUIRED			41 NOS

**PARKING STATEMENT (RESID. PLOT - A WING - A2)**

Category Area	Parking Req. by Rule	Templetons	Parking Req.
UP TO 30.00 SQ.MT	ONE FOR EVERY 4 TEM	NOS	NOS
30.00 TO 60.00 SQ.MT	ONE FOR EVERY 2 TEM	5 NOS	5 NOS
60.00 TO 90.00 SQ.MT	TWO FOR EACH TEM	10 NOS	10 NOS
90.00 TO 120.00 SQ.MT	TWO FOR EACH TEM	10 NOS	10 NOS
FOR VISITORS	25% OF ABOVE REQUIREMENT	10 NOS	15 NOS
TOTAL			37.5 NOS
NO. OF PARKING PROVIDED			18.75 NOS
NO. OF PARKING REQUIRED			18.75 NOS
TOTAL NO. OF PARKING PROVIDED			48.63 SAY 41 NOS
TOTAL NO. OF PARKING REQUIRED			41 NOS

**CARPET AREA CALCULATION**

Sl. No.	WING	FLOOR	AREA SQ.MTS	NOS OF FLAT	TOTAL
1	A1	1ST TO 14TH	42.79	14	592.06
2	A1	1ST TO 14TH	42.87	14	599.18
3	A2	1ST TO 14TH	46.38	13	602.94
4	A4	1ST TO 14TH	48.38	8	387.04
TOTAL LIT AREA PROPOSED					2242.06

**CARPET AREA CALCULATION**

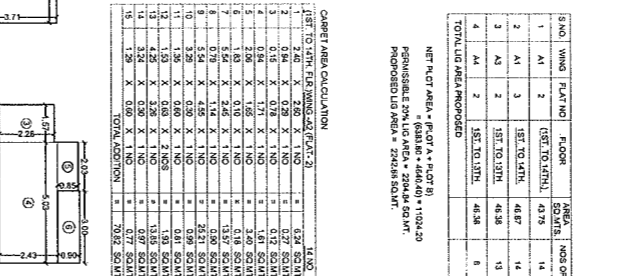
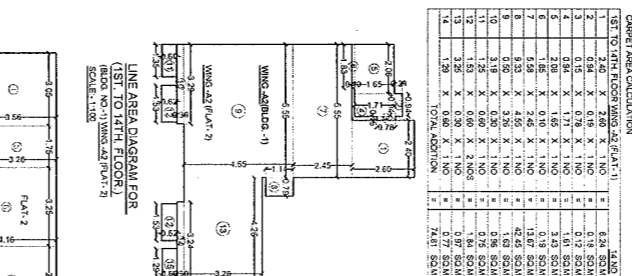
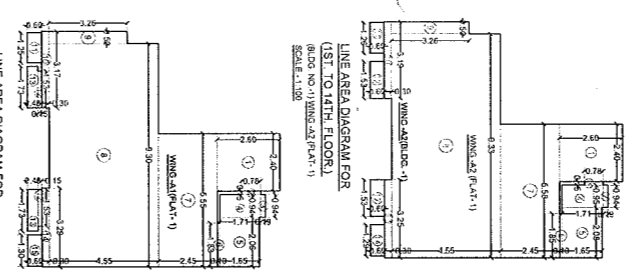
Sl. No.	WING	FLOOR	AREA SQ.MTS	NOS OF FLAT	TOTAL
1	A1	1ST TO 14TH	42.79	14	592.06
2	A1	1ST TO 14TH	42.87	14	599.18
3	A2	1ST TO 14TH	46.38	13	602.94
4	A4	1ST TO 14TH	48.38	8	387.04
TOTAL LIT AREA PROPOSED					2242.06

**CARPET AREA CALCULATION**

Sl. No.	WING	FLOOR	AREA SQ.MTS	NOS OF FLAT	TOTAL
1	A1	1ST TO 14TH	42.79	14	592.06
2	A1	1ST TO 14TH	42.87	14	599.18
3	A2	1ST TO 14TH	46.38	13	602.94
4	A4	1ST TO 14TH	48.38	8	387.04
TOTAL LIT AREA PROPOSED					2242.06

**TENEMENT STATEMENT**

FLOOR	NO. OF TENE.	FLOOR	NO. OF TENE.
1ST	3	1ST	2
2ND	3	2ND	2
3RD	3	3RD	2
4TH	3	4TH	2
5TH	3	5TH	2
6TH	3	6TH	2
7TH	3	7TH	2
8TH	3	8TH	2
9TH	3	9TH	2
10TH	3	10TH	2
11TH	3	11TH	2
12TH	3	12TH	2
13TH	3	13TH	2
14TH	3	14TH	2
TOTAL	42	TOTAL	28



**CARPET AREA CALCULATION**

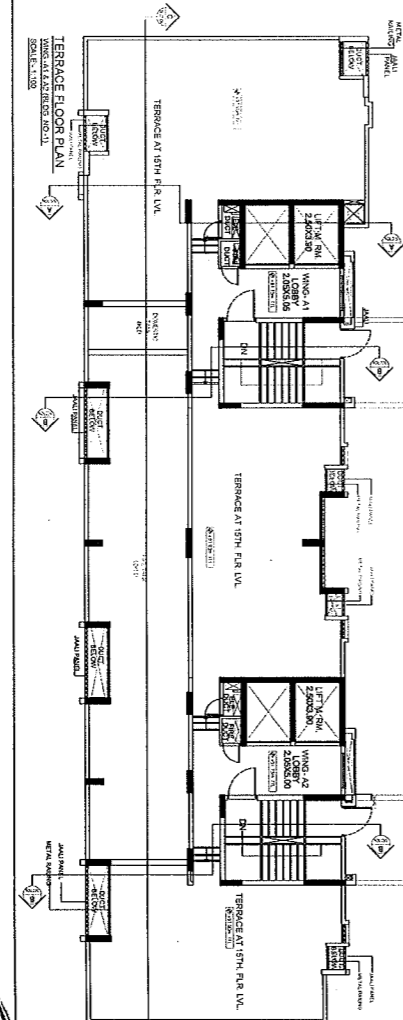
Sl. No.	WING	FLOOR	AREA SQ.MTS	NOS OF FLAT	TOTAL
1	A1	1ST TO 14TH	42.79	14	592.06
2	A1	1ST TO 14TH	42.87	14	599.18
3	A2	1ST TO 14TH	46.38	13	602.94
4	A4	1ST TO 14TH	48.38	8	387.04
TOTAL ADDITION					2242.06

**CARPET AREA CALCULATION**

Sl. No.	WING	FLOOR	AREA SQ.MTS	NOS OF FLAT	TOTAL
1	A1	1ST TO 14TH	42.79	14	592.06
2	A1	1ST TO 14TH	42.87	14	599.18
3	A2	1ST TO 14TH	46.38	13	602.94
4	A4	1ST TO 14TH	48.38	8	387.04
TOTAL ADDITION					2242.06

**CARPET AREA CALCULATION**

Sl. No.	WING	FLOOR	AREA SQ.MTS	NOS OF FLAT	TOTAL
1	A1	1ST TO 14TH	42.79	14	592.06
2	A1	1ST TO 14TH	42.87	14	599.18
3	A2	1ST TO 14TH	46.38	13	602.94
4	A4	1ST TO 14TH	48.38	8	387.04
TOTAL ADDITION					2242.06



**THESE CHANGES ARE APPROVED**  
 TO THE PROPOSAL PLANS  
 ON BEHALF OF THE ARCHITECT  
 (CH-ENR/148/2021/2020)  
 DATED 01 JANUARY 2020

**THIS PLAN IS DIGITALLY SIGNED AND PHYSICAL SIGN NOT REQUIRED**

**APPROVED SUBJECT TO THE CONDITION MENTIONED**  
 IN THIS OFFICE LETTER NO. CH-ENR/148/2021/2020  
 DATED 01 JANUARY 2020

**APPROVED**  
 Navah  
 Sopanrao  
 Ghadge  
**EXECUTIVE ENGINEER**  
**BUILDING PROPOSAL (K)**

**APPROVED**  
 Digheji signed  
 Namdev Namdev/Jivan  
 Date: 20/12/2018  
 Jivan  
 S/o Engg. (KEEN)  
**Asst. Engg. (KE)**

**APPROVED**  
 Pawar  
 Ganpat  
 Ganpat  
**ARCHITECTS**  
**MAESTRO PAVAR CONCEPTS**

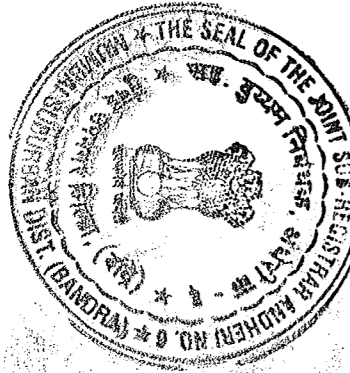
**APPROVED**  
 Ashwin  
 Iyengar  
**OWNER/DEVELOPER**

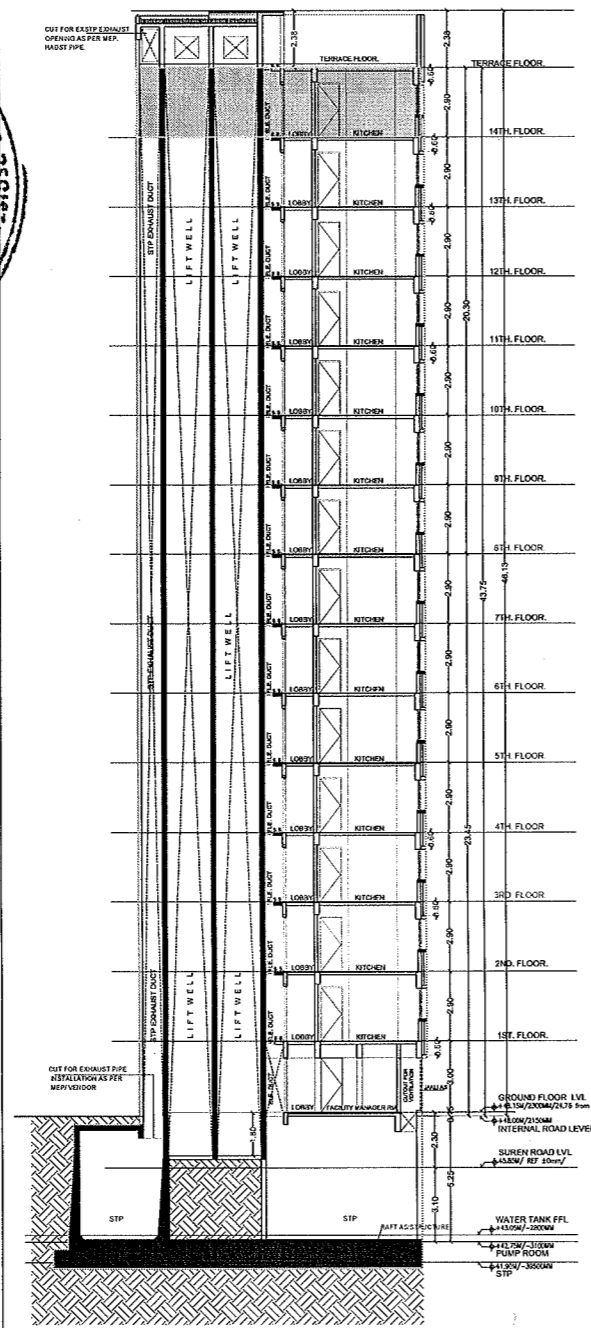
**CONTENTS OF SHEET**  
 1. PROPOSAL FOR THE PROPOSED LINE AREA CALCULATION.  
 2. DESCRIPTION OF PROPOSAL.  
 3. PROPOSAL FOR THE PROPOSED LINE AREA CALCULATION.  
 4. PROPOSAL FOR THE PROPOSED LINE AREA CALCULATION.

**NAME OF OWNER**  
 M/S MAHINDRA UPSCALE DEVELOPERS LTD.  
 Mahindra Towers, 5th, Borew Well,  
 Mumbai - 400 016.

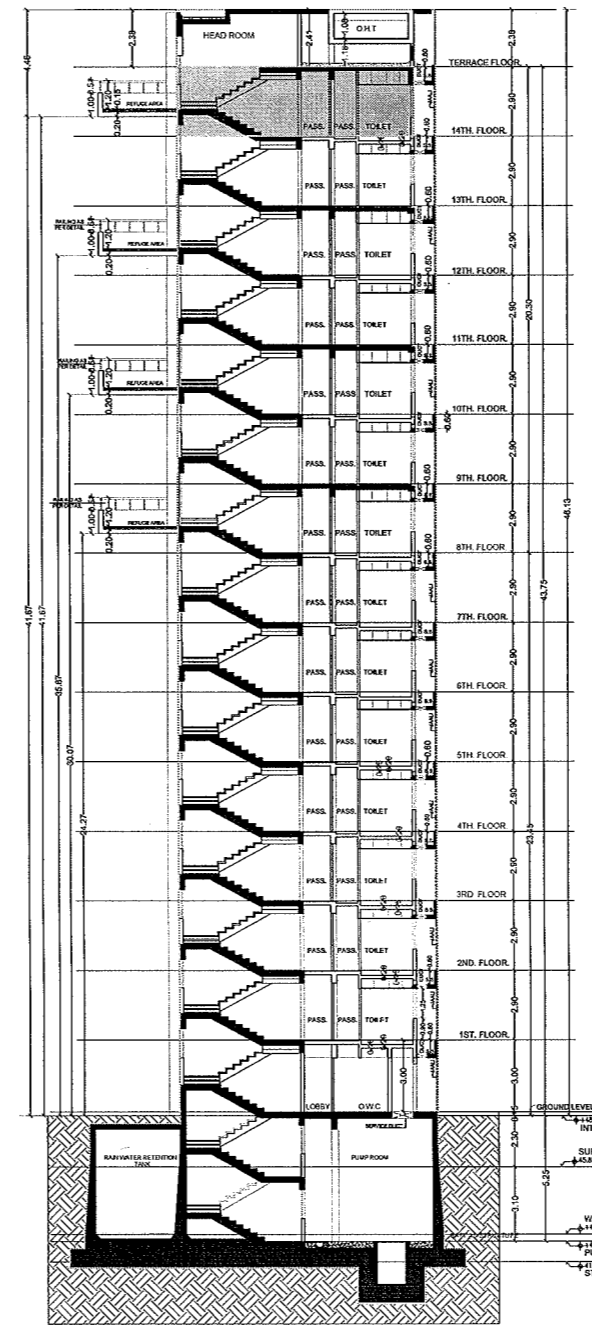
**NAME, ADDRESS & SIGNATURE OF ARCHITECT**

**DATE**  
 NORTH DRAWING BY: DATE: 10/12/2018  
 DRAWN BY: DATE: 10/12/2018  
 CHECKED BY: DATE: 10/12/2018  
 APPROVED BY: DATE: 10/12/2018





SECTION - 'A'/'A'  
PLOT - A (BLDG. NO. -1) (WING- A1)  
SCALE - 1: 100



SECTION - 'B'/'B'  
PLOT - A (BLDG. NO. -1) (WING- A1 & A2)  
SCALE - 1: 100

NOTE: ALL DIMENSION IN METER

THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO. CHEWS/1499/K37(NEW) DATED 01 JANUARY 2020

THIS PLAN IS DIGITALLY SIGNED AND PHYSICAL SIGN NOT REQUIRED

APPROVED SUBJECT TO THE CONDITION MENTIONED IN THIS OFFICE LETTER NO. CHEWS/1499/K37(NEW) Dated 13.03.2021

<p>Navnath Sopanrao Ghadge</p> <p>EXECUTIVE ENGINEER BUILDING PROPOSAL (K)</p>	<p>Ahirwar Dushyantkumar Jitendra</p> <p>Asst. Engg. (K/E)</p>
<p>Ravkale Namdev Jivan</p> <p>Digitally signed by Ravkale Namdev Jivan Date: 2021.01.08 18:52:01 +05'30'</p> <p>Sub Engg. (KE/N)</p>	<p>ASHVIN IYENGAR</p> <p>OWNER/DEVELOPER</p>

ARCHITECTS/LS  
AMEET PAWAR CA200434543

PROFORMA 'B'

CONTENTS OF SHEET  
SECTION - 'A'/'A'  
SECTION - 'B'/'B'

DESCRIPTION OF PROPOSAL  
PROPOSED RESIDENTIAL BUILDING ON PROPERTY BEARING C.T.S NO. 247 A, 247 B, 243 B1, 243 B2 OF VILLAGE QUNDAVALI AT ANDHERI (E) IN (KEAST) WARD, MUMBAI

NAME OF OWNER  
M/S MAHINDRA LIFESPACE DEVELOPERS LTD.  
Mahindra Towers, 5th. floors, Worli, Mumbai - 400 015.

NAME, ADDRESS & SIGNATURE OF ARCHITECT

GROUND FLOOR: SATYANARAYAN PRASAD, COMMERCIAL CENTRE, DAVAJI ROAD, PLE PARKS, (E), BUNDELA-020557, PH-022-2612 3633/44 55 66, www.aakarindia.org

