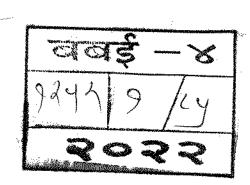
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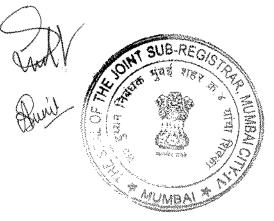


CHALLAN MTR Form Number-6



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Department Inspector General Of	tment Inspector General Of Registration Payer Details									
Stamp Duty	*****		TAX ID / TAI	N (If Any)						
Type of Payment Registration Fee			PAN No.(If A	pplicable)	AAACL1490J					
Office Name BOM2_JT SUB REG	Office Name BOM2_JT SUB REGISTRA MUMBAI CITY 2		Full Name		Macrotech Develor	ers Lim	ited	i		
Location MUMBAI										
Year 2021-2022 One Tim	е		Flat/Block N	o.	A 6502 Lodha Kiar	a Lodha	ı Pa	ırk		
Account Head Deta	aíls	Amount In Rs.	Premises/8	uilding						
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			PAN2=AHW	PJ1740K~	SecondPartyName	=Sunil J	ame	es~CA=54	115338	31
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Total		27,38,000.00	Words	у						
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Cheque	-DD Details		Bank CIN	Ref. No.	6910333202201	251540	1 7	06607317	,	
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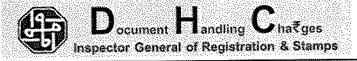
Department ID: Mobile No.: 9967516313 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. सदर चलन केवल दुरयम निवंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.



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Receipt of Document Handling Charges

PRN 2601202202712

Receipt Date 27/01/2022

Received from MDL, Mobile number 0000000000, an amount of Rs.1700/-, towards Document Handling Charges for the Document to be registered on Document No. 1252 dated 27/01/2022 at the Sub Registrar office Joint S.R. Mumbai 4 of the District Mumbai District.

Payment Details

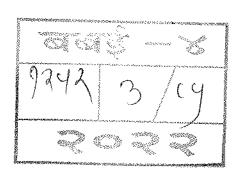
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Bank Name	sbiepay	Payment Date	26/01/2022
Bank CIN	10004152022012602533	REF No.	202202606334298
Deface No	2601202202712D	Deface Date	27/01/2022

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







CHALLAN MTR Form Number-6



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Type of Payment Registration Fee		PAN No.(If A	pplicable)	AAACL1490J						
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Location MUMBAI										
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Department ID : Mobile No. : 9967516313 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. सदर चलन केवल दुय्यम निबंधक कार्यालयात नोदणी करावयाच्या दस्तासाठी लागु आहे . नोदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही .

Challan Defaced Details

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Sr. No.	Remarks	Defacement No.	Defacement Date	* Userld	Defacement Amount
1	(IS)-508-1252	0005882538202122	27/01/2022-12:06:45	IGR549	30000.00
2	(iS)-508-1252	0005882538202122	27/01/2022-12:06:45	IGR549	2708000.00
			Total Defacement Amount		27,38,000.00

AGREEMENT TO SELL

THIS AGREEMENT TO SELL is made at Mumbai this 27 day of <u>JAN</u> 2022

BETWEEN:

MACROTECH DEVELOPERS LIMITED, a company incorporated and registered under the Companies Act 1956, having its registered office at 412, Floor- 4, 17G Vardhaman Chamber, Cawasji Patel Road, Horniman Circle, Mumbai Fort -400001,, hereinafter referred to as "THE COMPANY" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the One Part;

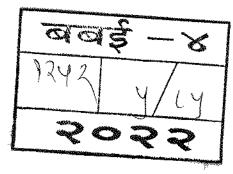
AND

Sunil James and Aditi Sunil residing / having its address at Flat No.1902, C Wing, Adani Western Heights, J. P. Road, Opp Gurudwara, Four Bunglows, Andheri (West), Mumbai - 400555 Maharashtra India and assessed to income tax under permanent account number (PAN) AHWRITZIOK, SUBJECT (SAS) Hereinafter referred to as the "PURCHASER" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include (a) in case of an individual such individual's heirs, executors, administrators and assigns; (b) in case of a partnership firm, its partnership for the time being, the survivors or the last survivor of them and legal heirs, executors, administrators or the permitted assigns of such last survivor of them; and (c) In case of a company or a body corporate or juristic entity, its successors and permitted assigns) of the Other Part.

The Company and the Purchaser are hereinafter individually referred to as the "Party" and collectively referred to as the "Parties"

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WHEREAS:

- A. The Company has constructed the Building (as defined herein) as part of the Project (as defined herein) on the Larger Property (as defined herein).
- B. The chain of title of the Company to the Larger Property is at Annexure 2 (Chain of Title).
- C. A copy of the Report on Title in respect of the Larger Property is at Annexure 3 (Report on Title).
- D. The Company has applied for and obtained various Approvals for the development of the Building(s). The key Approvals obtained are set out at Annexure 4 (Key Approvals). Applications for further Approvals may be under consideration of the relevant Authorities and, or, the Company may obtain further approvals as may be permitted by applicable regulations.
- E. The Company has engaged the services of architects and structural engineers for the preparation of the design and drawings in respect of the Building and the construction of the Building has been under the professional supervision of the said architects and structural engineers as required under the bye-laws of the local Authorities.
- F. The Purchaser has applied to the Company for allotment of the Unit (as defined herein) in the Building.
- G. A copy of the floor plan in respect to the said Unit is hereto annexed and marked as Annexure 5 (Floor Plan).
- H. Relying upon the said application and the representations, declarations and assurances made by the Purchaser to faithfully abide by all the terms, conditions and stipulations contained in this Agreement, the Company has agreed to sell to the Purchaser and the Purchaser has agreed to purchase from the Company the Unit at the consideration and on the terms and conditions hereinafter appearing.

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

1. **DEFINITIONS**

- 1.1. "Agreement" shall mean this Agreement together with the schedules and annexures hereto and any other deed and/or document(s) executed in pursuance thereof.
- 1.2. "Applicable Law" shall mean, in respect of any relevant jurisdiction, any statute, law, regulation, ordinance, rule, judgment, order, decree, clearance, approval, directive, guideline, policy, requirement, or other governmental restriction or any similar form of decision, or determination by, or any interpretation or administration of any of the foregoing by, any Authority whether in effect as on the date of this Agreement or thereafter and in each case as amended or modified.
- 1.3. "Approvals" shall mean and include all licenses, permits, approvals, sanctions, consents obtained/to be obtained from or granted/ to be granted by the competent Authorities in connection with the Project/ Building/ Unit and/or the development thereof.
- 1.4. "Arbitrator" shall have the meaning ascribed to it in Clause 23.2 below.
- 1.5. "Authority" shall mean (i) any nation or government of any province, state or any other political subdivision thereof; (ii) any entity, authority body exercising executive, legislative, judicial, regulatory or administrative functions of or pertaining to government, including any governmental authority, agency, department; poard, coordinates or instrumentality; or (iii) any court, tribunal or arbitrator.
- 1.6. "BCAM Charges" shall mean the Building common area maintenance charges payable by the Purchaser inter alia for the maintenance of the Unit/ Building, but shall not include FCAM Charges.

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- 1.7. "Building" shall mean the single/multi-storied building constructed / being constructed as part of the Project.
- 1.8. "Building Conveyance" shall have the meaning ascribed to it in Clause 14.3 below.
- 1.9. "Building Protection Deposit" shall mean the amounts specified in the Annexure 6A (Other Amounts Payable before DOP).
- 1.10. "CAM Charges" shall have the meaning ascribed to it in Clause 15.5.
- 1.11. "CAM Commencement Date" shall mean the day from which the Purchaser will be required to pay BCAM Charges and FCAM Charges (if applicable) and will be the first day of the immediately succeeding month after the Date of Offer of Possession regardless of whether the Purchaser takes possession of the Unit.
- 1.12. "Car Parking Spaces" shall mean a location where a 4 wheel passenger vehicle can be parked. Car Parking Spaces includes open / stilt / covered parking spaces and maybe located in the basement, car park (including multi-level car park), podium etc. Shortest walking distance between the Building entrance lobby and entry to location where car is parked shall not exceed 750 meters.
- 1.13. "Carpet Area" shall mean the net usable area of the Unit including the area covered by the internal partition walls of the Unit but shall exclude the area covered by external walls, areas under service shafts, exclusive balcony/ verandah/ open terrace area or any exclusive open terrace area. Carpet area is calculated prior to application of any finishes (i.e. on bare shell basis). Carpet area is subject to tolerance of (+/-) 3% (three per cent) on account of structural, design and construction variances. In case of any dispute on the measurement of Carpet Area, the same shall be physically measured after removing all finishes that have been applied/fitted and the cost of removal and refitting of such finishes shall be borne by the Party which raises the dispute in relation to the measurement of Carpet Area.
- 1.14. "Cheque Bouncing Charges" shall mean the charges payable by either Party to this Agreement on account of a cheque issued pursuant to this Agreement is not honoured for any reason, whatsoever, including 'insufficient funds', 'stop payment' or 'account closed', and shall mean an amount equivalent to 2.5% (two point five per cent) of the value of the cheque in question. If the amount of the said cheque and the Cheque Bouncing Charges thereto are not paid within a period of 30 (thirty) days from the date the cheque is not cleared in the first instance, the Cheque Bouncing Charges shall increase to 5% (five per cent) of the value of the cheque issued.
- 1.15. "Club" shall mean any recreation facility constructed for the use of the purchasers of units in the Project or the Larger Property.
- 1.16. "Common Areas and Amenities" shall mean the common areas and amenities as are available to and /or in respect of the Building/ Larger Property, as the case may be and more particularly described at Annexure 7 (Common Areas and Amenities).

combany Notice of Termination," shall have the meaning ascribed to it in Clause 11.2.1.

Confidential Information" shall have the meaning ascribed to it in Clause 27.1 below.

"Consideration Value" shall have the meaning ascribed to it at Annexure 6 (Unit and Project Pictails).

"Date of Offer of Possession" or "DOP" shall mean the date on which the Company, by

Date of Offer of Rossession" or "DOP" shall mean the date on which the Company, by written intimation makes the Unit available to the Purchaser along with the OC in respect of the Unit une OC maybe for part or whole of the Building). The estimated DOP is set out at Annexure 6 (Unit and Project Details).

1.21. "Direct Tax" or "Direct Taxes" shall mean income tax, corporate tax, or similar tax or levy, wherever and whenever charged, levied or imposed together with any interest and penalties

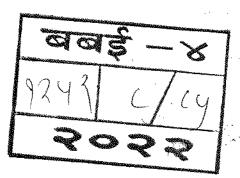
in relation thereto

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- 1.22. "Exclusive Balcony/ Veranda/Open Terrace Area" or "EBVT Area" shall mean the floor area of the balcony (enclosed or open) and/or veranda and/or terrace and/or deck and/or elevation treatment and/or any other areas meant for the exclusive use of the Purchaser, other than the carpet area. EBVT Area is calculated prior to application of any finishes (i.e. on bare shell basis) and is subject to tolerance of (+/-) 3% (three per cent) on account of structural, design and construction variances. In case of any dispute on the measurement of EBVT Area, the same shall be physically measured after removing all finishes that have been applied/fitted and the cost of removal and refitting of such finishes shall be borne by the Party which raises the dispute in relation to the measurement of EBVT Area.
- 1.23. "Extended DOP" shall have the meaning ascribed to it in Clause 10.1 below.
- 1.24. "FCAM Charges", if applicable, shall mean the Federation common area maintenance charges payable by the Purchaser inter alia for the maintenance of the Larger Property (excluding the Building) including property tax payable in respect of the Car Parking Spaces allocated to the Purchaser and the common areas of the Larger Property and amenities available to the Purchaser and excluding any and all BCAM Charges. FCAM Charges shall be applicable where the Project consists of more than one Ultimate Organisation and will be as set out at Annexure 6A (Other Amounts Payable before DOP).
- 1.25. "Federation" shall mean the apex body to be formed by and consisting of the ultimate organisations formed in respect of various buildings constructed/to be constructed in the Project, to maintain, administer and manage the Larger Property and the Project. This may be a company or a registered federation or any other management structure as permissible in Applicable Law. Till such time that the management of the Federation is handed over to the representatives of the ultimate organization(s) of each of the building(s) on the Larger Property, all rights and powers of the Federation shall vest in and be exercised by the Company.
- 1.26. "Federation Conveyance" shall have the meaning ascribed to it in Clause 14.4 below.
- 1.27. "FEMA" shall have the meaning ascribed to it in Clause 20.1(bb) below.
- 1.28. "FMC" shall have the meaning ascribed to it in Clause 15.1 below.
- 1.29. "Force Majeure" shall mean an event of flood, fire, cyclone, earthquake, widespread disease, any other calamity caused by nature, any order of government which affects the ability of the Company to carry out works / raise moneys / get approvals, or any other event (one-off or continuing) beyond the control of the Company affecting the progress of the Project.
- 1.30. "FSI Free Constructed Spaces" shall have the meaning ascribed to it in Clause 15.15 below.
- 1.31. "Indirect Tax" or "Indirect Taxes" means goods and services tax, service tax, value added tax, sales tax, stamp duty, customs and import duties, levy, impost, octroi, and, or, duty of any nature, whatsoever, whenever imposed and, or, levied, by any Authority, together with any interest and penalties in relation thereto, excluding any Direct Tax.
- 1.32. "Interest" shall mean simple interest at State Bank of India's (SBI) highest Marginal Cost of Lending Rate ("MCLR") + 2% (two per cent) per annum. The MCLR shall be taken as applicable on 1st (first) day of each quarter (1 January 1st April 1st July, 1st October) and the same shall be deemed to be the applicable MCLR for the said quarter. Provided further that if SBI MCLR is no longer in use, MCLR will be replaced by equivalent benchmark rate used by SBI.
- 1.33. "Larger Property" means the land with details as described in Annexure 1 (Description of Larger Property). For clarity, there may be additional land parcels which may form part of the Larger Property, from time to time. For further clarity, there may be other building(s) and/or project(s) which will be constructed on the Larger Property.

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- 1.34. "Liquidated Damages" shall mean an amount equivalent to 10% (ten per cent) of the Consideration Value and all other amounts payable under this Agreement, including, but not limited to, Reimbursements, Maintenance Related Amounts and all Indirect Taxes thereto.
- 1.35. "Loan" shall have the meaning ascribed to it in Clause 7.1 below.
- 1.36. "Maintenance Related Amounts" shall include the amounts collected by the Company to be utilized towards the management of the affairs of the Building and/or the Larger Property including but not limited to BCAM Charges, Property Tax and Building Protection Deposit. An indicative list of Maintenance Related Amounts is at Annexure 6A (Other Amounts Payable before DOP).
- 1.37. "Net Area" shall mean the aggregate of the Carpet Area and the EBVT Area.
- 1.38. "OC" shall have the meaning ascribed to it in Clause 10.3 below.
- 1.39. "Possession Demand Letter" shall have the meaning ascribed to it in Clause 10.2 below.
- 1.40. "Project" shall mean the project with RERA registration number as stated in Annexure 6 (Unit and Project Details) and with details as available with the concerned RERA authority (including current and proposed parts of the project). The Project may be part of a layout on the Larger Property which may comprise of various other buildings and/or projects.
- 1.41. "Property Tax" shall mean the amounts payable by the Purchaser towards property tax for the Unit, and the common areas of the Building.
- 1,42, "Refund Amount" shall mean:
 - 1.42.1. In case of termination pursuant to Clause11.2.1 and Clause 11.2.2: an amount equivalent to the Consideration Value or part thereof, paid by the Purchaser to the Company (excluding Interest or any other charges paid by the Purchaser on account of delayed payments) after deducting therefrom the Liquidated Damages and, if applicable, any amounts paid to third parties by the Company on behalf of the Purchaser, including but not limited to, stamp duty, registration charges, brokerage charges (including any consideration, monetary or otherwise, paid by the Company to any third party for facilitating, assisting in connection with the sale of the Unit or identifying the Purchaser as a potential purchaser).

For avoidance of doubt, it is clarified that any amount paid by the Purchaser which has been utilized towards payment of Indirect Tax to any Authority shall not be refunded unless (and till such time that) the Company receives credit for the same from the relevant Authority.

1.43. "Reimbursements" shall include all expenses directly or indirectly incurred by the Company in providing or procuring services/facilities other than the Unit, including but not limited to, LUC, electricity deposit reimbursement, administrative expenses, utility connections, piped gas connection and related expenses, legal expenses and all applicable Taxes thereon. An indicative is of Reimbursements is at Annexure 6A (Other Amounts Payable before DOP).

"RERA" shall mean the Real Estate (Regulation and Development) Act, 2016 and the rules / regulations trained by the relevant State Government thereunder and any amendments the eto and / on the rules / regulations.

Service Providers shall have the meaning ascribed to it in Clause 15.15 below.

Shortfall Amount shall have the meaning ascribed to it in Clause 16.3 below.

3fructural Defects" shall mean any defect related to the load bearing structure of the Building and water proofing. It is further clarified that this shall not include any other non-load bearing elements or defects for reasons not attributable to the Company.

1.48. "Taxes" shall mean and include Direct Tax and Indirect Tax.

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- 1.49. "Transfer" shall mean the sale, transfer, assignment, directly or indirectly, to any third party of:
 - a. the Unit or any part of the right, title or interest therein; and, or,
 - b. the benefit of this Agreement; and, or,
 - c. in case the Purchaser is a company, directly or indirectly, the change in (i) control and, or, management; and, or, (ii) shareholding constituting more than 25% (twenty five per cent) of the voting rights and, or, economic interest;
 - d. in case the Purchaser is a partnership firm or limited liability partnership, the change in constitution thereof.

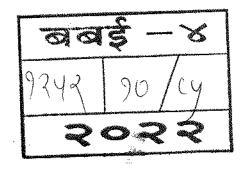
The term "Transfer" shall be construed liberally. It is however, clarified that Transfer in favour of: (i) a Relative (as defined under the Companies Act, 2013); or (ii) a holding/subsidiary company (subject to Sub-Clause (c)(ii) above) shall not constitute a Transfer of the Unit.

- 1.50. "Ultimate Organization" shall mean the company/ condominium/ society/ other permissible legal entity to be formed in respect of the Building as contemplated in Clause 14. Till such time that the management of the Ultimate Organization is handed over to the representatives elected by the purchasers/ owners of all the units in the Building, all rights and powers of the Ultimate Organization shall vest in and be exercised by the Company.
- 1.51. "Unit" shall mean the unit in the Building with the Carpet Area and EBVT Area as specified at Annexure 6 (Unit and Project Details) and floor plan thereto (with unit shaded) annexed as Annexure 5 (Floor Plan) hereunder.

2. RULES FOR INTERPRETATION

- 2.1. All references in this Agreement to statutory provisions shall be construed as meaning and including references to:
 - Any statutory modification, consolidation or re-enactment (whether before or after the date of this Agreement) for the time being in force;
 - b. All statutory instruments or orders made pursuant to a statutory provision; and
 - c. Any statutory provision of which these statutory provisions are a consolidation, reenactment or modification.
- 2.2. Words denoting the singular shall include the plural and words denoting any gender shall include all genders.
- 2.3. Headings to Clauses, Sub-Clauses and paragraphs are for information only and shall not form part of the operative provisions of this Agreement or the schedules, and shall be ignored in construing the same.
- 2.4. References to recitals, clauses or schedules are, unless the context otherwise requires, are references to recitals, to clauses of or schedules to this Agreement.
- 2.5. Reference to days, months and years are to Gregorian days, months and calendar years respectively.
- 2.6. Any reference to the words "hereof," "herein" "herein" "herein and "hereunder" and words of similar import when used in this Agreement shall refer to dauses or schedules of this Agreement as specified therein.
- 2.7. The words "include" and "including" are to be construed without limitation
- 2.8. Any reference to the masculine, the feminine and the neutral shall include each other.
- 2.9. In determination of any period of days for the occurrence of an even or the performance of any act or thing shall be deemed to be exclusive of the day on which the event happens or the act or thing is done and if the last day of the period is not a working day, then the period shall include the next following working day.

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- The Purchaser confirms and warrants that the Liquidated Damages is a genuine preestimate of the loss or damage that is likely to be suffered by the Company on account of breach of the terms of this Agreement by the Purchaser and has been arrived at having regard to inter alia the cost of construction, the cost of funds raised by the Company, the ability or inability of the Company to resell the Unit, including losses due to brokerage/ marketing spend, delay in receiving money towards the Unit and the possibility of loss of value of the Unit on resale, among others. The Purchaser hereby further agrees, acknowledges and accepts that Liquidated Damages are not penal and essentially in the nature of guarantee by the Purchaser to fulfil and abide by the terms and conditions contained hereunder, including all payment related terms and conditions, and the Company will be entitled to adjust the Liquidated Damages as earnest money under this Agreement in case of any failure / non-compliance on the part of the Purchaser. Forfeiture of Liquidated Damages is for the sole purpose of reasonably compensating the Company for the loss or damage that is suffered / likely to be suffered by the Company on account of breach / contravention of the terms of this Agreement by the Purchaser. The Purchaser hereby waives his right to raise any objection to the payment or determination of Liquidated Damages in the manner and under the circumstances set out herein or otherwise contending to the contrary.
- 2.11. All amounts stated herein are exclusive of Taxes, including but not limited to service tax, Maharashtra value added tax, stamp duty, and all such Taxes, as maybe applicable from time to time, shall be borne and paid by the Purchaser separately, immediately upon the same being demanded by the Company as per Applicable Law.
- 2.12. In case of any conflict between the provisions of Clause 21 and any other provisions of this Agreement, the provisions of Clause 21 shall prevail.
- 2.13. All references in this Agreement to the term 'Date of Offer of Possession' / 'DOP' shall be read and construed as reference to 'Extended DOP', if and as applicable.
- 2.14. The recitals above, the schedules and annexures hereto shall form an integral part and parcel of this Agreement and shall be read in conjunction with this Agreement.

3. **DISCLOSURES AND TITLE**

- 3.1. The Purchaser hereby declares and confirms that prior to the execution of this Agreement: (i) the Company has made full and complete disclosure of its title to Larger Property; (ii) the Purchaser has taken inspection of all the relevant documents; and (iii) the Purchaser has, in relation to the Unit/ Building/ Larger Property, satisfied himself of inter alia the following:
 - a. Nature of the Company's right, title and encumbrances, if any,
 - b. The Approvals (current and future);
 - c. The drawings, plans and specifications; and

SUB-REGIS Nature and particulars of fixtures, fittings and amenities.

tree will and without any coercion, and after reviewing and understanding the draft of this will be comediated the Purchaser has obtained suitable advice prior to entering into this Agreement and the Agreement is being entered into with full knowledge of the obligations and rights under this Agreement and the Applicable Law governing the same.

AGREEMENT TO SELL AND CONSIDERATION

The Purchaser hereby agrees to purchasel acquire from the Company and the Company hereby agrees to sell to the Purchaser, the Unit for the Consideration Value as set out in Annexure 6 (Unit and Project Details), subject to the terms and conditions mentioned herein and the Approvals.

4.2. The Consideration Value shall be paid by the Purchaser to the Company from time to time in the manner more particularly described at **Annexure 6** (*Unit and Project Details*). The Purchase shall be responsible for ensuring that payment of each installment is made within

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14 (fourteen) days of the demand for the said installment being made by the Company. Payment shall be deemed to have been made when credit is received for the same by the Company in its account.

4A. OTHER AMOUNTS PAYABLE

All other amounts payable under this Agreement, including, but not limited to, Reimbursements, Maintenance Related Amounts and all Indirect Taxes thereto, shall be paid by the Purchaser to the Company in the manner more particularly described at **Annexure 6A** (Other Amounts Payable before DOP) within 15 (fifteen) days of such demand being made by the Company, time being of the essence. The Possession of the Unit as provided under Clause 10 herein is subject to payment of all amounts under this Agreement including the amounts set out at **Annexure 6A** (Other Amounts Payable before DOP).

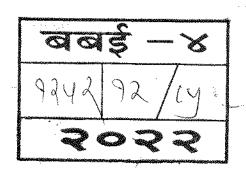
4B. <u>TERMS OF PAYMENT</u>

- 4B.1 The Purchaser agrees and understands that Company has agreed to sell the Unit to the Purchaser on the specific assurance of the Purchaser that the Purchaser:
 - Shall make payment of the Consideration Value along with all other amounts payable under this Agreement, including, but not limited to, Reimbursements, Maintenance Related Amounts and all Indirect Taxes thereto as per the timelines set out herein, without any delay or demur for any reason whatsoever;
 - Shall observe all covenants, obligations and restrictions stated in this Agreement;
 and
 - c. Confirms that any breach or failure to observe the aforesaid covenants, obligations and restrictions would constitute a breach of the terms of this Agreement by the Purchaser.
- 4B.2 It is clarified and the Purchaser accords his irrevocable consent to the Company to appropriate any payment made by him, notwithstanding any communication to the contrary, in the following manner:
 - a. **Firstly**, towards the Cheque Bouncing Charges in case of dishonour of any cheque issued by the Purchaser;
 - b. Secondly, towards interest due as on the date of payment;
 - c. Thirdly, towards costs and expenses for enforcement of this Agreement and recovery of the Consideration Value along with all other amounts payable under this Agreement, including, but not limited to, Reimbursements and Maintenance Related Charges, dues and Taxes payable or any other administrative or legal expense incurred by the Company on account of delay in payment by the Purchaser and consequential actions required to be taken by the Company; and
 - d. Fourthly, towards outstanding dues, including Consideration Value and any other amounts payable in respect of the Unit or under this Agreement, including, but not limited to, Reimbursements, Maintenance Related Charges and all Indirect Taxes thereto.

Under any circumstances and except in the pagner as aferesian to express intimation or communication by the Purchaser, with regardly appropriation application of the payments made hereunder shall be valid or binding propriet.

- 4B.3 In case of the dishonor of any cheque, the Sheque Bouncing Charges will be payable by the Party which issued the cheque in question
- 4B.4 The Parties agree that, in addition to the interest, in case of every instance of delayed payment, either Party shall be entitled to recover from the other Party responsible for such delayed payments, all costs associated with the administrative actions related to follow-up and recovery of such delayed payments, which are estimated to be 2% (two per cent) of the amount of the delayed payment per instance (subject to minimum of Rs. 20,000/- (Rupees





Twenty Thousand Only) per instance of delayed payment in 2021 and shall be revised on 1st April of each year as per rate of Reserve Bank of India's consumer price index).

5. CONSTRUCTION AND DEVELOPMENT

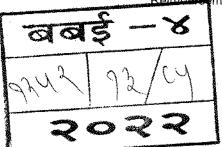
- 5.1. The Company has constructed the Building in accordance with the Approvals and, or, plans and amendments thereto as approved by the relevant Authorities.
- 5.2. The Parties agree that the Company may make amendments to the plans or layouts of the Building and the Project as required for the execution of the Project or as may be directed by the competent Authorities. This may include any change wherein the Company, if permitted by the relevant Authorities, transferring the construction permissible on the Larger Property to any other property or transferring to the Larger Property the construction permissible on any other property at any time prior to conveyance of the Larger Property to the Federation/ Ultimate Organisation. The Purchaser gives his consent for such changes, provided such changes shall not result in change in location of the Unit (with respect to its direction on a given floor), lowering of the Unit (with respect to its height above ground) or reduction in the Net Area more than 3% (three per cent) of the Net Area. In case a change is proposed which adversely impact any of the aforesaid factors, separate written consent shall be obtained from the Purchaser.
- 5.3. The Purchaser is aware and agrees that the Company shall allow various balcony/verandah/ open terraces (including the one located at the top of the Building) to be used, partly or wholly, by one (or more) unit purchaser(s) in the Building and such unit purchaser(s) shall have exclusive right to use the said areas as per the terms of the arrangement between the Company and the said unit purchaser(s). The Purchaser agrees not to raise any objection or make any claims in that regard and the claims in that regard shall be deemed to have been waived. In terms of the above, the Company shall be, at absolute liberty, to allot/assign the said right to such person/s in the manner as the Company may deem fit and proper.

6. **SECURITIZATION**

6.1. The Purchaser hereby agrees and acknowledges that the Company shall, at all times, have the absolute, unconditional and unfettered right to sell, assign, transfer, securitize, disposeoff, utilise or deal with the Consideration Value and other amounts payable under this Agreement, including, but not limited to, Reimbursements and Maintenance Related Charges, or any part/ portion thereof (whether or not the Company is in full receipt of the same as of a particular date), in the manner that the Company may, in its sole and absolute discretion, deem fit. The Purchaser hereby further agrees and acknowledges that the Company may, from time to time, raise finance through any instrument, modes, avenues, options or markets available to the Company, whether in India or worldwide, as permissible under Applicable Law, which may include but not be limited to, procuring such financing from; any private or public institution; issuance of a security, bond, or any instrument, of any nature whatsoever, debt or equity, including redeemable or convertible (fully or partially or optionally) or non-convertible, in the primary / secondary market (whether through private placement or by way of a public offer); from any financial institutions, banks, funds and, or, any other vehicle, instrumentality, entity, body corporate or person, onshore or offshore, as SUB-RIDE Gree may be. Accordingly, the Purchaser hereby grants his irrevocable consent to the Company to sell, assign, transfer, securitize, dispose-off, utilise or deal with, in a manner

suitable to the Company (without requiring specific consent from the Purchaser), the Consideration Value and other amounts payable under this Agreement, including, but not united to Repubursements and Maintenance Related Charges and/or part thereof and any impounts received/receivable by the Company hereunder, including without limitation, the right to directly receive from the Purchaser such amounts pertaining to the Consideration Value and/or other amounts payable under this Agreement, including, but not limited to, Reimbursements and Maintenance Related Charges and, or, part thereof and, or, any amounts payable by the Purchaser herein.