aakar

NORTH

DRAWN BY: CHANASHREE

JOB NO: 1014

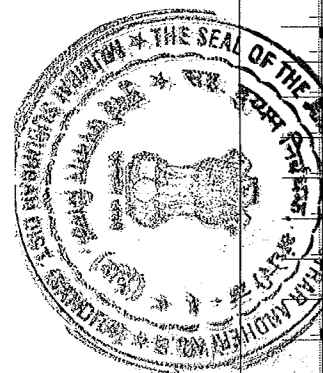
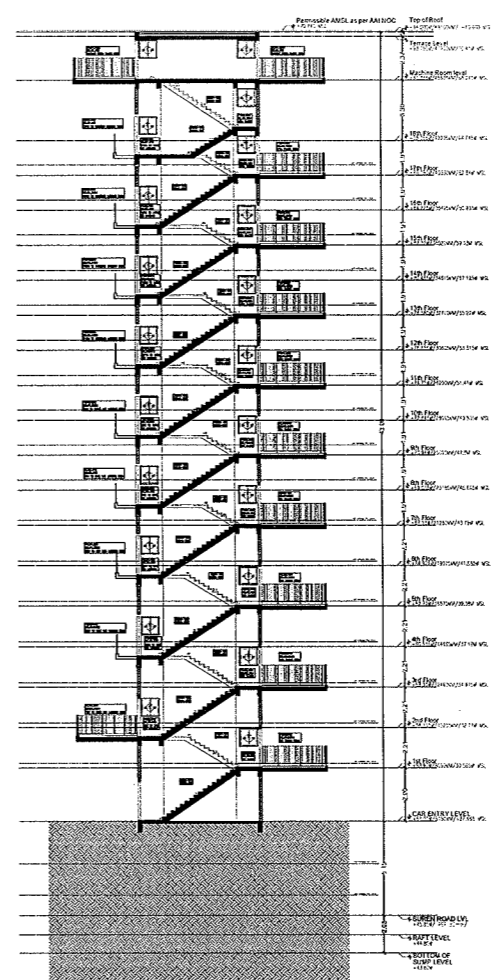
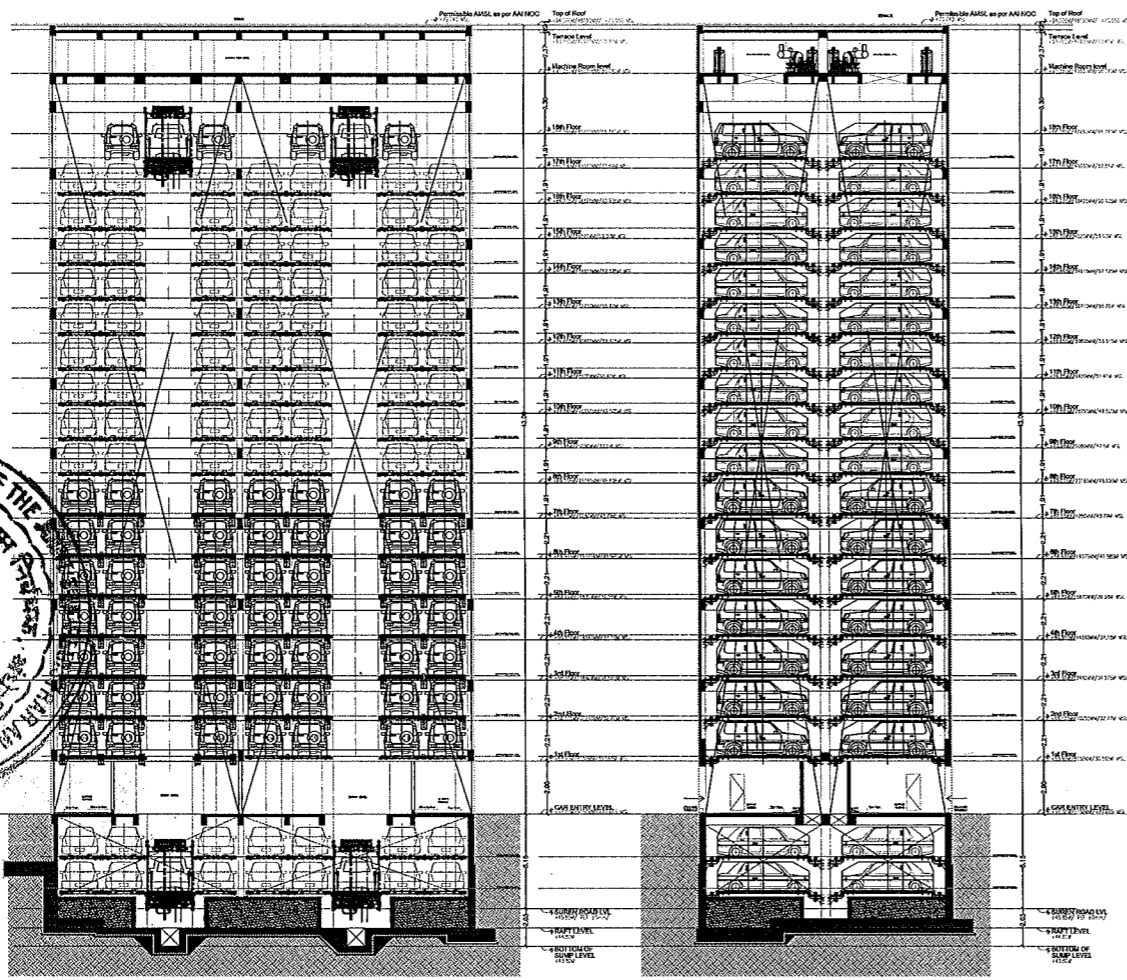
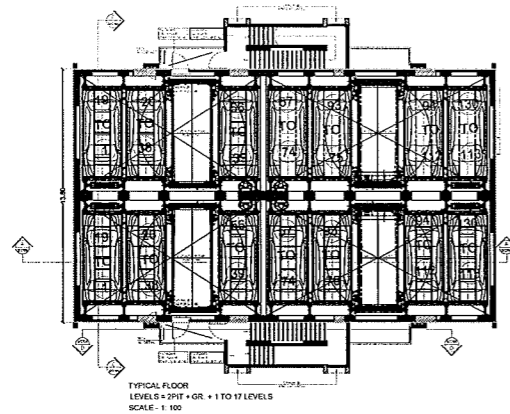
PATH: SERVICERUN/WESTERN/JOB NO.1014-MAHINDRA LIFESPACE - ANDHERI/PLOT-A/B/M.C. PROPOSAL/BLDG NO 1 (WING-A1 & A2)/PT-S1-D/AMENDED PLANS/06/01/2021

2022

2022

33910

2022



NOTE: ALL DIMENSION IN METERS

THIS CANCELS APPROVAL TO THE PREVIOUS PAGES SANCTIONED UNDER NO. CH/ENG/REG/2010/0000 DATED 01 JANUARY 2010

THIS PLAN IS DIGITALLY SIGNED AND PHYSICAL SIGN NOT REQUIRED

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER NO. CH/ENG/REG/2010/0000 DATED 13.01.2021

Narendra Sopanrao Ghadge  
EXECUTIVE ENGINEER  
BUILDING PROPOSAL (K)

Ravkale Namdev Jivan  
Digitally signed by Ravkale Namdev Jivan  
Date: 2021.01.08 18:43:36 +05'30'

Sub Engg. (K/E/N)

Pawar Anant Ganpatta  
o

ARCHITECT/ILS  
AMBT PAVNA GADGODKAR

Ahiwar Dushyantkumar Jitendra  
Asst. Engg. (E)

ASHVIN IVENGAR  
OWNER/DEVELOPER

PROFORMA 'B'

CONTENTS OF SHEET  
SECTION - 'AA'  
SECTION - 'B'

DESCRIPTION OF PROPOSAL  
PROPOSED RESIDENTIAL BUILDING ON PROPERTY SURROUNDING TO NO. 307A, 307B, 307C, 307D OF VILLAGE GANDAGAN (AN ANDHERI) IN KEAST WARD, MUMBAI

NAME OF OWNER  
M/S MAHODRA LIFESPACE DEVELOPERS LTD.  
Mahodra Tower, 8th Floor, Vihar, Mumbai - 400 018

NAME, ADDRESS & SIGNATURE OF ARCHITECT

MAHODRA LIFESPACE DEVELOPERS LTD.  
MAHODRA TOWER, 8TH FLOOR, VIHAR, MUMBAI - 400 018

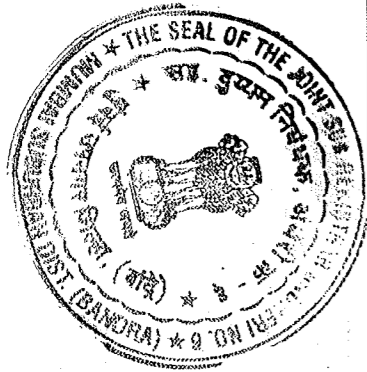
NO. 1  
DRAWN BY  
DRANSHREE

JOB NO  
1014

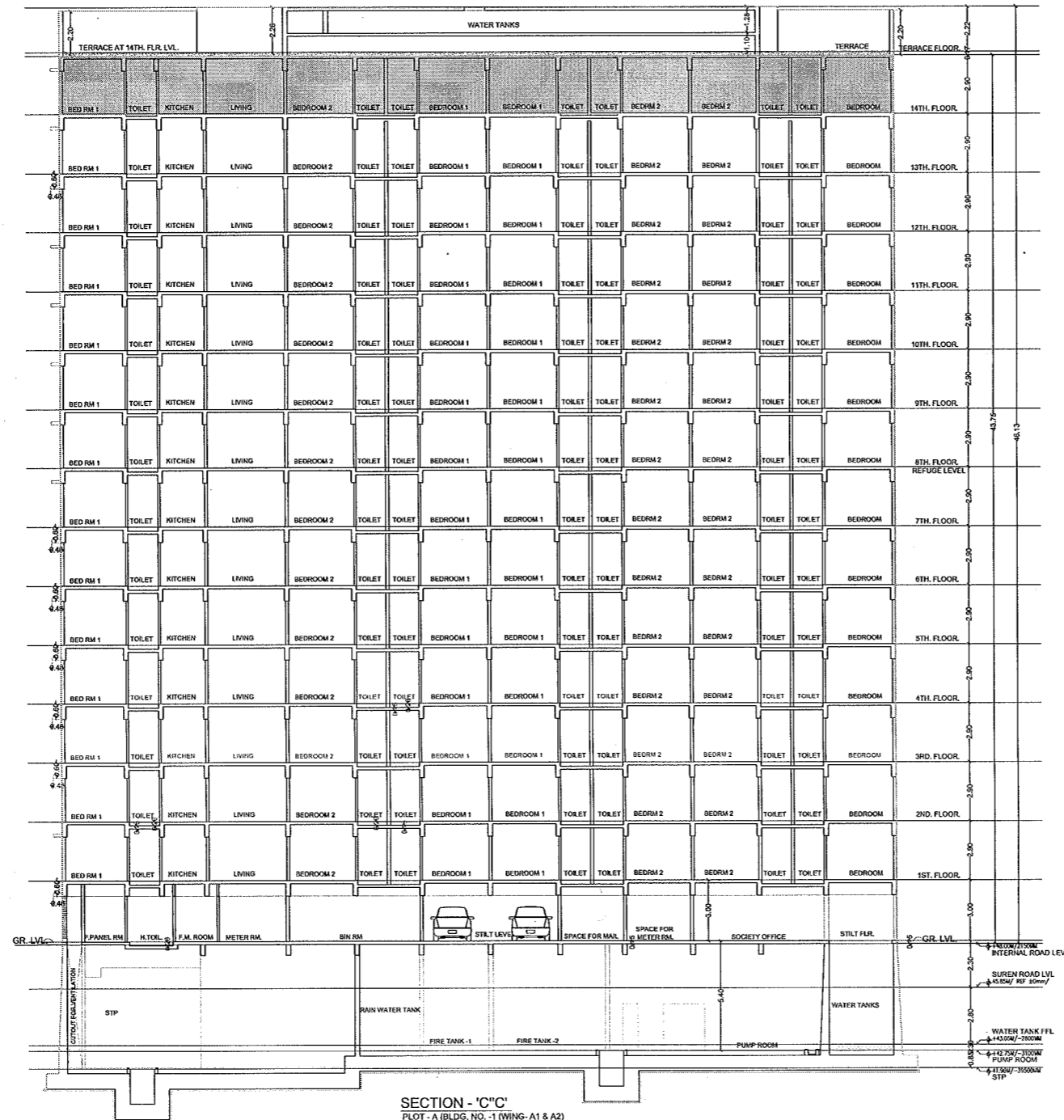
DATE  
13/01/2021

SCALE  
AS PER DRAWING

2022  
209 920  
206-910/1



SECTION - 'CC' BLDG. NO. -1  
CHEWS/1499/K/337(NEW) S NO. - 869



SECTION - 'C'C'  
PLOT - A (BLDG. NO. -1 (WING - A1 & A2))  
SCALE - 1: 100

2029  
2203  
31210  
44-901

NOTE: ALL DIMENSION IN METER

THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO / CHEWS/1499/K/337(NEW), DATED 01 JANUARY 2020

THIS PLAN IS DIGITALLY SIGNED AND PHYSICAL SIGN NOT REQUIRED  
APPROVED SUBJECT TO THE CONDITION MENTIONED IN THIS OFFICE LETTER NO. CHEWS/1499/K/337(NEW) Dated 13.01.2021

Navnath Sopanrao Ghadge  
EXECUTIVE ENGINEER  
BUILDING PROPOSAL (K)

Ravkale Namdev Jivan  
Digitally signed by Ravkale Namdev Jivan  
Date: 2021.01.08 18:42:51 +05'30'

Ahirwar Dushyantkumar  
Asst. Engg. (K/E)

Pawar Ameet Ganpatrao  
ARCHITECT/ALS  
AMEET PAWAR CA230034543

ASHVIN IYENGAR  
OWNER/DEVELOPER

PROFORMA 'B'

CONTENTS OF SHEET  
SECTION - 'C'C'

DESCRIPTION OF PROPOSAL  
PROPOSED RESIDENTIAL BUILDING ON PROPERTY BEARING Q.T. S NO. 247 A, 247 B, 243 B1, 243 B2 OF VILLAGE GUNDAVALI (ANDHERI (E) IN (K/EA)ST) WARD, MUMBAI

NAME OF OWNER  
M/S MAHINDRA LIFESPACE DEVELOPERS LTD.  
Mahindra Towers, 5th. floors, Worli, Mumbai - 400 018.

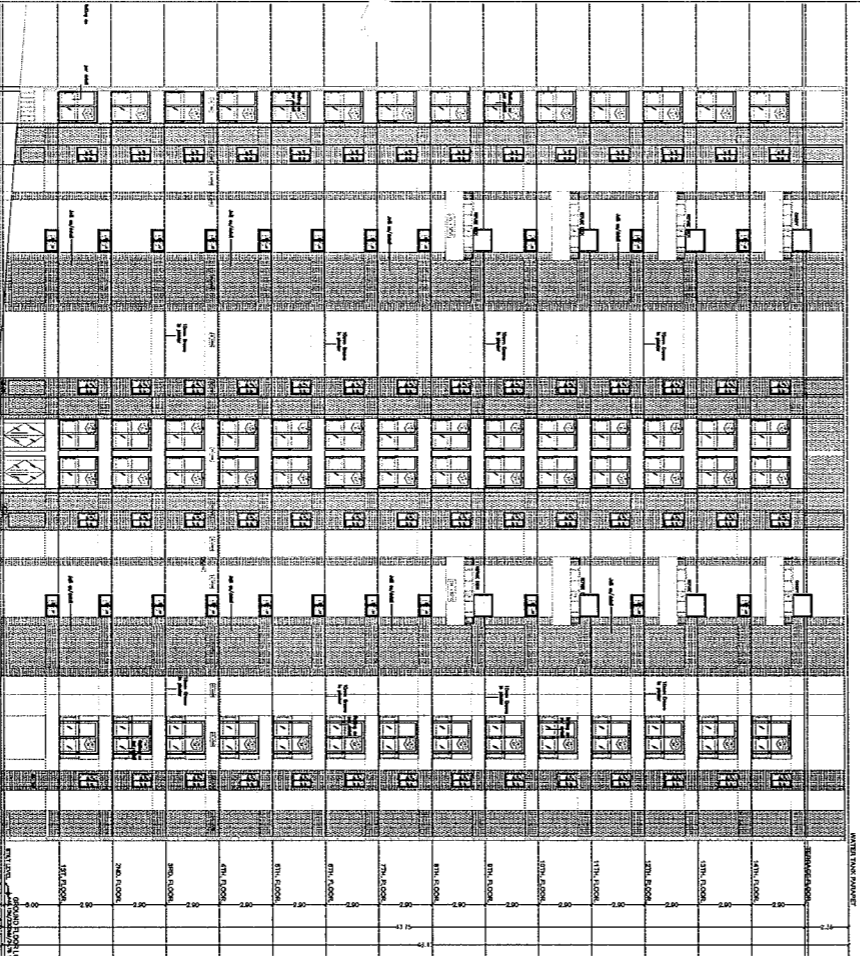
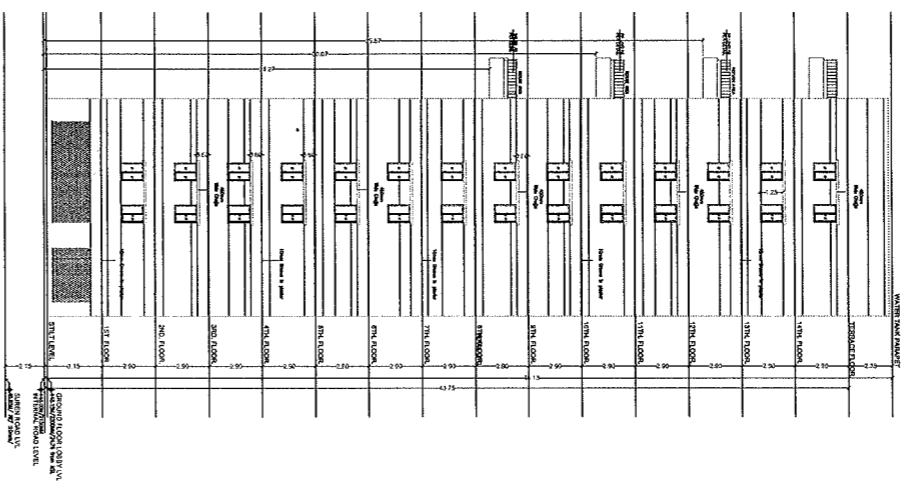
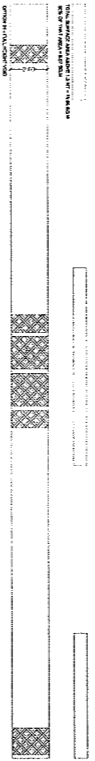
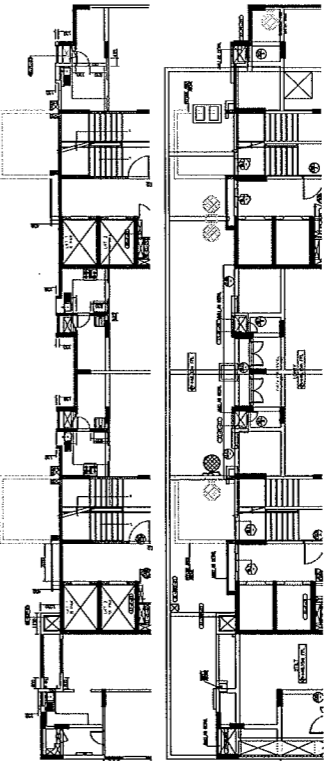
NAME, ADDRESS & SIGNATURE OF ARCHITECT

GROUND FLOOR, SATYASHRAYAN PRASAD COMMERCIAL CENTRE, BANDELLAS ROAD, VILE PARLE (E), MUMBAI-400 021.  
PH-2222812 8629 44 559 02.  
WWW.SAKARINDIA.COM

NORTH DRAWN BY JOB NO PATH:-  
DHANASHREE 1014 SEVER/SUNL/VESTER/JOB NO 1014-MAHINDRA LIFESPACE -ANDHERI/PLOT-AB/M.C. PROPOSAL/ BUILDING NO.1 (WING-A1 & A2)/F.S.1-MOMENDED PLANS/ 09-01-2021



227-910/  
 2272  
 32220  
 2029



NORTH SIDE ELEVATION  
 SCALE: 1/100  
 EXC. 2.00 TO 2.00 (AS B.S.)



**REFUGEE AREA SIDE ELEVATION**  
 SCALE: 1/100

DATE: 15/07/2022  
 DRAWN BY: ANSHU R. IYENGAR  
 CHECKED BY: ANSHU R. IYENGAR

**OWNER/DEVELOPER**  
 ASHWIN IYENGAR  
 R

**ARCHITECTS**  
 PROFORMA B'

**EXECUTIVE ENGINEER**  
 BUILDING PROPOSAL (N)

**CONTENTS OF SHEET**  
 REFUGEE AREA SIDE ELEVATION  
 NORTH SIDE ELEVATION  
 FLOOR PLAN  
 SECTION

**NAME OF OWNER**  
 M/S. ASHWIN IYENGAR ARCHITECTS, PVT. LTD.  
 10/1, 10/2, 10/3, 10/4, 10/5, 10/6, 10/7, 10/8, 10/9, 10/10, 10/11, 10/12, 10/13, 10/14, 10/15, 10/16, 10/17, 10/18, 10/19, 10/20, 10/21, 10/22, 10/23, 10/24, 10/25, 10/26, 10/27, 10/28, 10/29, 10/30, 10/31, 10/32, 10/33, 10/34, 10/35, 10/36, 10/37, 10/38, 10/39, 10/40, 10/41, 10/42, 10/43, 10/44, 10/45, 10/46, 10/47, 10/48, 10/49, 10/50, 10/51, 10/52, 10/53, 10/54, 10/55, 10/56, 10/57, 10/58, 10/59, 10/60, 10/61, 10/62, 10/63, 10/64, 10/65, 10/66, 10/67, 10/68, 10/69, 10/70, 10/71, 10/72, 10/73, 10/74, 10/75, 10/76, 10/77, 10/78, 10/79, 10/80, 10/81, 10/82, 10/83, 10/84, 10/85, 10/86, 10/87, 10/88, 10/89, 10/90, 10/91, 10/92, 10/93, 10/94, 10/95, 10/96, 10/97, 10/98, 10/99, 10/100

**NAME, ADDRESS & SIGNATURE OF ARCHITECT**

**DATE**

**SCALE**

**PROJECT NO.**

**SHEET NO.**

**TOTAL SHEETS**

२२७-१०१		
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**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY**

SEAC-2013/CR- 431/TC-1  
Environment department  
Room No. 217, 2<sup>nd</sup> floor,  
Mantralaya Annexe,  
Mumbai- 400 032.  
Date: 26<sup>th</sup> August, 2016

To,  
M/s Mahindra Lifespace Developers Ltd.  
Chemtex House, Ground floor,  
Main Street, Hiranandani Gardens,  
Powai, Mumbai- 400 076.