6.2. It is further agreed that any such securitization shall not lead to an increase in the Consideration Value or any other amounts payable under this Agreement, including Reimburgements and Maintenance Related Charges paid by the Purchaser for the Unit and



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any payment made by the Purchaser to the Company and, or, any bank or financial institution / bond holders / investors/ funds / vehicle / instrumentality / entity / corporate body etc. nominated by the Company, in writing, shall be treated as being towards the fulfilment of the obligations of the Purchaser under this Agreement to the extent of such payment.

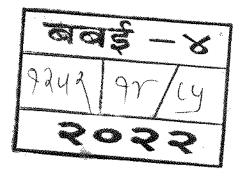
7. LOANS AGAINST THE UNIT

- 7.1. The Parties agree that notwithstanding any loan or financial assistance availed or to be availed by the Purchaser in connection with the payments to be made pursuant to this Agreement ("Loan") and any mortgage created or to be created over the Unit in connection with such Loan (which shall require the prior written consent of the Company), the Purchaser shall remain solely and wholly responsible for the timely payment of the Consideration Value and all other amounts payable under this Agreement, including, but not limited to, Reimbursements and Maintenance Related Charges or any parts thereof and/or any other amounts payable hereunder.
- 7.2. The Parties further agree that the Company shall not in any way be liable or responsible for the repayment of the Loan taken by the Purchaser. All costs in connection with the procurement of the Loan and creation of a mortgage over Unit and payment of charges to banks or financial institutions in this connection shall be solely and exclusively borne and incurred by the Purchaser. Notwithstanding the provisions hereof, it is clarified that until all the amounts payable hereunder have not been paid, the Company shall have a lien on the Unit to which the Purchaser has no objection and hereby waives his right to raise any objection in that regard.
- 7.3. The Purchaser hereby expressly agrees that so long as the Loan and the Consideration Value and any other amounts payable under this Agreement, including, but not limited to, Reimbursements, Maintenance Related Charges and all Indirect Taxes thereto remain unpaid/outstanding, the Purchaser subject to the terms hereof, shall not sell, Transfer, let out and/or deal with the Unit in any manner whatsoever without obtaining prior written permission of the Company and/or the relevant banks/financial institutions which have advanced the Loan. The Company shall not be liable for any of the acts of omission or commission of the Purchaser which are contrary to the terms and conditions governing the Loan. It shall be the responsibility of the Purchaser to inform the Ultimate Organisation about the lien/charge of such banks/financial institutions and the Company shall not be liable or responsible for the same in any manner whatsoever.
- 7.4. The Purchaser indemnifies and hereby agrees to keep harmless and indemnified the Company and its successors and assigns from and against all claims, costs, charges, expenses, damages and losses which the Company and its successors and assigns may suffer or incur by reason of any action that any bank/ financial institution may initiate on account of the Loan or for the recovery of the Loan or any part thereof or on account of any breach by the Purchaser of the terms and conditions governing the Loan.

8. CAR PARKING

- 8.1. At the request of the Purchaser, the Company hereby permits the Purchaser to use the number of Car Parking Spaces as set out in Annexure 6 (Unit and Project Details) hereto within the Project/Larger Property. The allocation of these spaces shall be at the sole discretion of the Company and the Purchaser hereby agrees to the same. The Purchaser is aware that the Company has in the like manner allocated/ shall be allocating other car parking spaces to other purchasers of the units in the Building and in the Project and undertakes not to raise any objection in that regard and the rights of the Rurchaser to raise any such objection shall be deemed to have been warrants of the Ultimate Organisation and/or execution of conveyance, as contemplated herein, call such Ultimate Organisation to confirm and ratify and shall not permit the Ultimate Organisation to after or change the allocation of Car Parking Spaces in the manner allocated with Company to the various purchasers (including the Purchaser herein) of the units in the Building and the Project.
- 8.2. The Purchaser is aware and agrees and acknowledges that the Car Raiking Spaces to be allotted / allocated to the Purchaser may be in stack or tandem or any other format or manner





as may be permissible under Applicable Law. The Purchaser hereby agrees, acknowledges and confirms that the Purchaser shall not raise any objection in respect of the format of Car Parking Spaces that may be allocated pursuant to this Agreement. The Purchaser hereby agrees not to raise any claim or grievance in respect of the Car Parking Spaces being allotted / allocated to the Purchaser.

9. **REGISTRATION**

9.1. It shall be the responsibility of the Purchaser to immediately, after the execution of this Agreement, at his own cost and expense, lodge the same for the registration with the relevant Sub-Registrar of Assurances. The Purchaser shall forthwith inform the Company the serial number under which the Agreement is lodged so as to enable the representative of the Company to attend the office of the Sub Registrar of Assurances and admit execution thereof. The Company may extend assistance/ co-operation for the registration of this Agreement, at the cost and expense of the Purchaser. However, the Company shall not be responsible or liable for any delay or default in such registration.

10. POSSESSION

- 10.1. Subject to the Purchaser not being in breach of any of the terms hereof and the Purchaser having paid all the dues and amounts hereunder including, but not limited to, the Consideration Value, Reimbursements, Maintenance Related Charges and all Indirect Taxes thereto, the Company shall endeavor to offer possession of the Unit to the Purchaser on or before the estimated DOP as extended by the grace period set out at Annexure 6 (Unit and Project Details) and any further extension as may be applicable pursuant to Clause 10.4 (cumulatively referred to as the "Extended DOP" i.e. estimated DOP as set out at Annexure 6 (Unit and Project Details) + grace period as set out at Annexure 6 (Unit and Project Details) + further extension as may be applicable pursuant to Clause 10.4).
- 10.2. The Purchaser shall make full payment of all amounts payable under this Agreement within 15 (fifteen) days of the Company intimating him, in writing, that the Unit is ready for possession ("Possession Demand Letter") and shall thereafter, take possession of the Unit. In the event the Purchaser fails and, or, neglects to take possession of the Unit within 2 (two) months from the date of the Possession Demand Letter, the Purchaser shall be liable to pay demurrage charges to the Company at the rate of Rs. 10/- (Rupees Ten) per square foot of Net Area per month or part thereof from the expiry of the aforementioned 2 (two) month period till such time the Purchaser takes the possession of the Unit. The amounts payable by the Purchaser pursuant to this Clause 10.2 shall be in addition to the CAM Charges. Notwithstanding the aforesaid, it shall be deemed that the Purchaser has taken possession of the Unit on the expiry of the 2 (two) months from the date of the Possession Demand Letter and the Purchaser alone shall be responsible/ liable in respect any loss or damage that may be caused to the Unit after this date.
- The Company has obtained occupation certificate for the Unit ("OC") (which shall also be depended to the Completion Certificate, if required, under Applicable Law). The OC may be part or whole of the Building. Further, the Company shall endeavor to make available the Company Areas and Amenities in respect of the Building within a period of 1 (one) year from the Extended OOP.

Notwithsranding any other provision of this Agreement, the Company shall, without being lighte to the Purchasey is any way including in respect of payment of Interest, be entitled to reasonable extension of time for making available the Unit for possession or completion of sald Building if the same is delayed for reasons beyond the control of the Company, including on account of any of the following:

- a. Any event of Force Majeure;
- b. Riots / other civil disturbances; or
- c. Any notice, order, rule or notification of the Central or relevant State Government and/or any other public or competent Authority or of the court which affects the Building in which the Unit is located.

For the purposes of this Clause 10.4, a reasonable extension of time will, at the least, be equivalent to the aggregate of the period of the subsistence of an event or events stipulated in this Clause 10.4 and a 3 (three) month recommencement period.

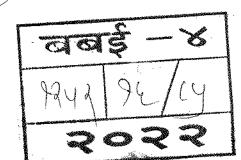
10.5. Without derogating from the generality of Clause 10.1 to 10.4 above, in the event that the Company fails to offer possession of the Unit to the Purchaser within a period of 4(four) months from the date of payment of all amounts due and payable by the Purchaser ("Handover Period"), the Purchaser will be entitled to receive a monthly rental compensation from the expiry of the Handover Period upto the date on which possession of the Unit is offered. For the avoidance of doubt, it is clarified that the monthly rental compensation will be calculated considering rents being paid for units at similar projects, of similar value and similar configuration. Such calculation for rental compensation shall be solely determined by the Company and the Purchaser hereby waives any right to raise any dispute in relation to the same. Other than the monthly rental compensation, the Purchaser shall not be entitled to receive any other amounts or benefits of any sort on the account of the possession of the Unit not being offered by the Company to the Purchaser on or prior to the expiry of Handover Period. The Purchaser hereby further agrees and undertakes to accept such monthly rental compensation as complete fulfilment of any claim against the Company on account of the Unit not being offered by the Company to the Purchaser on or prior to the expiry of the Handover Period.

11. **TERMINATION**

11.1. This Agreement is not terminable under any circumstances, save and except the specific circumstances stated below. Both Parties confirm that they shall not seek to terminate this Agreement, under any pretext or guise, in order to benefit from and, or, escape from the impact of any change in the Consideration Value or other amounts payable under this Agreement, including, but not limited to, Reimbursements, Maintenance Related Charges and Indirect Taxes thereto.

Company's Right to Terminate

- 11.2. Company shall have right to terminate this Agreement only in the following circumstances:
- 11.2.1. Default / Non-Payment: If the Purchaser is in default of any of his obligations under this Agreement, including (but not limited to), making payment of all due amounts as per Payment Schedule set out at Annexure 6 (Unit and Project Details) and timely payment of all amounts set out at Annexure 6A (Other Amounts Payable before DOP) (and Interest thereon, if any) within 14 (fourteen) days of the date of the demand letter, the Purchaser shall be deemed to be in default. In the event of such default, the Company shall issue to the Purchaser notice of such default and the Purchaser shall be provided with a further period of 14 (fourteen) days from the date of such notice to cure the said default. In the event that the Purchaser fails to cure such default within 14 (fourteen) days from the date of notice of such default (or such default is not capable of being rectified), the Company shall have the option to terminate this Agreement by sending a notice of termination by registered AD/ speed post ("Company Notice of Termination").
- 11.2.2. Attempt to Defame: The Purchaser agrees not to do or omit to do or cause to be done by any party known to him any act, deed or thing or behave inappropriately or correspond or communicate in a manner that would in any manner affect or prejudice or defame the Building / Project / Larger Property or the Company or its representatives. In the event, the Purchaser does or omits to do any such act, deed or thing then the Company shall, without prejudice to any other rights or remedies available in Applicable Law, have the option to the terminate this Agreement sending the Company Notice of Termination
- 11.3. Consequences of Termination and Payment of Refund Amount.
 11.3.1. On a termination of this Agreement by the Company in accordance with the provisions of this Clause 11, the booking / allotment of the Unit shall standsimmediately terminated and the Purchaser shall have no right whatsoever the right to receive the Refund Amount in accordance with Clause 11.3.2.
- 11.3.2. Pursuant to the termination of this Agreement, the Refund Amount shall be deemed to be due and payable to the Purchaser at the end of 12 (twelve) months from the date of receipt



of the Company Notice of Termination by the Purchaser, and shall be paid by the Company to the Purchaser only on the registration of a Deed of Cancellation of this Agreement.

12. **DEFECT LIABILITY**

12.1. If, during a period of 60 (sixty) months from the Date of Offer of Possession or such shorter period as permissible under Applicable Law, the Purchaser brings to the notice of the Company any Structural Defect in the Unit or in the material used therein (excluding wear and tear and misuse), wherever possible, such defects (unless caused by or attributable to the Purchaser) shall be rectified by the Company at its own costs. In case, it is not possible to rectify such defects, then the Purchaser shall be entitled to receive reasonable compensation from the Company for rectifying such defects, based on the estimated cost of rectifying such defects as determined by the Project Architect of the Company. Notwithstanding anything stated in this Clause 12 or elsewhere in this Agreement, the Company shall not be, in any way, liable to repair or provide compensation for Structural Defects as set out in this Clause 12 where the Purchaser has made any structural changes in the Unit or in the materials used therein.

13. SET OFF / ADJUSTMENT

13.1. The Purchaser hereby grants to the Company the unequivocal and irrevocable consent to recover / set off / adjust the amounts payable by the Purchaser to the Company, including the Consideration Value, Reimbursements, Maintenance Related Amounts, Interest and/or Liquidated Damages against any other amounts payable by the Purchaser to the Company or by the Company to the Purchaser pursuant to this Agreement and/or in relation to the Unit. The Purchaser agrees and undertakes not to raise any objection and/or make any claims with regard to such adjustment / set off and the claims, if any, of the Purchaser, in that regard, shall be deemed to have been waived.

14. ULTIMATE ORGANISATION

14.1. The Purchaser along with other purchasers of units in the Building shall join in forming and registering the Ultimate Organisation in respect of the Building. The Ultimate Organisation shall be known by such name as the Company may, in its sole discretion, decide for this purpose. The Purchaser and other unit holders in the Building shall, from time to time, duly fill in, sign and execute the application for registration and other papers and documents necessary for the formation and registration of Ultimate Organisation and return the same to the Company within 7 (seven) days from receipt thereof so as to enable the Company to register the Ultimate Organisation.

14.2. Where the Project consists of more than one building, separate ultimate organisations may be formed in respect of each building. The Company will apply for the registration of the Federation consisting of all such ultimate organisations after the occupancy certificate has been received for all buildings which form part of the Project. The Purchaser and other members of the ultimate organisation(s) shall, from time to time, duly fill in, sign and execute the application for registration and other papers and documents necessary for the formation and registration of Federation and return the same to the Company within 7 (seven) days be REG transfered thereof so as to enable the Company to register the Federation.

Within re leighteen) months from the date of occupation certificate in respect of the Building, the Company shall execute a Deed of Conveyance in favour of the Ultimate Organisation ("Building Conveyance") in respect of the structure of the Building along with the FSI consumed in the Building subject to the right of the Company (i) to dispose of unsold units, any and receive the entire consideration amount and outstanding dues from the purchase is, and (ii) to consume the entire balance FSI, balance TDR and any additional future increase in FSI and TDR, additional FSI due to change in Applicable Law or policies of any Authority on the Larger Property; and (iii) to use all internal roads and all the facilities, amenities and services for such future and/or ongoing development or otherwise.

14.4. Within 18 (eighteen) months from the receipt of the occupation certificate for the last building within the Larger Property, the Company shall execute a Deed of Conveyance in favour of the Federation ("Federation Conveyance") in respect of all of the Company's right, title and

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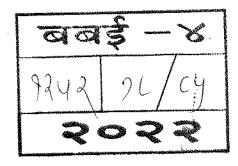
interest in the Larger Property subject to and excluding the Building Conveyance and also subject to the right of the Company (i) to dispose of unsold units, if any; and receive the entire consideration amount and outstanding dues from the purchasers; and (ii) to consume the entire balance FSI, balance TDR and any additional future increase in FSI and TDR, additional FSI due to change in Applicable Law or policies of any Authority on the Project / Larger Property; and (iii) to use all internal roads and all the facilities, amenities and services for the future and/or ongoing development or otherwise.

- 14.5. The Purchaser hereby agrees and undertakes that the Purchaser, along with other unit holders in the Ultimate Organisation/ Federation, shall be liable to pay all out of pocket expenses including stamp duty, registration charges, legal fees and all other applicable levies and Taxes, administrative expenses on the Building Conveyance and Federation Conveyance or any kind of document whereby ownership rights of the Building/ Larger Property are transferred to the Ultimate Organisation/ Federation.
- 14.6. It is further clarified that save and except the rights agreed to be conferred upon the Purchaser and/or the Ultimate Organisation and/or the Federation, no other rights are contemplated or intended or agreed to be conferred upon the Purchaser or the Ultimate Organisation or the Federation, in respect of the Unit/ Building/ Larger Property and in this regard, the Purchaser for himself and the Ultimate Organisation/Federation, waives all his rights and claims, and undertakes not to claim and cause the Ultimate Organisation/Federation not to claim any such right in respect of the Building/ Larger Property.
- 14.7. The Company hereby agrees that it shall, before execution of Building Conveyance/ Federation Conveyance as contemplated herein, make full and true disclosure of the nature of its title to the Larger Property as well as encumbrances and/or claims, if any in/over the Larger Property. The Company shall, as far as practicable, ensure that at the time of such conveyance in favour of the Ultimate Organisation/Federation, the Larger Property is free from encumbrances.

15. <u>FACILITY MANAGEMENT COMPANY, CAM CHARGES, MAINTENANCE RELATED</u> <u>AMOUNTS AND CLUB</u>

- 15.1. The Purchaser is aware and agrees that the Building and maintenance and upkeep of the Common Areas and Amenities of the Building/ Project shall be managed by a facility management company ("FMC"). The FMC will be appointed by the Company for a period of upto 60 (sixty) months, commencing from the date on which the last unit in the Building is offered for possession in consideration of reimbursement of all direct costs (including all manpower and overhead costs) incurred along with a margin of 20% (twenty per cent) margin on such costs and all applicable Taxes. The Purchaser along with the other purchasers in the Building shall undertake and cause the Ultimate Organisation to ratify the appointment of the FMC as aforesaid. On the expiry of the 60 (sixty) month period, the Ultimate Organisation / Federation may appoint the FMC for a further term or choose to appoint any other facility management company.
- 15.2. The FMC shall be entitled to end its services by giving an advance written notice of 6 (six) months to the Ultimate Organisation in the event, 335 view
 - a. the period of FMC's appointment has not been renewed at least 6 (six) months before expiry thereof; or
 - b. the BCAM Charges and FCAM charges as applicable, have not been paid by 100% (one hundred per cent) of the unit purchasers at the due date (with a grace period of 30 (thirty) days).
- 15.3. Notwithstanding anything stated elsewhere in this Agreement, the Ultimate Organisation shall also be entitled to end the services of the FMC with advance written notice of 6 (six) months if such termination has the written consent of 100% (one hundred per cent) of the unit purchasers of the Building.

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15.4. The Purchaser agrees and undertakes to cause the Ultimate Organisation to be bound by the rules and regulations that may be framed by the FMC.

CAM Charges and Maintenance Related Amounts

- 15.5. The costs related to the upkeep and maintenance of the Building / Project / Larger Property shall be to the account of and jointly borne by the relevant unit purchasers proportionate to the Net Area of each unit and shall be payable as the BCAM Charges and FCAM Charges (collectively, the "CAM Charges") as set out at Annexure 6A (Other Amounts Payable before DOP). The CAM charges shall not include the cost associated with diesel (or any other fuel) consumption, water consumption and electricity/ HVAC consumption within the Unit which shall be payable by the Purchaser on monthly basis based on actuals.
- 15.6. The Purchaser shall be obliged to pay the same in advance on or before the 1st day of each quarter. The FMC shall provide reconciliation of the expenses towards CAM charges on or before 30th June after the end of the relevant financial year and the Parties hereto covenant that any credit/debit thereto shall be settled on or before 30th August.
- 15.7. For the avoidance of doubt, it is clarified that the CAM Charges shall commence from the CAM Commencement Date, regardless of whether the Purchaser takes such possession or not.
- 15.8. The Purchaser is aware that the CAM charges stated hereinabove are provisional and the said amount is subject to change as per updated estimates at time of initiation of possession. Further, these charges are subject to the revision every 12 (twelve) months after the Date of Offer of Possession by 7.5% (seven point five percent) to 10% (ten per cent) per annum. In case the increase is to be higher than this amount, the same will have to be mutually agreed between the Purchaser and the FMC.
- 15.9. The Purchaser undertakes to make payment of the estimated BCAM Charges and FCAM Charges for the period stated in **Annexure 6A** (Other Amounts Payable before DOP) from the CAM Commencement Date on or before the Date of Offer of Possession.
- 15.10. The Purchaser is aware and hereby confirms that no CAM Charges shall be payable on any unit by the Company. For any unit, the CAM Charges shall commence only after the sale of the unit and/or upon offer of possession (whichever is later). However, in case of unit(s) that are unsold after receipt of OC in respect of such unit(s), the Property Tax in relation to such unit(s) shall be borne by the Company.
- 15.11. All Maintenance Related Amounts stated in Annexure 6A (Other Amounts Payable before DOP) are compulsorily payable by the Purchaser in the future upon demand being raised by the Company/ Ultimate Organisation, regardless of whether the Purchaser uses some of the facilities or not. Any delay or default in payment of the amounts under this Clause 15.11 shall constitute a breach of the terms of this Agreement and shall lead to suspension of access to the Club and all other facilities provided by the Company/ Ultimate Organisation till such time all due amounts are paid together with Interest for the period of delay in payment. Furthermore, any purchaser who has defaulted on payment of Maintenance Related Amounts for a period exceeding 60 (sixty) days shall be eligible to be considered for a period exceeding 60 (sixty) days shall be eligible to be considered for a period of the ultimate organization and/or Federation only after a period of 12 (twelve) applicable from such time that the defaulted amounts are fully paid, along with interest applicable thereon.

The Company shall provide expense details only in connection of Maintenance Related Amounts (excluding Building Protection Deposit) at the time of handover of the affairs of the Building to the Ultimate Organisation and shall not provide expense details for any other head.

Club and Other Key Common Areas

15.13. The number of members of the Purchaser who are permitted to use the Club and/ or other common areas of recreational / food & beverage / commercial use is set out at **Annexure 6** (*Unit and Project Details*). For any additional memberships, the same shall be permitted only if they are full-time members of the Unit and on payment of fees as may be decided by the

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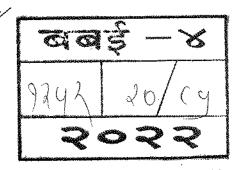
FMC from time to time. Similarly, the guests of the Purchaser may be permitted to use the Club subject to the rules and regulations of the FMC and payment of guest charges, if any as determined by the FMC. The terms and conditions with respect to the operation of the Club and membership of the Club will be subject to the terms and conditions/rules as may be framed and/or charges that may be levied by the FMC from time to time and the Purchaser confirms and agrees to be bound by and abide by the terms and conditions and undertakes not to raise any objections in this regard.

- 15.14. The right to use the facilities at the Club shall be personal to the Purchaser of the Unit in the Building and shall not be transferable in any manner to any third person or party whatsoever, save and except to the transferee of the Unit upon the sale / Transfer of the Unit by the Purchaser. In the event, the Unit in the Building is sold/ transferred by the Purchaser, then the Purchaser along with his family members being the associate members of the Club, shall cease to be members of the Club and in turn, the membership (and all rights and obligations thereto) shall be transferred to the transferee/ new owners of the Unit, upon them making application for the same and agreeing to abide by the terms, rules and regulations of the Club and/ or the FMC. It is, however, clarified that the Company/FMC shall be entitled to grant membership rights to such other person(s), as they may deem fit and the Purchaser shall not be entitled to object to the same.
- 15.15. The Purchaser is aware that the Company seeks to provide a superior quality of services and facilities for its residents and for such purpose, the Company has/shall enter into agreements with various third parties/ operators ("Service Providers") in relation to the operation of certain facilities/ amenities which are located in constructed spaces that have not been counted in FSI ("FSI Free Constructed Spaces") by the concerned Authorities on account of such spaces so as to facilitate the recreation/ comfort of the purchasers. The terms of such arrangements shall be binding on the Purchaser and the Ultimate Organisation, subject to the following restrictions:
 - Such FSI Free Constructed Spaces cannot be sold. The tenure for use of such FSI
 Free Constructed Spaces by the Service Providers shall not exceed 15 (fifteen)
 years.
 - b. Upon formation of the Ultimate Organisation, the Ultimate Organisation shall have ownership of such FSI Free Constructed Spaces, subject to the other terms and conditions of the arrangements with the Service Providers.
 - c. Any external members of such facility shall abide by the security, dress and behavioral guidelines that would apply to the residents of the Building.
- 15.16. The Purchaser is aware that the Company is not in the business of or providing services proposed to be provided by the Service Providers/ FMC or through the Service Providers/ FMC. The Company does not warrant or guarantee the use or performance of these services provided by the respective Service Providers/ FMC. The Parties hereto agree that the Company is not and shall not be responsible or liable in connection with any defect or the performance/ non-performance or otherwise in respect of these services provided by the respective Service Providers/ FMC.

16. PROPERTY TAXES AND LAND UNDER CONSTRUCTION REIMBURSEMENT
CHARGES

- 16.1. Property Tax, as determined from time to the shall be borne and paid by the Purchaser on and from the CAM Commencement Date, separately from any of the other considerations / levies/ charges/ CAM Charges, etc. The said amount shall be paid by the Purchaser on or before 30th April of each financial year based on the estimate provided by the FMC, which shall be provided on or before 15th April of the relevant financial year.
- 16.2. The Purchaser undertakes to make payment of the estimated Property Tax for the first 18 (eighteen) months simultaneously with the CAM Charges becoming payable as per the terms stated herein.





- 16.3. In the event of a shortfall between the amount deposited with the Company by the purchasers towards Property Tax and the demand raised by the Authorities ("Shortfall Amount"), the Company shall inform the purchasers of such shortfall and the purchasers shall be liable to ensure that the same is paid to the Company within 15 (fifteen) days of receipt of intimation from the Company, failing which the Purchaser shall be liable to pay interest as levied by the concerned Authorities together with late payment charge amounting to 5% (five per cent) of the Shortfall Amount or such part of the Shortfall Amount remaining unpaid. The Company shall not be responsible for any penalty/delay/action on account of such Shortfall Amount and the same shall entirely be to the account of the purchasers.
- 16.4. In case there is any surplus amount collected *vis-à-vis* the demand raised by the Authorities, the same shall be handed over to the Ultimate Organisation at time of handover of the affairs of the Ultimate Organisation.
- 16.5. If the Property Tax demand in respect of the Unit, comes directly in the name of the Purchaser, the amount paid by the Purchaser to the Company towards Property Tax for the Unit shall be refunded to the Purchaser within 15 (fifteen) days of the Company being informed by the Purchaser that such demand has been raised.
- 16.6. The Purchaser undertakes to pay to the Company, on or before the Date of Offer of Possession, the LUC for the period from commencement of construction till the Date of Offer of Possession as specified at Annexure 6A (Other Amounts Payable before DOP). The Purchaser is aware that the LUC stated herein is provisional and in case the amount is higher than this amount, the Purchaser shall pay such increased amount as specified by the Company.

17. BUILDING PROTECTION DEPOSIT

- 17.1. The Purchaser shall, on or before the Date of Offer of Possession, pay to the Company, the Building Protection Deposit set out in **Annexure 6A** (Other Amounts Payable before DOP) hereto.
- 17.2. The Building Protection Deposit shall be returned to the Purchaser after completion of fit-out / interior work by the Purchaser and subject to the possession policy and permissible changes policy of the Company.
- 17.3. The Purchaser hereto agrees and acknowledges that, in order to claim the return of the said Building Protection Deposit, the Purchaser shall notify the Company about completion of all fit-out or interior works in the Unit. On receiving this notification, the Company representatives/ nominees shall inspect the Unit, its immediate vicinity and attached Common Areas and Amenities like lift lobbies, etc. for compliance with possession policy and policy on permissible changes. If all changes made by the Purchaser are in adherence to permissible changes policy then the Building Protection Deposit shall be returned.
- 17.4. In the event any violations are observed by the Company's representatives/ nominees then same shall be intimated to the Purchaser and the Purchaser shall get the same rectified within 15 (fifteen) days from the date of the said intimation at his cost and risk. In the event the Purchaser fails to do the same, then the Company shall get the same rectified at the cost and risk of the Purchaser. The Purchaser shall be solely responsible for all costs incurred in the same are which shall be recovered from the Building Protection Deposit.

Take Company FMC shall be entitled to date the said cheque and deposit the same for recovery of the amount the Purchaser shall ensure that sufficient balance is maintained in the account and small not close the said bank account or issue any instructions for stop payment, etc. The Purchaser hereto provides unconditional and irrevocable consent to the Company to insert date on the cheque, as per its sole discretion and the Purchaser has no objection to the same and waives all his rights to raise any objection in future. Further, in case any excess amounts are to be recovered from the Purchaser, the Company /FMC shall raise bills/invoices on the Purchaser and the Purchaser undertakes to pay the same within 15 (fifteen) days from the date of such invoice. In case the Purchaser refrains from paying the additional amount, the same shall be adjusted from the CAM Charges paid by the

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Purchaser and shall be reflected as arrears and shall be claimed from the Purchaser by the Ultimate Organisation, at the time same is formed.

18. INDIRECT TAXES AND LEVIES

18.1. The Purchaser agrees that all levies, charges, cess, Indirect Taxes, assignments of any nature whatsoever (present or future) in respect of the Unit or otherwise shall be solely and exclusively borne and paid by the Purchaser. All Direct Taxes in respect of profit (if any) earned form the development and sale to the Purchaser of the Unit shall be borne by Company.

19. INTEREST

19.1. The Purchaser agrees to pay to the Company, Interest (as defined at Clause 1.32) on all the amounts, including the Consideration Value, Reimbursements, Maintenance Related Amounts, or any parts thereof, payable by the Purchaser to the Company under the terms of this Agreement from the date the said amount becoming due and payable by the Purchaser to the Company i.e. 14 (fourteen) days, from the date the Company raises demand for the payment of such instalment, till the date of realization of such payment. The Purchaser confirms that the payment of Interest by the Purchaser shall be without prejudice to the other rights and remedies of the Company and shall not constitute a waiver of the same by the Company, unless specifically provided by the Company in writing.

20. PURCHASER'S COVENANTS

- 20.1. The Purchaser, for himself and with the intention to bring all persons into whosoever hands the Unit may come, hereby covenants and undertakes:
 - a. To maintain the Unit at the Purchaser's own cost in good tenantable repair and proper condition from the Date of Offer of Possession and shall not do or suffer to be done anything in or to the Building against the rules, regulations or bye-laws of the Ultimate Organisation / Federation or concerned local or any other Authority or change / alter or make addition in or to the Unit or the Building or any part thereof and shall:
 - (i) Not carry out any additions or alterations in the Unit and, or, Building which affect the structure, façade and/or services of the units/wing (including but not limited to, not making any change or to alter the windows and/or grills provided by the Company);
 - (ii) Not make any changes to the common area/lobby and structural changes in the Building:
 - (iii) Not relocate brick walls onto any location which does not have a beam to support the brick wall;
 - (iv) Not change the location of the plumbing or electrical lines (except internal extensions);
 - (v) Not change the location of the wet/waterproofed areas;
 - (vi) Not make any alteration in the elevation and outside color scheme of the Building:
 - (vii) Not chisel or in any other manner damage or cause damage to columns, beams, walls, slabs or RCC, Rardis or other structural elements in the Unit without the prior written permission of the Company and/or the Ultimate Organisation;
 - (viii) Not to put any wire, pipe, grill plant, outside the windows of the Unit to inter alia dry any clothes or put any articles outside the Unit or the windows of the Unit or any storage in any area which is visible from the external facade of the Building, save and except the utility area (inapplicable); and

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- (ix) Keep the sewers, drains pipes in the Unit and appurtenant thereto in good tenantable repair and condition, and in particular so as to support shelter and protect the other parts of the Building.
- b. The Purchaser agrees to comply with the possession policy and the permissible changes policy of the Company, as amended, from time to time.
- c. The Purchaser hereby agrees and acknowledges that the Purchaser is aware that some or all of the EBVT area is excluded/not counted in FSI. The Purchaser has studied and understood the plans approved by the concerned Authorities and agrees to raise no claim in relation to the manner of approval of the EBVT areas.
- d. In the event 'Piped Gas Connection' is indicated as an amenity to be provided within the Unit/building, the Purchaser acknowledges and agrees that such connection will be provided by a third party service provider. As third party service providers generally provide for piped gas connections and supply of gas in a building only when a significant portion of the building is occupied, the Company shall endeavour to provide the piped gas connection and supply of gas through such connection within a period of 24 (twenty four) months from the Extended DOP. In the event such Piped Gas Connection is not provided within the aforementioned period, any and all amounts paid by the Purchaser towards such Piped Gas Connection will be refunded to the Purchaser without any interest thereon ("Piped Gas Connection Charges"). The Purchaser agrees and acknowledges that on the refund of the Piped Gas Connection Charges, the Company will not have any further obligation or liability towards the Purchaser in this regard.
- e. The Purchaser shall ensure and cause the Ultimate Organisation to ensure that the Building is painted once every 5 (five) years from the Date of Offer of Possession and kept in good and proper condition.

The Purchaser shall not store any goods which are of hazardous, combustible or of dangerous nature in the Unit, other than cooking gas, which may damage the construction or structure of the Building or the storage of which is objected to by the construction or other Authority or the Ultimate Organisation / Federation.

The Purchaser shall not carry or cause to be carried heavy packages on upper floors which may damage or is likely to damage the staircases, common passages or any other structure of the Building, including entrances of the Building. In case any damage is caused to the Building on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of such breach

h. The Purchaser agrees and undertakes to cause the Ultimate Organisation to ratify and confirm that the name of the Building and/or Ultimate Organisation shall not be changed without the prior written consent of the Company.

The Purchaser shall not allow the Unit to be used for user different from the nature of the user that it is intended for use by the Company i.e. residential units shall be used for residential use only, office units for office use only, retail units for retail use only eto Novesidential unit shall be used for commercial use or use as guest house of whatspeyer name.

The Purchaser shall use the Car Parking Space only for purpose of parking the Purchaser's own vehicles.

The Purchaser shall ensure that the key common areas of the Building viz. entrance (IVI) lobby garden & play areas, temple (if applicable) are maintained as per the highest standards with regular cleaning and maintenance. The Purchaser shall further ensure that refurnishing / major overhaul is done every 5 years, starting from Date of Offer of Possession.

Oput any claim in respect of the restricted amenities including open spaces, space available for hoardings, gardens attached to other units or terraces and

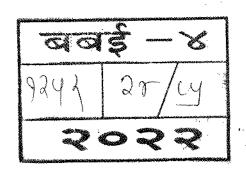




the same are retained by the Company as restricted amenities. The Purchaser is aware that certain parts of the Building shall be allocated for exclusive use of certain users/residents. The price of the Unit has been determined taking this into consideration and the Purchaser waives his right to raise any dispute in this regard.

- m. To pay to the Company within 7 (seven) days of demand by the Company the Purchaser's share of security deposit demanded by concerned local Authority or government for giving water, electricity or any other service connection to the Building in which the Unit is situated.
- n. To pay to the Company within 7 (seven) days of demand by the Company, the Purchaser's share of HVAC and diesel consumption charges in the Unit which will be calculated on a pro-rata basis.
- o. To clear and pay increase in Taxes, development charges, water charges, insurance and such other fees, levies, if any, which are imposed by any Authority, on account of change of user of the Unit by the Purchaser *viz.*, user for any purposes other than for residential or otherwise.
- p. In the event, the electric meter of the Unit has not been installed by the Date of Offer of Possession, the Company shall be obliged to provide power supply to the Unit. The power supply will be in line with the supply generally provided by the electricity distribution company in that area with regard to the duration and voltage. The Purchaser shall pay a fixed monthly sum as set out at Annexure 6A (Other Amounts Payable before DOP) as provisional electricity charges to the Company for providing this supply. The Purchaser undertakes to make payment in advance of the provisional electricity charges for the first 4 (four) months from the Date of Offer of Possession. In the event the electric meter of the Unit is not installed within the aforesaid period of 4 months the Purchaser agrees and acknowledges that the Company shall, deduct such additional provisional electricity charges from the CAM Charges collected from the Purchaser per the terms of this Agreement.
- q. The Purchaser understands and agrees that the Purchaser shall not sell, lease, let, sub-let, Transfer, assign or part with Purchaser's rights, title, interest or benefit under this Agreement or part with the possession of the Unit, as applicable, without obtaining the prior written approval of the Ultimate Organization of the Building and the Federation separately. Such approval shall not be unreasonably withheld but shall be subject to: (i) the OC in respect of the Unit having been received; (ii) all amounts payable by the Purchaser towards the Unit in terms of this Agreement, including Consideration Value, Reimbursements, Maintenance Related Amounts and all Indirect Taxes thereto, having been paid fully and irrevocably; (iii) clearance of all payables, arrears and outstanding amounts towards CAM Charges and Maintenance Related Amounts; and (iv) the Purchaser not being in breach of any of the terms and conditions of this Agreement. The Purchaser further confirms that any document for sale/transfer/lease etc. which is entered into without obtaining the prior written approval of the Ultimate Organisation and the Federation, shall be void and shall not be binding on the Company.
- The Purchaser is aware that certain parts of the larger Property are earmarked for exclusive use by the residents of the specific variations, unit(s) and the Purchaser hereby agrees to not interfere in any manner afrect or interfect, with such exclusive right to use the earmarked areas and waives any right or claim in this regard.
- The Purchaser agrees and acknowledges that the sample unit constructed by the Company and all furniture's, items, electronic goods, amenities etc. provided thereon are only for the purpose of show casing the unit and the Company is not liable/required to provide any furniture, items, electronic goods, amenities, etc. as displayed in the sample unit, other than as expressly agreed by the Company under this Agreement.
- t. The Purchaser confirms that this Agreement is the binding arrangement between the Parties and overrides any other written and, or, oral understanding, including but not

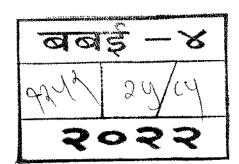




limited to, the application form, allotment letter, brochure or electronic communication of any form.

- u. Until the Building Conveyance/Federation Conveyance in favour of the Ultimate Organisation/Federation is executed and the entire Project is declared by the Company as completed, the Purchaser shall permit the Company and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the Unit / Building/ Project / Larger Property and, or, any part thereof to view and examine the state and condition thereof.
- v. The Purchaser agrees and undertakes to not, in any manner, impede and to prevent, to the best of his ability, all other purchasers of units in the Building and, or, Project from impeding, the ability of the Company or its representatives to enter into the Building and, or, the Project and, or, the Larger Property (or any part thereof) for the purposes of showing any unsold units to prospective purchasers or brokers and, or, showing the Building / Project to investors or other third parties and, or, in general for any marketing, promotional, photographic or other legitimate purpose of the Company. In case the Purchaser, directly or indirectly, breaches this undertaking, he shall be liable to pay to the Company an amount equal to 0.5 per cent of the Consideration Value and other amounts payable under this Agreement, including, but not limited to, Reimbursements, Maintenance Related Amounts and all Indirect Taxes thereto, for every day that any such breach continues within 15 days from the receipt of a written notice from the Company in this regard and the Company shall have a lien over the Unit for such amount till the payment in full.
- The Purchaser agrees, confirms and acknowledges that all unsold unit(s) in the W. Building / Project shall unequivocally belong to the Company till such time that they are sold. The Company shall have (and the Purchaser shall cause the Ultimate Organisation to agree and ratify that the Company has) the absolute, unconditional and irrevocable right to sell, transfer, lease, encumber and, or, create any right, title or interest in the unsold units, without any consent/no-objection, of any nature whatsoever in this regard, from the Ultimate Organization and, or, Federation (as the case may be) for the purpose and further, without payment of any charges / transfer fee to the Ultimate Organisation and, or, Federation. Where consents and, or, permissions may be required from the Ultimate Organisation and, or, Federation pursuant to any Applicable Law (illustratively, for electricity), the Purchaser shall cause the Ultimate Organisation and, or, Federation to issue such consents and, or, permissions forthwith on request. The Company shall provide written intimation of such sale to the Ultimate Organization and, or, Federation within 30 (thirty) days of such sale being completed and the Ultimate Organization / Federation shall add such SUB-REGROSS haser as its member, without any delay or demur and further, without any charge being levied for addition of such new member(s). Such purchaser of unsold unit/s shalf in any case, deemed to be a member of the Ultimate Organisation.

The Purchaser agrees and acknowledges that it shall forthwith admit any purchasers of units in the Building / Project and shall forthwith issue share certificates and other necessary documents in favour of such purchasers, without raising any dispute or objection to the same, and without charging/recovering from them any fees, donation or any other amount of whatsoever nature in respect thereof. Further, it is hereby agreed that the purchaser/lessees/occupants of these unsold unit/s shall enjoy and shall be entitled to enjoy all rights and privileges with respect to the use of the Common Areas and Amenities and facilities at par with any other member of the Ultimate Organisation/Federation. In the event of a violation or breach of the covenants at Sub-Clause 20.1(w) and (x), the Purchaser will be liable to pay an amount equivalent to 1% (one per cent) of the Consideration Value and all other amounts payable under this Agreement, including, but not limited to, Reimbursements, Maintenance Related Amounts and all Indirect Taxes thereto for each month of delay caused.

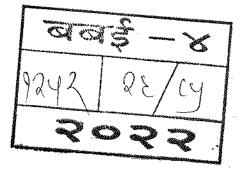


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- y. The Purchaser hereto agrees and acknowledges that at the time of handover of the Ultimate Organisation, the Company shall earmark certain parking spaces for use by such unsold units and the Purchaser hereby agrees and shall cause the Ultimate Organisation to ensure that these car parking spaces are kept available for use by the purchasers/occupants of the unsold units.
- The Purchaser is aware that in order to ensure safety of the workmen and the Purchaser, the Purchaser shall not be allowed to visit the site during the time that the Building is under construction. The Company shall provide photographic updates of the construction progress (quarterly or half-yearly basis). The Purchaser shall be given the opportunity of inspecting the Unit only after making payment of the Consideration Value and all other amounts payable under this Agreement, including, but not limited to, Reimbursements, Maintenance Related Amounts and all Indirect Taxes thereto.
- aa. Upon and after handover of the management of the Building to the Ultimate Organisation, the Ultimate Organisation (and its members) will be responsible for fulfilment of all obligations and responsibilities in relation to approvals / permissions as may be required by the concerned Authorities from time to time.
- bb. The Purchaser, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999 (FEMA), Reserve Bank of India Act, 1934 and rules/ regulations made thereunder or any statutory amendment(s) / modification(s) made thereof and all Applicable Laws including that of remittance of payment. acquisition/sale/transfer of immovable properties in India, etc. and provide the Company with such permission, approvals which would enable the Company to fulfill its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of FEMA or statutory enactments or amendments thereof and the rules and regulations of the Reserve Bank of India or any other Applicable Law. The Purchaser understands and agrees that in the event of any failure on his part to comply with the applicable guidelines issued by the Reserve Bank of India, he shall be liable for action under the FEMA, as amended, from time to time. The Company accepts no responsibility/liability in this regard. The Purchaser shall keep the Company fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Purchaser subsequent to the signing of this Agreement, it shall be the sole responsibility of the Purchaser to intimate the same, in writing, to the Company immediately and comply with necessary formalities, if any, under the Applicable Law. The Company shall not be responsible towards any third party making payment/remittances on behalf of any Purchaser and such third party shall not have any right in the application/allotment of the said Unit applied for herein in any way and the Company shall be issuing the payment receipts in favour of the Purchaser only.
- The Purchaser is aware that various purchasers have chosen to buy unit(s) in the development with the assurance that the conduct of all users of the development shall be appropriate and in line with high standards of social behavior. Similarly, the Company has agreed to sell this Unit of the Rurchaser on the premise that the Purchaser shall conduct himself in a resonable manner and shall not cause any damage to the reputation of or bring discretion for cause nuisance to any of the other purchasers in the project and or the Company and/or the development. Any Purchaser who indulges in any action which does not meet such standards shall be construed to be in default of his obligations under this Agreement.
- dd. The Purchaser undertakes to observe all other stipulations and rules which are provided herein in order to enable the Building wing to be well maintained and enable all purchasers/members to enjoy the usage of these areas as originally designed.
- ee. The Purchaser shall do and perform, or cause to be done and performed, all such further acts and things, and shall execute and deliver all such other agreements,





letters, certificates, instruments and documents, as the Company may reasonably request in order to carry out the intent and accomplish the purposes of this Agreement and the effective consummation of the transactions and obligations contemplated hereby.

21. SPECIAL CONDITIONS

21.1. The Parties agree to adhere to the conditions set out in Annexure 8 (Special Conditions) and agree that these conditions shall prevail over any other conflicting provision of this document.

22. MISCELLANEOUS

- 22.1. Nothing contained in this Agreement is intended to be or shall be construed as a grant, demise or assignment in Applicable Law of the Building, Project or Larger Property or any part thereof.
- 22.2. All notices to be served on the Company and/or the Purchaser shall be deemed to have been duly served if sent by Registered Post A.D. / Under Certification of Posting / standard mail or courier at the address set out at **Annexure 6** (*Unit and Project Details*). Electronic communication (e.g. email) shall not be deemed to be valid form of communication, save and except in case of intimation of demand for payment installment being due and receipt for payment thereto.
- 22.3. The Parties agree that unless a Party informs the other Party in writing about a change in address/email ID, the address/email ID available at the time of this Agreement shall be deemed to be the valid address/email ID for all communication.
- 22.4. Any correspondence from the Purchaser should carry the customer ID quoted in Annexure 6 (Unit and Project Details) hereto in the subject line in following manner "CI: xxxxxxx". Any correspondence not mentioning the customer ID shall be deemed to be non-est/null and void.

23. DISPUTE RESOLUTION AND GOVERNING LAW

- 23.1. If any dispute or difference arises between the Parties at any time relating to the construction or interpretation of this Agreement or any term or provision hereof or the respective rights, duties or liabilities of either Party hereunder, then the aggrieved Party shall notify the other Party in writing thereof, and the Parties shall endeavor to resolve the same by mutual discussions and Agreement.
- 23.2. If the dispute or difference cannot be resolved within a period of 7 (seven) days, from the notice by the aggrieved Party under Sub-Clause 23.1 above, then the dispute shall be referred to arbitration to be conducted in accordance with the provisions of the Arbitration and Conciliation Act, 1996 or any other statutory modifications or replacement thereof. All arbitration proceedings will be in the English language and the venue and seat of the appropriate by the Mumbai. The arbitration shall be conducted by a sole arbitrator who shall be appropriated by the Company ("Arbitrator").

The decision of the Arbitrator shall be in writing and shall be final and binding on the Parties.

The arbitral award may include costs, including reasonable attorney fees and disbursements.

Judgment upon the award may be entered by the Courts in Mumbai.

This Agreement and rights and obligations of the Parties shall remain in full force and effect pending the Award in any arbitration proceeding hereunder.

23.5 This Agreement shall be governed and interpreted by and construed in accordance with the laws of India. The courts at Mumbai alone shall have exclusive jurisdiction over all matters arising out of or relating to this Agreement.

24. SEVERABILITY

24.1. If at any time, any provision of this Agreement is or becomes illegal, invalid or unenforceable in any respect under Applicable Law that shall not affect or impair the legality, validity or

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enforceability of any other provision of this Agreement and all other provisions of the Agreement shall survive.

24.2. The Parties shall negotiate, in good faith, to replace such unenforceable provisions with provisions which most nearly give effect to the provision being replaced, and that preserves the Party's commercial interests under this Agreement.

25. WAIVER

25.1. Any delay tolerated or indulgence shown by the Company in enforcing any of the terms of this Agreement or any forbearance or extension of time for payment of instalment to the Purchaser by the Company shall not be construed as waiver on the part of the Company of any breach or non-compliance of any of the terms and conditions of this Agreement by the Purchaser nor the same shall in any manner prejudice or affect the rights of the Company.

26. ENTIRE AGREEMENT

26.1. The Parties agree that the Agreement, schedules, annexures and exhibits and any amendments thereto, constitute the entire understanding between the Parties concerning the subject matter hereof. The terms and conditions of this Agreement overrides, supersedes, cancels any prior oral or written all agreements, negotiations, commitments, writings, discussions, representations and warranties made by the Company in any documents, brochures, advertisements, hoardings, etc. and/or through any other medium hereinbefore agreed upon between the Company and the Purchaser which may in any manner be inconsistent with what is stated herein. This Agreement shall not be amended or modified except in writing signed by both the Parties.

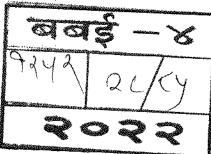
27. **CONFIDENTIALITY**

- 27.1. The Parties hereto agree that all the information, documents etc. exchanged to date and which may be exchanged including the contents of this Agreement and any documents executed in pursuance thereof ("Confidential Information") is confidential and proprietary and shall not be disclosed, reproduced, copied, disclosed to any third party without the prior written consent of the other Party. The confidentiality obligations under this Clause shall survive even after handing over of the Unit and is legally binding on the Parties and shall always be in full force and effect.
- 27.2. Either Party shall not make any public announcement regarding this Agreement without prior consent of the other Party.
- 27.3. Nothing contained hereinabove shall apply to any disclosure of Confidential Information if:
 - such disclosure is required by Applicable Law or requested by any statutory or regulatory or judicial/quasi-judicial Authority or recognized self-regulating Organisation or other recognized investment exchange having jurisdiction over the Parties; or
 - b. such disclosure is required in connection with any litigation; or
 - c. such information has entered the public domain other than by a breach of the Agreement.



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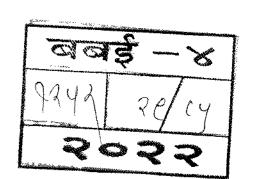






IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and seals on the day and year first hereinabove written.

SIGNED AND DELIVERED)	
By the Company within named		
MACROTECH DEVELOPERS LIMITED		
through the hands of Constituted Attorney		
Mr. Surendran Nair		
authorised vide Power of Attorney)	
dated)	
In the presence of:		
1. Husiuce	1 End	
SIGNED AND DELIVERED		
By the within named Purchaser		
Sunil James		
Aditi Sunil	Hum	
In the presence of:		
1		
2. Deputs		





Annexure 1

(Description of Larger Property)

All that piece and parcel of land bearing Cadastral Survey No.464 of Lower Parel Division admeasuring 65,724.12 square metres or thereabouts situated at Senapati Bapat Marg, Lower Parel, Mumbai – 400 013 within Mumbai Municipal Limits, within the Registration District of Mumbai and bounded as follows:

On or towards the North

Pandurang Budhkar Marg

On or towards the South

Boundary Walls of Kamala Mills Limited

On or towards the East

Senapati Bapat Marg and Parel Central

Railway Station

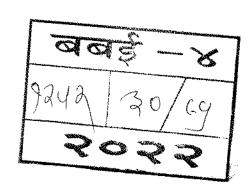
On or towards the West

Boundaries of Victoria Mills.









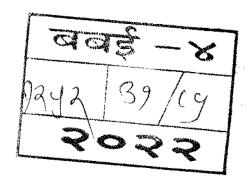
Annexure 2

(Chain of Title)

- 1. By an Indenture of Conveyance dated 10th October, 2005 (registered with the office of the Sub Registrar of Assurances at Mumbai under serial no. BBE-2/9009/2005 on 11th October, 2005)the National Textile Corporation (South Maharashtra) Limited (Unit: Mumbai Textile Mills), as Vendors of the One Part granted and conveyed unto Jawala Real Estate Private Limited, as the Purchasers of the Other Part, all that piece and parcel of land bearing C.S. No. 464 of Lower Parel division, lying being and situate at Senapati Bapat Marg, Lower Parel, Mumbai 400 013 and admeasuring 65,724.12 square meters of thereabouts (herein referred to as "Larger Property").
- 2. By Order dated 18 October 2017, the National Company Law Tribunal sanctioned the schemeof amalgamation of Jawala Real Estate Private Limited with Lodha Developers Private Limited, (changed to Lodha Developers Limited and now known as Macrotech Developers Limited) i.e. the Company herein, whereby the whole undertaking of the said Jawala Real Estate Private Limited as a going concern, including its business, all secured and unsecured debts, liabilities, duties and obligations and all the assets, properties, rights, titles and benefits stand transferred to and vested in the Company herein.
- 3. In view thereof, the Company is seized and possessed of and well and sufficiently entitled to the said Larger Property.

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Pradip Carach

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SECOND SUFFLEMENTAL REPORT ON TITLE

- All that place and parcels of land admentary 65,724.12 sq. metres situate at Screpats Gapat Marg, Parel, Mumbai 490 013 within the Mumbai Municipat Limits bearing Cadestral Survey No. 484 of Lower Parel Division
- 1. This is Second Supplemental Report on Title to my Report on Title dated 17th September 2014 read with Fixt Supplemental Report dated 16th June 2015 baselo given by me for my client Javaila Read Estate Private Limited ("Company") with respect to their they tripe to the Property more particularly described in Schedule hereorder written and there under written.
- With a view to update my storesaid Reports on Title to assimilate the fire transactions executed and registered by the said Company with IDB1 Trustee Services. Limited and IL 8-75 Trust Company Limited to connection with the Property, this Second Supplemental Report on Title carne to be occasioned.
- Under Clause 18 (a) and (b) of my Report on Tide dated 17th September 2014, I have inter alla referred to two Deeds of mortgage dated 31st October 2012 and 1st November 2012 for credit facilities availed of by the said Company on the security of the said Property and construction thereon.
- 4 In the course of a time, the mortgages referred under Clause 16 (a) and (b) of my Report on Title dated 17th September 2014 have been redeemed by and under
 - in Title dated 97th September 2014 have been redeemed by and under Release Deed dated 8th July 2015 executed and registered under No BBE2-6603/2015 on 08/07/2015 by the ill 8 FS Trivst Company Lamited as a Security Trustee in favour of Jerwish Real Estate Physis Limited as a Mortgager / Borrower where under the said Security Trustee has regarded, reassived, released and discharged to and unto the be said Mortgager / Borrower (a) All that piece and parcel of land admeasting 2485.19 a. thrs. shorty with the residential building incown as Trump Tower or Suiting No.4 with a minimum FSI of 61857.17 Sol. but out of total land admeasting 85,683.80 sq. mtrs. should be suited at Cardastral Survey No. 484 of Lower Parel Olivsino Senapad Bapat Marg, Lower Parel, Mumbai 400 018 along with as recolvables & (b) All Ihat piece and parcel of land admeasting 155,668 ag. mtrs. with the residential building known as Particide Tower No. 2 with a mymmum FSI of 53289.02 sq. mtrs. out of total land admeasuring 155,668 ag. mtrs.

Pradip Garach

tand admeasuring 1659-80 Sq. mire out of the larger pancel of fand semiclassuring 65985-32 sq. mire form beld all units, built up stees, particlests, and files comprised densels having opinished applicated application of 55 (Bioth to parkey of 55258-82 sq. mires, stong with permissible FSS (both portion) start blave and recoverables of Parksich, for chief facilities and on terms, considers and coverable stong thereby.

- Herris, consistions and covernants stated theorem.

 By an Amendatory cum Supprementary Deed of Morgage dated 4th August 2015 executed smoogst Javalus Real Exace Private Limited as Morgaged of the First Part, LIBN Transcriptio Services Limited as Security Touther of the Except Part, LIBN Transcriptio Services Limited as Security Touther of the Except Part, and B, 8, 5,5 Truck Company, Limited as the Cookington of the Except Part and B, 8, 15 Truck Company, Limited as Security 2015 on 21.25 20.25 where smaller outside shorted have owneded original Deeds of Morgage, casted 01.11.2012 expitational under NN.885-261 of 21.25 20.25 where created soundly on properly more astricturally depended on Succept Security Security of the Except Security Security of Except Security Se
- Apad from the above, there are no material consistences or happenings taken place as respect of the said Properly which have any contrary impact on little of the Jawa's Real Estate Private Centled to the seed Property
- Subject to what is stated hereenabove, I confern that Javata Real Estate Private Limited Sea clear and markelable site to the said Property and construction thereous as Owners thereof and entitled to conty out development on the said Property.
- 8 Trais, my Report on Title dated 17th September 2014 and First Supplemental Report on Title dated 16th June 2015 yeards recidied to the extern as where and be read and construed accordingly.

Dated this 11" day of September 2019

(Pradip Gerach) ocate High Court, B

OHT SUB-REGISTA मेय इं अधि भी The Table of the Park of the P NEW MBAIC THE HT H STATE P. ៉ A 1777 1200 Q W., A Pradip Garach

Pradip Carach

i.683.80 sq. mits. sq. mits. situated at Cadastral Survey No. 484 of ower Parel, Senepati Bapal Marg, Parel, Mumbai 400013 along with

- Relianae Deed dated 16th July 2015 executed and registered unsor No.BBE3-3744/2015 on 1607/2015 by the E & FS Trust Company Limited as a Security Trustee in favour of Javata Real Estate Private Limited as a Mortgagor / Borrower whereunder the Security Trustee has re-granted, reassured, released and discherged to and unsto the said Mortgagor / Borrower, Land being all that piece or parcel of land aggregate BS,63.89 square melets or thereabouts along with four buildings to be constructed thereon with solveble area upto 4,345,521 solvent Feet Cadastral Survey No.454 of Lower Parcel Division square Feet, Bearing Cadastral Survey No.454 of Lower Parcel Division square Feet, Dearing Cadastral Survey No.454 of Lower Parcel Division square feet has been supported to the Parcel Division of the Parcel Division of the Parcel Division in Consection thereoft.
- Thereafter, the said Company once again has availed of credit facilities on the security of the said Property and construction thereon by execution and registration of anew Deeds of Mortgage details whereon as follows:
- irration of anew Deeds of Montgage details whereof as follows:

 By a Deed of Montgage deted 27th July 2015 executed by Jawaia Real Estate Private Limited as Montgagor/Sorrower of the One Part and IDBI Trusteeship Services Limited as Security Trustee of the Other Part registered under No.BBE3-3922-2015 on 27.07.2015 wherein the Montgagor/Borrower have inter aliac created a mortgage on the security of (i) All that piece and parcet of land admeasuring 2485.50 sq. mits. alongwith the residential building known as Town Tower or Shalding No. 4 (excluding the Poblic Parking Lots and the units soid allothed emounting to 463.718 sq. mits. sed(ii) All that piece and parcet of sonicided interest in sand admeasuring 44.875.87 sq. mits. out of total land admeasuring 4.875.87 sq. mits. out of total land admeasuring 4.875.88 sq. mits. Out of total land admeasuring 4.875.89 sq. mits. Out of total land admeasuring 4.875.80 sq. mits.
- By a Deed of Mortgage dated 27th July 2015 executed by Jewata Real Estate Private Limited as Mortgagor/Borrower of the Ose Part and IDBI Trusteeship Services Umited as Security Trustee of the Other Part registered under No.BB\$3.3922-2015 on 27.07.2015 wherein the Mortgagor/Borrower have inter alia created a mortgage on the security of ð)

Page 2 of 3

Pradip Garach Advocate High Court, Somba

8, Raz-Am-Apartmenia. L. B. S. Ross, Kamark. Kurla (West), Mumber. 455 570 Kohke : \$820(01547

THIRD SUPPLEMENTAL REPORT ON TITLE

- All that piece and percela of land admessaring 95,724.12 aq. matros situate at Senspati Bapat Marg, Perel, Mombal ~ 400 013 wittin the Mumbal Monticipal Limits bearing Cadastral Survey No. 464 of Lower Parel Division
- 1. This is Third Supplemental Report on Title to the Report on Title dated sith September 2014 read with First Supplemental Report dated 16th June 2015 and Second Supplemental dated 1sth September 2015 thereto given by residently admits Real Estate Psystet Limited (now merged with Lotha Developers Private Limited (now merged with Lotha Developers Private Limited): "Company") with respect to their site to the Property more particularly described in Schedule hereunder written and there under written.
- With a view to update my aftersaid Reports on Title to assimilate fine Analysis transactions executed and registered by the said Company in connection with the said Property as well as merger of the Javania Real Estate Provent Landed with Lodina Developers Private Limited, this Thers Supplemental Report on Title come to be occasioned.
- 3 Thereafter, the said Company once again has availed of credit facilities on the security of the said Property and construction mercon by overculon and regulations of answ Deeds of Montgage details whereof as follows:
 - instion of snew Deeds of Norigiago details whereof as follows:

 In my Second Supplemental Report in Clause 5 (c) I have referred to Amenisatory cum Supplemental Deed of Mortgage dated 4th August 2016 where shrough oversight it is wrongly stated that the Company has bissinged facilities on equinty of Tower 1 to 6 and Bungtows. However it stands convected as Tower 1 and 3 as mentioned in the Schradule II Part A and Schedule III Part I and 3 as mentioned in the Schradule II Part A and Schedule III Part I and 3 as mentioned in the Schradule II Part A mis Schedule III Part I and 3 as mentioned in the Schradule II Part A mis Schedule III Part I Sandra Consistential Blood of Benotal Consistential Blood of Benotal Consistential Blood of School Consistential Blood of Schradule III Part I School Consistential Blood Consisten

By a Deed of Mo Resi Estate Priva (DSI Trustweathip registered under WY CX (01 Kuris (West), Marries - 400 070 Mobile : 9820501547 Email:

released their charge, morgage of interest over the properties relating to the Tower - 6 in the Project Park as well as properties relating to 7 Burghows in Park Project with regard to the Shancial facility of non-convertible debardures of 40 Crores autoschool by them.