Subject: Environment clearance for proposed residential project on plot 243 B, 243 C, 247, 247/1 to 3, 248, 248 /1 , Nycomed, Pharmaceuticals P L, Suren road, off Andheri Kurla road, Gundavali village, Andheri (E) by M/s Mahindra Lifespace Developers Ltd.

Sir,

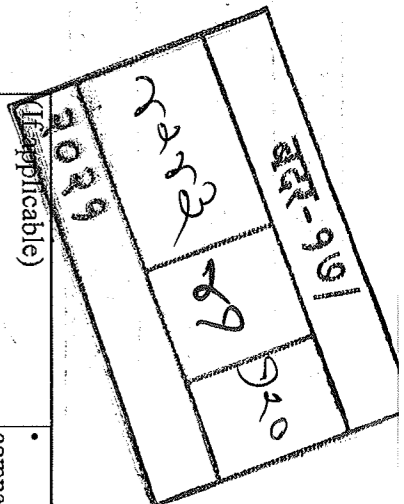
This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-II, Maharashtra in its 44<sup>th</sup> meeting and recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 101<sup>st</sup> meeting.

2. It is noted that the proposal is considered by SEAC-II under screening category 8(a) B2 as per EIA Notification 2006.

**Brief Information of the project submitted by you is as-**

Name of Project	“Vivante” at Andheri East, Mumbai
Name of Proponent	•Name: Mr. Tirthankar Chatterjee (V.P. Projects – Western Region) M/s. Mahindra Lifespaces Developers Ltd.
Name of Consultant	•Name: Environmental Consultants : M/s. Ultra-Tech Environmental Consultancy & Laboratory
Accreditation of consultant (NABET Accreditation)	Accorded Accreditation under the QCI-NABET scheme for Accreditation of EIA Consultant Organizations (Rev.09, August 2011) Certificate No: NABET/EIA/1417/RA010
Type of project: Housing project / Industrial Estate / SRA scheme / MHADA / Township or others	Housing project Category 8 (B2)
Location of the project	C.T.S. Nos. On 243/B, 243/C, 247, 247/1 to 3, 248, 248/1 Nycomed Pharmaceuticals Pvt. Ltd., Suren road, Off Andheri Kurla road, Gundavali Village, Andheri (E). Mumbai
Whether in Corporation / Municipal / other area	Municipal Corporation of Greater Mumbai (M.C.G.M.)
Applicability of the DCR	D.C. Reg. No. 1991
Note on the initiated work	Total constructed work (FSH+ Non FSD): Nil





(If applicable)	<ul style="list-style-type: none"> <li>Date and area details in the necessary approvals issued by the competent authority (attach scan copies) : Not Applicable</li> </ul>	
LOI / NOC from MHADA / Other approvals (If applicable)	Date and construction area details mentioned in the approved letter: --	
Total Plot Area (sq. m.)	6739.00 Sq. mt.	
Deductions	230.80 Sq.mt.	
Net Plot area	6508.20 Sq. mt.	
Permissible FSI (including TDR etc.)	16174.79 Sq. mt. (Including Fungible area)	
Proposed Built-up Area (FSI & Non-FSI)	<ul style="list-style-type: none"> <li>FSI area (sq. m.): 16,169.83</li> <li>Non FSI area (sq. m.): 8,166.03</li> <li>Total BUA area (sq. m.): 24,335.86</li> </ul>	
Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	1811.91 Sq. mt. (27.84 %)	
Estimated cost of the project	Rs. 210.68 Cr.	
No. of building & its configuration (s)	Total 3 residential buildings with two wings each & 1 Parking Tower: Residential Buildings	
Number of tenants and shops	Wings A1 and A2	Basement + Ground / Stilt + 13 upper floors
	Wings A3 and A4	Ground / Stilt + 13 upper floors
	Wings A5 and A6	Ground + 13 upper floors
	Parking Tower	Ground +18 upper floors
Total Flats: 165 Nos.		
Number of expected residents / users	825 Nos.	
Tenant density per hecter	254/hecter	
Height of the building(s)	Buildings	Height (mt.)
	Wings A1,A2,A3,A4,A5&A6	42.30 m (upto terrace level)
	Parking Tower	43.33m (upto Machine Control Room)
Right of way (Width of the road from the nearest fire station to the proposed building(s))	13.40 m and 18.30 m wide proposed DP road	
Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	9.00 m clear layout road	
Existing structure(s)	Ancillary structure to R & D centre which belonged to erstwhile owners Nycomed Pharmaceuticals Pvt. Ltd.	
Details of the demolition with disposal (If applicable)	Existing structures shall be demolished and demolition debris generated shall be partly reused and partly shall be disposed to authorized site with permission from M.C.G.M.	



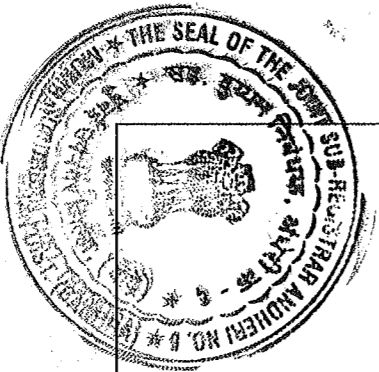
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₹₹₹₹	₹₹₹₹

Total Water Requirement	<p>Dry season:</p> <ul style="list-style-type: none"> <li>• Fresh water (CMD): 75</li> <li>• Domestic: From M.C.G.M. = 74</li> <li>• For Swimming pool : From tanker water of potable quality=1</li> <li>• Recycled water (CMD): 46 (STP Treated sewage)</li> <li>• Flushing = 37</li> <li>• Gardening = 9</li> <li>• Total Water Requirement (CMD): 121</li> <li>• Swimming pool make up (Cum): As mentioned above</li> <li>• Fire fighting (CMD): 350 Cum (One Time Requirement)</li> </ul> <p>Wet Season:</p> <ul style="list-style-type: none"> <li>• Fresh water (CMD): 75</li> <li>• Domestic: From M.C.G.M. = 66 + From RWH tank = 8</li> <li>• For Swimming pool : From tanker water of potable quality=1</li> <li>• Recycled water (CMD): 37 (STP Treated sewage for flushing)</li> <li>• Total Water Requirement (CMD): 112</li> <li>• Swimming pool make up (Cum): As mentioned above</li> <li>• Fire fighting (CMD): 350 Cum (One Time Requirement)</li> <li>• Level of the Ground water table: Not encountered</li> </ul>
Rain Water Harvesting (RWH)	<ul style="list-style-type: none"> <li>• Size and no. of RWH tank(s) and Quantity: RWH tank of capacity 100 KL</li> <li>• Location of the RWH tank(s): Basement</li> <li>• Size, no. of recharge pits and Quantity: Nil</li> <li>• Budgetary allocation (Capital cost and O&amp;M cost): Capital cost: Rs. 13.00 Lacs O &amp; M cost: Rs. 0.51 Lacs/annum</li> <li>• Location(s) of the UGT tank(s): Basement of Wing A1 and A2</li> </ul>
UGT tanks	<ul style="list-style-type: none"> <li>• Natural water drainage pattern</li> </ul> <p>The storm water collected through the storm water drains of adequate capacity will be discharged in to the external drain.</p>
Storm water drainage	<ul style="list-style-type: none"> <li>• Quantity of storm water: 0.178 m<sup>3</sup>/sec</li> <li>• Size of SWD: 0.269 m<sup>3</sup>/sec</li> </ul>
Sewage and Waste water	<ul style="list-style-type: none"> <li>• Sewage generation (CMD): 97 KL/D</li> <li>• STP technology: MBBR (Moving Bed Bio Reactor)</li> <li>• Capacity of STP (CMD): 110 KL</li> <li>• Location of the STP: Basement</li> <li>• DG sets (during emergency): For essential backup DG set of capacity 500 kVA</li> <li>• Budgetary allocation (Capital cost and O&amp;M cost) Capital cost: Rs. 29.80 Lacs O &amp; M cost: Rs. 10.90 Lacs/annum</li> </ul>
Solid waste Management	<p>Waste generation in the Pre Construction and Construction phase:</p> <ul style="list-style-type: none"> <li>• Waste generation: Excavated earth shall be partly reused for backfilling</li> </ul>



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२०२१		

	<p>and plot leveling and partly disposed to authorized landfill sites</p> <ul style="list-style-type: none"> <li>• Quantity of the top soil to be preserved: Shall be preserved for landscaping</li> <li>• Disposal of the construction waste debris: Construction waste shall be partly reused on the site and partly will be disposed to the authorized landfill site</li> </ul> <p>Waste generation in the operation Phase:</p> <p>Dry waste (Kg/day): 111 Wet waste (Kg/day): 260 E - waste (Kg/annum): -- Hazardous waste (Kg/month): -- Biomedical waste (Kg/month) <i>(If applicable): Not applicable</i> STP Sludge (Dry sludge) (Kg/day): 15</p> <p>Mode of Disposal of waste:</p> <ul style="list-style-type: none"> <li>• Dry waste: Non recyclable: To M.C.G.M. Recyclable: To recyclers</li> <li>• Wet waste: Composting in Organic Waste Converter</li> <li>• E - waste: To authorized recyclers</li> <li>• Hazardous waste: --</li> <li>• Biomedical waste <i>(If applicable): Not Applicable</i></li> <li>• STP Sludge (Dry sludge): As manure</li> </ul> <p>Area requirement:</p> <p>Location(s) and total area provided for the storage and treatment of the solid waste:</p> <p>Location: Stilt floor Area: 83 Sq. mt.</p> <p>Budgetary allocation (Capital cost and O&amp;M cost) Capital cost: Rs. 9.00 Lacs (Cost for treatment of biodegradable garbage by organic waste convertor) O &amp; M cost: Rs. 1.54 Lacs (Cost for treatment of biodegradable garbage by organic waste convertor)</p> <p>Total RG area: RG area other than green belt (Please specify for playground, etc.) - Not Applicable</p> <p>RG area under green belt:</p> <ul style="list-style-type: none"> <li>• RG on the ground (sq. m.): 1302.00</li> <li>• RG on the podium (sq. m.): Not Applicable</li> </ul> <p>Plantation:</p> <ul style="list-style-type: none"> <li>• Number and list of trees species to be planted in the ground RG: 128 Nos.</li> </ul> <table border="1" data-bbox="537 630 725 1356"> <thead> <tr> <th>Common Name</th> <th>Botanical Name</th> </tr> </thead> <tbody> <tr> <td>Chikoo</td> <td><i>Manilkara zapota</i></td> </tr> <tr> <td>Mango</td> <td><i>Mangifera indica</i></td> </tr> <tr> <td>Coconut</td> <td><i>Cocos nucifera</i></td> </tr> <tr> <td>Neem</td> <td><i>Azadirachta indica</i></td> </tr> </tbody> </table>	Common Name	Botanical Name	Chikoo	<i>Manilkara zapota</i>	Mango	<i>Mangifera indica</i>	Coconut	<i>Cocos nucifera</i>	Neem	<i>Azadirachta indica</i>
Common Name	Botanical Name										
Chikoo	<i>Manilkara zapota</i>										
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Coconut	<i>Cocos nucifera</i>										
Neem	<i>Azadirachta indica</i>										
Green Belt Development											



2029	2029	2029
2029	2029	2029

Phanas	<i>Artocarpus heterophyllus</i>
Fishtail Palm	<i>Caryota urens</i>
Jamun	<i>Syzygium cumini</i>
Badam	<i>Prunus dulcis</i>
Gulmohur	<i>Delonix regia</i>
Chinch	<i>Tamarindus indica</i>
Ashoka	<i>Saraca asoca</i>

Number and list of shrubs and bushes species to be planted on the podium  
RG: --

Number and list of trees species to be planted around the border of nalla / stream / pond (If any): *Not Applicable*

- Number, size, age and species of trees to be cut, trees to be transplanted:  
Trees to be cut: 35 Nos.  
Trees to be retained: 25 Nos.  
Trees to be transplanted: 20 Nos.

NOC for the Tree cutting / transplantation/ compensatory plantation, if any:  
*Received*

Budgetary allocation (Capital cost and O&M cost)  
Capital cost: Rs. 7.16 Laacs  
O & M cost: Rs. 1.20 Laacs/annum

Power supply:  
Maximum Demand: 1634 KW  
Connected Load: 2723 KW  
Source: Reliance Energy

- Energy saving by non-conventional method:  
Energy savings measures:  
Lift load considered on VFD drives & use of regenerative braking  
All water pump motors will be high efficiency motors with IE2 motor with soft starters and with high/low level sensors  
All ventilation fans with IE2 motor will be used  
All Pumps in STP will be high efficiency five star rated & with level sensors  
LED Lights & timer control operation to reduce amount of light at different stages for buildings  
Provision of solar PV cells of 29 KW
- Detail calculations & % of saving: 20 %
- Compliance of the ECBC guidelines: (Yes/No) (If yes then submit compliance in tabular form): Yes
- Budgetary allocation (Capital cost and O&M cost):  
Capital cost: Rs. 98.00 Laacs (Solar system)  
O & M cost: Rs. 4.90 Laacs/annum (Solar system)

DG Set:  
• Number and capacity of the DG sets to be used:  
1 DG set of capacity 500 kVA





₹ 97-90 /  
 16283  
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 2029

		water Monit oring Laborat ory	MOEF Approved	up cost is involved	
	Water Conservati on (Rain Water Harvesting System)	Cost for RWH tank		10.00	0.50
		Cost for treatment unit for rain water tank		3.00	0.01
		Cost for Rainwater Monitoring		*No set up cost is involved	0.05
3	Land Environment (Solid Waste Management)	Cost for Treatment of biodegradable garbage in OWC		9.00	1.54
		Cost for monitoring of organic manure involved		*No set up cost is 0.08	
4	Energy Conservation	Solar system		98.00	4.90
5	Cost towards Disaster Management	--		418.28	12.55
	Total Cost			593.24	33.03

\*No set up cost is involved as monitoring shall be carried out by Private MOEF Approved Laboratory

•Quantum and generation of Corpus fund and Commitment:  
 Project proponent shall operate and maintain EMF for 5 years after giving possession and shall also generate corpus fund during 5 years for O & M of Rs. 165.15 lacs (i.e. 33.03 x 5 years)

•Responsibility for further O & M:  
 While handing over Environmental Management Facilities M.O.U. shall be made with society to accept responsibility of further O & M of EMF.

Traffic Management  
 Nos. of the junction to the main road & design of confluence:  
 Two entry and three exit

Parking details:  
 •Number and area of basement: One basement for Wing A1 and A2 (Only for services)  
 •Number and area of podia: Not applicable  
 •Total Parking area: 619.01 Sq. mt.  
 •Area per car: --  
 •2. Wheeler: 65 Nos.  
 •4. Wheeler: 261 Nos.  
 •Public Transport: --  
 •Width of all Internal roads (m): 6.00 m. to 9.00 m.  
 CRZ/RRZ clearance  
 Not applicable





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		१०११

obtain, if any	
Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas / inter-State boundaries	Aerial Distances of Eco-sensitive areas: Sanjay Gandhi National Park : Approx 5.00 km

	Status of the approval	Name of the competent authority	Date of the issued letter
CFO NOC for the above said building structure(s)	Received	M.C.G.M.	24.07.2015
HRC NOC for the above said building structure(s) (If applicable)	Not Applicable	--	--
NOC for the above said building structure(s) from the Aviation authority (If applicable)	Received	Airport Authority of India	23.11.2015
Consent for the water for the above said detail(s)	--	--	--
Consent for the drainage for the above said detail(s)	Received Street Connection Approval	M.C.G.M.	04.01.2016
Consent for the electric supply for the proposed demand	--	--	--
Prerecertification for Green Building from Indian Green Building Council and other recognized institutes (If applicable)	Applied	--	--
Court Order (If applicable)	Not applicable	--	--
Other approvals (If any)	--	--	--
Concession from Municipal Commissioner	Received	M.C.G.M.	05.02.2016
EETC	Received	M.C.G.M.	13.08.2015

3. The proposal has been considered by SEIAA in its 101<sup>st</sup> meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions :

**General Conditions for Pre- construction phase:-**

- (i) This environment clearance is issued subject to project proponent shall be approach SEIAA for approval if there are changes in the concession document submitted and IOD/IOA/Plan Sanction obtained in future.
  - Shift location of electrical panels proposed in the basement for underground water storage tank and STP on ground floor.
  - Remove parking proposed next to all meter rooms and submit revised plan.
  - Local environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with respect to Rules, Regulations,



2017-90/		
2017-90/	2017-90/	

- Notifications, Government Resolutions, Circulars, Orders issued if any. Judgments/orders issued by Hon'ble High Court, Hon'ble Apex Court, Hon'ble Supreme Court regarding DCR provisions, environmental issues applicable in this matter should be verified. PP should submit exactly the same plans appraised by concern SEAC and SEIAA. If any discrepancy found in the plans submitted or details provided in the above para may be reported to environment department. This environmental clearance issued with respect to the environmental consideration and it does not mean that State Level Impact Assessment Authority (SEIAA) approved the proposed land use.
- (v) If applicable, to leave clear cut side margin of 6 m from the boundary of the plot and open space and non-paved R.G. area should be on ground as per the orders of Hon'ble Supreme Court (Civil Appeal No. 11150 of 2013 and SLP (Civil) No. 33402/2012) dated 17<sup>th</sup> December 2013.
- (vi) E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- (vii) Occupation certificate shall be issued to the project by Local Planning Authority only after ensuring availability of drinking water and connectivity of the sewer line to the project site.
- (viii) This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.

- (ix) PP has to abide by the conditions stipulated by SEAC & SEIAA.
- (x) The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
- (xi) "Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
- (xii) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.

#### General Conditions for Construction Phase-

- (i) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, creche and First Aid Room etc.
- (ii) Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- (iii) The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved Solid Waste Management Plan after recovering recyclable material.



२२१-१७१		
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(iv) Disposal of truck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.

(v) Arrangement shall be made that waste water and storm water do not get mixed.

(vi) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.

(vii) Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.

(viii) Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.

(ix) Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.

(x) Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.

(xi) Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.

(xii) The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.

(xiii) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.

(xiv) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.

(xv) Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.

(xvi) Flyash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the vicinity of Thermal Power Stations).



बदर-१७१		
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- (xvii) Ready mixed concrete must be used in building construction.
- (xviii) The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of firefighting equipment's etc. as per National Building Code including measures from lighting.
- (xix) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xx) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xxi) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- (xxii) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
- (xxiii) Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- (xxiv) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
- (xxv) Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- (xxvi) Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
- (xxvii) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- (xxviii) Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after check up, solar plus hybrid non-conventional energy source as source of energy.



बदर-१७१		
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२०२१	(xxix)	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.

- (xxx) Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- (xxxi) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- (xxxii) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
- (xxxiii) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
- (xxxiv) Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.
- (xxxv) Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
- (xxxvi) Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.

**General Conditions for Post- construction/operation phase-**

- (i) Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.
- (ii) Wet garbage should be treated by Organic Waste Converter and treated waste (garbage) should be utilized in the existing premises for gardening. And, no wet garbage shall be disposed outside the premises. Local authority should ensure this.
- (iii) Local Body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.



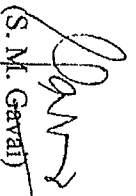
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- (iv) A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
- (v) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
- (vi) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- (vii) Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.
- (viii) The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://ec.maharashtra.gov.in>.
- (ix) Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1<sup>st</sup> June & 1<sup>st</sup> December of each calendar year.
- (x) A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- (xi) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO<sub>2</sub>, NOx (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
- (xii) The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
- (xiii) The environmental statement for each financial year ending 31<sup>st</sup> March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not suggest that project proponent has not violated any environmental laws in the past. Whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in any or action initiated under EP Act.