- Uniter where coverances on 49 Linders existencified by them.
 Uniter an another Leiter dated 18th May 2017 by Xolak Mehindre Prene
 Einitied addressed to the Compeny whereby Kotak Mehindre Prene
 Einitied released their charge, mortgage of interest over the incoprise
 relicing to the Tower is not to Project Park as well as properties releating
 to 7 Bungloves in Park Project with regard to the financial facilities of
 Rs.500 Croses is their sanction feller dated 14th Octuber 2515 and 3th
 March 2013 along with neu-convertible determines of 20 Croses
 subscribed by them.
- Under an another Letter dated 18th May 2017 by Kirtak Mahindra Prime Limited addressed to the Company whereby Kolak Mahindra Prime Limited released their charge, mortgage of interest over the properties reletting to the Tower 6 in the Project Park as well are properties relating to 7 Burglews in Park Project with regard to the financial facilities of Rs 200 Crores in their eancition letter dated 14th September 2019.
- Rs. 200 Crores in their exection letter deried 14th September 2017

 By a Deed of Mongage dated 26th May 2017 executed by Jawata Roaf Salate Private Limited as Mortgage/Gibrows of the One Part and 1081 Trustoesting Services Limited as Security Trustee of the Other Part and 1081 Mortgage/Gibrowser have inter old crossets of the Other Part Registered under No BBES-3288-3017 on 26 95.2015 wherein the Mortgage/Gibrowser have inter old crossed a sucretage on this security Trustee 6, Tower 6 Receivables, Tower 6 Appurtenant Land. Exclose Account and first pair passes charge in favorur of the Security Trustee on behalf of the BCI Consortium Landers on the Common Amenders Area which shall be shared as a part passes basis with 80% Consortium Landers, Hort Mahmidra Phrae Limited and Existing Debendure Helder 3 as described in Article 2 and Schoute I teacher, to be held by Security Trustee for the BCI Consortium Lenders for credit facilities availabled of the Mortgager I Borrower and on terms, conditions and covernants stated Brench.
- By indenture of Mortgage dated 28th June 2017 executed by Javonsk Rhai Extete Private Limited as Mortgagor/Borrover of the One Part in favour of IDBI Trusteethip Services Limited as Security Trustee of the Other Part Page 3 of 4

Card admeasuring 1740-50 sq. mars and its FSI including Tower 1 viz. Afters and Tower 1 Receivables as described in Part -1 of Schopuse 1 logether land admeasuring 1789-06 sq. notes, and and its FSI including Tower 3 Not. Manquise and Tower 3 Receivables as described in Part -2 of Schedule -1 and on the Common Amenthies Area as described in Part -3 of Schedule -1 literate, in favour of the Security Trustee for the benefit of the Lunder VII. Notal Manfairs Potte Lunder used by Security Trustee for the Lander, for credit facilities availed of the Mortgagor / Borrower and on them, conditions and coverants sisted therein.

- Borrower and on terms, conditions and coverants stated therein By a Dead of Mortgage dated 25th February 2016 executed by Javala Real Estate Private Limited as Mortgagor/Dorrower of the One Part and 1981 Trusteestip Sarvices Limited as a Security Trustee of the Other Part registered used in No.8854.1562.2016 on 54.03.2018 wherein the Mortgagor/Borrower have littler sits created a mortgage on the secunty of Tower 1.8.3. Tower: 1.8.3 Receivables, Tower 1.8.3 Appurence Land, Secret Account and first part passu charge in favoru in the Security Trustee on behalf of the Term Lenders (BOS and Others) on the Convision Amerilies Aske which statell be shared on a pair passip cases with HDSC Limited, SCB and Existing Debonusian Holder 3 as descreed in Article 2 and Scheute I therein, to be held by Security Trustee for the Term Lenders for credit facilities availed of the Mortgagor 1 Borrower and on terms, conditions and coverants stated steres.
- serins, conditions and covenants stated steries.

 By a Deed of Morgage dated 25th October 2018 executed by Javasta Raal Estate Private Limbed as Mortgagor/Rorcower of the One Part and IDBI Trustaepship Services Limited as Security Trustae of the Other Part registered under No.BBET-8144/2018 on 25 10 2015 wherein the Mortgagor/Berover have inter also created a mortgage or the security of Tower 5, 8 and 7. Tower 5, 6 and 7 Receivables, Tower 5, 8 and 7 Appurtenant Land, end Stat part passes sharps on the common ementions for the benefit of the Lender sudder the Other Morgage viz. Kotak Mashindra Prime Limited to be held by Security Trustaes for the benefit of the Lender sudder the Other Morgage viz. Kotak Mashindra Prime Limited to be held by Security Trustaes, for chalf fediries availated the Mortgager / Borrower and on terms, conditions and covenants stated therein.
- Under Letter dated 16th May 2017 by Kotak Makindra Investments addressed to the Company whereby Kotak Mahndra Investments Page 2 of 4

registated under No.BBE5-4505-2017 on 28.06.2017 whereon the Mangagor/Borrower have inter also created a mortglege on the security of Project viz Parkside – Full moon, Parkside Receivables, Park Stde Appurtments Land and Common Area but excluding sold Units/Fully of the size Project in taiveur of the Security Trustee on behalf of HOFC Lanked, as described in Scheule – If therein, to be field by Socialty Trustee for the benefit of HDFC Lanked, for predd feotiests availed of the Mortgagor / Borrower and on series, conditions and soversions stated therein.

- conneces and on servine, conditions and coventrates stated therein.

 3. By Order dated 18th October 2017 in Company Scheme Petition No. 805 of 2017.

 Jawais Real Estate Private Limited was ordered to be arreigamated with Coche Developers Private Limited with effect from 4th November 2017. Under the safe Order, the online business and contectating of 38yea's Real Estate Private Limited including but not limited to land, lociding, investments, loans, advances, approvals, permissions, rights, colligations have been transferred to and vested in Loutin Developers Private Limited, in the premises advances. Loding Developers Private Limited backine entitled in the captioned Property as advances.
- 5. Apart from the above, there are no material occurrences or happenings taken place nor any venations in respect of the said Propeny which will have any contrary import on title of the Locha Developer's Privace Lumber Gromen's known as Jaweia Real Estate Private Likelled) to the said Propetity.
- 5. Sobject to what is stated hereinabove. I confirm that Lochs Developers Private Limited (formerly known as Jawelin Read Estate Private Cimited) has place and manifestable life to the said Property and construction thereon as Owners thereof and emidded to carry our development on the said Property.
- ? Thus, my Report on Title dated 17th September 2014, First Supplemental Réport on Title dated 18th June 2015, Second Supplemental Report on Title dated 11th September 2015 erands modified to the extent as above and be read and constituted accordingly.

ingry Dated this 22 day of December 2017

Predip Garsch)
Advocate High Court, Bombay

Company under Companies Act, 1996 and as such by an Order dated 15th Mintol, 1975, MTC inter Mila transferred Selectro Cotton Milis limited to National Textile Corporation (South Methaesishtra).

sa, matra ou thereabout more particularly decoration in SCHEDULE hereabout worked by operation of the size Acts.

Burschel Ba, Did Sand Reaboution dated 35° June, 1978, the said Seiszels Cotton Williams and the size of the

American Substance Marked 10/10/2003 and Amneures therewith executed improved Under No. BREZ-000000 of 7005 on \$1/20/2003 in 800K to d the 5-bb tree of Assurance as Maintesi by The National Taxitis Corporation (SOUTH) MIRKSTRAI (Mint Manufact Text bill of Senapada Sages Marge, National Cooperation (SOUTH) as Yardoot of the Core Part and in favour of Javaba Real States Private United Says Marge, National Private United of the Chief Part, the stid in Market March 180k Real States Private United to the Chief Part, the stid in Market March 180k Real States Private United of the Chief Part, the stid in Market March 180k Real States Private United to the Chief Part, the stid in Market March 180k Real States Private United to the Chief Part, the stid in Market March 180k Real States Real States Private United States Real States Private United States Real States Rea

- of sequences as once a recognized and the process of the sequence of the seque
- 19. In the premises aforestid, the said Company is constructing several residential buildings by Project name. "THE PARK" in accordance with the proposed suitiding plans, design and specification to be sanctioned by the Municipal Corporation.
- 26. Subject to what is stated herehisbore and mortgages referred herein, I am of the opinion that the sold Company has clear and marketable title to the 1968 Property at Owners thereof and whitled to carry out development on the sold Property.

THE SCHEDULE ABOVE REFERRED TO :

(Destription of the Property)

All that piece and parcels of land and structures charaon agrees using 65,724.12 sq. motres
of thereadomsts (violate of Sampost Soars Arag., Parel, Astronaul - 400,002 within the Adombol
Amelicigal Units bearing Cadestree Sourcey No. 364 of Lawer Parel, Director known as Municipal
Teasing Milits and Bounded as follows:

: Pandyrang Budhkar Mang : Boundary well of Kamala Wills Similad

Pradip Garach

6. Roz-Ria-Apartments, L. R. S. Road, Kament, Kuria (West), Membal -ktobile:6620501547

REPORT ON TITLE

- All that piece and percess of land adminiatoring 65,72±,12 sq. metres altume at Senapati Bapat Marg, Parel, Manshat 400 015 within the Atlanton Mundeipal Limits bearing Cadastral Survey No. 464 of Lower Parel Division
- I have investigated title on the instructions of Investi Real Estate Private Unified ("Company") having fit registered office at C-35, 1st Book, Naux shas, Nr., Nous Bhas Police Stitles, niver brisk 110 0.16 in respect of the captioned properly more particularly described in Schedule Intercender waterin. For the said propose, I have planted the certified copies on photocopies of the title deeds who documents and Seath Report of Mr. Samers wasmand and Mr. Ox. Shall in respect of Seath Report of Seath Report of Mr. Samers wasmand and Mr. Ox. Shall in respect of Seath Report of Registrary Office and Collector Resort so well as online Search Report at follows:
- The land and structure thereon at sover Parel bearing Cardastral Survey Not. 466 admensioning 55,724.15 to next or threeshouts of sover Parel Division wilking Momella Mondela Mondela Mondela Mondela Mondela Mondela Mondela Mondela Sirve and Ending to 6 (Seculd Yeard Zone Thaba and Obstruct Mondela particularly described in the ECHEDIAT Retruited written and hexacolater sections to a "thus said Property") formetly belonging to the SEXSANIA CONTON 502LS UNITED (then Downer).
- Settle DANTED (time Dumer).

 Some next ment of the Sick Testiste Undernaking (Nationalization) Act, 1974, the airck space is undertaskings were nationalized with a view to re-organize and rehabilitate them to serve interest of general public. In sequel the management of such sick caselle undernaking was taken once by Central Government and as such vested in the Central Government under the Sick Testis Undernaking (Taking Cover hamagement), Act, 1972. In serms of the Sick Testis Undernaking (Taking Cover hamagement), Act, 1972. In serms of the Sick Testis Undernaking (Taking Cover hamagement) acts of social distriction of the Sick Testis Undernaking (Taking Cover hamagement) acts of section (Index of the Sick Schoolube to sected in National Testis Covernment and in their stock subscieded to vested in National Testis Covernment and in their stocked under such confidence of the Sick Schoolube to the Sick Section Under active Young and Covernment and the Section Offsite Covernment and
- 4. Yhus, the land belonging to Saksaria Cutton adilit simited atond transferred to and vested in Rigitional "extile Corporation Limited ("RTC") by means of nationalization for item encombusices.
- 5. As provided in the Sick Taxtile Undertaking [Maikunalization] Acz, 2374, the said NTC was required to form a subsidiary conquent to effort transfer of its right, table and inferred in the said Property. Accordingly, the NTC formed Rational Textile Corporation (South Mastersahtra) United being the wholly owned subsidiary Page 1 of 5

Pradip Garach High Court, Bombay

B, Rez-Rez-Apartments, L. B. S. Road, Kamani, Kerla (Wass), Mumbai - 400 070 Monier 9820501647 Email: Georgia Philippell com

Linso Purchaser Lie, the said Property more particularly destribed in the Schoolule thereunder written and hereunder whiten for valuable consideration and on Leans, consensing and conditions stated specific. Linder 4/8. Re-ELEVICOS the Property Register Card has been courasted in the name of stowals Real Elevic Private Linder by Mambai City Survey and Land Becopé for the asid Property.

- 23. By letter of possession dated 54th October, 2005, this General Manager, National Textile Conference SOUTH MONAGEMENT (Unit Mumber Seattle Aville at Sange Bapat Aving, Numeral 600 015) handers over quiet, peaceful and vacant possession to Javania Real State Private Umited.
- 15. The said Company is taken ever and accorded by Profisient Subdwell Private United a group Company of Lochs Developers Limited (now known as Lochs Developers Friends Limited) and relevant forms and papers under the Companies Act, 1956 have been filled with the Registers of Companies for effecting the baid sequilibles in ILS record.
- 16. I have pensed online Charge Search Report dated 31" ioneday 2013 issued by NN. Jima's Shah, Company Acressy in respect of the said Company Javade Read Estatesh Private United. United the said Report the softensite morrages referred heroisation, are duly registered with the Register of Companies, details of which are as follows:

Pradip Garach Advocate High Court, Borriay

Jenapad Sapus Morg and Parel (CR) Railway Station Soundaries of Victoria Malls Uated this Pary of September 2024

garach

FOURTH SUPPLEMENTAL REPORT ON TITLE

- Project by name "The Park" comprised of Buildings. Town Houses and such other premines being constituted on pertion of All that piece and purcels of land bearing Cadastral Survey No. 844 of Lower Parel Bittelon advacanting 68,724.12 aq. energes altusts as Scangati Bapat Marg. Patel. Manchai ~ 400 013 within the Manchai Municipal Limits ("assid Proporty")
- Thus has reference to my water Report on Talk disad 17th September 2014 and Supplemental therein ended with That Supplemental Report raised 2020 they been 2017 read with Addention direct 28th March 2018 PROPORTY: in respect of the captioned Proporty.
- Under the sold Septesta on Title it is lister alia certified that my familia Ladia Developers Limited (formerly Known as Jawala Real Ratate Private Ladia) has marketable life to the used Properly and construction Therms as Commer thereof and entitled to corp and development on the sold Property, on the busis of the Endings stated therein
- he intervening period of the enic Report and part hamanor of the fact Report dated 22ml December 2017 road with Addendum dated 20m March 2018. Here are create material changes taken give with respect only electric fille to the road Property and thereing taken therein. With a view in update my derlier Reports, I hursby issue that fourth Emphemental Report to Title.
- 3 I note that Deed of Mongage dated 23/31/2015 executed and repostered under 16 00003-6505/0015 referred in Clause 3 fts of any Third Supplemental Report dated 22/12/2017 has from redecised and the montasped property was released and communical, vide Deed of Retease and Reconcepture Deed dated 08/03/2018 repostered under Serial No.00003-1879/2016.
- By Duct of Refease and Re-conveyance doted 25/05/2017 menuted and restructed under HMEP-32993/017 with the 190-Registers of Assurances at Musther between DHR Transcentip decrease Counted and Javeda Read finishe Private Hadred, the systemic created anter Dect of Mustagage digital 25/10/2016 registered under Ym. 3/14 of 2016 (referred in Cinuse Page 14/6).

Predip Garach

Corrent have paid back/combinised the credit facilities availed of by those and volcomed in Occid of Meritage dated 26° Neumber 2015 reprinced under No 6515/2018 believed in classes 3 th of age Report on Talle dated 22° December 2017; read along with Supplemental indenture of Meritage dated 4° March 2016 registered under No.1574/2015; (ii) Deed of Meritage dated 4° March 2016 registered under No.1574/2015; (iii) Deed of Meritage dated 40° March 2016 captured no 716 dated 22° No.5144/2015 potential undersaft placed of Meritage dated 4° August 2015 archered in Clause 5 et of my Report at The August 2015 archered in Clause 5 et of my Report at The August 21° No.5144/2015 (iii) have selected on date of the conserved deconfidence of the street in the Release has believed on the selection, on torses, coverants and conditions infect therein.

selected and fer-conversed the stortigened property therein to end untufellected, no recent accessment and conditions stated themein.

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Survey No. 494 of Course Part Invalide, infrared at Security Bagistar Marc.
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Pradip Garach Righ Court, Bon

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for the teeneds of Landers and on terms, coverants and conditions whited therein.

- Access increase.

 2. Oppur down the above, there are on material occurraces or happenings takes place nor any variances in respect of the said frequency which all two only contrary output in this of the heads therefore relevant housest formerly known as Januals Real Estate Private Limited to the Property.

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gerech (P)ndlp Garach) ake High Court, Bombay

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- and devendeds stated therein.

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Page 2 of 3

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Pradip Garach ACK High Cours. S

ADDENDUM

- All that place and percels of land admeasuring 65,724.12 sq. metros situate at Sonspati Bayer Starg, Perel, Mumbal 400 013 within the Mumbal Mushipal Limits bearing Cadastral Survey No. 464 of Lower Purel Division
 - I have been requested by Collas Developers Canted Borneric known. Ladia Developers French Lemind / Javada Roal Bonds Friend Thomas ("Dompany") to trive this addendation to place on record the timeness from prices company to pathle company, pursuant to the Condition interpretation dated in 05 2018.
 - f have perthen aftesh Occulture til Ittorquarieten dettril 14.03.2018 insted by Registere of Computates teather section 18 of the Computates Avid 13 for the Computates Avid 10 for the Computate A
 - 3 Hence, my Report on Thie dased 17th September 2014 and Supplementals thereto dased 16th June 2016, 11th September 2015 and 2nds December 2017 with tempers to the Proporty Hore publicatory described in Schiedrick theretodate action and development thereto meaning modified and to read and constituted activedrugs.

Sami trea 2865 51 March, 2018

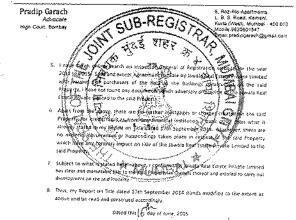
-Answer Bhudip Gerachi Advorser High Court, Sombay

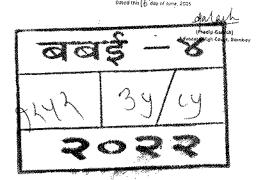
Rogert of E

- In view of the above, I hereby certify that Macroteth See-dopers, Limited in turn the Owner of the said Property and development themses subject to while is stated in discretif anther Report on Bits and Supplients was trusted and valuabiliting immergency of Bits Trustmenting. Services Limited for financial facilities defined and search thereos.
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stroch ordelp Genetic Associati High Court, Rombus

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Pradip Garach

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FIFTH SUPPLEMENTAL REPORT ON TITLE

- Project by manus "Loths Purk" comprised of Buildings, Inwa Rouses and such other promises being consumered on portion of All that piece and purels of land bearing Cadastral Survey No. 486 of Lawer Parel Division admensioning 58,724.12 ed, metres situate at Scanpari Bayes Marg. Parel, Morabai 400 013 within the Munchel Municipal Limits ("said Property")
- I have maked, on the matractions of my client Marristich Developers Limited littlerite Leville Oreviewers Limited Informatily Stowers as Assess Real Datest Provide Limited; i Company's Prepar on The dated 17th Argentister 2019 and Supplemental Intrins ended with Third Supplemental Nepost dated 20th Agril 2019 cand with Addendate dated 20th Marrist Citis (Reports on Third) inter also certifying that the Company into a clear and matriciable lide in the said Property and constitution intervant as theologic Secretics through and entitled in corry and intitles development on the said Property and dated through the Company in the basis of the kindings within the Company are the basis of the kindings within the Company are the basis of the kindings within the Company.
- I have been requested by Macratoch Discripers Limited to tipdate the above telegred Reports on Title so as to air apparent the fact of change of mane of Ludha Developera Limited to Macratoch Linvelopers Limited.
- by a Certificate of Inter-portation, increasing to the change of none under the produces of Palls AP of Companies [Inter-portation Millian 2014] indeed by Registra of Companies, it is certified than name of the Companies, of the Registra of Companies, it is certified to Marristolis Developers Limited to Attack of the Companies of the Companies
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Pradip Carach Migh Chart, Sombay

FIRST SUPPLEMENTAL REPORT ON THRE

- All that piece and parcels of land adminasting 55,724.12 sq. metros situate at Senaputi Sapar Marg, Parel, Mumbai 400 023 within the Shumbai Munocipal lamits bearing Cadastral Survey Sto. 464 of Lower Parel Division
- 1 This is First Supplemental for my Report on Tale eating 17th September 2014 with respect to the captioned Property more puriscularly operatives to Etherland Intervendor writing. Under the said Report on Pira, hince miter this certified that sewal about Strang-Periods Lundred Sharely of the Control of the 3 Company has ober and marketable bits to the said Property as Owners thereof and strated to 43 Company has ober and marketable bits of the said Property.
- in the said Report on Title, reference is made under Clairse 840 15 about the grounds make the first the grounds of the said Report on Title, reference is made under Clairse 840 15 about the grounds merger between Invaria Rank Estate Private Invited and Profitions Burkevell Private Landed is ground Company of Looka Developers Lindage Look Amons as Looka Developers Private Company of Looka Developers Lindage Look Amons as Looka Developers Private University and reference Lindage Looka Burkevell Private Loo
- in the Course of a sums on 7ph browniber 3332 an Order has there passed by his forcing tool the No. 122 of 2014 whereby from the States Phutter Limited Stramfered in other the scheme of Limited and Company to the States from the States of Limited Stramfered in States from the St
- Prevented on 14th recurrence 1014 an Outre has been parsed by his Lendship stocilland. Mr. Indition Simplery Sachders in Company Petition Na. 452 of 2015 whereby Transferor Company medges with Transferor Company with all society and tability under section 38s of Company has been section of amount of arrangement state 1506 as per the selection of amount of arrangement stateched therewish.

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Annexure 4

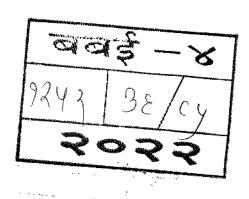
(Key Approvals)

No.	Approval/Document	Date of Document	Document Ref No.	Issuing Authority
1.	Intimation of Disapproval	24 January 2006	EB/1342/GS/A	Municipal Corporation of Grater Mumbai
2.	Amended approval letter	11 April 2019	EB/1342/GS/A	Municipal Corporation of Greater Mumbai
3.	Environment Clearance	29 April 2013	SEAC 2013/226/TC-1	Environment Department, Government of Maharashtra
4.	Commencement Certificate	23 April 2019	EB/1342/GS/A	Municipal Corporation of Greater Mumbai

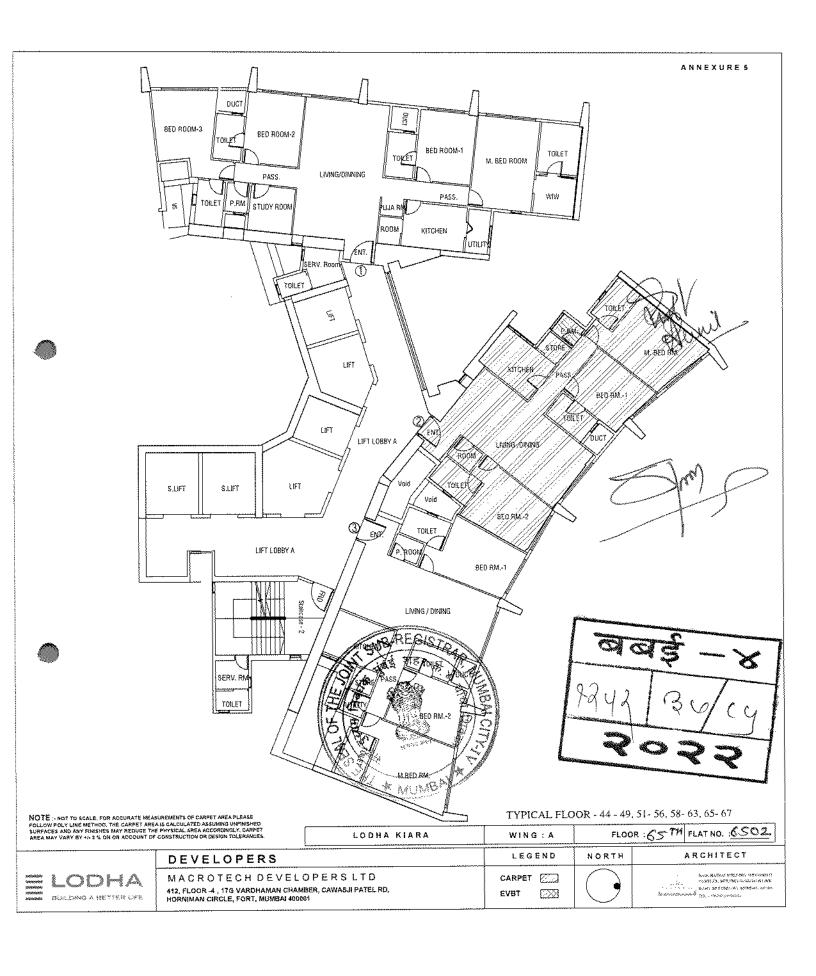












Annexure 6

(Unit and Project Details)

(1) **CUSTOMER ID** :2214413

Correspondence Address of Purchaser: Flat No.1902, C Wing, Adani Western Heights, J. P. Road, (II) Opp Gurudwara, Four Bunglows, Andheri (West), Mumbai - 400058 Maharashtra India

(III)Email ID of Purchaser: jamesnavi123@gmail.com

(IV) **Unit Details:**

> (i) Development/Project : LODHA PARK (LODHA ALLURA, MARQUISE, PARKSIDE

,TRUMP,KIARA)

(ii) **Building Name** : KIARA

Wing (iii)

(iv) Unit No. : A-6502

(v) Area

	Sq. Ft.	Sq. Mtrs.	
Carpet Area	1,158	107.58	
EBVT Area	19	1.77	***********
Net Area (Carpet Area +EBVT Area)	1,177	109.35	4

- (vi) Car Parking Space Allotted: 2
- (V) Consideration Value (CV): Rs. 541,53,381/- (Rupees Five Crore Forty-One Lakh Fifty-Three Thousand Three Hundred Eighty-One Only)

(VI) Payment Schedule for the Consideration Value (CV):

	(VI) Payment Schedule for the Consideration Value (CV):		JOINT SUB. A.	
	Sr. no.	On Initiation of below milestones	Amount (In Rs.)	Due pate Tar , You
	1	Booking Amount I	9,00,000	/16-12-2021 (2)
	2	Booking Amount II	61,39,940	/316-12-2021 😽 🔏 💯
	3	Booking Amount III	471,13,441	30-01-2022 ⊴ ≦

The aforesaid schedule is not chronological and payment for any of the aforesaid milestones become due before or after the other milestones, depending on the date of initiation of the relevant milestone.

All amounts stated hereinabove are exclusive of Indirect Taxes (including but not limited to service tax, MVAT, GST, stamp duty etc.) and all such Indirect Taxes/levies have to be borne and paid by the Purchaser separately immediately upon the same being demanded by the Company.

(VII) The number of family members eligible for club membership are:

Configuration of Unit	No. of members
1 BHK	4
2 BHK	5
3 ВНК	5
4 BHK or larger	6

- (VIII) Date of Offer of Possession: 30-09-2022, subject to additional grace period of 6 (six) Months and any extension as may be applicable on account of the provisions of Clause 10.4.
- (IX) Project Details:

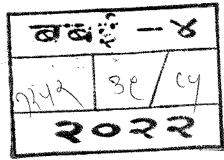
1) Project Name: LODHA PARK (LODHA ALLURA, MARQUISE, PARKSIDE, TRUMP, KIARA)

2) RERA Registration Number: P51900001339

3) No. of Buildings: 5









Annexure 6A

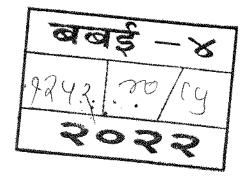
(Other Amounts Payable before DOP)

- (I) Reimbursements: Payable on/before the Date of Offer of Possession*(If Any):
 - Land Under Construction (LUC) Reimbursement: Rs. 3,49,569/- (Rupees Three Lakh Forty-Nine Thousand Five Hundred Sixty-Nine Only) towards reimbursement of LUC from the start of construction till the Date of Offer of Possession.
 - 2. Electricity Deposit Reimbursement: Rs. 7,000/- (Rupees Seven Thousand Only) towards provisional amount of reimbursement of deposit paid to Electricity Supply company on the Purchaser's behalf. The benefit of the said deposit shall stand transferred to the Purchaser when meter is transferred to the Purchaser's name.
 - 3. Connection and related expenses: Rs. 1,38,000/- (Rupees One lakh Thirty-Eight Thousand Only).
 - 4. Pipes Gas connection and related expenses (if applicable): Rs. 89,000/-(Rupees Eighty-Nine Thousand Only).
 - 5. Share Money: Rs.1,050/- (Rupees One Thousand Fifty Only).
- (II) Maintenance Related Amounts: Provisional amounts (subject to actuals) covering period of months from Date of Offer of Possession. Payable on/before the Date of Offer of Possession:
 - 1. BCAM Charges: Rs. 3,10,375/- (Rupees Three Lakh Ten Thousand Three Hundred Seventy-Five Only) covering period of 18 months from DOP.
 - 2. FCAM Charges (if applicable): Rs. 2,94,485/- (Rupees Two Lakh Ninety-Four Thousand Four Hundred Eighty-Five Only) covering period of 60 months from DOP.
 - Property Tax (Estimated): Rs. 1,27,963/- (Rupees One Lakh Twenty-Seven Thousand Nine Hundred Sixty-Three Only) covering period of 18 months from DOP.
 - 4. Building Protection Deposit: Undated cheque of Rs. 5,88,500/- (Rupees Five Lakhs Eighty Eight Thousand Five Hundred Only) towards Building Protection Deposit which shall be encashed only if there is violation of guidelines in respect of execution of fit outs/interior works.

All amounts stated hereinabove are exclusive of Indirect Taxes (including but not limited to service tax, MVAT, GST, stamp duty etc.) and all such Indirect Taxes/levies have to be borne and paid by the Purchaser separately immediately upon the same being demanded by the Company.







Annexure 7

(Common Areas and Amenities)

Inside Homes:

- No finishes inside the apartment
- the main door finished as per lobby design
- · Fire alarm and fire-fighting provision
- Single point power outlet upto DB only
- Water supply inlet and drainage outlet for toilet and kitchen
- Multi-level security with:
 - o Swipe card access to lobby and lifts
 - o Video door phone (unit handed over at time of possession)
 - o CCTV monitoring of key common areas

Within Building:

- · Multi-level security with:
 - o Swipe card access to lobby and lifts
 - o Video door phone (unit handed over at time of possession)
 - o CCTV monitoring of key common areas
 - Air-conditioned main entrance lobby
 - Designer floor lift lobbies
 - Each wing 4 passenger elevators from Kone/Schindler/Otis or equivalent
 - · Separate 2 nos. service elevators
 - Firefighting systems

Facilities/Amenities in Larger Development

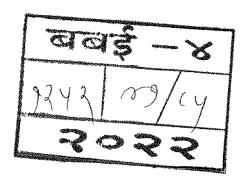
- 1. Gym
- 2. Yoga/Aerobics room
- 3. Banquet Hall
- 4. Guest rooms
- 5. Multipurpose sports court
- 6. Badminton court
- 7. Tennis court
- 8. Squash court
- 9. Cinema theatre
- 10. Kids Indoor play area
- 11. Restaurant/Café
- 12. Juice Bar
- 13. Swimming pools:
- A. Open swimming pool
- B. Covered heated pool
- C. Kids pool
- D. Toddlers pool
- E. Family pool
- F. Outdoor rain pool
- G. Outdoor hummam



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Facility list:

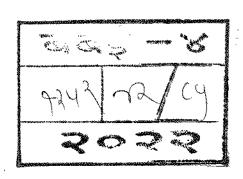
- 1. Outdoor gym
- 2. Putting green
- 3. Cricket Pitch
- 4. Outdoor chess
- 5. Outdoor Children's play area
- 6. Outdoor cinema/Amphitheatre
- 7. Organic Farm
- 8. Pet walk area
- 9. Temple
- 10. Rock climbing wall
- 11. Party lawn
- 12. Picnic / Barbeque area

The aforesaid facilities list may undergo revision in the interest of the betterment of the development, as per the discretion of the Project Designers.

All brands stated above are subject to change with equivalent brands, at sole discretion of the Project Architects.









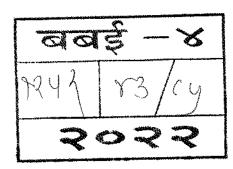
Annexure 8

(Special Conditions)

- 1. The Purchaser hereby agrees and acknowledges that the Purchaser has opted for the 'Occupation Certificate linked Payment Plan' wherein a significant majority of the Total Consideration is payable pursuant to the receipt of the Occupation Certificate. The Purchaser further agrees and acknowledges that the 'Occupation Certificate linked Payment Plan' provides significant benefit to the Purchaser in terms of the payment schedule and at the same time, increases cost and other obligations for the Company. Therefore, the Purchaser hereby irrevocably agrees and acknowledges that the Liquidated Damages shall amount to 20% of the Total Consideration and the Company is entitled to forfeit the same.
- 2. The Purchaser is aware that the Company is constructing a public parking lot on the Larger Property in pursuance of the Approvals obtained and the same shall be handed over to Municipal Corporation for Greater Mumbai after completion thereof.

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MUNICIPAL CORPORATION OF GREATER MUMBAI APPENDIX XXII

PART OCCUPANCY CERTIFICATE

[EB/1342/GS/A/OCC/11/New of 15 December 2021]

Τo,

M/s. Macrotech Developers Ltd.

464, Senapati Bapat Marg, Lower Parel, Mumbai Textile Mill Compound, Mumbai. 400013...

Dear Applicant/Owners.

The Part 12 development work of Residential building comprising of 6th podium(pt) + Wing 5 for 43rd to 58th (pt) + 59th to 66th upper floors on plot bearing C.S.No./CTS No. 464 of Division Lower Parel at Senapati Bapat Marg is completed under the supervision of Shri. SHASHIKANT LAXMAN JADHAV, Licensed Surveyor, Lic. No. J/167/LS, Shri. Girish Purushottam Dravid, RCC Consultant, Lic. No. STR/D/59 and Shri. Sandeep T. Kakad, Site supervisor, Lic.No. K/452/SS-I and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. EB/1342/GS/A-CFO dated 09 September 2021.

It can be occupied with the following condition/s.

It can be occupied with the following condition/s.

- 1) That all the balance conditions of LO.D / amended plan approval letters shall be complied with before asking further occupation permission of building.
- 2) That the remaining work shall be carried out as per approved amended plans.
- 3) That all the safety and precautionary measures to safeguard the occupants and neighbourhood shall be taken while executing the remaining construction works.

Copy To:

- 1. Asstt. Commissioner, G/South
- 2. A.A. & C. , G/South
- 3. EE (V), City
- 4. M.I., G/South
- 5. A.E.W.W., G/South
- 6. Licensed Surveyor, SHASHIKANT LAXMAN JADHAV, 8-106, NATRAJ BLDG., MULUND (W) For information please



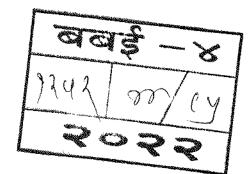
Name: JADHAV RAJENDRA ANANDRAO Designation: Executive Engineer Organization: Municipal

MUMBS

Engineer Organization : Municipal Corporation of Greater Mumbal Date : 15-Dec-2021 15: 13:34

Yours faithfully Executive Engineer (Building Proposals) Municipal Corporation of Greater Mumbai G/South

Page 1 of 1 On 15-Dec-2021





MUNICIPAL CORPORATION OF GREATER MUMBAI APPENDIX XXII

PART OCCUPANCY CERTIFICATE

[EB/1342/GS/A/OCC/10/New of 21 September 2021]

M/s. Macrotech Developers Ltd.

464, Senapati Bapat Marg, Lower Parel, Mumbai Textile Mill Compound, Mumbai. 400013...

Dear Applicant/Owners.

The Part 12 development work of Residential building comprising of Part Occupation for residential building comprising of 6th podium (pt) + Wing2 for 64th (pt) floor + 6th podium (pt) + Wing 5 for 7th to 42nd upper floors. on plot bearing C.S.No./CTS No. 464 of Division Lower Parel at Senapati Bapat Marg is completed under the supervision of Shri. SHASHIKANT LAXMAN JADHAV , Licensed Surveyor , Lic. No. J/167/LS , Shri. Girish Purushottam Dravid , RCC Consultant, Lic. No. STR/D/59 and Shri. Mr. Sandeep T. Kakad , Site supervisor, Lic.No. K/452/SS-I and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. EB/1342/GS/A-CFO dated 09 September 2021.

It can be occupied with the following condition/s.

- 1) That all the balance conditions of I.O.D / amended plan approval letters shall be complied with before asking further cc or OC
- 2) That the remaining work shall be carried out as per approved amended plans.
- 3) That all the safety and precautionary measures to safeguard the occupants and neighbourhood shall be taken while executing the remaining construction works.

Copy To:

- 1. Asstt. Commissioner, G/South
- 2. A.A. & C. , G/South
- 3. EE (V), City
- 4. M.I., G/South
- 5. A.E.W.W., G/South
- 6. Licensed Surveyor, SHASHIKANT LAXMAN JADHAV, B-106, NATRAJ BLDG., MULUND (W) For information please

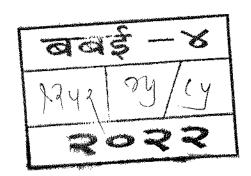
JADHAV RAJENDRA ANANDRAO

ANANDRAO
Designation: Executive
Engineer
Organization: Municipal
Corporation of Greater Mumbai Date: 21-Sep-2021 15: 49:52

Yours faithfully Executive Engineer (Building Proposals) Municipal Corporation of Greater Mumbai G/South

Page 1 of 1 On 21-Sep-2021

EB/1342/GS/A/OCC/10/New





MUNICIPAL CORPORATION OF GREATER MUMBA! Amended Plan Approva! Letter

File No. EB/1342/GS/A/337/3/Amend dated 08:12:2020

SHASHIKANT LAXMAN JADHAV B-106, NATRAJ BLDG., MULUND

M/s Jawala Real Estate Pvt. Ltd Chamber, Cawasji Patel Road, 412, Floor- 4, 17G Vardhaman CC (Owner),

Mumbai 400001

Horniman Circle, Fort

Subject: Proposed development of PPL/ Residential/Commertial on plot bearing CS. No 464, Senapati Bapat Marg, Lower Parei, G/South ward, (Mumbai Textile Mill), Mumbai...

Forwarded for information please.

1) Assistant Commissioner, G/South

Copy to:

2) A.E.W.W., G/South

3) D.O. G/South

Reference: Online submission of plans dated 25,11,2020

Dear Applicant/Owner! Developer.

There is no objection to your carrying out the work as per amended plans submitted by you online under reference for which competent authority has accorded sanction, subject to the following conditions.

- That the revised structural design/ calculations/details/drawings shall be submitted before extending C.C.
- That payments towards following shall be made before asking for endorsement of C.C a) Premium towards labour welfare cess b) 8
- That the condition mentioned in CFO NOC & SWM NOC shall be complied with and final N.O.C. from C.F.O shall be submitted before asking for Occupation permission.
 - That the cc shall be got endorsed as per the amended plan.
 - That the work shall be carried out strictly as per approved plan. 4
- That the final structural stability certificate shall be submitted before asking for B.C.C.
- That the supervision certificate shall be submitted periodically from the L.S. Engineer Structural Engineer / Supervisor or Architect as the case may be as per DCPR 2034 regarding satisfactory construction on site.
 - That all the conditions stipulated in the order of Hon. Supreme Court of India dated 15.03.2018 in the Dumping Ground Case shall be complied with.
- That adequate safeguards be emplayed in consultation with SVM Dept. of MCGM for preventing dispersal of particles through air and construction debris generated shall be deposited in specific sites inspected and approved by MCGM.



C

Engineer Organization : Municipal Corporation of Greater Mumbal Date : 08-Dec-2020 11: 41:52

Name: JADHAV RAJENDRA ANANDRAO Qesignation: Executive

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

Executive Engineer . Building Proposal

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MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A' MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 No EBITAN DISSINIFICATION OF THE PROPERTY OF THE PRO

COMMENCEMENT CERTIFICATE

To. Mrs. Macrotech Developers Ud 464, Senepati Bapat Marg, Lower Parel, Mumbar Textile Mils Compound, Mumbar 400013

Sir

Sir, With reference to your apphration No. EB/1342/GS/A/FCC/3/Amend Dated, 11 Feb 2019 for Development Perimission and grant of Commencement Certificate under Section 44 & 59 of the Maharashitz Regional and Town Planning Art, 1969, to carry out development and building permission under Section 346 no 337 (New) dated 11 Feb 2019 of the Murritar Manicipal Corporation Act 1888 to erect a building in Building development work of on piot No. C.T.S. No. 464 Division / Village / Town Planning Scheme No. Lower Parel situated at Senapati Bopat Marg Road / Street in Oi/South Ward.

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

- The fand vacated on consequence of the endorsement of the setback line/ road widering 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.
- 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.
- This Commencement Certificate is renewable every year out 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 Maharashita Regional and Yown Planning Act, 1955
- $_{6}$. This Certificate is Nable to be revoked by the Municipal Commissioner for Greater Mumbal if \sim
- 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.
- p Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greafer Mumbai is contravened or not complied with
- The Municipal Corporassioner of Greater Mumbai is satisfied that the same is obtained by the applicant strough 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 Maharashitia 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 trifle through or under him.

The Municipal Commissioner has appointed Shit Asst.Eng.(BP)City VI G/South: Assistant Engineer to xeroise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 23/1/2019

Assistant Engineer (문헌)

Issue On 67 Sep 2019

Valid Upto . 08 Sep 2020

EB/1342/GS/A/FCG/Z/Amend

Remark

This C.C. is endorsed for wing 4.8 wing 5 and further extended for Wing-6 from 9th to 11th top of habitable floor & Core CC for staircase, lift, and tobby area upto 14th floor as per approved amended plan dated 05.05.2019

Approved By Asst Eng (SP)City VI G/South

Assistant Engineer (SP)

issue On . 22 Déc 2020

Valid Opto: 23 Jan 2021

Application Number .

EB/1342/GS/A/FCC/3/Amend :

This CC is issued for proposed work at 6th & 7th podium levels alongwith internal changes to town House also re-endorsed for foll work of wing \$, i.e. 4 basement + Ground • 1st to 6th podium • 7th (Pt.) refuge area/habitable + 8th to 56th upper floots + OHT & LMR as per approved amended plan dated 55 12 2020

Issue On 1 01 Aug 2018

Valid Upto 1 28 Jan 2019

Application Number

E8/13/62/GS/ACC/1/O/d

Approved

Approved By

Executive Engineer

issue On . 17 Feb 2018

Application Number

E8/1342/GS/AFCC/1/Old

This CC is further extended for the full work of Yown Pall number 5 to 12, as per last approved plan dated 05 12 7:508

Арргочео Ву

Assistant Engineer (BP)

Application Number

Issue On 23 Apr 2019

Valid Upto EB/1342/GS/A/FCC/1/Amend

22 Apr 2020

Remark

This C.C. is further extended for at Wing-5 from 64th to 65th top of highstable floor & Core CC for stancase, lift, and lobby area upto 71st floor & b) Wing-6 upto top of 8th habitable floor &s per approved amended plan dated 11 of 2019.

Арргоуеа Ву

Asst Eng (8P)(City V) G/South (Rajendra Anandrao Jadhavi

EB/t342/GS/A/FCC/3/Amend

Page 7 of 4 Onl 22-Dec-2020

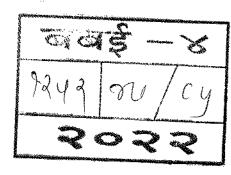


icipal Corporation of Greater Mumba

Assistant Engineer Building Proposal

Cc to :
1 Architect
2 Collector Mumbai Suborbao (Mumba: District

City G/South Ward



Page 3 of 4 On 22-Dec-2023

E8/1342/G5/A/FCC/3/Amend

Page 4 of 4 On | 32-Dec-2920

E8/1342/GS/A/FCC/3/Amend

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MUNICIPAL CORPORATION OF GREATER MUMBAI APPENDIX XXII

PART OCCUPANCY CERTIFICATE

[EB/1342/GS/A/OCC/11/New of 15 December 2021]

To,

M/s. Macrotech Developers Ltd.

464, Senapati Bapat Marg, Lower Parel, Mumbai Textile Mill Compound, Mumbai. 400013...

Dear Applicant/Owners,

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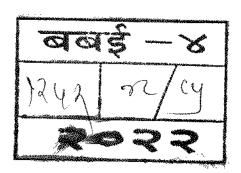
Name: JADHAV-RAJENORA
ANANDRAO
Designation: Executive
Engineer

Engineer
Organization: Municipal
Corporation of Greater Mumbal
Date: 15-Dec-2021 15: 13:34

Yours faithfully Executive Engineer (Building Proposals) Municipal Corporation of Greater Mumbai G/South

Page 1 of 1 On 15-Dec-2021

EB/1342/GS/A/OCC/11/New



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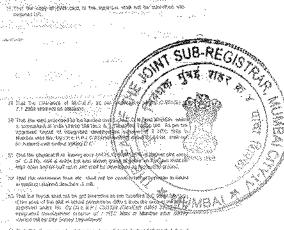
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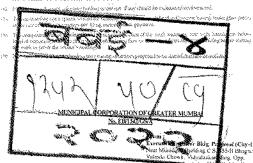
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To,
M/S. Spaceage Consultants,
Leonar Servevor,
B-166, Namy Bushing
States 4 Grognon Lank Road
Mohast (West Marshas - 40) 980.

Sub : Proposed redevelopment of property on plut bearing (* 8 No. 464 of . Lover pant Division; at Scrupen Bares Marg. Minimus Ref - Your proposal delect 28.05 2019

With reference to above this is to inform post that the improved plans substituted

- That all the conditions of LOSS under seen No. day the approach plane submitted to your or hearth appropriat subject to following conditions:
 That all the conditions of LOSS under seen No. dayed 24.1.7656 and avoided plan approach latter dated 31.2.2638, 72.2037, 23.11.2039, 30.9.2160, 33.1.2031, 30.8.2632, 29.52.2044, 29.2.2046, 34.8.2017, 20.12.2017.
- out 115,2018 & 115,12,2018 small be comprised with

 2 Than the revised summaris designs' substitutions detailed movings shall be substituted. before extending C.C.
- 3. That payments towards following shall be made before asking for eaderscenest of $C|\mathcal{C}|$ C. U. al Prestitum (twistels labour myllaric cess, b) Stationate Premium. c) Development charges th Extherizor premium (awards AVN. e) Open Space Desiciency Premium.
- 3 . That the fourl N O C. from C.3' O shall be subtracted before arking for Occupation
- 6. That the CC shall be got endorsed as per the amended place
- 7. That the work shall be carried our strictly by per appeared plans
- 8. That the first structured subulity certainers what he submared before asserts for B C.C.

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Grand Francisco Tomore Proposed

No. EB/1342/GS/A

- 9. Thus the supervision continues shall be submitted periodically stress the ξ S. Engineer Structural Engageer / Supervisor of Architect as the case may be as nor DCPR 2034 regarding sansfactory construction on site
- 310. That all the conditions supulsted in the order of Hon. Supreme Court of India dated (5.9) 2038 or the Domping Ground Case shall be complied with
- 33. That eduquate safeguards he contributed in consultation with SWM Dopt. of MCOM for preventing dispersal of particles disough air and construction debris generated shall be departed in specific whos inspected and approved by NSCXIM
- A set of approved plan daily segmed is count iteration as a token of approval

Sweeters Yourses State of the Manager of the Manage S.E. (S.P.) C-X

Sales Service Co.

A.E.(B.P.)C-VI Executive Engineer Building Proposals (City)-1

No. EB/1341/08/A

Copy To: Owner

 M'S Lodin Devispers Pvi. Ltd.
 (Eurlier Known as M'S. Janaba Reul Estate Pvi. Ltd.)

15 Designated Officer (6/8 Ward

Soughold Transport Tuesday (COST) S.E.(B.P.) C-X

2000 3500s



AUTHORITY FOR 6-REGISTRATION

RESOLVED THAT convent of the Concenties he and is hearby accounted to severally extreme bit. Patient Media, Mr. Sakrish, Shripkerson, Mr. Sahyu, Wandekar and Mr. Shanbouri Kesarkar, Autonomat Strangarderson, Concernson, Patient Media, Mr. Sakrish, Shripkerson, Mr. Sahyu, Shripkerson, Mr. Sakrish, Shripkerson, Mr. Sakrish, Shripkerson, Mr. Sakrish, Shripkerson, Mr. Sakrish, Sakrish, Mr. Sakrish, Sakrish,

RESOLVED FURTHER THAT My. Pablick Monile, be and is hereby authorised to compute the e-reportation application generates and shall be the single point contact person for any further communication in this region.

RESOLVED FURTHER THAT the Common Saja to adherd solvener recessary in the presence of lary one of the Authorised Presence who always sign the same in token thereof in accordance with the Authorise december of the Company.

RESOLVED PURTNER THAT the revolution shall be value till the time the Authorized Persons employment of the Company or Group Company at distances reached;

RESOLVED FURTHER THAT any one Director along with any one of the Designated Authorised Representative DR the Company Secretary of the Company, to and are haraby authorized to taken a rule copy of this reconstant is the conceined authorizing spartles as may be necessary and they be received to the Company.

Certified True Copy
For Macrotech Developers &

(%) \$2000 \$400 \$200.

Formativ Issuum as Lutha Developera Lundold.

Regal, 1987; 412 (Nov. 4, 200 Vyechomas (Novelopera Lundold).

Tel - 98, 22 (1) NAAKO 184. - 91 22 320 22222.

(NV 14250081199981 Visibadia Santa Halaganas com
(NV 14250081199981 Visibadia Santa Halaganas com

This CC is valid opto 23/1/2019

Issue On . 01 Aug 2018

Valid Upto .

23 Jan 2019

EB/1342/GS/ACC/1/Cld

Approved By

ĘĘ

Approved By

Assistant Engine

Valid Upto :

23 Jan 2020

23 Jan 2020

Application Number

EB/1342/GS/AFCC/1/Old

Remark

SUB-REGISTRAD You, CC is further extended for the full work of Toyon Hall number 8 to 12, as per last approved plan dated 05 12,2108. No.

Valid Urdo

Issue On : 23 Apr 2019

EB/1342/GS/A/FCC/1/Amend

This C.C. is Anther extended for a) Wing-5 from 64th to 66th top of habitable floor and tobby area upto 71st floor & b) Wing-6 upto top of 8th habitable floor as per 11,04 2019.

ji KRJ1342/GS/A/FCC/1/Amend

9age 2 of 3 On 23-Apr-2019

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Government of Maharashtra

This has reference to your communication on the above mentioned subject. The ray considered as pet the EM Nosification - 20%, by the Sate Level Expert Appraisal 10. Materiality in its 10° secreting decided to recommend the repetion for option for other and the secretary and the secretary and the secretary of the rate of the secretary and secretary and the secretary and secretary secret

Il is noted that the proposal is for grant of Environmental Casezance for proposad capacision uidenties and Commencial development with MCDM on Parking on plus loading CS. No Semparis Bagar Marg, Cower parel, Divilyon Membay, 5EAC considered the project under ring casegon's 6JB 22 as per 2B. Membay.

of the project asbinitted by Project Pro

Plot Searing C.S.No. 464, S Membris Location of the project 69,803,47 m² 4519,67 m³ 65683,80 m³

C - 3 MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966
No EB/1342/GS/A/FCC/1/amend

COMMENCEMENT CERTIFICATE

To. M/S Jawata Real Estate Pvt. Etd. 464, Senapati Bapat Marg, Lower Parel, Mumbar Textile Mil Compound, Mumbar, 400013

Sir, With reference to your application No. EB/1342/GSIA/FCC//I/Amend Dated. 11 Feb 2/ Development Permission and grant of Commencement Certificate under Section 44 8, 59 of the Math-Regional and Yown Planning Act, 1966 to carry out development and building permission under Section 337 (New) dated 11 Feb 2019 of the Mumbai Municipal Cosporation Act 1989 to exect a building or development work of one pit No. -CLTS, No. 464 Ouision / Village / Town Planning Scheme No. Low situated at Senapati Bapat Marg Road / Street in G/South Ward.

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

- t The land vacated on consequence of the endorsement of the setback line) road widening line shall part of the public street.
- 2 That no new building or part thereof shall be occupied or allowed to be occupied or used or perms be used by any person until occupancy permission has been granted.
- 3 The Commencement Certificate/Development permission shall remain valid for one year commentom the date of its above.
- 4. This permission does not entitle you to develop fand which does not vest in you
- 5 This Commencement Certificate is renewable every year but such extended period shall be in no exceed three years provided further that such lapse shall not but any subsequent application for the permission under section 44 of the Maharashtra Regional and Town Phanning Act, 1886.
 6 This Certificate is stable to be revoked by the Municipal Commissioner for Greater Mumbar 31.
- - The Development work is respect of which permission is granted under this certificate is no carried out or the use thereof is not in accordance with the sanctioned plans
 - 6 Any of the conditions subject to which the same is granted or any of the restrictions impose the Municipal Commissioner for Greater Mambai is contravened or not complied with
- The Monropel Commissioner of Greater Mombal is satisfied that the same is obtained by tri applicant through fraud or misrepresentation and the applicant and every person denoung title? for under min such an event shall be deemed to have carried out the development work in contravempon of Section 43 or 45 of the Maharashtra Regional and Town Planning Act. 1986.
- 7 The conditions of this certificate shall be binding not only on the applicant but on his heirs, execute assignees, administrators and successors and every person deriving bite through or under him.

The Municipal Commissioner has appointed Shri. Asst.Eng.(BP)City VI G/South (Rajendra Anandr Jadhan). Assistant Engineer to exercise his powers and functions of the Planning Authority under Section the Sad Art.

Color :
1 Architect.
2. Colorotor Mumbai Suborban Mumbai District.

TO MENTE

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EB/1342/GS/A/FCC/5/Amend

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Assistant Engineer Building F

City G/South Ward

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Page 3 of 3 On 23-Apr-20 man tiyliya ******* Burn

PSi Arta 2,10,025 31 m²
Non PSi Arta 7,51,043 Ø π²
Total Bolit on Arta 9,54,070 m³ Proposed fluidt-up Area (FSt & Non-FSI) Ri-4876 Cross

Ri-4876 Cross

Selection buildings - 3 Nox (6 wings), with 4 housements (4° part) > (1 + 6 potions) Birs A (Wings | & 7). Blog Q (Wing 5 and 4)
Blog Q (Wing 5 and 8)
Blog C (Wing 5 and 8)
Row House
Bengalous
Convenience Shopping
Public Parking
As per ER Received detect
(6.09.2031) 7° to 76° 51000 G12 on 7° 1.5vel 25 Nos. (1 ft + Gr. + 2 up) 3Nos. (6 + %) 1 B16 - P6 - P2 No. of Buildings & its configuration Party 1728 1102 ast Nos. The project site is socreted by 30.48 5.18 Road and 24.30 in Wise Pandurang Budhker Mong Medicago 9 in circles [{ebjet of the ho Right of way Turking casis Tutui Wyser 200



	Wet Season	
	Fresh wates (CMID)	1839
	Source	МСОМ
		589
	Yotal water requirement (CMD)	2193
.,,		to by similes
	Pic Sighting (oum)	As per CFO NOC
Rais Water Harvesiing (RWH)	Leve) of ground water table	2.5 to 3.0 m
	Size and No. of RWH curks and quantity	One Tank of 724 m ³
T //	Location of RWH Gast	la traversioni
	Size and no. of recharge pils and Geantity	d - 38 Noe, Rochusge 15s will bure well - 2,5 Mr = 2,5 Mr = 3 Ms
	Biodyctary attoraction	Capital Cost: 162.7 Lake O & M Cost: 3 Lake
Dis Tenks	Consists of US week	3h buscasen:
Storm Water Dialogs	Notural water dzainuge patopio	Towerds cast side
	Opatrity of storm water	2072 m ³ /hi
	Seze of SWD 450 szm wide internal SWD. 2006. of 500 mm dia	
Sawage and waste water	Sewage generation (CASD)	1806 K1,73
	STP Technology	MBR Tethnology
	Capacity of STP (CMB)	188 6
~	Location of the STP	3x podison (3≤1)
	DG sets (bosing omergency) DG gate will be provised at aire setvices such as STP, Fire Figure DG sets: 19 nos 125% VA 1 can 50% VA TOTAL BG SET CAPACITY:	ing, Eith eu.
Вибуваху афациоса		Cost: 55.4 Lykh
····		
Solid waste management	Whate generation in the pre-const	incoxon and construction
	Waste generality's	200kg/day (Ocumentic

Edhara

disposed of upber refused featurably.

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Life years in groupessed with harmonic disnession revisition to less than 500 compared to be seen in 1500 min they communicated UPS (systems.

This less is not distribution planeth are specified as cropper baselines upon 500 h to compared the fluorescent of the processor of the specified so relieve to 150 min they communicated UPS (systems.)

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Solve upercomments of children with the prospected to powed pathway lights at some creations for circuits.