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5. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.
7. **Validity of Environment Clearance:** The environmental clearance accorded shall be valid for a period of 7 years as per MOEF&CC Notification dated 29<sup>th</sup> April, 2015.
8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.
9. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
10. Any appeal against this environmental clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1<sup>st</sup> Floor, D-, Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

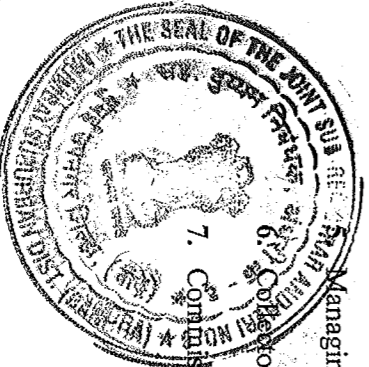
  
 S. M. GARVAI  
 Member Secretary, SEIAA

Copy to:

1. Shri. Johnny Joseph, Chairman, IAS (Retd.), SEAC-II, office of the Lokayukta and New Up- Lokayukta, New Administrative Building, 1<sup>st</sup> floor, Madam Cama Road, Mumbai.
2. Additional Secretary, MOEF, 'MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Alliganj, New Delhi-110003.
3. The CCF, Regional Office, Ministry of Environment and Forest (Regional Office, Western Region, Kendriya Paryavaran Bhavan, Link Road No- 3, E-5, Ravi-Shankar Nagar, Bhopal- 462 016). (MP).
4. IA- Division, Monitoring Cell, MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Alliganj, New Delhi-110003.

Managing Director, MSEDCL, MG Road, Fort, Mumbai  
 6. Managing Director, Mumbai.

7. Commissioner, Municipal Corporation of Greater of Mumbai (MCGM).



8. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.

9. Regional Office, MPCB, Mumbai

10. Select file (TC-3)

(EC uploaded on

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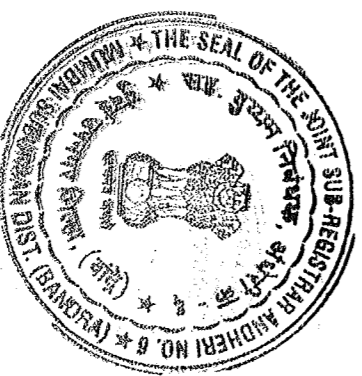
**ANNEXURE B**

**List of Permissions and Approvals for the Phase 1 Project**

Sr. No.	List of approvals	Details
1.	Building sanction Plans	Under File No. CHEMWS/1499/K/337 (NEW)/337/4/Amend dated 13.01.2021
2.	Commencement Certificate Collector	Under File No. CHEMWS/1499/K/337 (NEW)/FCC/4/Amend dated 22.11.2019 as revalidated from time to time.
3.	Environmental Clearance MoEF	U/No. SEAC-2013/CR-431/TC-1 dated 26.08.2016.
4.	Details and sanction for supply of civic and infrastructure facilities#	CHEMWS/2618/K/E/342 dt.08.12.2017
5.	RERA Registration Number and all RERA details	<ul style="list-style-type: none"> <li>MAHARERA registration no.: <b>P51800022126</b>, valid up to <b>30th September 2024</b>.</li> <li><a href="https://maharera.mahaonline.gov.in/">https://maharera.mahaonline.gov.in/</a></li> </ul>

#The Promoter has clarified to the Allottee(s) that the Phase 1 Project may not have the necessary civic and Infrastructure facilities in place as on the date of booking or at handing over of possession of the said Apartment, as the same is to be provided by the concerned government or local authority or body. The Allottee(s) agrees that since this is beyond the control and scope of the Promoter, they shall not to hold the Promoter responsible for the delay/ non-provision of civic and infrastructure facilities by any authority.

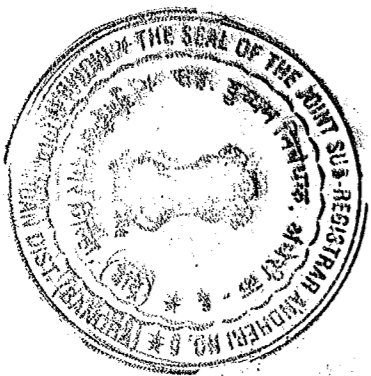
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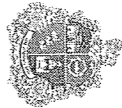


ANNEXURE C

COPY OF COMMENCEMENT CERTIFICATE

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**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
**FORM 'A'**  
**MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966**  
 No CHE/MS/1499/K/337(NEW)/FC/4/Amend  
**COMMENCEMENT CERTIFICATE**

To,  
 M/s Mahindra Lifespace Developers Ltd.  
 5th Floor, Mahindra Tower, Dr. G.M.Bhosle Marg,  
 Worli, Mumbai-400018.

Sir,

With reference to your application No. **CHE/MS/1499/K/337(NEW)/FC/4/Amend** Dated. **23 Dec 2014** for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated **23 Dec 2014** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. - C.T.S. No. **243B, 243C, 247, 247/1 to 3, 248/1** Division / Village / Town Planning Scheme No. **ANDHERI** situated at - Road / Street in **K/E Ward** Ward .

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

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

The Municipal Commissioner has appointed Shri. **A. E. (B. P.) K/E ward** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 8/6/2017



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243B	247/1 to 3
3039	

44-90/		
K/337	9L	910
3039		

Issue On : 09 Jun 2016

Valid Upto :

08 Jun 2017

Application Number :

Remark :

Approved By

Issue On : 28 Oct 2016

Valid Upto :

27 Oct 2017

Application Number :

CHEMS/1499/K/337(NEW)/FCC/1/Old

Remark :

Top of Basement i.e. ht. 0.15 mt. AGL as per approval plan dated 14.06.2016

Approved By

EEBP

Executive Engineer

Issue On : 22 Nov 2019

Valid Upto :

27 Oct 2020

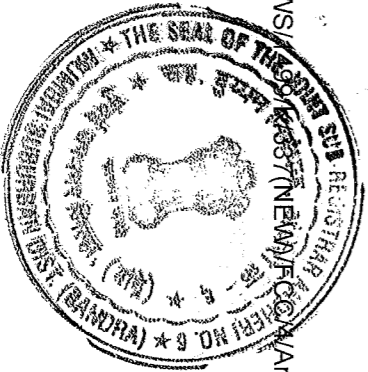
Application Number :

CHEMS/1499/K/337(NEW)/FCC/4/Amend

Remark :

The commencement permission is further extended up to top of 13th floor + LMR + OHT i.e height 43.23 mtr AGL as per last approved plan dated 30.09.2019.

CHEMS/1499/K/337(NEW)/FCC/4/Amend



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Name : Sawant Ramchandra  
 Sampat Rao  
 Designation : Assistant  
 Engineer  
 Organization : Municipal  
 Corporation of Greater Mumbai  
 Date : 22-Nov-2019 16:38:48

Cc to :  
 1. Architect.  
 2. Collector Mumbai Suburban /Mumbai District.

For and on behalf of Local Authority  
 Municipal Corporation of Greater Mumbai  
 Assistant Engineer . Building Proposal  
 Western Suburb I /K/E Ward Ward



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Strictly Private & Confidential

LEGAL DUE DILIGENCE REPORT

ON

OWNERSHIP RIGHTS OF MAHINDRA LIFESPACE  
DEVELOPERS LIMITED TO PROPERTY SITUATE AT  
VILLAGE GUNDAVVALI, ANDHERI.

Desai & Diwani  
Lentin Chambers  
Dalal Street, Fort  
Mumbai 400001

Tel: +91 (22) 3984 1000  
Fax: +91 (22) 2265 8245

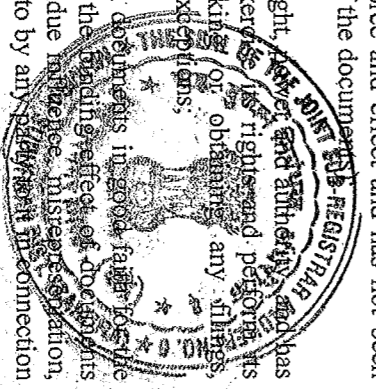




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enforceability of the contractual or other arrangements comprised in the Disclosed Documents. For example, we have not made any independent enquiries to verify whether any formalities have been complied with which could have a bearing on enforceability;

- (iv) we have appointed Mr. Manish Malpami to carry out a search in respect of the said Property (hereinafter defined) owned by Mahindra at the offices of the Sub-Registrar at Mumbai and Bandra and Andheri 1 to 6 (computer records). Mr. Manish Malpami has provided us with his search report dated 10 June 2016 ("the Search Report"). We have relied on the Search Report, after assuming the same to be true, accurate and not misleading. However, the search conducted at the office of the Sub-Registrar of Assurances at Mumbai and Bandra is subject to the availability of records and also to records being torn and mutilated. We, therefore disclaim any responsibility for the consequences which may arise on account of such non-availability of records or on account of records being torn and mutilated;
- (v) we have appointed Snehal Shah & Associates, Company Secretaries to conduct a search on the website of the Ministry of Company Affairs. Snehal Shah & Associates have provided us with their report dated 8 June 2016. We have relied on the search report provided by Snehal Shah & Associates, Company Secretaries, after assuming the same to be true, accurate and not misleading. However, search on the website of the Ministry of Company Affairs is subject to the availability of records with the Ministry of Company Affairs on the date of inspection. We therefore disclaim any responsibility for the consequences which may arise on account of such non-availability of records on the website of the Ministry of Company Affairs on the date of inspection;
- (vi) we have caused Public Notices to be published in the Free Press Journal and Navshakti on 3 June 2016, inviting claims to the ownership rights of Mahindra to the said Property (hereinafter defined) and till date, we have not received any claims to the same;
- (vii) save and except the searches as mentioned above, we have not undertaken any other searches of public registers in the course of our enquiries;
- (viii) we have not attempted to comment on the business, commercial, financial, technical, insurance, tax or accounting implications of the disclosed information and no view or opinion is expressed on provisions in the Disclosed Documents relating to such matters;
- (ix) we have assumed that the information and/or documents given to us is/are authorised, accurate and exhaustive and the copies of the documents furnished to us are true copies of their originals and that all signatures and company seals are genuine;
- (x) each of the executed documents provided to us is in full force and effect and has not been terminated or amended (other than as is obvious on the face of the documents);
- (xi) each contracting party to a document supplied to us has the right, power and authority and has taken all action necessary to execute and deliver and to exercise its rights and perform its obligations under the relevant document, including making or obtaining any filings, registrations, approvals, consents, licences, authorisations or exemptions;
- (xii) all parties to the documents supplied to us entered into such documents in good faith for the purpose of and for the benefit of its or their business and the binding effect of documents supplied to us is not affected by fraud, illegality, duress, undue influence, misrepresentation, misstatement or mistake and no document has been entered into by any party with in connection



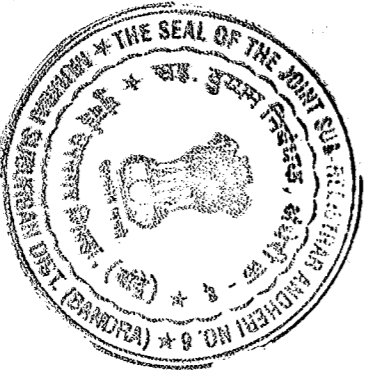


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with money laundering or any other unlawful activity;

- (xiii) this Report is not to be construed as any recommendation to any party or person to acquire the said Property (hereinafter defined) whose ownership vests with Mahindra, which must be a commercial decision for any party or person. We accept no responsibility for any matter that has not been disclosed or has been misrepresented or misquoted whether in various documents furnished to us or otherwise;
- (xiv) we have not made any attempts to authenticate on the adequacy of the stamp duty affixed to any of the documents;
- (xv) any examination of property has been restricted to the ownership rights of Mahindra to such property and what has been disclosed in the documents provided to us;
- (xvi) this Report should not be regarded as a substitute for reading the Disclosed Documents; and
- (xvii) our maximum liability in relation to any matter arising out of or in connection with this Report will be limited and restricted to the amount of professional fees actually paid to us for this Report.
- (d) The Report should be read in entirety along with the schedule.
- (e) This Report is strictly for the reference of our addressee clients and for such persons as may be authorised by them, and shall not be used by, or disclosed to, any other person(s) for any other purpose whatsoever without our prior written consent.
- (f) Any person who is not an addressee of this Report or who has not been duly authorised to have access to this Report by the addressee accepts and agrees to the following terms by reading this Report:
- (i) the reader of this Report understands that the work performed by Desai & Diwanji was performed in accordance with the instructions and for the sole benefit and use, of our addressee clients;
  - (ii) the reader of this Report agrees that Desai & Diwanji, its partners, associates, employees and agents neither owe nor accept any duty or responsibility to it, whether in contract or in tort (including without limitation, negligence and breach of statutory duty) and shall not be liable in respect of any loss, damage or expense of whatsoever nature which is caused by any use the reader may choose to make of this Report, or which is otherwise consequent upon gaining access to this Report by the reader; and
  - (iii) the reader further agrees that this Report is not to be referred to or quoted, in whole or in part and not to distribute this Report without the prior written consent of Desai & Diwanji.

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(A) INTRODUCTION

Mahindra is a Company incorporated under the Companies Act, 1956 and having its registered office at Mahindra Towers, 5<sup>th</sup> floor, Worli, Mumbai 400 018.

We have been instructed by Mahindra to carry out investigation on its ownership rights to:

All that piece or parcel of land admeasuring approximately 11,884.8 sq. meters abutting the public road known as Suren Road and situate in the revenue village of Gundavali at Andheri East in Greater Bombay, Taluka South Salsette, District Bombay Suburban, Registration Sub-District Bandra, bearing Municipal K Ward No. 3562 (1-3) and Street Nos.29, 30, 31 of Suren Road, and bearing Survey No. 10B, Hissa No.1, Survey No. 10B, Hissa No. 2 (Part), and Survey No. 10C corresponding to New City Survey Nos. 243 (now Nos.243A, 243B and 243C), 248, 248/1, 247, 247/1, 247/2 and 247/3 and bounded as follows:

On or towards East: CTS No.242 of village Gundavali

On or towards West: Suren Road

On or towards South: CTS No.254, 253, 249, and 250 of village Gundavali

On or towards North: CTS No.246A, 246B, 236, 238/18A(pt) and 243D of Village Gundavali,

hereinafter referred to as "the said Property".

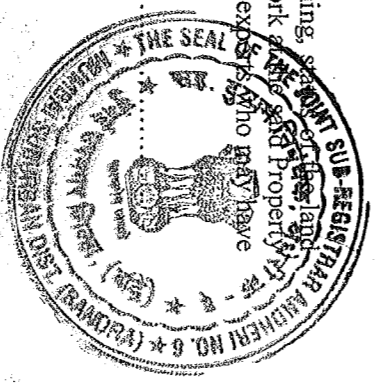
The title chain for the said Property has been set out under § (B) of this Report.

For easy reference this Report contains the following sections:

- Title Chain of the said Property;
- Property Taxes;
- Property Card and D.P. Remarks;
- Searches; and
- Conclusion.

Save and except as mentioned in this Report, the aspects of zoning, planning, and permissions/formalities that need to be taken in order to commence work on the said Property are within the scope of services of an Architect and such other professional experts who may have been engaged for the purpose.

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१११-१७१		
२२५३	६५	१२०
२०२१		

(B) TITLE CHAIN

- (1) Prior to 1970, Rallis India Limited, ("Rallis") was in use and occupation of the Larger Property<sup>1</sup>.
- (2) By and under Articles of Agreement dated 03 August 1970, ("the Agreement") entered into between Rallis and German Remedies Private Limited ("GRL"), Rallis agreed to sell to GRL and GRL agreed to purchase from Rallis the Larger Property for consideration and on terms and conditions more particularly set out therein.
- (3) In furtherance of the aforesaid Agreement, an Indenture dated 28 August 1970, ("Indenture"), registered with the Sub-Registrar of Assurances at Bandra, under Serial No. BOM/B/910 of 1975, was entered into between Rallis and GRL, under which Indenture the Larger Property was conveyed and transferred by Rallis in favour of GRL.
- (4) GRL filed a Company Petition No. 281 of 2003 for amalgamation of GRL, Recon Healthcare Limited, Zyklus Pathline Limited and Zoom Properties Limited with Cadila Healthcare Limited ("Cadila"). The Hon'ble High Court, Bombay by its order dated 27 June 2003 ("Amalgamation Order") sanctioned the arrangement embodied in the Scheme of Amalgamation<sup>2</sup>. Pursuant thereto, the Larger Property stood transferred and vested in Cadila.
- (5) By and under an Agreement for Sale dated 24 April 2004, entered into between Cadila and Alana Pharma Private Limited (now known as Nycomed Pharma Private Limited) ("Nycomed"), Cadila agreed to sell and Nycomed agreed to purchase from Cadila, the Larger Property for consideration and on terms and conditions more particularly set out therein.
- (6) In furtherance to the aforesaid Agreement for Sale dated 24 April 2004, a Deed of Conveyance dated 27 October 2004, ("the Deed") registered with the Sub-Registrar of Assurances, Mumbai, under Serial No. BDR-1/5887/2004, was entered into between Cadila and Nycomed, under which Cadila sold, transferred and assigned in favour of Nycomed, the Larger Property, for consideration and on terms and conditions more particularly set out therein.
- (7) By and under a fresh certificate of incorporation consequent upon name change, issued by the Deputy Registrar of Companies, Government of India, Ministry of Corporate Affairs, Mumbai, on 27 August 2007, the name of Alana Pharma Private Limited, which was incorporated on 13 September 2004, was changed to Nycomed Pharma Private Limited.
- (8) By and under Deed of Conveyance dated 20 March 2013, registered with the Sub-Registrar of Assurances at Andheri, under Serial No. BDR-4/2064 of 2013, entered into and executed

<sup>1</sup> Larger Property shall mean all that piece and parcel of land admeasuring 12,079.20 sq. mtrs. together with the structures standing thereon abutting the public road known as Suren Road and situate in the revenue village of Gundavali at Andheri East in Greater Bombay, Taluka South Salsette, District Bombay Suburban, Registration Sub-District Bandra, bearing Municipal K Ward No. 3562 (1-3) and Street Nos. 29, 30, 31 of Suren Road and bearing Old Survey No. 10 B Hissa No. 1, Survey No. 10B Hissa No. 1, Survey No. 10B Hissa No. 3 and Survey No. 10C corresponding to New City Survey Nos. 243/A, 243/B, 243/C, 243/D, 243/E, 243/F, 243/G, 243/H, 243/I, 243/J, 243/K, 243/L, 243/M, 243/N, 243/O, 243/P, 243/Q, 243/R, 243/S, 243/T, 243/U, 243/V, 243/W, 243/X, 243/Y, 243/Z, 247/1, 247/2 and 247/3.

<sup>2</sup> The word "Amalgamation" shall mean the Scheme of Amalgamation for amalgamation of GRL, Recon Healthcare Limited, Zyklus Pathline Limited and Zoom Properties Limited with Cadila.



*[Handwritten Signature]*

BDR-910/		
K2N2	EC	D10
2029		

between Nycomed and Mahindra, Nycomed granted, sold, transferred, conveyed and assured unto Mahindra, the said Property, free of all claims and encumbrances.

- (9) By a Debenture Trust Deed dated 1 July 2013, entered into between Mahindra, as the Company and Axis Trustee Services Limited, as the Debenture Trustee and registered with the Sub-Registrar, Andheri-2 bearing No. BDR-4/4971/2013, read with amendment to the Debenture Trust Deed dated 27 September 2013 and registered with the Sub-Registrar, Andheri-2 bearing No. BDR-4/7917/2013, Mahindra has *inter-alia* mortgaged the said Property.