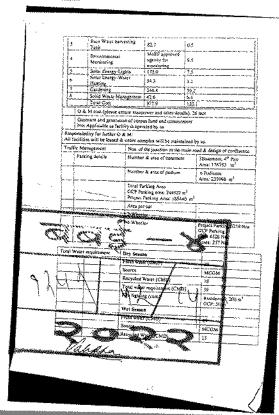
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		Dispussi of the construction way stricts	istki ro
		 Жиме допотнеком ізгода Орегийов 	pluse
		(Dry Waste Gigal)	4379.4 Karday
		Win Water (kg/d)	3639.6 kg/e/y
		STP Shadge (dry studge) (kg/4)	364 kg/day
		Minds of Despose of Wass	
73ey	Waste - Deg garba	St. 415; px. existisistical sylationed nit	to recyclen
Tous	mology and social	ge will be composited using Micchan a organic manuse for ransacaping	
	NISUZE (CLÝ NIUSZE). Slodge use at manute for gardens	ng
		Asso requirement	
	vien and mat stex ground: Ares pavai		om ou the right waste :
		Budgetary allocation	Capital Coss: 42.8 (Jak) Or & M Coss: 4.4 (Lak)
Green Bel:	Development	Total RG Area	36,640
	~~~~	AC axes wrater green best	36645. m²
	- ·	···	76646. m²
		RC area enter grece best RC on ground RG on Poulose	·
Number 20	nd jsu of zers epo;	. RC os ground . NC on Paeliuso	17877 18769 m²
Nicon Tree Tree Tree Tree Tree Tree Tree		AC on pround  I G on Poulture us to be phinted in the ground RG  reported of them to be out, thus to be  it to be  if a control of them to be out, thus to be  if a control of them to be out, thus to be  if a control of them to be out, thus to be  if a control of them to be out, thus to be  if a control of them to be out, thus to be  if a control of them to be out, thus to be  if a control of the control of t	17877 18769 m ² Proposed Trees: 425 Nov
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Nicon SAS / Tree Tree Tree Proj Tree Tree Tree Tree Tree Tree Tree Tre	ther, sets, age and IMR OUD FC; so be out 177 No. so be outsided: 4 getany Mondation out Com. 24n. 4 2.	AC on pround  If Con Products  If Con Products  A control of the grant of RC or product of the grant of RC or product of the grant of RC or product of the control of the c	1797) 1876 m. 1876 m. Troposed Teen, VS No. Camphared

Rusin

Drip insignme shall be used the the purpose of water horticulture to reduce the waterage of water.
Residental them are proposed to be invasised with energy efficient egils units invocad of conventional Windows units on reduce the saving so pieces equalizably. The measurement of the confidental that the mode on the invalue and explosional.
The tourishing is considered to the water advertises on a lift hobby which saves the energy regions for mechanism containing.

8. Ng	Descriptions	Links saves: Yeas	Energy Cost taved / Year @ Rv 5/45/0
;	Solar lighting	72,856.00	2,93.650 06
2	Energy efficient TS light (Basement)	2.48,689.51	22,52,805.56
3	Energy officient II light (Podrum)	! E.38,3a6.9-	1,02.45,884.07
٤	Soiler hot water system	1.52,500.00	25,42,569 (2)
	70TAL	3,604,780,4	14,486,023.6
^^ <u>To</u>	resplance of the BCBC galaks.		······································
	dgesary aGoration: Cupite) Cu		Onlas Live
: Bu			

LX 580 KVA TOTAL DG SET CAP	CITY:	15900 kVA	
	Type o	Eschwad	Giotspi
	·		
Environmen: Management Plan Budgetary Altocarcon	Carvey up)	ución phase (sójó (	ozak-
O & MICOST OF EMPIDIOR	NOOM	ERATION PITASE	
SI, NO Parameter		Forei war on post	Operational and provisionance cost per or ( is taked to)
1 577 Cos		2910	36.4
(3) Mary Water Harvy	släng	80.0	23.

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····	Your water impairment (CMD)	39
<u>:</u>	Post (ighting (com)	Stendardish 200 m² CCY-50 m²
Rain Weers Harvening (SWH)	Except of ground water table	7.30 to J.00 m
<u></u>	Side and Ms. of 8 W24 zerks and quantity	ERWIS LANK OF 2015 Cupacity
······································	Location of 8 WH task	lo sase event
5 7a2.7v(se.o	ef recharge com and quantity -0) no (tim in Mira) -0) no(dire in Mira)	
Bodgeun) sik	Nation : Capital Cost: 8 00 Lakin ()	4 M Cour. O.S. Lakés
Korm Water Drainage	Sanural water drainings pasters.	Towards morch side
···- <u>-</u>	Quantity of signer, water	58 rtc 7pr
	Site of SWD	350 mm dia SWO
ewige and waste water	Sawage generation (CMD)	24 KUD
	5TP Feederalugy	M&R Technology
<u></u>	Capacity of STP (CMD)	55 KLO
—	histasion of the 571	En Jassement
. OG seus (durin	Estatoreach Fift and will be a contract	St blichade woods to
Capacity: 5/64		
Cagacity: 5/80- Budgetary asio	230 kVA Estica: Capital Cost: 13.75 Lakho O &	: Mr Cost: 3.50 Lakta
Cagacity: 5/80- Budgetary asio	20 EVA  continue: Capital Cone 13.75 Links O &  Waste generation to the pre consent phase	: Mr Cost: 3.50 Lakta
Cagacity: 5/80- Budgetary asio	230 EVA  casion: Capital Cone 13.75 Lakes: O &  Waste generation to the pre compri	: Mr Cost: 3.50 Lakta
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····	SIP studge (Gry sludge): Sludge use: Ases requirement	
	Location and local area provided for the self-time and creatment of the self-time.	Én hasement: Sur so
Budgetsry alle	ocujos: Capicyl Cost: 4.00 Lakiss   O d	NS Cost: 2.00 Lakhs
een (Sels Developmen)	Total Rfi Area	1
	RG area under green belt	743.53 áq.m.
	RG on ground	639.53 sq.rs.
	KG on Padium	LD4.00 ap.m.
Budgetary at	Incation: Capital Cost: 20 Late: O &	M Casti 3 Lekk
esey	Power supply	
	Marshum Stonerd	1.3 MW
	Connect load	26 MW
	Source	DEST FOWER
conditioning required to the of AC and far Use of How e glass.  Sukar tighting in or Solve how water for the Solve Solve tighting in the Solve Solve tighting.	ade kystems to teduce head gain and gow to soduce gower requirement kurron aces, genden and road. "Residential building. gheing Gaturea, Pumps and VFD Lifts	ет ситемперском
conditioning triqui  Use of AC and far  Use of low or glass  Subar lighting in or  Solar Novel lights  Broagy officient is  Broagy officient is	rement to the duce heat gain and pow to adduce paver requirement to adduce paver requirement. Residencial soliding. Residencial soliding. Residencial soliding. Bridge Statums, Pumps and VFD Life Death calculations & 60 of assing Death calculations & 60 of assing Death and Control Contr	28%   Con:   Lakb
conditioning trigui  Use of AC and far  Use of low or gives  Subar tighting in or  Solar how water for  Solar Sovet lights  Energy efficient is  Budgefary al	rement to deduce heat gain and pow to deduce power to deduce power requirement to deduce power requirement to deduce power requirement to deduce power to deduce the deduce to deduce the deduce to deduce the deduce the deduce the deduce to deduce the deduce to deduce the deduce to deduce the deduce to deduce the deduce the deduce to deduce the deduce	28%   Con:   Lakb
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conditioning required to Use of AC and far Use of Low of See Subrat lighting in oc. 5 olds how water for Schar Novel lights.  Energy officient light Design of See See See See See See See See See Se	erement to deduce power requirement to deduce power requirement to deduce power requirement the more management requirement the second of the	I 28%  [28%  Con:   Lukh  City of the Sen provided w
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waterwater and solid wastes generated during the construction phase around counted.

(vii) The solid water generated should be properly collected and segregated, dryfnest solid water should be thigasted off to the approach clies for half filling after recording recyclide makers.

(ii) We garnage should be treated by Drygnoc Wayte Concerter and treated water (massers) should be militared by Drygnoc Wayte Concerte and treated water (massers) should be militared by the exhibiting pendicate for professing. And, no well emassers will be disposted outside the generate. Lood authority should research bits.

(xi) Analysisment deals be made that water water and storm waste do not get released.

(xii) Additional and for leveling of the proposed site shall be generated within, the wise (to the exhibition of the proposed site shall be generated which, the wise (to the exhibition of the proposed site shall be generated which, the wise (to the exhibition of the proposed site shall be greatered which, the wise (to the exhibition of the proposed site shall be caused and considering CPCB guildeline including

gatings will be disposed outside the generation. Local arthrophy should measure been.

(3) Annagement drails be made that waters where and storm waters do not generated that he made that waters water as former waters.

(3) All the toppool executable during constructions netriving would be plotted for each individual to the process of the process of the control of the process of the process of the control of the process of the control of

Valida "

- the MPCE & this dequatemen, on 3" June & 1" Executive of soin example year.

  A copy of the clearance letter shall be used by proposent to the concerned Municipal Corporation and the local NOO, if any, from whom suggestion/representations, if any, were more with the processing by proposal. The clearance letter shall also be post on the exhibit of in Ecologies by the proposent.

  The proposent shall upload the status of compliance of the injustant EC conditions, it is considered, it has a simulative country to the proposent shall upload the status of sometimes, so of shall upload the transmission of the injustant EC conditions, it is also that the same periodicisty. It shall simulative country to see that the Expective Zonal Offices of EMB and the SRCB. The criticina pulsages there are subjected to the project sold the interfaces and displayed at a connection observances, included for the project soll be membered and displayed at a connection bossion was the main gate of the company to the public domants.
- The environmental distrinent for each financial year ending 3)* March in Farm. V as is susmalard to the submitted of the project proportion to the descented Same Published Control Board as prescribed under the Environment (Protection) Railes, 3966, as ununched solvenprently, shall also be per on the website of the company along with the cases of complication of EC conditions and shall also be sent to the respective Regional Offices of Moreir Proportion



**************************************	· /	MANELL	—	
Solid Wa	se Consporting plans	4,8	2.0	
Landscap	•	29.0	A.B	~~~()
Teal Co	il	57.75	10.3	~~!!
Yrallic Management	Parking despits			_'
	prez oś basemeni. "Arca: 4387 m." (yczyśce)	A ancillary: Li	D5 m²; bajance garking)	1
Ground + 4	area of podia i podicens for GCP and G 4: 9678 ns ² (acevices & c	ne godiant for a realisty: 2016 s	aplice Packing n'; balanca packing)	
	Total Purking Are		11854 m²	—
	Azza per car		24.75 m²	一i
	4-Wheeler: GCP:	204 Nos		į

- The proposal its been considered by SEMA in its 25° meeting decided to accordence to environmental electronic to the said project under the provincies of Europeant Impact Assensement Modification, 2005 subject to implementation of the following terms and consideres:
- This environmental observation is used to appear to the proposal of the province of participation of the following terms and enquiries:

  This environmental observation is invented subject to that are reolification. Least substances of participation of participation of the proposal observation observa

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(axv) Wates demand during consumption should be reduced by the of pre-thispal converse, colling agend and other been quarticles relatively.

(axvi) The ground water fivel and its quality should be mannered (regularly in consultation of the through the present present and a report in this regard should be softmented to the Ministry before the project is commissionable for expendituring the softmented to the Ministry before the project is commissionable for expendituring the softmented to the Ministry before the project is commissionable for expendituring the softmented to the Ministry before the project the promissionable of the present behavior that the softmented to the Ministry before the project and a report in this regard should be softmented to the Ministry demand and the project of th

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4.	The environmental displace is being issued without prejudice to the social initiated under
	EP Ask or any court case genging in the court of low and it down not ontak that project
	proponent has not violated any environmental laws in the past and wherever occasion
	senter RP Act or of the Non-Sig court well be binding on the project persposent. Reside this
	eleurance direction gives a service and the property of the case filter against him. O

seden FP Act or of the Nov die record will be histories on the project programm, better this charment diese and your way or article project programme and the charment of the project project

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Shei, P.M.A. Haiksens, IAE (Hand.), Chairman, SEIAA, Calarut, 673-606-Kerla.

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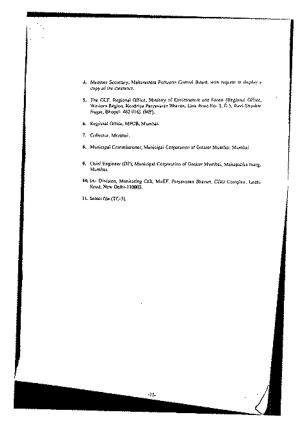
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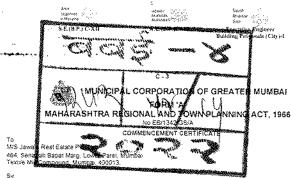
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# No.EBYMZYGS/A

- ns specified in the order of Hoofbia Supreme Court dated 15 43-2548 in Damping Crossed trace shall be complied with
- 8 That adequate safeguards shall be employed or consolization with SWM Dopt. of MCHM (in proving dispersal of particles timospicals and the consumers debus goodshot shift he depresented as specific sites inspected and approved by MCGAL
- That the debris shall be managed in accorda demolston waste Misingement itudes 2016 re with the pervisi

A set of approval plans duly algoral is return becoming a policie of approximation of approximation  $\hat{\rho}$ ONT SUB-REGIO Yours insubstitly 216: 37 SES Locine Devlopers Pvc Ltd. Earlier Known as M.S. Jowals Roof Estate Pet, Lith Factor Excellent N M Todd Stary
Milliagraph, Milliagraph Stary



SM, With reference to your application No. BB/1342/GS/A Dated. 30/3/2018 for Development FX and grant of Commencement Centricate under Section 44.8 69 of the Mahacestrus Regional and Town Act. 1966, to darry our development and buildings permission under Section 346 no 337 (New) dated 3 of the Mahacestrus Corporation Act 1988 to erect a building in Building development work of an J. C.Y.S. No. 464 Division / Village / Town Planning Scheme No. Lower Parel situated at Senapati Bay Rosa / Stock of Ordinary (New Control Cont

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

- The land vacated on consequence of the endorsement of the aetbeck liner road widening size shapart of the public street.
- That no new building or pain thereof shall be occupied or allowed to be occupied or used or permitte used by any person until occupancy pentilission has been granted.
- The Commencement Certificate/Development permission shall remain velid for one year commer from the date of its issue
- 4. This permission does not emilie you to develop land which does not vest in you
- This Continencement Certificate is renewable every year but such extended period shall be in no exceed bree years provided further that such lapse shall not bar any subsequent application for I permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
- 6. This Certificate is fiable to be revoked by the Musicipal Commissionar for Greater Mumbis 8.4.
  - 4 The Development work in respect of which permission is granted under this certificate is no carried out or the use thereof is not in accordance with the sanctioned pixes.
  - Any of the conditions subject to which the same is granted or any of the restrictions impos-the Municipal Commissioner for Greater Numbas is contravened or not numphed with
  - The Municipal Commissioner of Greater Municipal is satisfied that the same is obtained by t applicant through traus or misrepresentation and the applicant and every person derring the or under him a such air event shall be deemed to have safered out the development work contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966
- The conditions of this certificate shall be binding not only on the applicant but on his heirs, execut assigness, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. Asst.Eng.(BP)City Vi G/South (Rajendra Agand Jadhay) Asststant Engineer to exercise has powers and functions of the Planning Authority under Sections and Asststant Engineer to exercise has powers and functions of the Planning Authority under Sections and Asststant Engineer to exercise has powers and functions of the Planning Authority under Sections.

# MUNICIPAL CORPORATION OF GREATER MEMBAI

cene bisiveyes. 196, Nating Balking hind-Goregado Link Kind hind (Westy,bhinbhi) - 411 (80)

Sub : Proposed tedevelopment of preparty on plat become C S No 464 of Lovert pried Division, at Senapati Bapar Slavy. Minister Ref – You cating application

With reference to above this is to entorm you that the smeraled plans submitted by you

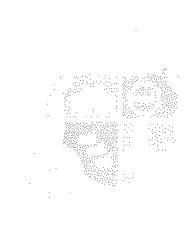
- use hereby approved subject to following conditions:

  1. That all the conditions of COD, under even be, dated 241, 2006 and appended plan
  appears better dated 81, 5,2085, 7,1,2009, 25,11,2009, 30,5,2010, 11 t 2011.

  10.8 2013, 29.12 7814, 29, 2,2016, 3415, 2017 and 24,12,2017 shall be compiled with
- and 20.52.2017 shall be complied with the decage. Saleusations desails drawings shall be submitted That the sevious structure executions
- before exercising C.C.

  That the payments bound tolkinging shall be made before acting for endorsoment of
- as Development sharges, b) Prominen triaungs sharranc, left, lift labby gree.
- 4. That the C.C. shall be got endorsed as per the emended plans
- That the week shall be currened and streetly us per appearant plans.
   That the work shall be currened not between 6 (0) or to 10 (0) per cerit or accurdant with 8 ole 5.6.0) of the Nove Preliatem (Regulation & Condrel) Rules. 2009 and the processes of application resized by Misseys of Europeanest & Foers Dept. (consumo to time dust be disk observed

# No. 59/1342/GS/A



This CC is valid upto 23/1/2618

Issue On 3/7/2007

Valid Upto

23/1/2018

This CC up to top of upper basement

£8BOC-₹ Executive Engineer

issue On 30/3/2009

Valid Lipto .

23/1/2018

23/1/2018

This CC is encorsed as per amended plans approved th. 07.01,2009 upto top of upper basement

Approved By 8880C-I Executive Engineer

issue On 19/1/2017

Velsti Upto

Remark

further C.C. for the construction of etailbaser aspirates stody; bit life lobby? it machine books overhead water is statisticate and life one with overhead water tank; for viving 1 over 78th floor, wing 2 over 78th floor, wing 3 over 78th floor, wing 3 over 78th floor, wing 4 over 78th floor, wing 3 over 78th floor and wing 5 over 25th floor i.e. for full height of staticase life core as per last approved plan dated 29 02 2016.

SBGITE Executive Engineer

ES/1342/GS/A

Page 2 of 5 Cm 16-May-2018

Issue On: 11/4/2017

Remark.

This CC is endorsed and extended for (1) Wing-1 upto top of 44th floor level. (2) Wing-2 upto top of 44th floor level. (3) Wing-3 upto top of 45th floor level. (3) Wing-3 upto top of 55th floor level. (4) Wing-4 upto top of 42th floor level. (5) Wing-5 floor level relativeser in the static seer in

SEGITE

Executive Engineer

Valid Upto . 23/1/2018

ic to : 1 Architect, 2 Collecter Mumbai Suburban (Mumba: District

issue On 19/6/2017

Valid Upto : 23/1/2018

Remark :

This CC is extended for Wing- 5 from 7th to 26th top floor level, as per last approved plan dated 31 03 2017

Approved By

S.B.GITE

EB/1342/GS/A

Page 3 of 5 On 16-May-2018

Assistant Engineer Building Proposal

City G/South Ward

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

EB/134Z/GS/A

Page 5 of 5 On 16-May-2018

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Assistant Engineer (BP)

Issue On 16/2/2018

Valid Upto :

This C.C. is further extended for (1) Wing. ? from 67th to 75st top for habitable floor, (2) Wing. 2 from 81st to 53rd fop for habitable floor and also extend CC over 74th floor for the starcase/lift core i.e. for the construction of starcase/starcase floors and also extend CC over 74th floor for the starcase/starcase and 6th core with overhead water tank; i.e. for this floors floor starcase floors, (3) Wing. 3 floor 74th to 75th hope to plot habitable floor, (4) Wing. 4 from 61st to 64th for habitable floor and also extend CC over 73rd floor for the starcase/lift core i.e. for the construction of starcase/starcase lobby/lift ill tobby/lift machine room/ overhead water tank (staircase and 6th core with overhead water tank) i.e. for full height of starcase lift core is the overhead water tank) i.e. for full height of starcase lift core with overhead water tank) i.e. for full height of starcase lift core with overhead water tank) i.e. for full height of starcase lift core, (5) so grant plints C.C. for Amen'ty Building as per last approved plan dated 20 to 201

R A JADHAV Assistant Engineer (8P)

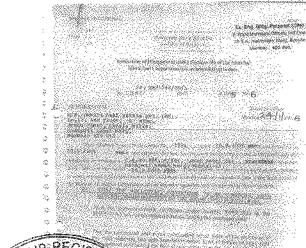
Issue On 1 16/8/2018 Valid Upto

Remark

This C.C. is endorsed and extended for (1) Wing- 2 from 64th to 85th top for habitable floor & extend C.C. uplo 78th floor for the staircase lift core i.e. (staircase and lift core with overfreed water tank) for full height, (2) Wing- 3, for 76th floor top for habitable floor (3) Wing- 4 from 65th to 72nd for habitable floor (3) Wing- 4 from 65th to 72nd for habitable floor (3) Wing- 4 from 65th to 72nd for habitable floor (3) Wing- 4 from 65th to 72nd for habitable floor 6 extended CC upto 75th floor for the staircase in finite core with overhead water tank) (5) Wing-6 upto 100 of 7th for habitable floor 8 extended CC upto 21st floor for the staircase in the core with overhead water tank) (5) Wing-6 upto 100 of 7th for habitable floor 8 extended CC upto 21st floor for the staircase in the core with overhead water tank) (1) for finite floor (3) in the core is staircase and int core with overhead water tank) (1) for finite floor (3) floor for the staircase and int core with overhead water tank) (1) for finite floor (3) floor for the staircase and int core with overhead water tank) (1) for finite floor (3) floor for the staircase and int core with overhead water tank) (1) for finite floor (3) floor for the staircase and finite floor (4) f



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\$1.7hab revised NOC from Ch Eng.(M & E) shall be extensited.

A copy of set of amended plans duly stamped/signed is hereby returned as a taken of approval.

Yours failinfully

Executive Engineer, Building Proposals(City)-ili

No.EB/1942/G5/A (8. 24 | 64);6

- Copy to 1. The Civinor.

Mis Javolia Resi Estate Pvi.Ltd.
464. Senapati Bapat Marg

Mumba Testile Mid Compound,

Lover Parel (V), Mumbai 400012.

2. Designated Officer, Asst. Eng.(8.8£.) G/S Ward, 3. A £.W.W. G/S Ward,

4 Dy Al& Citity

# Executive Engineer,
# Building Proposals(City)-Iti

8247203-1385

# EB/1342/GS/A

MUNICIPAL CORPORATION OF GREATER MUMBAI No.EB/1342/GS/A 69, 28502334

To .
Me. Spaceage Consultants
Licensed Surveyor
9-108, Natraj Bukding
Milland-Goragaon Link Road
Meland (Wast),
Nambai-400080

Ref : Your lefter dated 26.8 2015

vo letter this is its inform you that the amended plans endithma pnivolat at lagidus beyongs yester ans now ye bedar

5 That all the conditions of LCD, under even No. dated 24.1.2008 and amended plan approved tester disted 31.5.2008, 7.1.2009, 23.11.2009, 50.9.2010.11.1.2011, 30.8.2013 & 29.12.2014 shall be complied with.

2. That the revised structural design/calculations/despitationwings shall be substitled before exterring C C.

That payments towards following shall be made before asking for C.C.
(3) Development charges:
(5) Promitim towards standage, att. 8h lobby area.

4 That the revised High Rise Committee N O C, shall be submitted before extending C C, beyond pinch

That the C.C. shall be got endorsed as per the amended plan

8. That the work shall be obtried out structly as per approved plan.

That the final structural stability certricale shall be automitted before asking for B.C.C.

8. That the N.O.C. from inspector of Lifts shall be submitted.

9 That the supervision certificate stail be submitted periodically from the L.S. / Engineer / Structural Engineer / Supervisor or Architect as the case may be as per O.C. Reg 5(3)(ix) regarding setisfactory construction on site.

19. That revised NOC from E.S. (F & C) shall be submitted before further C.C.

70

# Government of Makerashtra

SEAC 2013/CREDETCJ Environmen department, Roum No. 217, 2nd Boor, Mahlesiega Annene, Mundaj 400/632 User: 29th April, 2013

e antiferemental clearance for proposed expansion of residential and Commercial development with MCGM car Parking on glot bearing C.S. No-664, Schapell Report Parking Lower parks. Dision Minorbal Mis Jawah. Real Estate Pric. J.d. - Environmental designance regarding.

It is most that the proposal is fire grain of Environmental Clearance for proposal information with MCCAN our Parking on plot beautiful and Commercial Ornalegistical with MCCAN our Parking on plot beautiful and Commercial March 1999 and Parking on plot beautiful and Commercial Commerci

Brief Information of the peoplet redmitted by Project Projected is as:

Name of Project Propert Expansion of Residential cum comm
MCGM parking lot at Least Parti Name of Proposions 69.803.47 m² Total Piot Ares 4339 67 m³ 65683.80 m Net plot uses 2,18,028.31 m² Which.

TSUB-REGISTA 纷 8454 FSI Area 2,10,028,33 e/ Non-FSI Area 7,51,041,65 gr² Total Book up Area 9,51,070 e/ Proposed Huist-up Area (FSI & Nun-PSE) General coverage percentage percentage Estimated cost of the project 56 % Rexidential buildings: 3 Nov. (6 wings), with 4 base CI + 6 postums 7° to 75° Slous 7° to 76° Sloos 7° to 76° Sloos Bieg A (Wings 1 & 2). M \$ MUMBY Bldg B (Wing 3 and 4) No. of Buildings & its Biog C (Wing 5 and 6)
Row Mouses
Hungstowe
Convenience Steepping
Public Parking 7 % 18 31000 G+2 % 7 Level 2.3 200. (1 B + G. + 2 cp) Thirt. (G + 1) 3 13-6-92-92 As per EU Received dated 05.09.2011 Analogo of US lank to become the Statement of US lank to become the Statement of Usuality of statement of Usuality of statement of US and Statemen Proposed Strom Water Drainage Part: 1728 \$)02 15465 Nos Capacity of STP (CMD) 1890 m³

Location of the STP 100 podium (P0)

Do see (Graing immergracy)

Do see will be provided as alternate supply for exemption services such as STP, Fice Figning, Lift exc. [felght of the buildi The project site is accessed by 30.48 S. & Road and 24.58 m West Panduring Buckhar Marg Services seek in STP, File Fighting, Lift etc.
CO set:
10 set:
10 set SORVA
TOTAL POST CAPACITY: 12000 kVA
TOTAL POST CAPACITY: 12000 kVA
0 sedgetary afficiation: Copins Cost: 207 July 6 July Cost: 364 July Minimum 9 to radius.
Dry Season
Tresh water (CMO) 1288 MCGM Seunce Recycled Water (CMI) secycled Water (CMH) \$890

Total water registerment (CMH) (2193

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O & M Cost: 39.212		·
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	Compci load	93.26 MW
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	Capacity: Sixtu Budgetary allo	g estratgency): OC sets will be provided to each as STP. Fire Fighting, USD sec. 250 kVA cation: Copies Cose: 13.75 Lakks O	l as alternade supply for & M Cost: 1.50 Lakes
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One Water requirement	Bry Septon	
	Fresh water (CME))	29
	Source	MOGM
	Recycled Waste (CMD)	18
	Total water requirement (CMD)	.19
	Fixe Signified (curs)	Hesidential: 250 m ³ GCP: 50 m ³
	Wos Season	T
	Fresh water (CMID)	~
<u></u>	Source	MCGM
	Recycled Water (CMD)	23

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	STP skudyc (dry skudg	g). Sludge usc at	marken for yesdening
	Area requirement		
	Lauration and total ass. the storage and treated went	a penvided for you of the epide	Lis Septements: 30 m²
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Green Dela Davolopmeni	Total RG Area		1
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	KG on ground		639.53 sq.m.
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	Type of feel uses		Diesel
Environmeach	labogernent Plan Ruc	elaty Albertio	
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Solar System		12	3.0



Solid Was	c Composing plant	4.0	2.0
( andseapp		23.8	3.0
Total Case		57.75	30.3
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	rex of basemons Arte: 6387 or (solvices	& ancillary: 33	IOS m ³ ; balance parking)
Pantiber & s Ground + 4 : Podium sres	res of godin todiums for FFP and O 19678 m ⁵ (services & c	ne podiem for a	≡paive Parking n'; balance parking)
	Tistal Passing Ase	*	11894 m ³
	Assa per car	*****************	24.75 m²
	4-Wheeler GCP: Reside	294 Nos. 1681al: 275 Nos.	

- The proposal haz been considered by SELAA, in its 58" meeting decided to according to the tails project under the provisions of Environment Teapact assemble Solification, 280% subject to implementation of the following trees and conditions:

  - Non-studies for the stag project under the generation of legislation (200 subject to instrumentation of the following internant conditions This extriminentati clearance is issued neigher to that our verification. Local substrary jobanity produced course this while respect to Reselvations. Notifications. Receivering the respect to Reselvations of Reselvations. Notifications Conventions and Course and Internal International Conference on the Project of the Revisionness Associations and Gost not break this Sout Level Impact Assessment Authority (SEIAA) approved the received and our control of the stage of proposed convencious holds be in associations and of cost not break this Sout Level Impact Assessment Authority (SEIAA) approved the stage of the s

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- (xxx) Water demand, during construction thould be reduced by use of promised covereds, curing against and other heat practices relevant.

  (xxx) The ground replace level and its quality should be monitored regularly in crimulatures. The ground replace level and its quality should be monitored regularly in crimulatures. Carvisi(This incollaboration of the Secondary Treatment Plact (STP), should be certified by a reactive that the capital should be assumeted to the Maintary before the project is commissioned for operation. Distanges of this immosal treated affluent, if any phosial be discharge in this report should be secondary from the same time. The stand effluent emanating from STP what the responsibilities of the report in the same time of 101%, gas well by described the the mischarge in the sever file. Treated effluent emanating from STP what the report is sufficient to the same time of 101%, gas well by described the time through the file without the file. Notestay measures of STPPASW the risk with the germentation of MOTCA.

  (xxx) Proposation to describe the office proposition from STP.

  (xxx) Proposation of gas yand black water should be done by the use of desk plumbing like for recognized of gas and black water should be done by the use of the plumbing like for recognized of gas and black water. Also the building should be of line from the three particles of should be caused by the soft in relate the deprivity meaningfully like for place and plumbing the plumbing the strength of should be precisioned to the project. The should be should be should be sufficient of the works of exaction on pressure activities (below water should be done by the use of the plumbing like for recognized of gas and black water.

  (xxx) Proposation of gas yand black water should be plumbing double to film from the foreign the should be should be described by the should be reported to the should be shoul

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- to gate of submission of false document and non-compliance of signaturing Sectionment Department will nevoke at suspend the Environment any information and minutes appropriate legal action on Princetons Act, 1986.

- In case of any deviation or alteration in the project proposed from those submitted to this department for electrace, a facts reference should be made to the department or anaest like adequacy of the condition(s) imposed and to incorporate adeptional environmental protection measures required. It are,
- The above disculations would be enforced among others under the Water (Prevention and Control of Politokine) Act, 1974, the Ais (Prevention and Control of Politokine) Act, 1983, the Enrichanned (Protection) Act, 1986, and takes there under, Hazandour Wayser, (Hazandour and Mandling) Rubbs, 1989 and its assertments, the public Liability Insurance Act, 1991 and its amendments.
- Any appeal againet this environmental electrance shall be with the National Geometric Property of the Property of the National Geometric Property of the National Green Physics of the National Green Physical Act. 2010.

(Valsa R Naid-Brien)
Secretally, Environment oppositions of Mrs. NESAA

- Shri P.Sc.A Hakeera, IAS (Rend.), Chalacter, 593AA, Magani Califord 673 (Rife Kerlin)
  - 2. SSri. Ray: Bhushan Budhissia, Chairman, SBAC-R, 5-South, Dilwara Apt Cooperage, M.K. Road, Mumbai 400031
  - Additional Secretary, MORE, "Progravion Bhattan," CGO Complex, Lodio Road. New Dolli: (1981)

- westpresses and solid waster generated during the communication phase should be concurred.

  (viii) The solid waste generated should be gangeriy toilsected and segregated, dryfiners nobid waste sound be despressed off in the approved size (to find filling after recovering receptable reserval)

  [ia) Waster gathing should be ineated by Organio Waste Converter and install waste (resource) should be utilised in the existing premises for gentlening, Andr, no were garbage with be depressed doubted the premiser. Local statesticy should ensure this.

  (ix) And the inspect executed depring continuous. Local statesticy should ensure this.

  (ix) And the inspect executed depring continuous artificiate should be should only the continuous and the proposed of the plant for proposed of the plant for parameters of the section possible; so that ensures a state of the plant for general without the last improved.

  (viii) Orsex Sett Development shall be carried out considering CPCB guidelinest including selection of plant species and in consultation with the local DPM Agriculture Dept.

  (viii) Orsex Sett Development shall be carried out considering CPCB guidelinest including selection of plant species and in consultation with the local DPM Agriculture Dept.

  (viii) Orsex Sett Development shall be carried out consultation and the state of the selection of plant species and in consultation with the improved of competent surbonity.

  (viii) Orsex Sett Development shall be carried out occurred in the selection of plant species of the set of the settlement of th

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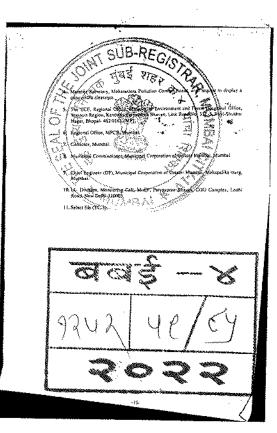
- (41) Regular expensious of the showe and other instauras for monitoring should be in place all through the continuouslin place, so as to award disturbance to the continuousling.

  (41) Under the provisions of Environment (Protection) Act, 1986, legal action should be initiated against the project proponent if it was found that continuously of project has been standed whome should general (constitute). The project has been standed when the sharing environmental (constitute) and the project has been standed when the sharing environmental (constitute). The project was standed and the sharing environmental (constitute) and the project was standed and the sharing and the project was standed and the sharing and the sharing and the project was standed requiremental protection of the project was standed and the sharing and the
- A copy of the citatainte letter shall be sent by proposers to the concurrent Mu-Committion and the lines NGC, if any, from whom progration/representations, were recarded white prodoesting the proposel. The citataint's letter visit a you so the website of the Company by the proposent.
- yet do in evenime in our company by one proposes.

  The proposess state apiled the status of compliance of the stipulated EC condition, including sessits of medicined days on their wholes and shall update the same periodically. It shall simultaneously be seen to the Regional Office of MotFs, the experience Zonal Office of ECFs and the SPCR. The disting pollward necessary and the SPCR. The disting pollward necessary and the SPCR. The disting pollward necessary and state of SPCR. The disting pollward necessary and state of SPCR. The disting pollward necessary and state of SPCR. The distinguish of SPCR. The distinguis
- The project proposery whall also submit air meachly reports on the status of compliance of the superioral EC conditions including results of monitorate data Section has been sured as the compliance of the superioral policy of the respective Regional Office of MoRF, the respective Zonal Office of CPCB and the SPCB.
- respective Zonal Office of CPCB and the SPCB.

  The environmental evaluation for some transition for a major garden for some variation in Former's in instablished to be submitted by the project improperties to the concerned State Padiation Carriol Boards as presented widout the Environment (Protection) Rolles, 1996, is an annually subsequently, staff also be put on less wholigh of the company along with the wind of compliants of CPC conditions and shall also be sent of the respective Regional Offices of MoRP by emails.

Phaka



# MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966
No EB1342/2534
COMMENCEMENT CERTIFICATE

To, M/S Jawaia Real Estate Pvt Ltd 464, Senapeti Bapai Marg, Lower Paret, Mumbai Textile M/S Compound, Mumbai 400013

Sir, With Interence to your application No. EB/1342/GS/A Dates 27/3/2017 for Development Permission and gran of Commencement Certificate under Section 44 & 89 of the Maharasattis Regional and Town Planning Act. 1976, to carry our development and building permission vinder Section 246 no 337 (New) sales 27/3/2017 of the Michael Municipal Corporation Act. 1986 to serie a publishing in Building coeresponds with 64 or per to 27/3/2017 of the Michael Corporation Act. 1986 to serie a publishing in Building coeresponds with 64 or per to 27/3/2017 of the Michael Corporation Act. 1986 to serie a publishing in Building coeresponds with 64 or 1987 of the Michael Corporation Act. 1986 to series a publishing in Studies at Senapal Stapet Mary Road / Student on Gissouth Ward.

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

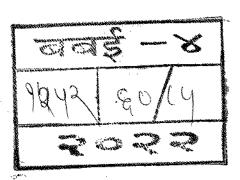
- t The land vacated on consequence of the endorsement of the setback line/ road widering line shall form part of the poblic street.
- 2 That no new building or part thereal shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
- The Commencement Certificate/Development permission shall remain valid for one year commencing from the data of its issue.
- 4. This peraxission does not exhibit you to develop sand which goes not uest in you.
- 5 This Commencement Derthicate is renewable every year but such extended period shall be in no case expend there years provided former may such lapse shall not but any subsequent application for fresh permission under section 44 of the Mehatashita Regional and Town Planning Act. 1956.
- 6. This Certificate is kieble to be revoked by the Murscipel Commissioner for Greater Mumbal if  $\gamma$
- 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 samogened provis.
- a. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Municipal is contravened or not coropied with
- c. The Municipal Commissioner of Greater Mumbains satisfied that the same is obtained by the applicant introught should be merepresentation and the applicant and every person deswing tale thickogn or under that in a vert state to determine the accordance to the development work in continuation of Section 43 or 45 of the Maharashtita Regional and Town Planning Act, 1986.
- 7 The conditions of this centificate shall be timing not only on the expectant but in the hers, executors, assigness, administrations and successors and every person denoting life through or under him.

The Municipal Commissioner has appointed Shir. Asst.Eng.(SP)City VI GISouth(Sadish Bhaskar Gite) Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 46 of the said.



Por and an behalf of Local Authority Municipal Corporation of Greater Mumpia

Assistant Engineer Building Proposes



	5#12/7017	
2	14:12/25:7	, , , , , , , , , , , , , , , , , , , ,
19 3.2017		Farther C.C. for the construction of special as stauture of orbit att. 30 hillsey 181 meaning course overstaad leader time (specials) and 31 done with overstaad leater tank 100 leads 1 over 1961 hour years 7 over 1866 fiscal, early 3 ever 1961 fiscal, ways 4 over 1961.
		Four and wing 5 ones 25th floor is for full height of stautage wit form we get last approved plan dated 29 02 2015



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For and all behalf of Lecal Authority Mondreal Corporation of Greater Mond Assistanz Engineer Building Propositi Triis CC is vatid upto

Issue On 3/7/2007

Valid Upto

Remark

This C.C. is upto Top of Goper Basement

Арргочев Ву S.3 Massaware Assistant Engineer (BP)

issue On 19/1/2017

Valid Upto .

Further C.C. for the construction of staircasef staircase lookly lift lift liabity/ lift machine room/ Overhead Water Tank's staircase and if some with overhead water tank) for wing 1 over 78th floor, wing 2 over 78th floor, wing 3 over 78th floor, wing 4 over 78th floor and wing 5 over 25th floor i.e. for full height of staircase int orre as per last amended plan dated 29 02 2016.

Shrit S. B. Gite Executive Engr (Personal)

V#id Usto : 23/1/2015 (550e On 11/4/2017

Remaix

This CC is endorsed and extended for [1] Whigh-1 upon top of 44th floor lovel,
[2] Whigh-2 upon top of 40th floor lovel,
[2] Whigh-2 upon top of 50th floor lovel,
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# MUNICIPAL CORPORATION OF GREATER MUMBAL MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 DE BUSSIGNER COMMENCEMENT CERTIFICATE

Dr.

With reference to your application. No. EBUSABLYSE'S Coase 769,0005 for Development Premissions and grant of Commencement Commonles urges Societies de 6.85 of the Management Preprintation from Health 1966, to support and development and obsiding permission under Societies Development Commonles 1968, to support of the Management Commonles C

The Communication and Continues : Building Permit is granted on the Initioning conditions.

- The land vacable on consequence of the andorsement of the sedback line) road undering the single force pot of the public streat.
- ? That no new multiple or part thereof shall be accompand or abover to be occupied or used or partitional or be used by any person write accountry partnessed has been granted.
- Yhe Convenence Certificate Cavaronnent permission shad remain valid for one year commencing from the base of its reuse.
- 4 This permission does not entitle you to pareing fand veich goes not vest a you
- The Commencement Certificate is terreleased every year but such extended period their beinne case exceed order year but such extended period to the literal than short repos drief inclibut any subsequent application for these permission under section 44 of the Managastral Regional and Town Penning Au., 1966
- 6 This Certificate is habit to be revaled by the Klunicipal Contribationer for Greater Murriage d -
- a. The Development waste in respect of which permission is granted under this genthrate is not careed out or the use thereof is not in apportance with the senctioned plans.
- 5. Any of the dondrisons subject to which the same is granted or any of the restrictions imposted by the showingsi Commissioner for Greater Montgoins configuration and not completed with
- The Microspal Commercement of Oreaser Microsoft is statisfied that the status is obtained by the applicant prough fiscal or impropresentation and the applicant and every person operating that through or under that other cases are other person as such a fewer does to exercise to have called author to every person operating other to continue on the person at the other cases to exercise the other cases to exercise the other cases to extend the other cases are the other cases.
- The conditions of the centilises shall be availing not only on the applicant but on his more, execulors, easinghases, adventisation, and supressors and every posses deform this shough or underturn

The Municipal Commissioner day appointed Shifl Elec.Eng (BP)City-Special Executive Engineering averages his powers and functions of the Palmang Authority under Section 45 of the said Act

ES:734270,8:4

Further C.C. is now extended up to

Issued on Valid upto Remarks

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SUPPLE PROPERTY EXPERIENCE SERVICE PROPERTY OF LINEY CO.

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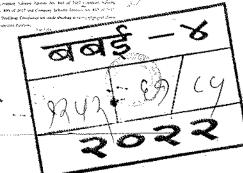
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SCHEME OF AMALGAMATION

OF-

KUNDAN REALTORS PRIVATE LIMITED

Jawala Real Estate Private Limited

AND LODILA AVIATION PRIVATE LIMITED

AND

Sarvavasa Buildtech & Farms Private Limited

WITH

LODRA DEVELOPERS PRIVATE LIMITED

AND THEIR RESPECTIVE SHAREHOLDERS AND CREDITORS

(Linder Sections 391 to 394 and other applicable provision of Computies Act, 1986 and the Companies Act, 2015)

# 1. PREAMBLE

The Scheme of Amelgamation ("Scheme") is presented under Sections 391 to 394 of the Congression Act, 3956 and other applicable provisions of the Companies Act. 1956 and the Companies Act, 2013, applicable as the case may be, for appalgamation of Kundan Restors Private Limited (KRPL) andJaweis Real Estate Private Limited (ISEPL)and Lodds Avission Private Limited (LAPL) endSzervevaraBuiktechd. Factus Private Limited (SBFFL)wishi.odfia DevelopersPrivate Limited (LESPL).

# 2. DESCRIPTION OF THE COMPANIES

2.3 Kundan Realtors Private Limited (the First Transferor Computer) is a private limited competity which is incorporated with the objects the samples on the

- business of seas estate development and construction activities along with development rights and infrastructure facilities.
- 2.2 Fewels Real Enter Private Limited (the Second Frankferor Company) is a private limited conversey which is corrying to the husiness of builders, constructors, stobisers, filters agents, determines and auto-eyers, to trade in lend and other introduble property and very interest thereof.
- 3.3 Louths Avission Private Lincited (The Third Transferor Company') is a private limited company isocorporated unto the objects of surrying on the beginned of civil aviation, leasing crafts used in sir transport and providing aviation related services.
- 2.4 Sarva-vazadiui/ideochili Farsas Privosse Limoted (1965) wants Transitence Overpany' is 4 privose limited company which is engaged in the business of real estate development and construction activities and trading of building moscerists.
- 2.5 Ludha Developers Private Limited ('the Transfere Company') is a private limited company which is augusped in the business of coal cotate development and construction activities, tracting of building material and deating in transferable development rights.

## 3. RATIONALE OF THE SCHEME

The rationals of the proposed Scheme is as under:

- The Scheme will consolidate and simplify the group structure
- The Schottne will result in elimination of multiple excites in the group which
  will eliminate duplication of administrative functions and sequenties in the
  multiplicity of legal and requisitory compliances required at present to be
  carried too by the Transferor Companies and the Transferor Company.
- Achieving operational and management efficiency, and
- Systempies arising out of consolidation of business, with as, withancement of not worth of the combined business to capitalise on facure gravely specialist optimal utilization of securoces.
- 1.3 "Reard" means due respective Board of Directors of Yearsforce Companies and Yearsforce Company de any Committee of Directors constituted or appointed and authorized to take any decident for the implementation of this Scheme on Setal of of sixth Board of Directors.
- "Court" or "High Court" means the fligh Court of Judgemer & Bookbay and shall include the National Company Law Yorkuna. If applicable.
- 7.5 "Effective Data" itseas: the date on which the contribution opens of the orders sanctioning this Scheme, passed by the High Carpt or the National Congone Law Pribanal, of applicable, are filed with the Registers of Companies, Monthal by the Transferor Companies, the Transferor Company solicetively.
  - References is this Sebetan to the date of "coming into office of this Sebetan" or "spous the Seburar being officesive" shall mean the hisposive flate:
- 1.6 "KRFL" or "First Transferor Company" steam Xundon Rection Private Limited, a company incorporated under the Computies Act, 1976 and basing in registered office at 412, Floar - 4, 17G, Vardhaman Chasher Cawayi Palet Road. Horsimon Circle Foot, Khambai - 400 CO)
- 1.2 "JREPU" or "SacobolTransferor Company" troons Javaiu Real Boondfrivate Limited, a company increprened under the Companies Act, 1956 and having its registered office and Lay 170, Varification Chamber Cawagi Pauci Read, from these Circle, Fort, Mumbul 400, 801.
- Homitima Circia, Fort, Mambia 400 001.

  1.8 "LAPL" or "Third Treasferor Company" means Louise Aviation Private
  Limited Company of the Company means Louise Aviation Private
  Limited Company of the Company means Louise Aviation Private
  Limited Company of the Company of the Companies Avi. 1956 and having its
  registered of the Company of

Hernigson (1986) and Albane - 1980

### Albane | Post of Post

Javoed, Subscribed and Paid op Capital	·
10,5500 Equity Shares of Ra. 10 each, fully paid up	1.06.000
TOTAL	1,50,060
Subsequent to March 3), 2016, there has been no charge of	i. ,

3.2 The entire equity state capital of the First Transform Company is held by th Transforce Company

The store copical of REPLAS on March 31, 2016 was as under

·2

	Particulars	Amount in (Rs)
	Authorised Capital	}
	24,06,00,000 Equity Shares of Rs.16 mets	240,60,66,650
	TOTAL.	240,60,00,000
	Issued, Subscribed and Paid up Capital	
	24,06,00,000 Equity Shares of Ro. 16 each, Sally paid up	\$40,66,00,000
Ann	TOTAL	240,60,00,000
A.5	1 /	
ندا ۹	The share capital of LAPL as on Month 31, 2016 was as an Particulars	
9)	The share capital of LAPE at on March 35, 2016 was as say	iler:
974	The share capital of EAPL as on Month 35, 2016 was as the Particulars Atthorised Capital	Ser: Amount & (Rs)

# 4. PARTS OF TRE SCREME

This Scheme of Assalgamation is divided into the following parts:

- (i) PART I dealy with definitions of the Scheme
- (ii) PART Résels with amalgamation of Francieror Companies with the Encortree Company
- (38) PART Hitlesis with general terms and conditions applicable to the Scheme of Anxiogenesists

## PART ; DEFINITIONS OF THE SCHEME

# 1. DEFINITIONS

in this Schoone, unless inconsistant with the subject or context, the following expressions shall have the following meaning:

- 1.6 "Act" means the Companies Am, 1956 or the Companies Act, 2013 as in force from time to time. Ad on the date of approval of this Scheme by the respective Heard of Directors of the Transferor Companies and the Transferor Companies. Sections 393 and 394 of the Companies Act, 1956 continues to be in factor with the corresponding provisions of the Companies Act, 1963 and having book notified. References in this Scheme to puritoise provisions of the Act are references to perticular provisions of the Companies Act, 1963 unless stated otherwise. Upon such provisions standing tronnacted by enforcement of previsions of the Companies. Act, 1963 unless stated otherwise of the Companies Act, 1963 unless that otherwise of the Companies.
- 1.2 "Appeirated Deterior respect of the amalgamation of First, Sectoral and Third.

  Transferor Company means the I" day of April 2015 or such other date as may be fixed or approved by the bligh Court or National Company Law Tribursal, as and when applicable; while for amalgamation of Premittransferor Company is means the I" day of July 2016 or such other date as may be fixed or apparated by the High Court or National Company Law Tribursal, as not when perfect the control of the con
- 1.10 "LDPL" or "Freesferre Company" means Lodin DevelopersPrivate Limited, a company isotropostated under the Companies Act, 1956 and having its regretated office at 412, Floor 9, 176, Vardiannan Charlest Curvayi Fact Road, Horstman Crarle, For, Monthal 400 001.
- 1.31 "Scheme" or "the Scheme" or "this Scheme of Amalgarations in present force or which any modelications?) made under Clause 160f this Scheme as approved or directed by the Migh Court.
  All states and words not defined in this Scheme shall, unless repulgram or
  - All details and words one defined in this Scheme shall, unless repulgrant or continuty to the context or mainting thereof, have the same amening overshed to them under the Act and other applicable laws, tales, regularizes, byeviews, as the case may be or very standary spokification or revenantimes thereof from time to time.
- 112 "Transferor Companies" means the first Transferor Computy, the Second Transferor Company, the Third Transferor Computy and the Fourth Transferor Company collectively referred to as "Transferor Companies".

# 2 DATE OF TAKING SPIECT AND OPERATIVE DATE

The Scheme up see out herein in its persons soon or with any muclifications(s) approved or imposed or dispessed by the High Court shall be effective from the Appointed Code, but shall be aparative from the Kiliscoive Date.

# PART (I

# AMALGAMATION OF THE TRANSFEROR COMPANIES WITH THE TRANSFEREE COMPANY

# 3. SHARE CAPITAL

 $3.1\,$  . The share sugital of KRPS, as on March 31, 2016 was as under:

ParSculars	Apropot in (Ro
Authorised Capital	
(C,000 Equity Shares of Rs. 10 each	1.00 0
rotal	1.90.00

Subsequent to Merch 31, 2016, there has been no change in its authorised, issued, subscribed and publish phase replies.

3.6 The entire equity share espiral of the Third Transitions Company is held by the Transition Company.

3.7 The stage capital of SBFFLes on March 11, 20 towas as under

Particulers	Amount in (Ra)
Authorized Capital	- <del> </del>
19,866 Equity Shares of Re.16 each	1,80,000
40,000 Preference Shares of Rs. 10 each	4,06,068
TOTAL	5,40,600
Jasued, Subscribed and Paid on Capital	+
18,000 Equity Shares of Ra.15 each, fully paid up	1,00,000
46,060 0% Optionally Convertible Redoemable Profession	
Shares of Rs. 30 zeek, fully peld up	4,00,000
TOTAL	5,00,600

Pursuant to the amalgamation of Krosa Resides Pvc. Fall, with Servevessibilitionship Perms Private Limited with effect from \$7 Agent, 2016, the susterired, issued, subscribed and puid-up share superal is novilified as white:

Particulary	Amouat in (R)
Authorised Capital	~\
12,82,400 Equity Shares of Ro.10 cach	1,28,24,000
49,000 Professor Shares of Rs. (0 cash	4,08,000
TOTAL	1,32,24,866
esued, Subscribed and Paid op Capital	+
10,900 Equiry Strates of Ruc; 8 each, fully paid up	1,00,666
(0,000) 8% Optionally Convertible Redeemable Preferenc	4
Shares of Re. 10 mark, fully point up	4,06,606
TOTAL	5.00.006

- 3.8 The entire equity and preference share capital of Fourth Transferor Company is held by the Transferee Company.
- 1.9 The Sheek canital of LDPL as no March 33, 2016 upon as under

Particulars	Amount la (%)
Authorised Capital	}
30.06.46.446 Equity Shares of Rp.5 each,	550,32,62,200
2,08,06,09) Preference Sharra of Ra.5 such	16,40,98,000
TOTAL	160,72,82,260
Issued, Subscribed and Paid up Capital	<u> </u>
21,62,56,000 Equity Shares of Ra.5 each, fully paid up	608,66,80,600
2,00,00,006 Zero Coopon Optionally Convertible	50,00,00,000
Redocrable Preference Shares of Rx.5 each, fully paid up	
TOTAL	118,10,50,000

Parasset to the amaignmention of Lockia Building and Construction Private Limited, Mahavir Premises Private Limited and Louis Land Developers Private Limited with Lodbe Developers Private Limited with effect from  $30^63 \mathrm{une}, 2016$ ,

Particulars	Amount in (Rs)
Authorised Capital	<del> </del>
30,07,20,440 Squity Shares of Rs.5 each	150,36,02,200
2,19,40,000 Preference Sturrey of Ra.5 (903)	10,52,00,000
TOTAL	160,98,02,200
Israed, Subscribed and Pald up Capital	T
21,62,16,000 Equity Stares of Rs.5 each, fully paid up	108,19,89,000
2.08,00,000 Zern Coupon Optionsály Convenible	10,00,00,000
Redecinable Preference Shaves of Rs.5 each, fully paid up	Section 2
TOTAL	115,10,00,000

## 4. YRANSPER AND VESTING

ed in benefits of tax relief michaling under the Inc sourcedic, herselike kinder the Sales Tax Act, sales that set off, benefits of any unutilised MODVAT/CENVAT/Service tex credits, etc.), software lipeting domain / wobsite etc all files, papers, records ong/neering and extalogues, data

Surmer customers (price information) / suppliers (prodicinformation) wher records whether is physical, electrosic form in connection / relating to the Transferor Companies and other claims and powers, of whencover nature and wheresoever sizuated belonging to de to the passession of or granted in favour of or enjoyed by the Transferor Companies, whether in India or abread as on the Appointed Deteshall, under the provisions of sections 391 to 394 of the Act and all other applicable provisions, if any, of the Act, and without any further act or deed, be transferred to and vested in and / or be deemed to be pransferred to and vested in the Transferre Company as a going concern so we to become ax from the Appointed Date the undertaking of the Transferee Company and to vest in the Transferrer Company all the rights, title, interest or sologoniess of the Transferrer Сотраліва плагоіл.

4.3 With effect from the Appointed Date and open the Scheme becaming affective. any stituitory ficences, permissiona, approvals, quotes or consents to carry on the respective operations and business of the Transferor Companies shall stand vested is or transferred to the Transferee Company without any factor act or deed and shall be appropriately issuested by the Statutory Authorities con the Transferon Company. The bestells of all statuting and regulatory pen ces, environmental approvals and consents, sales tax, service zax, force and effect against or in favour of the Transferee Company and make enforced as fully and effectually as if instead of the Transferry Companyes, the Transfero Company had been the party thereto in the beneficiary or observe

> colleptions of the Transferoe Company which undersites to most, discharge and satisfy the same and  $\delta$  shall not be necessary to obtain the consent of any third party or other person, who is a party to any contract or assungement by virtue of which such homes and hisbilities have action in order to give effect to the visions of this Clause.

- 4.5 All the assets and properties which not acquired by the Transferror Companies, on or after the Appointed Date but prior to the Effective Date shall be decreased to be and shall become the assets and properties of the Frankfure Company and shall under list provisions of Sessions 391 to 394 and all other applicable provisions if easy of the Act, without any factor son, insurancem or deed, be and stated esformed to and vested in and be deposed to have been transferred to and vested in the Transferee Company upon the moving into offices of this Schone pursuan to the provisions of Sections 391 to 394 of the Act.
- 4.7 Losses, advances and other obligations if any, does or which may a any tithe in fixture become due between the Transferor Companies and the Transferor Company shall seem cancelled and there shall be no liability in thes behalf on
- 4.8 The manufact and vesting of the undertakings of the Transferor Companies at aforesaid shell be subject to the existing securities, tharges, mortgages and other encumbrances if any, substituing over or in respect of the property and exsets or any part thorough to the extent stuck securities, objectes, mustgages, encumbrances. maked to secure the liabilities forming just of the Transferor Corspanies Provided always that this Scheme shall not operate to enlarge the scope of security for any loan, deposit or facility assisted of by the Transferor Compan and the Transferoe Company shall not be obliged to create or provide any further or additional security therefore after the Effective Date or otherwise.
- 4.9 Without sceputice to the provisions of the foregoing the second and the effectiveness of this Scheme, the Transferor Companies and the Trans Company shall execute all such instruments or decompants or do his because

- 4.1 With effect from the Appointed Date and upon the Scheme bei the respective businesses and undertakings of the Transferor Compenies, shall trader the provisions of Sections 191 and 394 and other applicable provisions, if say, of the Act, and pursuant to the orders of the High Court or other appropriate authorisy, if any, sanctioning the Scheme shall without any further see, deed, statter or thing, stand transferred to and vested in und/or decreed to be transferred to and vested in the Transferes Company so as to become the properties and liabilities of the Transferoe Company in accordance with the provisions of Section I(III) of the Income-tex Act, 1961.