(C) **PROPERTY TAXES**

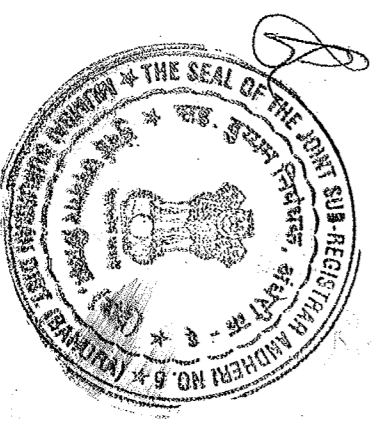
We have been provided with a copy of the letter dated 2 January, 2016 bearing reference No. AA.&C/KE/NOC/243/4489/2015-16 issued by Asstt. Assessor & Collector K/E-Ward BrihanMumbai Mahanagarpalika thereby stating that property tax in respect of properties bearing A/c Nos. KE-09.0180.01.2.0000, KE-09.0178.00.0.0000, KE-09.0180.00.4.0000, KE-09.0177.00.3.0000, KE-09.0181.00.1.0000 and KE-09.0179.00.6.0000 are paid upto 31 March, 2016.

[D&D Comment: We have been informed by Mahindra that, for the purposes of property tax, the aforesaid account Nos. are the only account Nos. attributed to the said Property.]

(D) **PROPERTY CARD AND DP REMARKS**  
**PROPERTY CARD**

- We have been provided with copies of the **Property Cards** dated 24 July 2015 for C.T.S. Nos. 243A, 243B, 243C, 247, 247/1, 247/2, 247/3, 248 and 248/1 (the said Property), on the perusal of which we observe the following:

C.T.S. No.	Area in square meters	Present Holder	Status
248	1704.8	Mahindra	Non-agricultural
248/1	69.3	Mahindra	Non-agricultural
243A	5145.8	Mahindra	Non-agricultural
243B (road)	663.9	GRL (Cadila)	Agricultural (in Industrial Zone)
243C	1647.9	GRL (Cadila)	Agricultural (in Industrial Zone)
247	2290.5	Mahindra	Non-Agricultural
247/1	46.3		Non-Agricultural
247/2	208.1		Non-Agricultural
247/3	108.2		Non-Agricultural



44-90/		
Hand	CO	920
9099		
DR-REMARKS		

> Sanctioned Revised Development Plan Remarks, dated 30 March 2013, issued by the Office of the Chief Engineer (Development Plan), Municipal Corporation of Greater Mumbai, for the said Property, *inter-alia* records that:

- (i) the said Property is situated in a General Industrial Zone (I-2), and
- (ii) the said Property is affected by 18.30 meter and 13.40 meter D.P. Road.

[D&D Comment: Though the said Property falls in General Industrial Zone (I-2), we observe from the copies of letters dated 1 June 2013 and 27 August 2015 both issued by Executive Engineer (Development Plan) H&K, Municipal Corporation of Greater Mumbai that Residential user is permitted of the said Property, subject to the terms and conditions set out therein.]

**(E) SUB-DIVISION**

By and under a letter dated 04 September 2004, addressed by the Executive Engineer, Building Proposals, Western Suburbs, Municipal Corporation of Greater Mumbai, permission was granted for amalgamation / sub-division-cum-lay-out of the Larger Property and the Larger Property was thereafter, sub-divided.

**(F) SEARCHES**

**SUB - REGISTRAR OF ASSURANCES**

We have appointed Mr. Manish Malpani to carry out search in respect of the said Property in the office of the Sub-Registrar of Assurances at Mumbai and Bandra for the last 30 (thirty) years and Andheri 1 to 6 (computer records) for the last 14 years. The report of Mr. Manish Malpani dated 10 June 2016, reveals that pursuant to the purchase of the said Property by Mahindra, no document of title is found to have been registered in relation to the said Property which is adverse to the title of Mahindra.

**REGISTRAR OF COMPANIES**

We have appointed Snehal Shah & Associates, Company Secretaries to take searches on the website of the Ministry of Company Affairs ([www.mca.gov.in](http://www.mca.gov.in)). Snehal Shah & Associates have provided us with their report dated 08 June 2016. As per the search report, charge in favour of Axis Trustee Services Limited has been created on the said Property.

**(G) CONCLUSION**

Subject to what is stated hereinabove, we hereby certify that Mahindra has made out a clear and marketable title to and is well and sufficiently entitled to the said Property.

M/s. Desai & Diwanji

*Bohlic*  
PARTNER



२२१-१७१		
२२२३	६८	१२०
२०११		

**Schedule "A"**

- Copies of:
1. Articles of Agreement dated 03 August 1970, entered into between Rallis India Limited and German Remedies Private Limited.
  2. Order dated 27 June 2003, passed by the Hon'ble Justice Mr. D. G. Karnik of the Hon'ble Bombay High Court.
  3. Scheme of Amalgamation, for amalgamation of German Remedies Limited, Recon Healthcare Limited, Zydrus Pathline Limited and Zoom Properties Limited with Cadila Healthcare Limited, sanctioned by the Hon'ble Bombay High Court.
  4. Agreement for Sale dated 24 April 2004, entered into between Cadila Healthcare Limited and Alhana Pharma Private Limited.
  5. Deed of Conveyance dated 27 October 2004 and registered with the Sub-Registrar, Bombay under Serial No. BDR-1/ 5887 of 2004, entered into between Cadila Healthcare Limited and Alhana Pharma Private Limited.
  6. Deed of Conveyance dated 20 March 2013, registered with the Sub-Registrar of Assurances, Mumbai, under Serial No. BDR-4/2064 of 2013, entered into between Nycomed Pharma Private Limited and Mahindra Lifespace Developers Limited.
  7. Property Cards for land bearing C.T.S. Nos. 243A, 243B, 243C, 243D, 247, 247/1, 247/2, 247/3, 248 and 248/1.
  8. Fresh Certificate of Incorporation dated 27 August 2007, issued by Deputy Registrar of Companies, Government of India, Ministry of Corporate Affairs, Mumbai.
  9. Letter dated 2 January, 2016 bearing reference No. AA.&C/KE/NOC/243/4489/2015-16 issued by Asst. Assessor & Collector K/E-Ward BrihanMumbai MahanagarPalika.
  10. Sanctioned Revised Development Plan Remarks dated 30 March 2013, issued by the Assistant Engineer (Development Plan) K/E Ward, Municipal Corporation of Greater Mumbai.
  11. Letters dated 1 June 2013 and 27 August 2015 both issued by the Sub-Registrar (Development Plan) H&K, Municipal Corporation of Greater Mumbai.
  12. Debenture Trust Deed dated 1 July 2013, entered into between Mahindra as the Company and Axis Trustee Services Limited, as the Debenture Trustee and registered with the Sub-Registrar, Andheri-2 bearing No. BDR-4/ 4971/ 2013.
  13. Amendment to the Debenture Trust Deed dated 27 September 2014, entered into between Mahindra, as the Company and Axis Trustee Services Limited, as the Debenture Trustee and registered with the Sub-Registrar, Andheri-2 bearing No. BDR-4/3914/2013.



ANNEXURE D  
TITLE CERTIFICATE

BDR-9191		
22/7/20	62920	
2029		

LIST OF ENCUMBRANCES ON THE LARGER PROPERTY

The Plot A has been mortgaged in favour of Aditya Birla Finance Limited ("Lender") and the original title deeds in respect of the said Larger Property have been deposited as a security for due repayment of loan facilities. The said mortgage has been registered with the Registrar of Companies, Mumbai, Maharashtra bearing Charge Identification No. 100350213 dated 12<sup>th</sup> July, 2020 and with the Sub-Registrar of Assurance (Andheri-3) under serial number BDR-9-955 of 2020 on 22<sup>nd</sup> July, 2020. In terms of the loan documents, the Lender has agreed that the Promoter in its normal course of business can sell the apartments and upon intimation of such sale, the Lender shall release its charge on the apartments agreed to be sold by the Promoter.



ANNEXURE E

COPY OF THE Property Register Cards

३६१-१०१	
२२१३	१०१२०
२०२१	





## मालमत्ता पत्रक

विभागांजे -- मुंबई

तालुका/न.शु.मा.का. -- न.शु.अ.विलेपार्ले

जिल्हा --

मुंबई उपनगर जिल्हा

नगर कुपण नं. शिट नंबर एनट नंबर क्षेत्र  
कमंडा / फा. प्लॉ. नं. चौ.नी धारणाधिकार

शासनांगारिलेखा आकारपार्या कर्वा भाड्याण  
नापशील आणि त्याच्या फेर नपावण्याची नियम नं.३३)

२४३६/१

दिनांक	व्यवहार	खंड क्रमांक	नवीन धारक (धा)	मागितकर्ता
			पट्टेदार (प) किंवा धार (धा)	

०७/११/२०१९

विनशेती नोंद -

मा.जिल्हाधिकारी, मुंबई उपनगर यांचेकडील सनद

क्र.सी./का.वा -३६/सनद/एस.आर.ए.२४१२

दि.१८/१२/२०१९ च इकरडील

नं.शु.नं.३७४२०११दि.२६/०२/२०१९ अन्वये

न.शु.क्र.२४३६/१ क्षेत्र २००२.८ व २४३६/२ क्षेत्र

३०९.३(डी.पी.गोड आरक्षण) एकूण क्षेत्र २३११.८

चौ.नी.राहिबास अठ्ठाविक प्रवाजनाकरता विनशेतीकडे

वर्ग झालेले वार्षिक सारा रक्कम रुपये १०१७२/- अर्था

नोंद घेऊन संपादन शेतती ऐवजी क वाडल केला व

अधिकार आभिलेखाप्रमाण धारक वाची नोंद घेतली.

धारक -  
महिडा लार्ड मंगल इन्टरनॅशनल लि

दस्तावेज नं. २४३६/१  
२०१९

बुकर - १७/		
१२२३	७१	२५०
२०१९		

नं. शि कारण -

खरी नकल -

न.शु.अ.विलेपार्ले

मुंबई उपनगर जिल्हा

अर्ज क्रमांक १०१९  
अर्ज दाखल तारीख-३०/११/१९ रकमेचा प्रकार.....  
नकल तयार तारीख.....  
नकल दिल्याची तारीख १५/११/१९ नगर शुल्क.....  
नकल तयार करणार.....  
तयार करणार.....  
परिक्षण शुभाण्ड  
न.शु.अ. विलेपार्ले

प्रमुख लिपिक  
न.शु.अ. विलेपार्ले

नगर शुभाण्ड अधिकारी, विलेपार्ले









## मालमत्ता पत्रक

विभागा/मौजे -- मुंबईवाली

नायका/न.शु.मा.का. -- न.शु.अ.विलेपार्ले

नगर भूभाग प्लॉट नंबर प्लॉट नंबर क्षेत्र चौ.मी.  
क्रमांक/ फा. क्र. नं. २४७/अ चौ.मी.

धारणाधिकार

बुकर - १७७/	२०२३	७५	२२०
मुंबई न्यायालय जिल्हा			

शासनाला दिलेल्या अकारणांना किंवा धड्याच्या तपशील आणि त्याच्या फेर तपशीलांना नियत ठेक)

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा)	सहायिकांकन
२८/०२/२०१३	मा. उच्च न्यायालय, मुंबई यांचेकडील कंपनी विधीयान नं. २८११/२००३ दि. ८/८/२००३ अन्वये जर्मन रेमंडीज व कंपनी हेल्थ केअर लिमि. मध्ये विलीन झाल्याने जर्मन रेमंडीज चे नाव कंपनी करून न.शु.क्र. २४७, २४७/१ ने ३, २४८, २४८/१ या मिळकतीवर कॅडीला हेल्थ केअर लिमि. यांचे नांव दाखल केलेची नोंद दाखल केली.	-	नविन धारक (धा) पट्टदार (ध) किंवा धार (धा)	
२८/०२/२०१३	सह दुय्यम निबंधक अंधेरी-३, मुं. उप जिल्हा यांचे कॅडीला र.द.क्र बंदर-१/५८८७/२००४ दि. २८/१०/२००४ अन्वये खरेदी देणार कॅडीला हेल्थ केअर लिमि. यांचे नाव कंपनी करून खरेदी देणार यांचे नाव दाखल केल्याची नोंद दाखल केली.	-		
२८/०२/२०१३	राजिस्ट्रार ऑफ कंपनी महाराष्ट्र, मुंबई यांचेकडील प्रमाणपत्र क्र. P २४२३१ MH२००४ PT८१४८५५४५ दि. २७/८/२००७ अन्वये न.शु.क्र. २४७, २४७/१ ते ३, २४८, २४८/१ या मिळकतीवर दाखल असलेल्या अलताना फार्मा प्रा. लि. हे नांव बदलून नायकोमेड फार्मा प्रा. लि. असे नांव दाखल केले.	-		
२३/०८/२०१३	सह दु.नि. अंधेरी -२ यांचेकडील नॉटरीयुलट दस्त क्रमांक २०६४/१३ अन्वये खरेदी देणार नायकोमेड फार्मा प्रा. लि. यांचे नाव कंपनी करून खरेदी देणार यांचे नाव धारक सत्तरी दाखल केले.	नोंदणीकृत दस्त बंदर-४/२०६४/ १३ दि. २०/६/१३	धारक महिला लाईफसांस डेव्हलपर्स लि.	
१९/११/२०१५	मा.जमाबंदी आयुक्त आणि संचालक भूमि अधिपतेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र. ना.शु.१/ मि.प./अक्षरी नॉव/२०१५, पुणे दि. १६/२/२०१५ व इकडील आदेश क्र. न.शु.मुंबईवाली/क.क्र.७८४/२०१५ दिनांक १६/११/२०१५ अन्वये केवळ चौकशी नोंदवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मंडळात असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी दोन हजार दोनशे नव्वद पूर्णांक पाच दशांश चौ.मी.दाखल केले.			

फ रफार क्र.३१० प्रमाण  
मसौ -  
२८/०२/२०१३  
न.शु.अ.विलेपार्ले

फ रफार क्र.३१७ प्रमाण  
मसौ -  
२८/०२/२०१३  
न.शु.अ.विलेपार्ले

फ रफार क्र.३२७ प्रमाण  
मसौ -  
२३/०८/२०१३  
न.शु.अ.विलेपार्ले

फ रफार क्र.३८१ प्रमाण  
मसौ -  
१९/११/२०१५  
न.शु.अ.विलेपार्ले

३१/०५/२०१७

फ रफार क्र.४१८ प्रमाण  
मसौ -  
३१/०५/२०१७

मा.जिल्हाधिकारी मुंबई उपनगर यांचेकडील आदेश क्र. सी/काया -३/क/एकत्रि.पो.वि/कावि.७९१/२०१६ दि. २०/५/२०१७, मो.र.नं.५०३/२०१६, मा.न.शु.अ.विलेपार्ले यांचेकडील दि. ३१/५/२०१७ चे आदेशाने एकाधिकारानुसार न.शु.क्र. २४७चे क्षेत्र २२२०.५ चौ.मी.मध्ये न.शु.क्र. २४७/१ते३ चे संपूर्ण एकत्रित क्षेत्र ३६२.६ चौ.मी. न.शु.क्र. २४८ चे १७०४.८ चौ.मी. न.शु.क्र. २४८/१ चे क्षेत्र ९.३ चौ.मी. एकूण क्षेत्र २१३६.७ चौ.मी. संपूर्ण क्षेत्र सामिल करून न.शु.क्र. २४७चे क्षेत्र ४४२७.२ चौ.मी. कायम केले. व. न.शु.क्र. २४७/१ते३, २४८, २४८/१ चे मूळ पत्रिकेवरील धारक व धारणाधिकार न.शु.क्र. २४७ या मिळकत पत्रिकेवर दाखल करून न.शु.क्र. २४७ या मिळकत पत्रिकेवरील धारक व धारणाधिकार कायम केला. तदनंतर पोटिविभाजानुसार न.शु.क्र. २४७ चे क्षेत्र ४४२७.२ चौ.मी. मधुन ४५.७ चौ.मी. क्षेत्र फार्मा केअर २४७व क्षेत्र ४५.७ चौ.मी. आरक्षण दि. पी. रोड अशी नवीन स्वतंत्र मिळकत पत्रिका उघडली व मूळ मिळकत पत्रिकेवर धारक महिला लाईफसांस डेव्हलपर्स लि. यांचे नाव दाखल करून सत्ताधिकार का दाखल केला. न.शु.क्र. २४७ चे क्षेत्र ४३८१.५ चौ.मी. मूळ मिळकत पत्रिकेवर कायम करून धारक व सत्ताधिकार कायम केला न.शु.क्र. २४७अ ता असा शेज बदल केला. न.शु.क्र. २४७/१ ते ३, २४८, २४८/१ या मिळकत पत्रिका रद्द केल्या.



अर्ज क्रमांक ४७५५  
अर्ज दाखल तारीख ३१/०५/२०१७  
नवमसौदा बसप्रस्तावीत नवकाल धारक  
नवकाल दिल्याची तारीख कायम शुल्क  
नवकाल तयार करणार एकुण शुल्क  
तयार करणार

न.शु.अ.विलेपार्ले  
मुंबई उपनगर जिल्हा  
सत्य-प्रतिलिपी

न.शु.अ.विलेपार्ले

नगर भूभाग आयुक्त, विलेपार्ले



**ANNEXURE - F  
DETAILS OF APARTMENT, CHANNEL PARTNER AND DATE OF POSSESSION**

Apartment Details

Typology	<b>2 BHK Comfort</b>	RERA Carpet Sq mtrs	<b>62.86</b>	Balcony Area Sq mtrs. (&)	<b>4.94</b>
		Utility Area	<b>0</b>	Window Balcony Area	<b>1.49</b>

Building	<b>Tower A2</b>	Floor Number	<b>13</b>	Apartment Number	<b>1302</b>
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No. of car parking	<b>One</b>	Source of funding	<b>Self</b>	Possession Date	<b>30/09/2024</b>
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Source of Booking

Direct	<input checked="" type="checkbox"/>	Channel Partner	Referral	Employee
CP Name		Mobile Number	RERA ID	

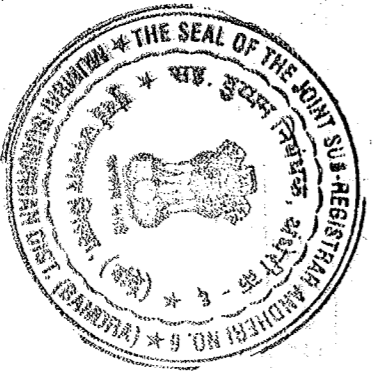
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RERA		१७७२२०
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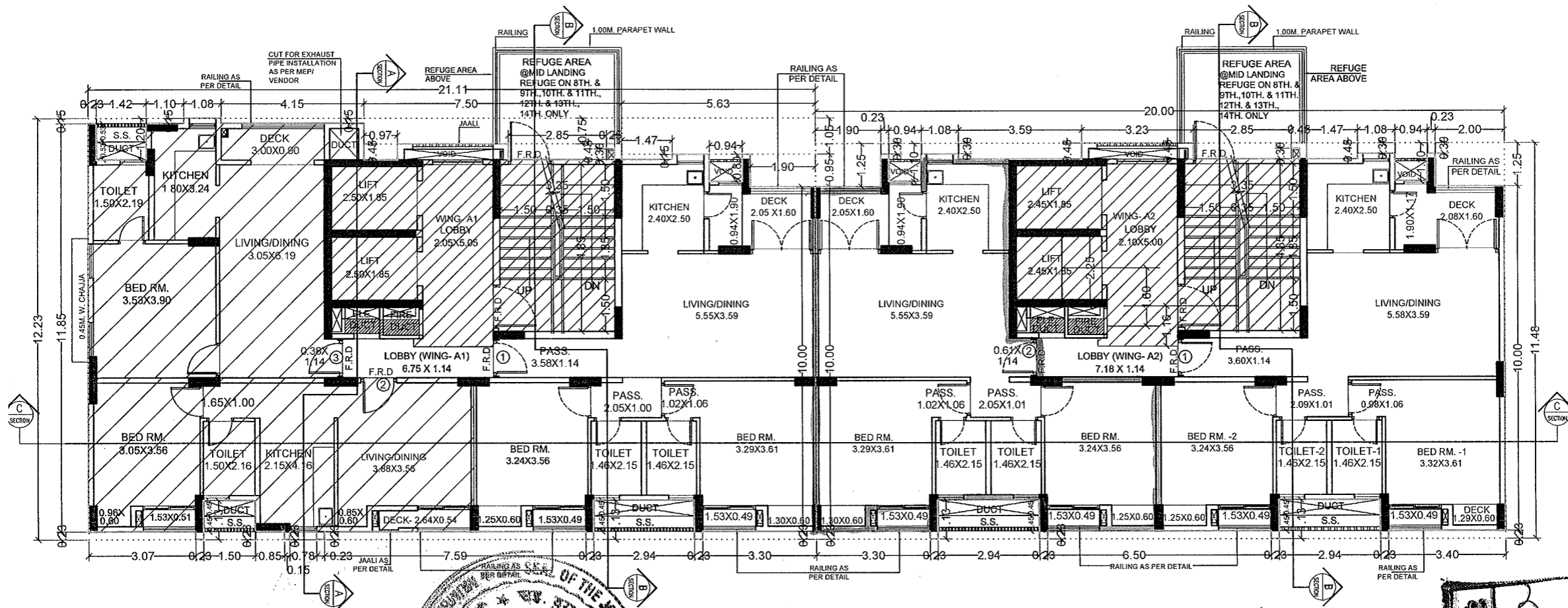
ANNEXURE G