- With effect from the Appointed Date, the whole of the respective unders the Transferor Companies, as a going concern, including its husiness, all sequent extered debts, liabilities, thetes and obligations used all the assets, properties, rights, tillus and banefits, whether introduct or introductio, real of petroonsi, in possession or reversion, corporest or incorporate tangible or intangible, present or contingent and including but without being limited to load and building (whether owned, lessed, licerard) all fixed and movable plant and machinery, vehicles, fixed senera, work in progress, corrent assets, its vestreserves, provisions, funds, libersees, registrations, cupyrights, patents, tradeuserks and other rights and licenses in respect thereof, applications for copyrights patents, trademarks, leases, licenses, smaney rights, premise, ownership flore, hise purchase and lease arrangements, lending arrangements, joint venture agreements enails of accurity arrangements, computers, office equipment, telephones, telexes, facsimile corrections, communication facilities, equipment and hisMallations and utilities, electricity, water and other service compensons, heneils of agreements, contracts and arrangements, powers, suthernies, permiss ablements, approvate, consents, privileges, liberries, advantages, casers all rights, title, interest, goodwill, benefit and seventage, deposits, fragerws, advances, receivables, describs, funds, rash, bank balances a and all other rights, benefits of all agreements, missidies, grants, day o

roof pussuant to this Schetze. In so for as the various issuentives, subsidies tion Salvanes, special status and other notative or privileges extinyed, granced by any Covernments body, focul willhority or by any other persons, or available of by the Transferor Companies, as the case may be, etc concerned, the same shall vest with and be available to the Transferre Company on the same

Con made

With effect from the Appointed Date, all respective debts, liability 4.4 With affect from the Appointed Date, all pospective debts, liabilities (footlading configure) (abbilities) (abtics and obligations of every kind, nature and description of the Thimstane Companies, while he deemed to have been transferred to the tenteres Companies, and the present circumstanding to the Effective Date about the present of the present of the sent stand conscienced to the ability without any taget and the definition and obligations of the Language Company which the depends the liabilities and obligations of the sent standard present sta in the design of conserver of any third party or other the content of the third party or other the content of the transporters by virtue of which such the content of the c

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ror Companies as on the Appointed Date, repaired to the description of the section of the Secretarian ny, and all learns raised and used and aid liabelines and obligations incurred

est, deed, mosticifiur thing that so

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conditions relating to "smalpsmation" as defined under Section 2(11) of fac-Problem-say Act, 1961. If any serious or provisions of the Scheme are found or interpreted to be inconsistent with the provisions of the said Section of the

tax Act, 1961, at a later date including resulting from an amendature of law or for any other mason whatsuever, the provisions of the said Section of the Income-tax Act, 1961, shall prevail and the Scheme shall stand modified to the extra determined necessary to comply with Service 2(43) of the Incorne-tax Act. 1963. Such modification with however, not affect the other pera of the Nebame.

4.31 Upon the Scheme being sanctioned and axing office the Transferre Company shell be entitled to operate all Stands Appropriate related to the Transfer Companies and all thicques, drafts, pay orders, direct and indirect tax balances ancifor payment advices of any kind or description issued in terroir of the Transferor Companies, differ before or after the Appointed Date, or in future, may the deposition with the Bank of the Transferor Computer and credit of all reorigins there-under will be given in the accounts of the Transferor Company.

5. NO ISSUE OF SHARES BY THE TRANSFERRE COMPANY.

For Equity Shareholders of Transferor Companies Since the Transferor Companies are the wholly owned subsidiaries of the ning, on analigamation, neither any crossderation will be paid no any shares shall be issued by the Transferre Company to the equity chargesiden of the Transferor Companies in consideration thereof and companiely used the amalgamation, the equity shares of the Transferox Companies betd by the 

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Transferer Company and Transferor Companies, shall stood carecised upon the Schome becoming effective.

# Por Perference Shareholders of Fourth Transferor Company

Since the entire preference sisters expited of Fourth Transferror Company is held by the Transferror Company, or equalgamation, neither any consistentiation will be paid nor any where doubt be issued by the Transferror Company to the preference shareholders of the Fourth Transferror Company or excellentiation thereof and correspond upon the analigamation, the preference stores of the Fourth Transferror

Company held by the Texasferer Company shall stend carneolled upon the Scheme becoming offective.

# 6. ACCOUNTING TREATMENT

Upon the Scheme becoming effective, the Transferric Company shall account for the antalgensation of the Transferre Companies in its books of accounts with effect from the Appointed Date on per "Peofing at Instead Steaker" provide a ladian Accounting Standard 103 (Thatlanta combinations of estition water common remeal) notified under the provisions of the Companies Act, 2013. It would upon this include the following:

- 6.1 All the assets, liabilities and reserves in the hooks of the Transferror Creepanies shall stand transferred to and vested in the Transferre Company pursuant to the Schame shall be recorded by the Transferrer Company at their earrying amount as applicating in the bodie of the Transferror Companies.
- 6.2 Upon the exeming into effect of this Schoons and with officer from the Appointed Date, 4D the inter-company balances, Insus and advances, investments and oversections if any, shall search cancelled.
- 6.3 The difference between the stage capital of the Smanferor Companies and investments on the Transform Companies shall be adjusted in the preference.
- 6.4 In case of any differences in the accompany policies between the Transference Company, the import of the exemption, the import of the exemption.

it is classified that the consent of the Marchedders to the Scheme shall be deemed to be sufficient for the pulposes of effecting this amendment, and no further resolution(s) under Section 15, Section 35 and Section 94 of the Companies Act, 1936 (Corresponding motified Section 35, Martine, 14 and Section 61, respectively, of the Companies Act, which is sufficient to the Act, which is sufficient to the Companies Act, which is sufficient to the Companies Act, which is sufficient to the Act, which is sufficient to the Companies Act, which is sufficient to the Act, which is sufficient to the

to the control of the

AS legislation of whetherwise analysis of against the Viantiery Companies propring and or arising or on belowilly. Shervive Date shall not about on be a supplying one in any way projectivity affective by reason of the Schotte of Sharping containing in this Subject but that it be continued and enforced by or against the Transferre Company in the manner and to the same mases as would or might begin been containing and or refused by or against the passed or or of the same mases as would or might begin been containing and project Companies, if this Schotte pair not been results.

The Trinsfers, Curpony anotherabos to have all legal as other proceedings initiated by disquares the Transferor Companies returned in in Cisude X.1 above transformed in its leasure respectively und to have the other continued, proceeding and enforced by or against the Transferor Company, to the exclusion of the Transferor Company, to the exclusion of the

# 9. CONTRACTS, DEEDS AND OTHER INSTRUMENTS

9.1 Upon the coming asso effect of this Schome and subject to the previsions of this Schome, and contracts, death, bonds, agreements, summander problems, indentifiers, guarantee, arrangements and other instruments, whether prevailing

Transferre Compresses see a purp see to the control of which the Transferre Compresses on the chipalite, and which the strong or levelarities immediately as the chipalite, and which the strong or levelarities immediately as the control of the con

10.2 The decounts a Simula of staff, werkness and employees, pears or prevent, relating to prevent marker superagonation, provident fund, graviley hand or any other spacial fund or trives created for extending for the benefit of staff, workshorn and employees of the Transferor Companies shall be identified, decorrained and trendsformed to the respective Treats. Funds of the Transferor Company and such employees shall be deemed in have become metabors of such Trans. Funds of the Transferor Company.

# U. CONDUCT OF BUSINESSES UNTIL EFFECTIVE DATE

With effect from the Appointed Deleviers (to Effective State)

- 11.1 The Thinsferor Companies undersake to preserve and carry on its instinces, with reasonable difference and business produces and final incidentake ringuistic concentrations or sett, burnefer, elienate, charge, moregage, or encumber or otherwise deal with or dispose of any unconsisting or any part thereof save and mercely in each case.
  - if the same is in its ordinary course of business we carried on by it as on the date of filling this Scheme with the High Count's it or
  - b) If the same is expressly persisted by this Scheme, or
  - c) if the prior written occusent of the Board of Objectors of the Transfero.
     Company has been obtained.
- 11.2 The Transferor Companies shall carry on and be deemed to have carried on at business and activities and shall stand possessed of all the assets, fights, title sactivities and activities and on account of, and in rous for the Transferor Subsequence.

Appointed Date of antalgamation will be quantified and adjusted in the reserves of the Transferce Company to ensure that the financial statements of the Transferce Company coffees the true financial position on the basis of consistent accounting position.

# . Aggregation of Authorised Capital

- ing effective, the auxistripted share expired of the Transferor Compagies shall stand compalidated and vested in and be marged with the authorized share capital of the Transferoe Company and shall be reclassified as consisting of equity shapes of Ro. 5 and preference starter of Ro. 5 each without any further act, instrument or deed to the past of the Gransforce Companies including without payment of stamp duty and fore payable to Register of Communities, and the Mergorandum of Association and Articles of Association of the Trizzaferee Company (relating to the authorised share capital) shall, without any further act, isatrument or deed, be and stand attend, modified and amended, pursuant to Seotion 16, Section 33 and Section 94 of the Companies Act, 1956 (Corresponding notified Section 15, Section 14 and Section 61 respectively of the Compatities Act, 2003) or any other applicable provisions of the Act, as the case may be end for this purpose the stamp duties and fees paid on the authorised state capital of the Trensferor Companies shall be utilised and applied to the increased surfronted stare capital of the Transferre Company and no payment of any extra starsp duty and/or fee shall be payable by the Transferse Company for increase in the stationised share capital to that extent.
- 7.2 Consequent upon the ansalgamation, the Authorized Share Capital of the Transferred Company with be amended to the problem of the day to ploy.

Asthorized Share Capital	Amoust in Ro.
\$0,37,85,240 Equity Shares of Ra.5 teach, fully paid up	401.85,26.260
1, 12,28,080 Professor Shares of RaS each, fally paid up	12.56,00.866
TOTAL	415,41,26,200

before the Effective Eight, shall continue in hall force and effect on or against at fo favor of, as the case may be, the Temaferro Company and may be enforced or failty and effectually so if, instead office Theseforer Companies, the Transferne Company had been a party or beneficiary or obliged thereto or there under

- 9.2 For the avoidance of doubt and without projudice to the generality of the foregoing, it is clarified that upon the conting into effect of this Soberme, all consensus, permissions, liceases, certificates, clossarces, authorities, power of amounter given by, issued to or executed in favour of the Yantifette Companies shall moved.
  - manifered to the Transferre Company, as if the same were originally given by, issued to or exacted in favour of the Transferre Company and the Transferre Company shall be breath by the same shoreof, the inhibitions and duties there under, and for rights and boostin tander the coame shall be evaluable to the Transferre Company shall make applications and do all such acts or things which may be nacessary to obtain relevant approvals from the executive Governmental Authorities as that he secondary, or this behalf.
- 9.3 The Transferor Company, at any time after the Schame hecoming effective in accordance with the provisions hereof, if so required ender any law or otherwise, will execute decis of confirmation or other orientage or arrangements with any pury to any executes, or arrangements to ochicle the Transferor Companies are a party in order to give format effect so the above provisions. The Transferor Company shalf, under the provisions of this Scheme, be deemed to be authorized to encode any said writings on behalf of the Transferor Companies and to carry out or perform all such formelities or compliances, reformed to above, on behalf of the Transferor Companies.

# TREATMENT OF STAFF, WORKMEN AND EMPLOYEES

10.1 On the Scheme becoming effective, all staff, workmon and engineers of the Pransferor Congranies, who are in service on the data immediately preceding the Effective Date shall become staff, workmon and amplayers of the Transferee

11.5 All profits and cash accruing to or issues arising or incorred (involving the efficient faces if any courses), by the Transferrer Companion, shall for all purposes, be breated as the profits which takes or forces of the Transferrer Company.

# 12 TREATMENT OF TAXES

- 12.2. Any text idebilishing under the incommonent Act, 1961, Weelth Tan, Act, 1967, Cuspours Act, 1962, Central Biochie Act, 1964, Mediamatora Velice Added Tax Act, 2960, Central States Tax Act, 1950, any other state Sales Tax if Value Added Tax faves, Service Tax, Statup Laws or other applicable blood regulations (Serteinshiter in this Clause referred to ac 'Tax Laws') dealers, with states choose Service adjusted on related to the hosiness of the Transferor Computation to the extent not provided for or covered by tax provision in the Accounts today and ac on the date internolizately proceeding the Appointed Date shall be vasistived to Transferor Computer.
- 22.2 All bases (Including income ass, weath ass, bales tax, excise duty, customs day, service tax, ustue added tax (VAT), etc.) paid or payable by the Transferrer Companies in respect of the operations analog the precise of the business on and from the Appointed Date, that he on account of the Fransferrer Company and, in so far as it relates to the tax payment (including venture limitation income tax, wealth tax, axis tax, excise duty, entropy entry etc., VAT, etc.), whether by way of decitation at accure, whether tax as outcomies improved by the Transferrer Company in the Appointed Date, the same shall be deeped to be the occurage-positing items paid by the Transferrer Company, and, shall, in all proceedings, items paid by the Transferrer Company, and, shall, in all proceedings, be death with accuratingly.
- 12.3. Any refund under the Tax Lever due to the Transferor Companies consequent to the assessments insule on the Transferor Companies and for which no credit is taken in the accounts of on the date intendictely proceeding to approximate that also belong to and be received by the Transferor Company.

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- \$2.4 Without prejudice to the generality of the above, all benefits including under the income that (including credit for advance tax, manimum alternate tax could, tax deducted at source, etc.) usies tex, excise duty, customs duty, service lax, VAT, etc., to which the Transferon Companies is entitled in in forms of the applicable Tax Laws of the Union and State Governments, shall be available to and yest in
- 13. SAVING OF CONCLUDED TRANSACTIONS
- (1.) The transfer and vesting of the assets, liabilities and obligations pertaining/relating to the Transferor Companies, pursuant to this Scheme, and the or of the proceedings by or against the Transferre Commons, under Chance 8 hereof shall and affect any transactions or proceedings already completed

Companies, on and after the Appelinsed Date to the end and intent that the Transferrer Company accepts all acts, deeds and things done and executed by and or on behalf of the Transferor Companies, as aco, doubt and things done and executed by and on behalf of the Transferee Company.

PART III

GENERAL TERMS AND CONDITIONS

14. DISSOLUTION WITHOUT WINDING UP OF THE TRANSFEROR COMPANIES

The Transferor Companiessial) be dissolved without winding up, on an order made by the High Court under section 394 of the Act (or any corresponding

15. APPLICATION TO THE HIGH COURT Companies involved under this strangement (i.e.Trans) sferee (Company) shall make applications : perifices, wherever required. under Sections 18) to 304 and other applicable provisions of the Act to the High Cours for senction of this Scheme and for dissolution of the Tea

16. MODIFICATION / AMERDMENT TO THE SCHEME

Compenies.

Served !

In the events of any of the said sanctions and approvals referred to in the the High Court, this Scheme shell stand reveiced, cancelled and be of no officet, pave and except in respect of any set or dead come prior thereto as is emplated herounder of as to may sights analier fixhiskies which snight have arisen or accrued presumnt thereto and which shall be governed and be preserved or worked out as is specifically provided in the Scheme or as may atherwise arise in law. Each party shall bear and pay its respective costs, charges and expenses for and or in connection with the Scheme

COSTS, CHARGES & EXPENSES

All costs, thanges, taxes including duties, levies and all other expenses, if any ssly otherwise egood), incurred in verying our and implementing this Scheme and maners incidentals thereto, shall be berne by the Francisco



16.3 Subject to approval of the High court, the Transferor Companies or the Tra Company, strough theirrespective Board of Directors, may consent, on behasf of all persons concerned, to any modifications or amondments of the Solveme or to why conditions or limitations that the High Court may deem fit to derive on impose in which may otherwise be considered recordary, desirable or appropriate by them (i.e. the Board of Directory) and solve all difficulture that may grise for carrying out the Scheme and to all acts, therefo and things neversary for gutters the Nobest into effect.

36.1 For the purpose of giving effect to this Scheme or to any modification thereof, the Bound of Decetors of the Transferor Company may give and are authorised to give such directions including directions for settling my question of doubt or

D. CONSISTIONALITY OF THE SCHEME

The Scheme is conditional upon and subject to the following:

- 17.) The Scheme being approved by the requisite comment of the o erestions of the Transform Companies or the Transforce Company 44 may be directed by the High Court.
- 17.2 . The sanction of the High Court under Seption 391 to 394 of the Act in frequency Transferor Companies or Transferoe Company, as the case may be, under the said provisions and to the necessary order under Section 394 of the Act being
- $17.3^{\circ}$  . The requisite consent, approval or permission of only other statutory or regulatory
- Certified copy of the order of the Sligh Court xanctioning the Scheme being filed with the Registrar of Companies, Mumbel respectively be the Transferre Companies and the Transferee Company.
- 18. EFFECT OF NON-RECEIPT OF APPROVALE FANCTIONS

BEFORE THE NATIONAL COMPANY LAW TRIBUNAL, MCMBAL BENCH

COMPANY SCHEME PETITION NO BOR OF 2017

In the matter of the Companies Act, 20\$3; AND
In the matter of Section, 250 to 232 of the Companies Act 2013 and other applicable provisions of the Companies, Act 2013, to the matter of Section, 2013; In the matter of Section 2019 to 194 and other applicable provisions of the Companies Act, 1936.

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CERTIFIED COPY OF ORDER DATED 18*
DAY OF OCTOBER 2017 AND THE SCHEME
ANNEXED TO THE PETITION

HEMANY SETHI & CO.
ADVOCATES FOR PETITIONERS
PR. 900024453



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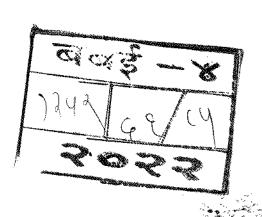


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RoC - Mumbai







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Registrar of Companses RoC - Moanbut

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# Maharashtra Real Estate Regulatory Authority

# REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number: P51900001339

Project: Lodha Park, Plot Bearing / CTS / Survey / Final Plot No.: 464 part only at GSouth-400013, Ward GSouth, Mumbai City, 400013;

- Macrotech Developers Limited having its registered office / principal place of business at Tehsil: Mumbai City, District: Mumbai City, Pin: 400001.
- 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 27/07/2017 and ending with 31/12/2021 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.

SUB-REGISTRATION OF THE PROPERTY OF THE PROPER

Dated: 27/07/2017

Place: Mumbai

Signature valid Digitally Signed by Dr. Vasant Fremanand Prabhu (Secretary, MahaRERA) Date:6/26/2019 1:26:08 PM

À.,

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



# ग्रीषणापत्र

मी, सुरेन्द्रम सायर / पॅड्रिक पोनिस / संगीत चीधरी / रितेख जगवाप / बिबीन सूंप / खोंय वासीकोषथ / बनाई सोरेस था द्वारे बोवित करतो की, दुय्यम निवंधक मुके अ. प्रयंते कार्यालयात अस्ति सोरेस स्वार्थित सार करण्यात आला आहे. सीनिका मन्त्रीया / स्मिता पान पानी दिनांक 04/10/2021 रीजी आम्हाला दिलेल्पा कुलमुखरवारपत्राच्या आधारे मी, दिए दस्त नोंदणीय सादर केला आहे / निकादीत करूंन कबुलीजवान दिला आहे. यदर कुलमुखरवारपत्र (लिहून देणार व्यत्नीतिक) काण्यासुक कुलमुखरवारपत्र रह वालण ठरलेले कोणीही मयत झालेले नाही किंदा अन्य कोणत्याही कारणामुळे कुलमुखरवारपत्र रह वालण ठरलेले नाही:सवरचे कुलमुखरवारपत्र पूर्वपणे वैध असूत उपरोक्त कृती करण्यास मी पूर्णतः सक्ता आहे.तदरचे कवा बुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ वे कलाम ८२ अन्यये शिकोस मी पात्र राहील यानी माना जाणीव आहे.

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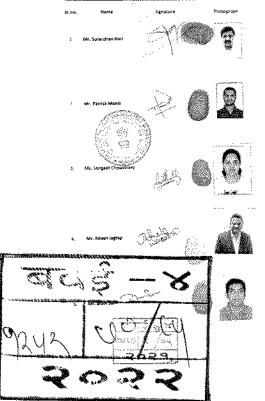


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- under the Registration Act, 1908.

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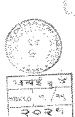














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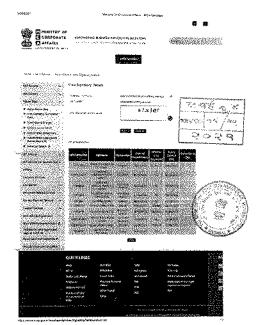
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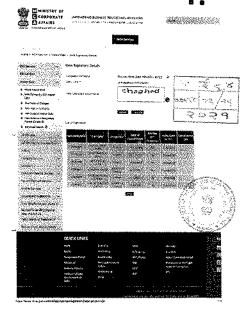
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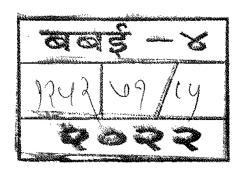


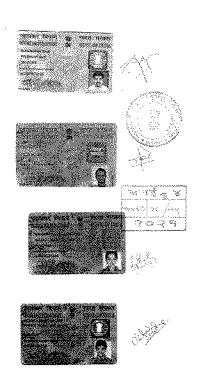










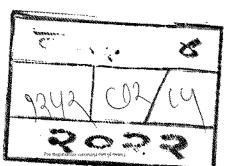


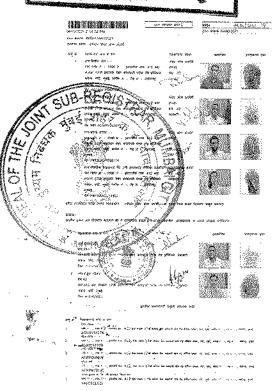


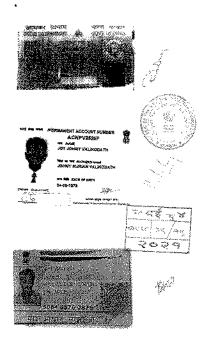


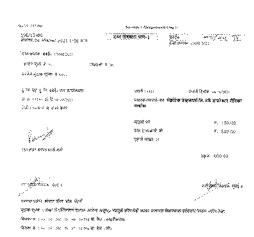














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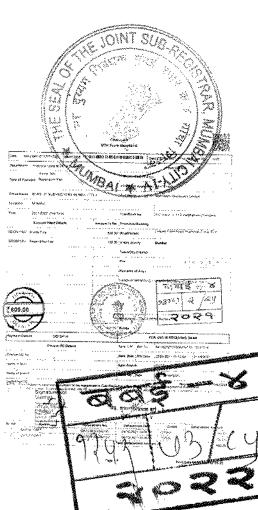
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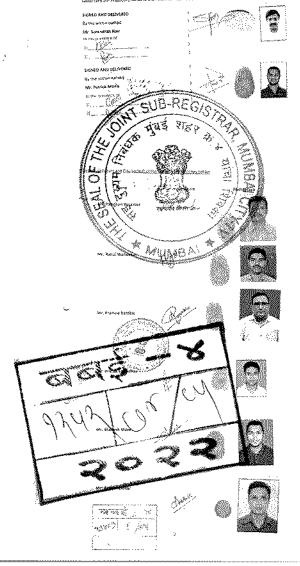
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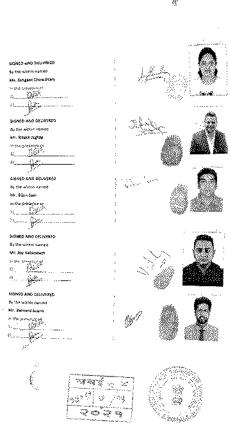


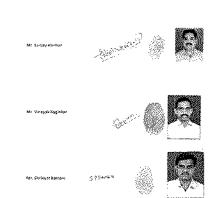
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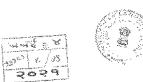
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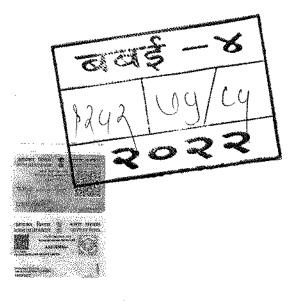
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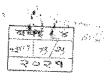
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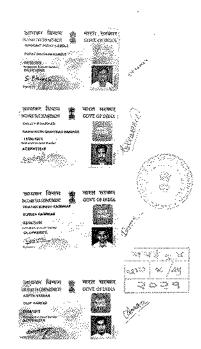




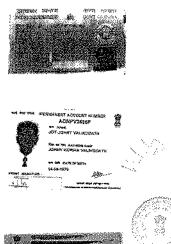


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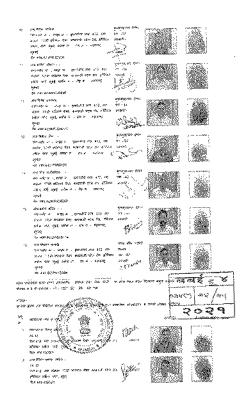


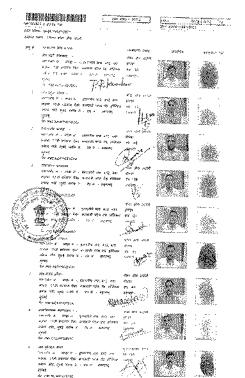




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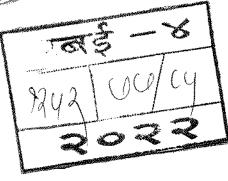
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If this card is lost / someone's loss card is found, please inform / return to income Tax PAN Services Unit, NSDL 5th (nor, Mann) Serling, Plot No. 341, Survey No. 9978, Model Colony, Near Deep Bungalow Chowk, Plane—411, B16.

Tel-91-20-2721 5080, Fee, 91-20-2721 8081 e-mail: lionfor@ned.co io

आयकर विमाग INCOME TAX DEPARTMENT

SUNIL JAMES

JAMES JOSEPH

01/12/1975

Permanent Account Number

AHWPJ1740K

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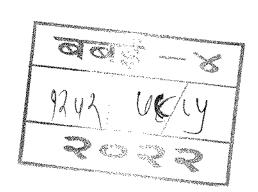


















सुनील जेम्स Sunii James जन्म तारीख/DOB: 01/12/1975 पुरुष/ MALE

Mobile No: 9967516313

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मेरा आधार, मेरी पहचान







## मारतीय विकार पहचान प्राधिकरण ध्याद्या क्रमामार्ट्यामा अग्रामका प्राप्त

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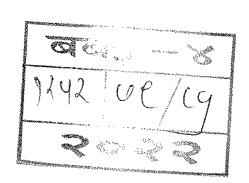
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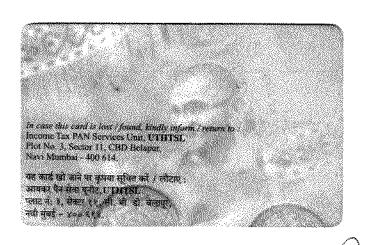


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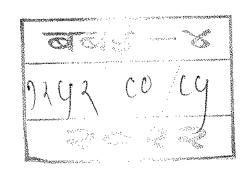
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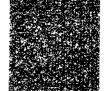
### **भारतीय विशिष्ट प**हचान प्राधिकरण

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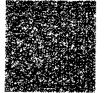
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RO. Box No. 1947, Bengaluru-560 001









अदिती सुनिल Aditi Sunil

जन्म तारीख/DOB: 20/09/1981 महिला/ FEMALE

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भारत सरकार-

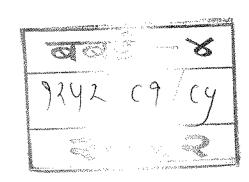
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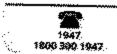
# धारतीय विशिष्ट पहचान प्राधिकरण UNICOM BESTERS ATTOM AUTHORITY OF INDIA

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मुंबई, मुंबई,
महाराष्ट्र - 400064 पता:

#### **Address**

W/O: Pradyumna Rao, 702, Satyam Shivam, Khandelwal Layout, Evershine Nagar, Near Movie Time Theatre, Malad

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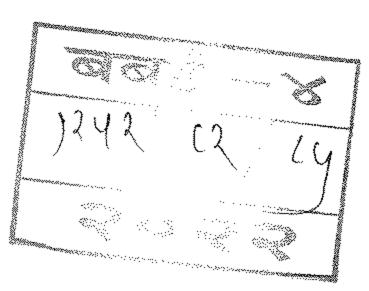
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आयकर विभाग । INCOMETAX DEPARTMENT & VINAYAK SURESH KAGINKAR

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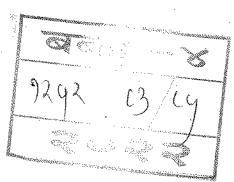
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गुरुवार,27 जानेवारी 2022 12:14 म.नं.

दस्त गोषवारा भाग-1

दस्त क्रमांक: बबई4 /1252/2022

बाजार मुल्य: रु. 5,19,04,523/-

मोबदला: रु. 5,41,53,381/-

भरलेले मुद्रांक शुल्क: रु.27,08,000/-

दु. नि. सह. दु. नि. बबई4 यांचे कार्यालयात

अ. क्रं. 1252 वर दि.27-01-2022

रोजी 12:05 म.नं. वा. हजर केला.

DV

पावती:1367

पावती दिनांक: 27/01/2022

सादरकरणाराचे नाव: सुनील जेम्स - -

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

रु. 1700.00

पृष्टांची संख्या: 85

एकुण: 31700.00

दस्त हजर करणाऱ्याची सही:

सह दुर्भी निवंधक, मुंबई-4

सह दुर्सी निवधक, मुंबई-4

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

शिक्का क्रं. 1 27 / 01 / 2022 12 : 05 : 08 PM ची वेळ: (सादरीकरण)

शिक्का कं. 2 27 / 01 / 2022 12 : 06 : 42 PM ची बेळः (फी)

N. Carlot

सकर दसरऐनज हा गैंडमां कागदा १९०८ जीगीत असरोहमा तस्तुदीनुसारच गाँदणीस दाखल केट्या ठावे, इस्तातील संपूर्ण मजकूर निकारज ज्याली वाशीदार व सोबा केट्या कायदपत्रांची मत्याग तथामली आहे, इस्तादी जाला वैधता बायदेशेर वालामाओं इस्त निमादक व कबुलीधारक हे सेपूर्णको अस्ताता प्रदर्शन.







27/01/20 दस्त क्रमांव	दस्त 122 12 16:22 PM ह :बबई4/1252/2022 हर :-करारनामा	गोषवारा भाग-2	बबई4 दस्त क्रमांक:1252/2022	
अनु क्र.	पक्षकाराचे नाव व पता	पक्षकाराचा प्रकार	 छायाचित्र	अंगठद्याचा ठसा
1	नाव:सुनील जेम्स पता:प्लॉट ने: -, माळा नं: -, इमारतीचे नाव: फ्लॉट नं. 1902, सी विंग, अदानी वेस्टर्न हाईट्स, जे पी रोड, गुरुद्वारा समोर, फोर बंगल अधेरी वेस्ट, मुंबई, इंडिया, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:AHWPJ1740K	लिहुन घेणार वय :-46 ास, स्वाक्षरी:-		
2	नाव: अदिती सुनील पता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॅट नं. 1902, सी विंग, अदानी वेस्टर्न हाईट्स, जे पी रोड, गुरुद्वारा समोर, फोर बंगले अधेरी वेस्ट, मुंबई, इंडिया, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:AGHPR7639H	तिहन घेणार वयं :-40 त्स, स्वाक्षरी:-		
3	नाव:मॅक्रोटेक डेव्हलपर्स लि. तर्फे कु. मु. सुरेन्द्रन नायर तर्फे कु. मु. राहुल वंडेकर मत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 412, 4था मजला,1 वर्धमान चेंबर, कावसजी पटेल रोड, हॉर्निमन सर्कल, फोर्ट, मुंबई, ब नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पॅन नंबर:AAACL1490)	6U :-47	The second secon	

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

अनु क्र. पक्षकाराचे नाव व पत्ता

नाव:निर्मला राव - -वय:73 वय: 73 पता: 702, सत्यम शिवम बिल्डींग एवरशाईन नगर मालाङ प. मुंबई पिन कोड: 400064





नाव:विनायक कागीनकर - -वय:35 पर: 35 एता: 412, 4था मजला, 17जी वर्धमान चेंबर, कावसजी पटेल रोड, हॉर्निमन सर्कर स्वाक्षरी फोर्ट, मुंबई पिन कोड: 400001





शिक्का क्र.4 ची वेळ:27 / 01 / 2022 12:10:57 PM

शिक्का क्रु. 5 भी केर्क: 27 / 01 / 2022 12 : 11 : 44 PM नोंदणी पुस्तक 1 मध्ये

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	2	Macrotech Developers Umited	eChallan		MH012096603202122E	30000	RF	0005882538202122	27/01/2022	
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सह दुय्येम् निर्वधक वर्ग-२ मुंबई शहर क्र. ४

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