FLOOR PLAN OF APARTMENT

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**8TH. TO 13TH. FLOOR PLAN**

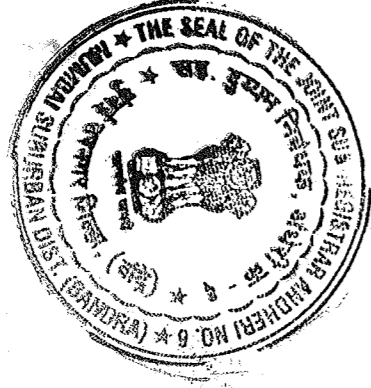
WING -A1 & A2 (BLDG. NO- 1)

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ANNEXURE H

**SALE CONSIDERATION, PAYMENT SCHEDULE AND OTHER CHARGES**

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Sr. No.	Terms and Expressions	Amount in Rs.
1	Apartment Consideration	Rs.2,18,50,250/- (Rupees Two Crores Eighteen Lakhs Fifty Thousand Two Hundred Fifty Only)
2	Provisional advance common area maintenance charges for 12 months.	Rs.1,47,720/- (Rupees One Lakh Forty Seven Thousand Seven Hundred Twenty Only)
3	Provisional water & electricity meter connection charges.	Rs. NA /- (Rupees NIL Only)
4	MNGL Charges	Rs.10,000 /- (Rupees Ten Thousand Only)
5	Society Formation & Share Money Charges	Rs.5,000/- (Rupees Five Thousand Only)

PAYMENT SCHEDULE

Sr. No.	Description	Consideration Amount Payable excl. GST/Taxes (Rs.)	GST /	
			Taxes	
1	On Booking	10,92,513		As per Actual
2	Within 30 days from booking	10,92,513		As per Actual
3	Within 90 days from booking	21,85,025		As per Actual
4	On completion of terrace slab	87,40,100		As per Actual
5	On Completion of Internal Walls, Flooring, Doors & Windows within the said Apartment	21,85,025		As per Actual
6	On Completion of External Plumbing, External Plaster, Elevation, Terrace Waterproofing of the wing in which the said Apartment is located	21,85,025		As per Actual
7	On Completion of Lift & Water Pumps of the wing in which the said Apartment is located	21,85,025		As per Actual
8	On receipt of Occupancy Certificate for the said Apartment	21,85,025		As per Actual
	<b>Total</b>	<b>2,18,50,250</b>		

Amount received towards apartment consideration	Rs.10,92,513/-(Rupees Ten Lakhs Ninety Two Thousand Five Hundred Thirteen Only)
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**ANNEXURE I**

**• AMENITIES AND SPECIFICATIONS FOR THE SAID APARTMENT**

Living, dining, bedroom and kitchen	Natural Stone for living/dining, Vitrified tiles for bedrooms and kitchen
Bathrooms	Antiskid Vitrified/ceramic tile
Passage/ Lift Lobby	Vitrified Tiles
Balcony	Antiskid Vitrified/Ceramic Tiles

**Wall & Ceiling finishes:**

WALLS & CEILING	<b>Exterior walls:</b> Exterior grade paint
	<b>Internal walls in Living/Dining/Bedroom:</b> Gypsum plaster with internal paint
	<b>Internal walls in Kitchen –</b> Gypsum plaster with internal paint. Ceramic tile upto 600mm above kitchen counter only.
	<b>Toilets:</b> Dado for Toilets: Vitrified / Ceramic Tiles up to false ceiling.
	<b>Balcony Wall Finish:</b> Exterior grade paint
	<b>Ceiling In Living/Dining/Bedrooms/Kitchen:</b> with internal paint
	<b>Ceiling In Toilet:</b> False Ceiling
	<b>Balcony Ceiling:</b> Putty with Paint

<b>Sanitary and CP Fittings</b>	
WC	Premium Quality WC
Wash basin	Premium quality with natural stone counter
Kitchen sink	Single Bowl SS Sink
Bib Tap	Premium quality CP fittings
Water Supply for Washing Machine	Provision is done

**M&E Works**

Concealed electrical wiring & standard electrical fittings
TV & Telephone point in living room
Provision & Installation of Exhaust Fan in Kitchen & Toilet
Provision for wiring & Plumbing in toilets for geyser. No geyser unit to be given

**Others**

<b>RCC structure and walls constructed using CLC /AAC Blocks</b> Granite Platform in the Kitchen
<b>Doors &amp; Windows</b> Standard Pre-hung Fire rated door for main doors. Standard pre-hung door for bedroom & toilet doors. Windows – Aluminium windows. Stainless steel glazed balcony railings

Note: The Promoter shall provide the amenities and specifications as per the details above or with equivalent or similar brands, based on availability.

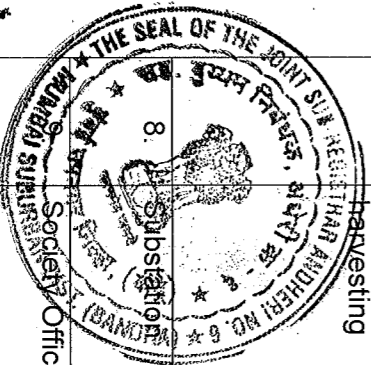


**ANNEXURE J**  
**PART A – AMENITIES IN THE BUILDING**

Sr. No.	List of Amenities and Specifications for the Project	Description	Stage wise time schedule of completion
1.	Entrance lobbies	Common for wing A1 & A2	Same as possession date of Apartment
2.	Lift Lobbies	Lift Lobbies on each floor for A1 & A2	Same as possession date of Apartment
3.	Elevators	2 nos. for each wing A1 & A2	Same as possession date of Apartment
4.	Meter Room	Provided for each wing A1 & A2	Same as possession date of Apartment
5.	Video Door Phone System	Provided in the living room	Same as possession date of Apartment

**PART B – AMENITIES IN THE SAID PHASE 1 PROJECT**  
(to be shared with the Larger Property)

Sr. No.	List of Common Amenities and Specifications for the said Larger Property	Location	Stage wise time schedule of completion
1.	Club house	Located in A5A6 building with Fitness centre (Gym, Indoor games room, SPA), Multipurpose hall & Swimming Pool.	Completion date along with future development of other phases to be developed on Larger Property
2.	Recreational Open Space	Recreational open space with kids play area and open gym	Completion date along with future development of other phases to be developed on Parger Property
3.	DG power backup for common areas (amenities)	For common areas only. Common for the Larger Property.	Same as possession date of Apartment
4.	Access Roads & Footpath	Internal access road & foot path provided for Larger Property	Completion date along with future development of other phases to be developed on Larger Property
5.	Sewerage & Storm Water Drain	Chambers, Lines, Drains common for Larger property	Completion date along with future development of other phases to be developed on Larger Property
6.	Sewage Treatment Plant	Common for all buildings in the Larger Property and is located in Building A1A2	Same as possession date of apartment
7.	Rain water Harvesting	Common for all buildings in larger land and located in Building A1A2. Terrace water collected and stored in tank for reuse.	Same as possession date of apartment
8.	Substation	Common for all buildings in Larger Property.	Same as possession date of apartment



10.	OWC / Solid waste management	Common for all buildings in Larger Property & located in Building A1A2	Same as possession date of apartment
11.	Landscaping/ Street Lighting	Common for all buildings in Larger Property.	Completion date along with future development of other phases to be developed on Larger Property
12.	Solar PV for common area lightning	Solar electrification of common areas of all buildings	Completion date along with future development of other phases to be developed on Larger Property
13.	Fire Safety	Fire protection and fire safety requirements provided as per CFO NOC	Same as possession date of apartment

Note: The description of the amenities above is indicative and is subject to availability and as per approvals of the authority, as applicable. The Promoter reserves the right to modify the amenities and provide alternate amenities.

**• PART C – ARCHITECTURAL AND DESIGN STANDARDS OF THE PHASE 1 PROJECT**

1.	Structural standard design – As per National Building Codes of India and relevant codes & regulations
2.	RCC construction with aluminium formwork/Conventional. Internal walls of AAC block
3.	Fire protection and fire safety requirements as per CFO NOC.
4.	Compliance of IGBC rating requirements
5.	Use of energy efficient LED lights in common areas
6.	Solar PV for common area lightning

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ANNEXURE K  
RERA CERTIFICATE





**Maharashtra Real Estate Regulatory Authority**  
**REGISTRATION CERTIFICATE OF PROJECT**  
**FORM 'C'**  
[See rule 6(a)]

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This registration is granted under section 5 of the Act to the following project under project registration number :  
**P51800022067**

**Project: VICINO A3A4, Plot Bearing / CTS / Survey / Final Plot No.: 243B/1, 243B/2, 247/A, 247/Bat Andheri, Andheri, Mumbai Suburban, 400093;**

1. **Mahindra Lifespace Developers Limited** having its registered office / principal place of business at Tehsil: **Ward GSouth, District: Mumbai City, Pin: 400018.**
  2. This registration is granted subject to the following conditions, namely:-
    - ◊ The promoter shall enter into an agreement for sale with the allottees;
    - ◊ The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
    - ◊ The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;
- OR**
- That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
- ◊ The Registration shall be valid for a period commencing from **25/08/2019** and ending with **30/09/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - ◊ The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - ◊ That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid  
Digitally Signed by  
Dr. Vasant Premchand Prabh  
(Secretary, Maharashtra)  
Date: 26-06-2020 11:46:37

Dated: **18/05/2020**  
Place: **Mumbai**

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



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ANNUAL STATEMENT

Encloser to Applicant

ANNEXURE - VI  
STATEMENT "B"  
INFORMATION ABOUT PROPOSED SOCIETY

No.	Full Name of Proposer	Proposer's Residential Address	Age	Qualification	Profession	Signature
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1. Name of the proposed society
2. Date of formation
3. Object of the society
4. Name of the proposer
5. Name of the proposer's father
6. Name of the proposer's mother
7. Name of the proposer's spouse
8. Name of the proposer's children
9. Name of the proposer's parents
10. Name of the proposer's siblings
11. Name of the proposer's other relatives
12. Name of the proposer's friends
13. Name of the proposer's associates
14. Name of the proposer's business partners
15. Name of the proposer's employers
16. Name of the proposer's creditors
17. Name of the proposer's debtors
18. Name of the proposer's guarantors
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20. Name of the proposer's sureties
21. Name of the proposer's witnesses
22. Name of the proposer's witnesses' fathers
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98. Name of the proposer's witnesses' witnesses' witnesses' witnesses' witnesses' associates
99. Name of the proposer's witnesses' witnesses' witnesses' witnesses' witnesses' business partners
100. Name of the proposer's witnesses' witnesses' witnesses' witnesses' witnesses' employers

Signature of Proposer

Name of Proposer

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## घोषणापत्र

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मी प्रकाश राजत यादरे घोषित करतो की, दुय्यम जिबंधक अंधेरी - यांचे कार्यालयात कारनामा या शिर्षकाचा दरत नोंदणीसाठी सादर करण्यात आला आहे. हरिश्चंकर ए. व्ही. व इ. यांनी 03/03/2021 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दरत नोंदणीस सादर केला आहे/निष्पादीत करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णता सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्या स, नोंदणी अधिनियम 1908 चे कलम 82 अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक : २८/०३/२०२१

कुलमुखत्यारपत्र धारकाची सही





2029		2029	2029
2029		2029	2029
2029		2029	2029
2029		2029	2029



508/3684  
Wednesday, March 03, 2021  
10:44 AM

पावती

Original/Duplicate

नोंदी क्र.: 39F  
Regn.:39M

पावती क्र.: 3979 दिनांक: 03/03/2021

नावाचे नाव: बरळी

दस्तावेजाचा अनुक्रमांक: बरई-4-3684-2021

दस्तावेजाचा प्रकार: पीनर ऑफ अटर्नी

दस्त करणाऱ्याचे नाव: महिशा लाईफसायंस डेव्हलपर्स लिमिटेड चे मॅनेजर ( सी आर एम ) रिमा देवराजकर

नोंदी की  
दस्त दाताळणी की  
पुढाची संख्या: 20

₹. 100.00  
₹. 400.00

₹. 500.00

DELIVERED

एकूण:

आपणाक भूख दस्त, शेकनेल प्रिंट, सूची-२ अदाचे

11:03 AM वा वेळेर मिळेल.

सह दुर्भा निवाकर, बरई-4  
साह सुभाष निवंधक वर्ग -२

मुंबई शहर क्र. ४.

नावात रक्कम: ₹.0.00/-

नोंदवता ₹.0/-

दस्तावेजे भुशक शुल्क : ₹. 500/-

बदल-9/9/

२०२३

२९

२०

- 1) डेव्हलाप प्रकार: DHC रकम: ₹.400/-  
दंडी/दस्तावेज/दि ऑर्डर क्रमांक: 0303202102073 दिनांक: 03/03/2021  
दंडाचे नाव व परत:
- 2) डेव्हलाप प्रकार: eChallan रकम: ₹.100/-  
दंडी/दस्तावेज/दि ऑर्डर क्रमांक: MH012528091202021E दिनांक: 03/03/2021  
दंडाचे नाव व परत:

*Handwritten signature*





२२-१०/	
२२-१०/	२०
२०२१	



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

**Receipt of Document Handling Charges**

PRN 0303202102073      Receipt Date 03/03/2021

Received from MAHINDRA LIFESPACE DEVELOPERS LTD, Mobile number 0000000000, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered on Document No. 3684 dated 03/03/2021 at the Sub Registrar office Joint S.R. Mumbai 4 of the District Mumbai District

DEFACED  
₹ 400  
DEFACED

**Payment Details**

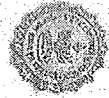
Bank Name	PUNB	Payment Date	03/03/2021
Bank CIN	10004152021030301619	REF No.	298154819
Deface No	0303202102073D	Deface Date	03/03/2021

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



२२-१०/	
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**CHALLAN**  
MTR Form Number-6



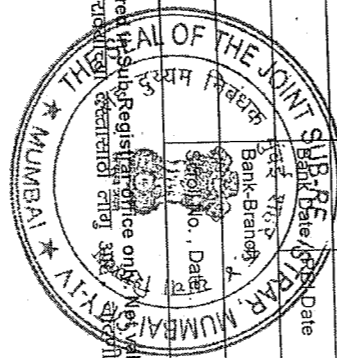
GRN	MH012528091202021E	BARCODE	[Barcode]					Date	02/03/2021-19:14:07	Form ID	48(f)
Department	Inspector General Of Registration	Payer Details									
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (if Any)									
Office Name	BOM2_JT SUB REGISTRA MUMBAI CITY 2	PAN No. (if Applicable)									
Location	MUMBAI	Full Name	MAHINDRA LIFESPACE DEVELOPERS LIMITED								
Year	2020-2021 One Time	Flat/Block No.									
Account Head Details		Premises/Buidling									
0030045501	Stamp Duty	Road/Street									
0030063301	Registration Fee	Area/Locality									
		Town/City/District									
		PIN	4	0	0	0	1	8			

2029	2029
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Second Party Name: RAJAWAKANI SHSHIKANT THARWAL AND OTHERS-

2029	2029
2029	2029

Total	600.00	Amount In Words	600.00
Payment Details	PUNJAB NATIONAL BANK	FOR USE IN RECEIVING BANK	
Cheque/DD No.		Bank CIN	03006172021030201651
Name of Bank		Ref. No.	298072514
Name of Branch		Cheque-DD Details-	
		Bank Date	02/03/2021-19:15:18
		Bank Branch	PUNJAB NATIONAL BANK
		Bank No. / Date	Not Verified with RBI
		Not Verified with Scroll	



Department ID :  
NOTE:- This challan is valid for document to be registered in the Sub-Registrar office only. Not valid for unregistered document.  
यह चालन केवल मुंबई नगर निगम कार्यालय में ही दर्ज कराया जा सकता है।



*Handwritten signature and initials*

2029-9101		
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**POWER OF ATTORNEY FOR  
REGISTRATION OF DOCUMENTS**

**TO ALL TO WHOM THESE PRESENTS SHALL COME,** We, (1) Ms. Rima Deorukhkar, Manager- CRM, (2) Mr. A.V Harishanker, Assistant Manager- CRM, all Major, Indian Inhabitants and the authorised signatory/ies of **Mahindra Lifespace Developers Limited**, a company incorporated and registered under the Companies Act, 1956 and having its Registered Office at Mahindra Towers, 5<sup>th</sup> floor, Worli, Mumbai - 400018, **SEND GREETINGS:**

**WHEREAS** Mahindra Lifespace Developers Limited ("**the said Company**") is engaged in the business of constructing and developing and /or operating residential, commercial and other complexes, projects and properties across India.

**AND WHEREAS** as a part of business, the said Company is presently constructing, developing and / or operating projects and properties at various places in Mumbai, Maharashtra, India more particularly described in the schedule hereunder written (hereinafter referred to as "**the said Projects**").

**AND WHEREAS** vide Board Resolution dated 14th May, 2020, the said Company has appointed and nominated us, severally, to sign / digitally sign and execute all the documents related to sale / lease of flats / apartments (residential / commercial) in the said Company's projects at Mumbai, Maharashtra and in that regard to digitally sign and / or sign and execute Letter(s), Letter(s) of Allotment/Memorandum / Memoranda of Understanding, Agreement(s) for Sale Deed of Apartment, Sale Deeds, Lease Deeds, Leave & License Agreements, Modification and Variation, Letter(s), Deed(s) of Cancellation, Rectification Deeds, Conveyance Deed(s), Supplementary Conveyance Deeds, Call Letter(s), Demand Letter(s), Possession Letter(s), Deed of Assignment, Deed of Declarations, Undertakings, Recitals and any other documents and writings ("**the Documents**") and to e-register / register the same with the concerned sub-registrar or any other authorities through their authorised website and / or at their offices.



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*Handwritten signature*

AND WHEREAS the said Company has also authorised us to delegate the authority to any person(s) for submitting the Documents executed by us to the office of the registrar, sub-registrar or any other authority/ies and to admit the execution thereof for

and on our behalf  
2029

AND WHEREAS we continue to execute and sign the Documents as an authorised representative / constituted attorney for and on behalf of the said Company.

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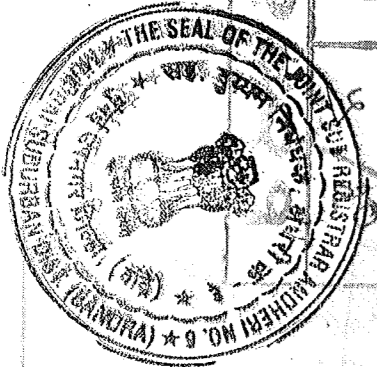
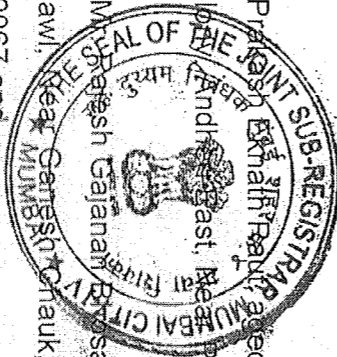
AND WHEREAS the said Company is aware of the fact that, in view of our heavy work schedule and other valid reasons, we would not be able to personally attend the office / offices of the registrar, sub-registrar or any other authority/ies for registering the Documents executed by us.

AND WHEREAS, for the reasons aforesaid, we hereby appoint 1) Mr. Ramakant Shashikant Tharwal, (2) Prakash Eknath Raut, (3) Mr. Rajesh Gajanan Bhosale, and (4) Ganesh Pawadappa Hosmane, ("the said Attorneys") severally, to represent us and appear on our behalf before the concerned registrar, sub-registrar or any other authority/ies and to get the Documents or any of them, executed by us, duly registered which the said Attorneys have conceded to do.

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH THAT WE (1) Ms. Rima Deodukhkar, (2) Mr. A.V Harishanker, DO HEREBY NOMINATE CONSTITUTE AND APPOINT

1) Mr. Ramakant Shashikant Tharwal, aged 37 years, residing at 384/110 Siddhikrupa society, Near Bhavishya Nidhi Bhavan, Charkop, Sector 3, Kandivali West, Mumbai, Maharashtra 400067

2) Prakash Eknath Raut, aged 37 years, residing at P.T. THE SAI ENDS CHSL. MMRDA Colony East, Near Poenam Nagar, Mumbai, Maharashtra 400093  
3) Mr. Rajesh Gajanan Bhosale, aged 37 years, residing at Room No 1, Om Sai Datt Chawl, Near Ganesh Chawk, Adarsh Nagar, Kandivali West, Mumbai, Maharashtra 400067 and



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and  
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4) Ganesh Pawadappa Hosmane, aged 32 years, residing at 329/5, Sruvam CHS, Sector 3, Dominos Pizza, Charkop, Kandivai West, Mumbai, Maharashtra 400067

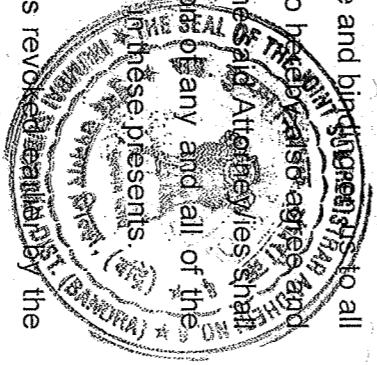
("the said Attorney/ies" ), severally, to be our true and lawful attorney / ies for the purposes hereinafter expressed, that is, to say -

1. To represent us and appear on our behalf before the concerned registrar, sub-registrar or any other authority/ies and to register the Documents executed by us related to sale / lease of flats / apartments / units (residential / commercial) in the said Company's projects in Mumbai Maharashtra, India, more particularly described in the schedule hereunder written (hereinafter referred to as " the said Projects" ), including Letter(s), Letter(s) of Allotment, Memorandum / Memoranda of Understanding, Agreement(s) for Sale, Deed of Apartment, Sale Deeds, Lease Deeds, Leave & License Agreements, Modification and Variation, Letter(s), Deed(s) of Cancellation, Rectification Deeds, Conveyance Deed(s), Supplementary Conveyance Deeds, Call Letter(s), Demand Letter(s), Possession Letter(s), Deed of Assignment, Deed of Declarations, Undertakings, Receipts, any other documents and writings.

2. To do and execute any and all the necessary acts, deeds, papers and things for effectually registering or completing the registration of the Documents.

AND We (1) Ms. Rima Deourukhkar, (2) Mr. A.V Harishanker, **DO HEREBY AGREE AND DECLARE** that all acts, deeds, things, matters, whatsoever done, executed or performed by the said Attorney/ies shall be valid, conclusive and binding to all intents and purposes as if done by us personally **AND** We do hereby agree and undertake **TO RATIFY AND CONFIRM** all and whatsoever the said Attorney/ies shall lawfully do or cause to be done in the matter of registration of any and all of the Documents executed by us, by virtue of the powers contained in these presents.

This Power of Attorney is valid upto 31st March, 2022 unless revoked/annulled by the said Company.



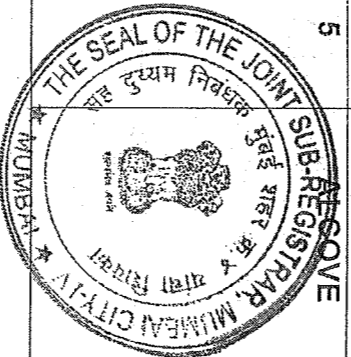
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२२२३	१०१ / १२०
२०२१	

*(Handwritten signatures and initials)*

THE SCHEDULE ABOVE REFERRED TO

दादा-१०१	
२२५४	१०२
२०२१	११०

Sr. No.	Project Name	Address
1	Vicino	CTS No. 243/B/1 Mtrs. and CTS No. 247/A, abutting the public road known as Suren Road and situated, lying and being at Revenue village of Gundavali at Andheri East in Greater Bombay, Taluka South Salsette, District Mumbai Suburban, Registration Sub-District Bandra, Maharashtra
2	Vivante	CTS No. 243 A/1, abutting the public road known as Suren Road and situated, lying and being at Revenue village of Gundavali at Andheri East in Greater Bombay, Taluka South Salsette, District Mumbai Suburban, Registration Sub-District Bandra, Maharashtra
3	Roots	C.T.S. No. 168-A of Village Akurli, Taluka Borivili, in the registration district and sub-district of Mumbai situated at Akurli Road, Kandivali (East), in Greater Bombay, District Mumbai Suburban, Registration Sub-District Bandra, Maharashtra
4	MSPACE	CTS no. 899-C of village Pahadi, Taluka Goregaon, in the Greater Bombay, District Mumbai Suburban, Registration Sub-District Bandra, Maharashtra,
5	At-SOAVE	Survey No. 11, Hissa No.2 (part) and CTS Nos. 95, 95/1, 95/2, 95/3, 95/4, 95/5, situated at Acme Tiles Compound, Saki Naka, Off Saki Vihar Road, Village Saki, Taluka Kurla, in the Greater Bombay, District Mumbai Suburban, Registration Sub-District Bandra, Maharashtra,



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दिनांक	०३/०३/२०२१

पृष्ठ-१७/	
दिनांक	०३/०३/२०२१

IN WITNESS WHEREOF we have executed these presents this 03<sup>rd</sup> day of MARCH 2021

SIGNED AND DELIVERED by the withinnamed )

Rima Deourukhkar )  
For Mahindra Lifespace Developers Ltd. )

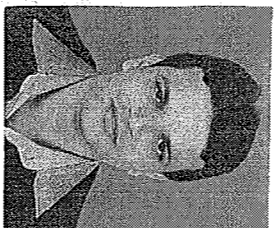
Harishanker A V )  
Authorised Signatories )

and the signatures of the said Attorney/ies )  
are placed below for identification )

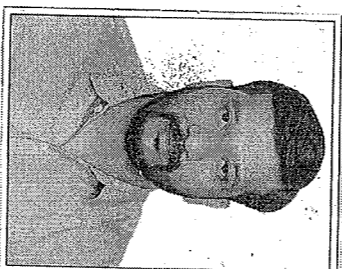


**SIGNATURE OF THE SAID ATTORNEY/IES**

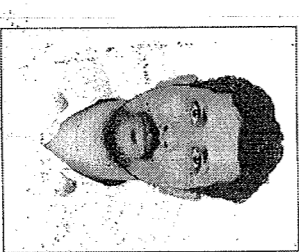
(1) \_\_\_\_\_ )  
(Ramakant Shashikant Tharwal)



(2) \_\_\_\_\_ )  
(Prakash Eknath Raut)



(3) \_\_\_\_\_ )  
(Rajesh Gajanan Bhosale)



(4) \_\_\_\_\_ )  
(Ganesh Pawad)



६६-१७	
२०११	१००२१०

भारत सरकार-कॉर्पोरेट काम तंत्रिका  
 सचिवालय कार्यालय, नया दिल्ली

संयुक्त प्रशासनिक प्रशासन विभाग, नया दिल्ली

संयुक्त प्रशासनिक प्रशासन विभाग, नया दिल्ली

संयुक्त प्रशासनिक प्रशासन विभाग, नया दिल्ली

संयुक्त प्रशासनिक प्रशासन विभाग, नया दिल्ली

संयुक्त प्रशासनिक प्रशासन विभाग, नया दिल्ली

संयुक्त प्रशासनिक प्रशासन विभाग, नया दिल्ली

संयुक्त प्रशासनिक प्रशासन विभाग, नया दिल्ली

संयुक्त प्रशासनिक प्रशासन विभाग, नया दिल्ली

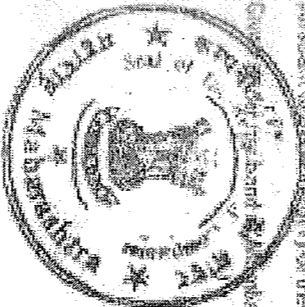
**GOVERNMENT OF INDIA - MINISTRY OF CORPORATE AFFAIRS**  
**Registrar of Companies, Maharashtra, Mumbai**

**Fresh Certificate of Incorporation consequent upon Change of Name**

Corporate Identity Number : U43000MH2004PLC18849

The matter of M/s. MAHARAJA GESCO DEVELOPERS LIMITED

Whereby certificate was issued to MAHARAJA GESCO DEVELOPERS LIMITED, which was originally incorporated on 5 June 1984 by the Ministry of Maharashtra Government under the Companies Act, 1956 (No. 1 of 1956) by MAHARAJA GESCO DEVELOPERS LIMITED having duly passed the necessary resolutions in pursuance of Section 21 of the Companies Act, 1956 and the approval of the Central Government sign and recording has now been accorded thereby under Section 21 of the Companies Act, 1956 read with Government of India, Department of Company Affairs, New Delhi Notification No. G.O. 507 (F) dated 24/01/2005 with SRM 224183541 dated 15/07/2005. The name of the said company is this day changed to MAHARAJA LIFESTYLE DEVELOPERS LIMITED and this Certificate is issued pursuant to Section 21 of the said Act.



सचिवालय, नया दिल्ली

संयुक्त प्रशासनिक प्रशासन विभाग, नया दिल्ली

संयुक्त प्रशासनिक प्रशासन विभाग, नया दिल्ली

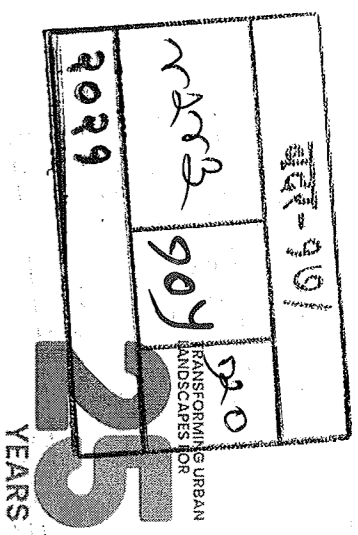
संयुक्त प्रशासनिक प्रशासन विभाग, नया दिल्ली



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२०११	१००२१०

संयुक्त प्रशासनिक प्रशासन विभाग, नया दिल्ली

# MAHINDRA LIFESPACES



CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF BOARD DIRECTORS OF THE COMPANY HELD ON THURSDAY, 14<sup>TH</sup> MAY, 2020 AT MUMBAI

GRANT OF AUTHORITY FOR DIGITALLY SIGNING / SIGNING AND E-REGISTRATION / REGISTRATION OF CUSTOMER RELATED DOCUMENTS IN COMPANY'S RESIDENTIAL / COMMERCIAL PROJECTS IN WESTERN REGION, MAHARASHTRA (EXCLUDING PUNE)

RESOLVED THAT any of the following employees be and is hereby severally authorized for and on behalf of the Company w.r.t. the Company's residential / commercial projects in Western Region, Maharashtra (excluding Pune) :

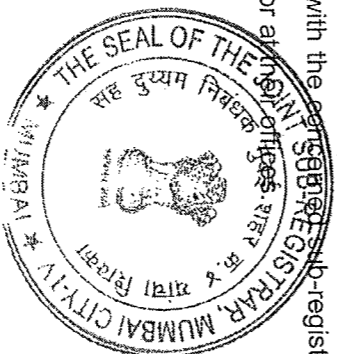
1. Mr. R. Vijay, General Manager – Sales & Marketing
2. Mr. Girish Agrawal, General Manager – Accounts & Finance
3. Mr. Piyush Gupta, Sr. Manager - Sales
4. Mr. Aneesh Kulkarni, Sr. Manager- Finance & Accounts
5. Ms. Rima Deorukhkar, Manager – CRM
6. Mr. A V Harishanker, Asst. Manager - CRM

राजेश जी	
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to sign / digitally sign and execute all documents related to sale / lease of flats / apartments / residential / commercial units and in that regard to digitally sign and / or sign and execute Letter(s), Letter(s) of Allotment, Memorandum / Memoranda of Understanding, Agreement(s) for Sale, Deed of Apartment, Sale Deeds, Lease Deeds, Leave & License Agreements, Modification and Variation, Letter(s), Deed(s) of Cancellation, Rectification Deeds, Conveyance Deed(s), Supplementary Conveyance Deeds, Call Letter(s), Demand Letter(s), Possession Letter(s), Deed of Assignment, Deed of Declarations, Undertakings, Receipts, any other documents submitted and to e- register / register the same with the competent sub-registrar or appropriate Registrar through their authorised website and / or at the office of the Registrar.



Mahindra Lifespaces Developers Ltd.  
 Plot No. L45200M41999PLD118948  
 Mahindra Towers, 5th Floor, Dr. G. M. Bhosale Marg,  
 Sector, Mumbai 400 018, India  
 Tel: +91 22 67478600 / 8601  
[www.mahindralifespaces.com](http://www.mahindralifespaces.com)



**MAHINDRA LIFESPACES**

MAHINDRA LIFESPACES  
 9032920  
 2022

RESOLVED FURTHER THAT in case of registration of the documents executed by the ~~concerned~~ ~~sub-registrar~~ ~~or~~ ~~any~~ ~~other~~ ~~Authorities,~~ ~~then~~ ~~to~~ ~~delegate~~ ~~the~~ ~~authority~~ ~~to~~ ~~any~~ ~~person(s)~~ ~~for~~ ~~submitting~~ ~~the~~ ~~aforesaid~~ ~~documents~~ ~~to~~ ~~the~~ ~~office~~ ~~of~~ ~~the~~ ~~sub-registrar~~ ~~or~~ ~~any~~ ~~other~~ ~~Authorities~~ ~~and~~ ~~to~~ ~~admit~~ ~~the~~ ~~execution~~ ~~thereof~~ ~~for~~ ~~and~~ ~~on~~ ~~behalf~~ ~~of~~ ~~the~~ ~~executants.~~

RESOLVED FURTHER THAT any one of the above employees be and is hereby severally authorised to digitally sign / sign application and obtain e-registration permission for online registration facility, to act as a contact person, to sign declaration, affidavit and other documents and to do all acts, matter and things, as may be required by the Concerned Authority, to obtain e-registration permission.

RESOLVED FURTHER THAT aforesaid authority shall be effective with immediate effect till 31<sup>st</sup> March, 2022 or as long as the employee is in the employment of the Company, whichever is earlier.

For Mahindra Lifespace Developers Limited

*Subhas Kulkarni*

Subhas Kulkarni  
 Chief Legal Officer & Company Secretary  
 FCS 2427

2022 / 20  
 2022



Mahindra Lifespace Developers Ltd.  
 Mahindra Lifespaces Pvt. Ltd.  
 Plot No. 13, Sector 13, Gurgaon, Haryana  
 India  
 Tel: +91 122 67478600 / 8601  
 www.mahindralifespaces.com





भारत सरकार  
GOVERNMENT OF INDIA

रिमा कांलेश देओरुक्कर  
Rima Kamlesh Deorukkar  
जन्म तिथि/DOB: 05/11/1983  
लिंग/ GENDER: FEMALE  
फोन नं: 9821302661

9096 4225 0946  
VID : 9129 5402 8791 7524

माझे भाग्य, माझी ओळख

*Rimib*

भारत - 910 /		
मास	दिनांक	वर्ष
जाने	१०/१२	२०१९

भारत सरकार  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA



रिमा कांलेश देओरुक्कर  
RIMA KAMLESH DEORUKKAR  
जन्म तिथि / Date of Birth: 05/11/1983  
पंजीकृत नाव / Registered Name: BALKRISHNA ANAND REVANKAR

पंजीकृत खाते नं. / Account No.: AIMPR0279E

रिमा देओरुक्कर / RIMIB  
RETTOR / Signature

10000018

*Rimib*

भारत सरकार  
GOVT. OF INDIA

भारत सरकार  
INCOME TAX DEPARTMENT

हार्शकर अ वारियार  
HARSHANKER A VARIYAR  
गंगाधरान किशोरपट्ट  
GANGADHARAN KISHORPATT  
वारियार  
VARIYAR  
190691986  
पंजीकृत खाते नं. / Account No.: AJPV6514E

Signature: *[Signature]*

*[Signature]*

भारत सरकार  
GOVT. OF INDIA

भारत सरकार  
INCOME TAX DEPARTMENT

माहिन्द्रा लिव्ह स्पेस डेव्हलपर्स लिमिटेड  
MAHINDRA LIFESPAC DEVELOPERS LIMITED

16/03/1999  
पंजीकृत खाते नं. / Account Number: AAACG8904C

21112007

*[Signature]*



वर्ष	दिनांक	पंजीकृत
२०१९	१२	१०/१२
२०१९		





श्रीकांत शशिकान्त थरवाल  
 Ramakant Shashikant Tharwal  
 जन्म तारीख / DOB : 15/04/1983  
 लिंग / GENDER : MALE

9541 4776 8142



श्रीकांत शशिकान्त थरवाल  
 GOVERNMENT OF INDIA

क्रेडिट - सामाजिक न्याय विभाग

बचत - 901

१२६३ १०८११०

२०२१

भारत सरकार  
 GOVERNMENT OF INDIA

Parakash Ekanath Raut  
 Prakash Ekanath Raut

जन्म तारीख / DOB: 27/03/1983  
 लिंग / GENDER: MALE  
 Mobile No.: 9820300487

7894 2001 9881



भारत सरकार, भाषाी ओळख

*Handwritten signature*

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 RAMAKANT S THARWAL  
 SHASHIKANT MADHUKAR THARWAL  
 15/04/1983  
 AGJPT2529C  
 भारत सरकार  
 GOVT OF INDIA

*Handwritten signature*

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 भारत सरकार  
 GOVT OF INDIA

नाम / Name: PRAKASH EKANATH RAUT  
 पंजीकृत नाव / Registered Name: EKANATH SHASHIKANT RAUT  
 पंजीकृत आयकर विभाग / Registered Income Tax Department: AGSPR2841N  
 आयकर विभाग / Income Tax Department: 27/03/1983

जन्म तारीख / DOB: 27/03/1983  
 लिंग / Gender: MALE  
 मोबाईल क्रमांक / Mobile Number: 9820300487

भारत सरकार  
 GOVT OF INDIA



भारत सरकार  
 GOVT OF INDIA

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 PRAKASH PAVADAPPA HOSMANE  
 SHASHIKANT MADHUKAR THARWAL  
 15/04/1983  
 AGJPT2529C  
 भारत सरकार  
 GOVT OF INDIA

*Handwritten signature*

भारत सरकार, भरी प्रतिलिपि

8683 7415 8618

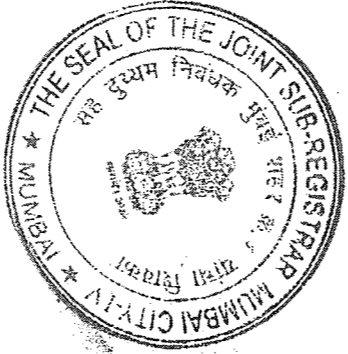
भारत सरकार  
 Government of India

Ganesh Pawadappa Hosmane  
 DOB: 19/04/1988

वर्ष / Year	२०२१
मास / Month	१२
दिनांक / Date	१०



2029	25/12/20	2029
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2029	2029	2029
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गणराज्य भारत  
 GOVERNMENT OF INDIA  
 राजधानी

RAJESH G BHOSALE

GAJANAN BHIMA BHOSALE

25/12/1983

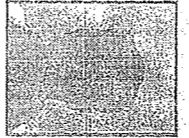
Permanent Account Number  
 AORPB88680

*Rajesh G Bhosale*

२०२१	११०	१२०
२०२३	११०	१२०
२०२१		

हिंदी संस्कृत  
 GOVERNMENT OF INDIA

*Rajesh G Bhosale*



राजेश गजानन भोसले  
 Rajesh Gajanan Bhosale  
 DOB: 25-12-1983  
 Gender: Male



9705 8866 2620

शिवार - शिव शिवशी का शिवशिवर



२०२१	११०	१२०
२०२३	११०	१२०
२०२१		

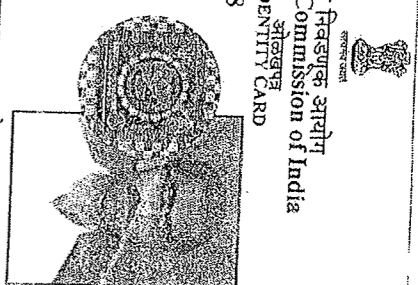


२०२९	३६	१५
०४		



२०२९	६६६	१०६-१०१

वर्ग-१७		
६२१३	११२	९२०
२०२१		



भारत निर्वाचन आयोग  
Election Commission of India  
श्रीलक्ष्मण  
IDENTITY CARD  
DWJ4073458

मतदारचे नाव : लक्ष्मण छान्नालाल वाघेला  
Elector's Name : Laxman Chhannalal Waghela  
वडीलांचे नाव : छान्नालाल वाघेला  
Father's Name : Chhannalal Waghela  
पिढा : प  
Sex : M  
दिनांक : १/१/२००८  
Age as on 1/1/2008 : २९



भारत सरकार  
GOVERNMENT OF INDIA



समीर शशिकान्त लोंढे  
Sameer Shashikant Londhe  
जन्म तिथि/DOB: 11/05/1987  
पुंसक / MALE



9678 7194 3492

पत्ता : समीर शशिकान्त लोंढे, आ. एन सी ७, मंगलवडी, मुंबई-४०००६७  
पिन : ४०००६७  
Metro : Mumbai Suburban- 4000

Address : G-16, Plot No. 207 Nilambar Society, Ra S C 7  
Sector - 2 Dr. Ambedkar Marg Chembur



44-कोविदी विधानसभा मतदारवाळ कार्यालय  
Electional Registration Officer  
For 44-Kandivalli Assembly Constituency

स्थान : मुंबई उपनगर  
Place : Mumbai Suburban  
दिनांक / Date : 10/05/2008

\* या कार्डचा वापर केवळ मतदानासाठीच होऊ शकतो. इतर कोणत्याही उद्देशासाठी या कार्डचा वापर होऊ नये.  
This card may be used as an Identity Card under different Government Schemes 257/157



वर्ग-१७		
३५१	१०	१००
२०२१		

508/3684  
बुधवार, 03 मार्च 2021 10:44 म.पू.

दस्त गोशवारा भाग-1

बवई 4 92/190  
दस्त क्रमांक: 3684/2021

दस्त क्रमांक: बवई 4 /3684/2021

बाजार मूल्य: ₹. 00/-

मोबदला: ₹. 00/-

भरलेले मुद्रांक गुल्म: ₹.500/-

दु. ति. सह. दु. ति. बवई 4 योजे कायदलगत

अ. क्र. 3684 वर दि.03-03-2021

जेनी 10:42 म.पू. वा. हजर केला.

पावती क्रमांक: 0

पावती क्रमांक: 06929991  
सातकणपणे नाव: महिद्रा लाईफटाईम डेव्हलपर्स लिमिटेड व (पुणे) रीमा डेव्हलपर्स

बुधवार-9/10/		
92/190	993	920

नोंदणी फी

₹. 100.00

दस्त हाताळणी फी

₹. 400.00

पुढाची संख्या: 20

एकूण: 500.00

दस्त हजर करणाऱ्याची सही:

*Rind*

सह दुय्यम निबंधक, मुंबई-4

*Rind*  
सह दुय्यम निबंधक, मुंबई-4

दस्तावा प्रकार: पॉवर ऑफ अॅटॉर्नी

मुद्रांक गुल्म: अ जेव्हा तो प्रतिकार्य देण्यात आलेला असून @ त्यामुळे कोणतीही स्थावर भागामता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिवका क्र. 1 03 / 03 / 2021 10 : 42 : 22 AM ची वेळ: (सादरीकरण)

शिवका क्र. 2 03 / 03 / 2021 10 : 43 : 06 AM ची वेळ: (फी)



### प्रतिज्ञापत्र

सह: मजबूतपणे हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस  
दा: नोंदणी आणि मजबूतपणे संपूर्ण प्रत्येक विभागात व्यक्ती साक्षीदार व  
सह: देवलेच्या कायदपत्राची सत्यता तपासली आहे. दस्तावा सत्यता, वैधता  
कायदपत्राच्या मजबूतपणे दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे कबाबदार राहतील.

लिहून देणारे

लिहून देणारे

*Rind*

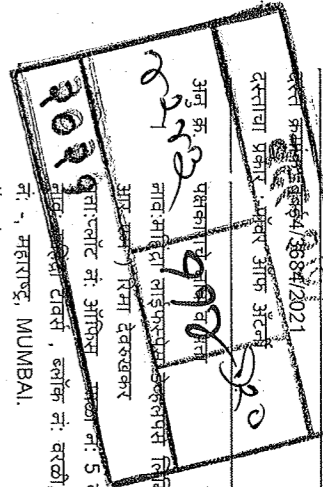
*Rind*  
*Rashmi*





दस्ता गोपवारा भाग-2

वर्ष 4 २८/२०  
दस्ता क्रमांक: 3684/2021



पक्षकाराचा प्रकार  
कुलमुखत्यार देणार  
वय :-37  
स्वाक्षरी:-  
नाम: महाराष्ट्र, MUMBAI.

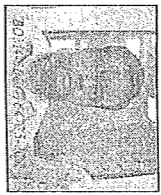


छायाचित्र

अंगठ्याचा ठसा

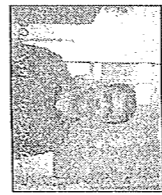
2 नाव: महिशा लाईफसायंस इन्व्हेलपर्स लिमिटेड चे मॅनेजर ( सी मॅनेजर ( सी आर एम ) ए. व्ही. हरिशंकर  
पता: प्लॉट नं. ऑफिस, भाळा नं. 5 वा मजला, इमारतीचे  
नाम: महिशा टॉवर्स, ब्लॉक नं. वरळी, मुंबई - 400018, रोड  
नं. -, महाराष्ट्र, MUMBAI.

कुलमुखत्यार देणार  
वय :-34  
स्वाक्षरी:-



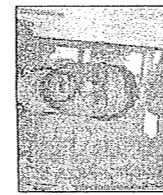
3 नाव: रमाकांत शशिकांत शरवळ  
पता: प्लॉट नं. 384/10, भाळा नं. -, इमारतीचे नाव:  
सिद्धीकृपा सोसायटी, ब्लॉक नं. काटिवली परियाम, मुंबई -  
400067, रोड नं. सेक्टर - 3, भविष्य निधी भवन जवळ,  
महाराष्ट्र, मुंबई.

पांवर ऑफ अटॉर्नी  
होल्डर  
वय :-37  
स्वाक्षरी:-



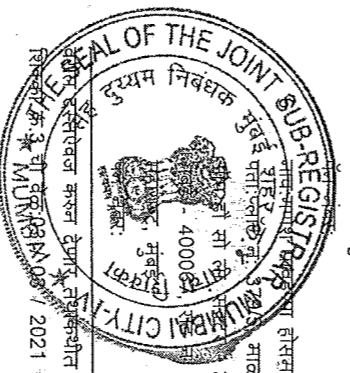
4 नाव: प्रकाश एकनाथ राऊत  
पता: प्लॉट नं. -, भाळा नं. -, इमारतीचे नाव: आर - 7/105,  
साई एकता को ऑप ही सो ली, ब्लॉक नं. अंधेरी पूर्व, मुंबई  
- 400093, रोड नं. एम एम आर डी ए कॉलोनी, पूनम नगर  
जवळ, महाराष्ट्र, मुंबई.

पांवर ऑफ अटॉर्नी  
होल्डर  
वय :-37  
स्वाक्षरी:-



5 नाव: राजेश राजानन भोसले  
पता: प्लॉट नं. रूम नं.1, भाळा नं. -, इमारतीचे नाव: ओम  
साई दत्त चाळ, आदर्श नगर, गेट नं.2, ब्लॉक नं: काटिवली  
परियाम, मुंबई - 400067, रोड नं: चारकोप, गणेश चौक,  
महाराष्ट्र, मुंबई.

पांवर ऑफ अटॉर्नी  
होल्डर  
वय :-32  
स्वाक्षरी:-

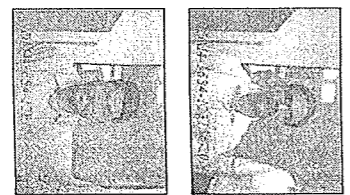


दस्ता क्र. 3684/2021 / 2021 10 : 46 : 05 AM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणाऱ्यांना व्यक्तींशः ओळखतात, व त्यांची ओळख पटविताना

- अनु क्र. पक्षकाराचे नाव व पता
- 1 नाव: लक्ष्मण केशव गोरे, जोगेश्वरी परियाम, मुंबई  
वय: 44  
पता: ऑफिस, भाळा नं. 5 वा मजला, इमारतीचे  
नाम: महिशा टॉवर्स, ब्लॉक नं. वरळी, मुंबई - 400018, रोड  
नं. -, महाराष्ट्र, MUMBAI.  
पांवर ऑफ अटॉर्नी  
होल्डर  
वय :-37  
स्वाक्षरी:-
  - 2 नाव: महिशा लाईफसायंस इन्व्हेलपर्स लिमिटेड  
वय: 33  
पता: महिशा टॉवर्स, ब्लॉक नं. वरळी, मुंबई - 400018, रोड  
नं. -, महाराष्ट्र, MUMBAI.  
पांवर ऑफ अटॉर्नी  
होल्डर  
वय :-34  
स्वाक्षरी:-



छायाचित्र

अंगठ्याचा ठसा

दिनांक: 03 / 03 / 2021 10 : 46 : 56 AM

शिफा क्र. 5 ची वेळ: 03 / 03 / 2021 10 : 47 : 12 AM नोंदणी पुस्तक 4 मध्ये

सह दुय्यम निबंधक, मुंबई-4

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Deface Number	Deface Date
1	MAHINDRA LIFESPACE DEVELOPERS LIMITED	echallan	03006172021030201651	MH012528091202021E	500.00	SD 0005887361202021	03/03/2021
2		DHC		0303202102073	400	RF 0303202102073D	03/03/2021
3	MAHINDRA LIFESPACE DEVELOPERS LIMITED	echallan		MH012528091202021E	100	RF 0005887361202021	03/03/2021

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

3684 /2021

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2. Get print immediately after registration.

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बचत - ४	
१६८४	२० / २०
२०२१	

प्रमाणित करणेत येते की या दस्तऐवज एकूण... २० जाने आहेत. पुस्तक क्रमांक- ४/१९८४/२०२१ नोंदला.

दिनांक ३/३/२०२१


सह. दुय्यम निबंधक वर्ग-२ मुंबई शहर क. ४.





6808	2020	366	2020	2020-2021
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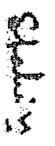
भारत सरकार / PERMANENT ACCOUNT NUMBER  
**ATGPS4804F**



पति नाम / HUSBAND'S NAME  
**UTTAM KUMAR SAHA**

पति नाम / NAME  
**ANIL KUMAR SAHA**

जन्म तिथि / DATE OF BIRTH  
**31-12-1974**

अधिकारी / SIGNATURE  


अधिकारी (सह. सहा.) / सहा.  
 COMMISSIONER OF INCOME-TAX (C.O.) KOLKATA

*U. K. Saha*

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 भारत सरकार  
 GOVT. OF INDIA

HARIHANKER A VARSIYAN  
 GANGADHARAN KIZHAKKEPAT  
 VARIYAM  
 19/06/1986

Permanent Account Number  
**AJTPV6514E**

Signature  





*[Handwritten signature]*

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 भारत सरकार  
 GOVT. OF INDIA

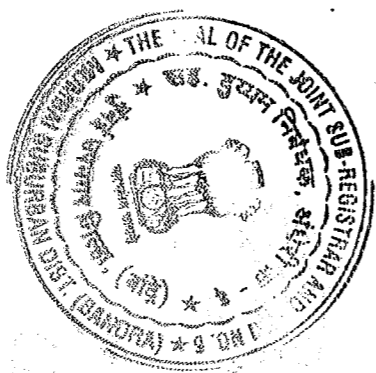
MAHINDRA LIFESPACE DEVELOPERS  
 LIMITED  
 16/03/1999

Permanent Account Number  
**AAACG8904C**



*[Handwritten signature]*

बत-9191		
762783	9910	9220
2084		





२०२१-१७/		
४२४३११८	१२०	
२०२१		









25/03/2021 6 17:34 PM

दस्ता क्रमांक :वरदर17/4243/2021

दस्ताचा प्रकार :करारनामा

दस्ता क्रमांक: १७/	वरदर17
दस्ताचा प्रकार: १२४३	२०२१
दस्ता क्रमांक: १२४३	२०२१
दस्ता क्रमांक: १२४३	२०२१

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	खायाचित्र	अंगठ्याचा उसा
1	नाव:महिला नाईफर्मस डेव्हलपर्स लिमिटेड चे असिस्टंट मॅनेजर (सी आर एम) हरिशंकर ए व्ही नरें मुख्तार प्रकाश राऊत पत्ता:प्लॉट नं: ऑफिस, माळा नं: 5 वा मजला, इमारतीचे नाव: महिला टॉवर्न, ब्लॉक नं: बरळी, मुंबई - 400018, रोड नं: - महाराष्ट्र, मुंबई. पॅन नंबर:AAACCG8904C	लिहून देणार वय :-37 स्वाक्षरी:-		
2	नाव:उत्तम कुमार माहा पत्ता:प्लॉट नं: सदानिका नं.402, माळा नं: -, इमारतीचे नाव: व्हिक्टोरि को ऑफ ही सोसायटी ली, ब्लॉक नं: विलेपार्ले पूर्व मुंबई, रोड नं: ऑफ सुभाष रोड, महाराष्ट्र, मुंबई. पॅन नंबर:ATGPS4804F	लिहून देणार वय :-46 स्वाक्षरी:- U. V. Shinde		

बरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्तऐवज करून दिल्याचे कबूल करतात.  
शिक्का क्र.3 ची वेळ:25 / 03 / 2021 06 : 16 : 31 PM

ओळख:-

खातील इसम असे निवेदीत करणात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितान

अनु क्र.	पक्षकाराचे नाव व पत्ता	खायाचित्र	अंगठ्याचा उसा
1	नाव:चंद्रशेखर चव्हाण वय:44 पत्ता:ऑफिस नं.17 बी, सागर टॉवर, एस व्ही रोड, जोगेश्वरी पश्चिम, मुंबई - 400102. पिन कोड:400102		
2	नाव:सोपण भोमले वय:31 पत्ता:ऑफिस नं.17 बी सागर टॉवर एस व्ही रोड जोगेश्वरी पश्चिम मुंबई 400102 पिन कोड:400102		

शिक्का क्र.4 ची वेळ:25 / 03 / 2021 06 : 17 : 14 PM

मह.दु.नि.का.अं.सं.१६  
दर. दुय्यम निबंधक, अंधेरी - ४  
मुंबई उपनगर जिल्हा.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	UTTAM KUMAR SAHA	eChallan	03006172021032100311	MH013579354202021M	656000.00	SD	0006541204202021	25/03/2021
2		DHC		2503202115595	400	RF	2503202115595D	25/03/2021
3		DHC		2503202115500	2000	RF	2503202115500D	25/03/2021
4	UTTAM KUMAR SAHA	eChallan		MH013579354202021M	30000	RF	0006541204202021	25/03/2021

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

Know Your Rights as Registrants

1. Verify Scanned document for correctness through the portal (4 pages on a side) printout after scanning.
2. Get printout of document after registration.

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

दस्ता क्र. १७/ - १२४३ / २०२१

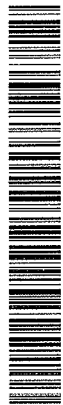
पुस्तक क्र. १. क्रमांक: १२४३ / २०२१

नास्ता.

दस्ता क्र. १७/ - १२४३ / २०२१

पुस्तक क्र. १. क्रमांक: १२४३ / २०२१

नास्ता.



सूची क्र.2

दुधम निबंधक : सह. दु.नि. अंधेरी 6

दस्त क्रमांक : 4243/2021

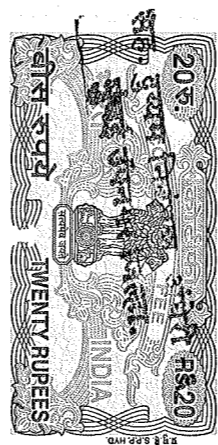
नोंदणी :

Regn:63m

31/03/2021

गावाचे नाव : गुंदवली गुंदवली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	21850250
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ने नसुर करावे)	10617316
(4) भू-मापन, पोटहिस्सा व धरक्रमांक (असल्यास)	1) पालिकेचे नाव:सुंबई मनपा इतर वर्णन :सदानिका नं: सदानिका नं:1302, माळा नं: 13 वा मजला,टांबर - ए 2, बिल्डिंग नं: 1, इमारतीचे नाव: प्रोबेन्ट - बिसिनो, ब्लॉक नं: अंधेरी पूर्व,सुंबई - 400093, रोड : सुरेन रोड, इतर माहिती: साबत 1 कार्याक्रमा ( C.T.S. Number : 243B,243C,247,247/1 TO 3,248/1 ; )
(5) क्षेत्रफळ	1) 76.21 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा:	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमानमा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-माहिद्रा लाईफ्साय डेव्हलपर्स लिमिटेड चे असिस्टंट मॅनेजर (सी आर एम) हरिशंकर ए व्ही तर्फे मुख्यांश प्रकाश राऊत बय:-37, पत्ता:-व्हॉट नं: ऑफिस , माळा नं: 5 वा मजला , इमारतीचे नाव: माहिद्रा टॉवर्स, ब्लॉक नं: वरळी, सुंबई - 400018, रोड नं: -, महाराष्ट्र, सुंबई. पिन कोड:-400018 फॅ नं:-AAACG89904C
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमानमा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-उत्तम कुमार साहा बय:-46; पत्ता:-व्हॉट नं: सदानिका नं:402, माळा नं: -, इमारतीचे नाव: व्हिक्टोरि को ऑप हौ सोसायटी सी , ब्लॉक नं: विलेपार्ले पूर्व सुंबई, रोड नं: ऑफ सुभाष रोड,, महाराष्ट्र, सुंबई. पिन कोड:-400057 फॅ नं:-ATGPS4804F
(9) दस्तऐवज करून दिल्याचा दिनांक	25/03/2021
(10)दस्त नोंदणी केल्याचा दिनांक	30/03/2021
(11)अनुक्रमांक,डंड व पृष्ठ	4243/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	6566000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण

दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.

या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहत्सुंबई महानगरपालिकेस पाठविणेत आलेला आहे.

आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

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

Details of this transaction have been forwarded by Email ( dated 30/03/2021 ) toMunicipal Corporation of Greater Mumbai.

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



सह. दुधम निबंधक, अंधेरी - ६  
मुद्रांक उपनगर विलेज.

## Payment Details

sr.	Purchaser/TType	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	UTTAM KUMAR SAHA	eChallan 03006172021032100311	MH013579354202021M	656000.00	SD	0006541204202021	25/03/2021
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4	UTTAM KUMAR SAHA	eChallan	MH013579354202021M	30000	RF	0006541204202021	25/03/2021

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