



AGREEMENT FOR SALE

Flat No. A-602 on 6th floor of the building
in the project 'TW Gardens'.

TW gardens



VASUDEV C WADHWA CONSTRUCTION

301 Platina, Plot no. C-59, G Block,
Bandra Kurla Complex, Bandra (E), Mumbai
Ph: +91 22 4366 8400

Email: info@wadhwadevelopers.com Web: thewadhwagroup.com

324/6440

पावती

Original/Duplicate

Friday, June 04, 2021

नोंदणी क्रं. :39म

4:46 PM

Regn.:39M

पावती क्रं.: 7183 दिनांक: 04/06/2021

गावाचे नाव: पोयसर

दस्तऐवजाचा अनुक्रमांक: बरल-१ -6440-2021

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: स्निग्धा सचिन जोशी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1900.00

पृष्ठांची संख्या: 95

एकूण:

रु. 31900.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
5:05 PM ह्या वेळेस मिळेल.

स्निग्धा
सह. सुदाम निबंशक, श्रीगणेश मीनली,
पुंढई उपनगर जिल्हा.

बाजार मुल्य: रु.13339579.04 /-

मोबदला रु.16954352/-

भरलेले मुद्रांक शुल्क : रु. 509000/-

1) देयकाचा प्रकार: POS रकम: रु.1900/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 323374210604 दिनांक: 04/06/2021

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013436428202021M दिनांक: 19/03/2021

बँकेचे नाव व पत्ता:

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) Mudrank 2020/CR136/M1(Policy) :Mumbai : Mudrank 2020/CR136/M1(Policy) :Mumbai (01-01-2021 to 31-03-2021)

स्निग्धा

मूळ दस्त प्राप्त झाला.
REGISTERD ORIGINAL DOCUMENT
DELIVERED ON 01 JUL 2021

मूल्यांकनाचे वर्ष	2020
जिल्हा	मुंबई (उपनगर)
मूल्य विभाग	78-पोस्टर्स (बोरीवली)
उप मूल्य विभाग	78/351 भुभाग: उत्तरेस गावाची सीमा, पुर्वेस गच्छीय उद्यान, दक्षिणेस गावाची सीमा व पश्चिमेस 36.60 मी. रूंद वि.यो. रस्ता.
सर्व्हे नंबर /न. भू. क्रमांक :	उत्तर #

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सडनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
82650	158330	199000	247900	158330	चौरस मीटर

बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	80.24चौरस मीटर	मिळकतीचा वापर-	निवासी सडनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वध-	0 TO 2वर्ग	मूल्यदर/बांधकामाचा दर -	Rs.158330/-
उद्वाहन सुविधा-	आहे	मजला -	5th floor To 10th floor		

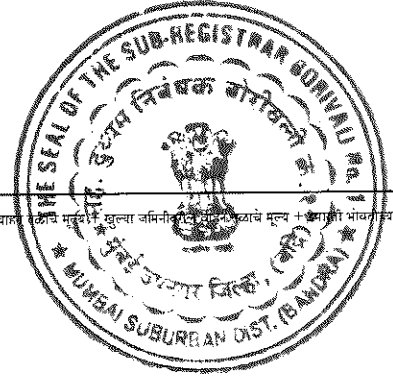
Sale Type - First Sale

Sale/Resale of built up Property constructed after circular dt.02/01/2018

मजला निहाय घट/वाढ	= 105% apply to rate= Rs.166246/-
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घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	$=(((\text{वार्षिक मूल्यदर} - \text{खुल्या जमिनीचा दर}) * \text{घसा-यानुसार टक्केवारी}) + \text{खुल्या जमिनीचा दर})$ $= (((166246 - 82650) * (100 / 100)) + 82650)$ $= \text{Rs.166246/-}$
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A) मुख्य मिळकतीचे मूल्य	$= \text{वरील प्रमाणे मूल्य दर} * \text{मिळकतीचे क्षेत्र}$ $= 166246 * 80.24$ $= \text{Rs.13339579.04/-}$
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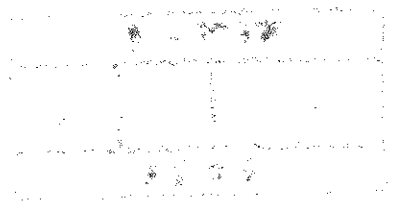
एकत्रित अंतिम मूल्य	$= \text{मुख्य मिळकतीचे मूल्य} + \text{सडभागेचे मूल्य} + \text{मॅगनाईज मजला क्षेत्र मूल्य} + \text{सातत्या गच्चीचे मूल्य} + \text{वरील गच्चीचे मूल्य} + \text{बंदीस दाखले मूल्य} + \text{खुल्या जमिनीचे मूल्य} + \text{सडभागेचे मूल्य} + \text{सडभागेचे मूल्य}$ $= A + B + C + D + E + F + G + H + I$ $= 13339579.04 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0$ $= \text{Rs.13339579.04/-}$
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Home Print

Ke

सह. मुख्य नियंत्रक, बोरीवली क्र.-१,
मुंबई उपनगर जिल्हा.

वरल - १		
EX 80	9	EE
२०२१		



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CHALLAN
MTR Form Number-6

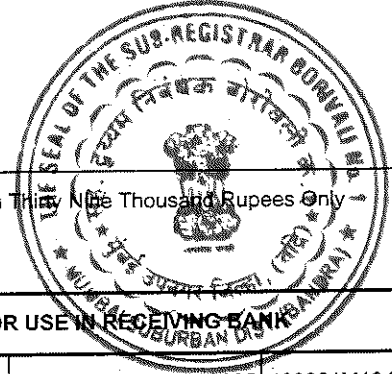
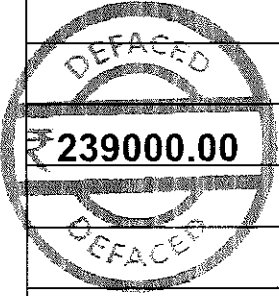


GRN	MH013436428202021M	BARCODE		Date	18/03/2021-20:02:03	Form ID	25.2
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Department Inspector General Of Registration		Payer Details					
Type of Payment Stamp Duty Registration Fee		TAX ID / TAN (If Any)					
		PAN No.(If Applicable)					
Office Name BRL1_JT SUB REGISTRAR BORIVALI 1		Full Name		SNIGDHA SACHIN JOSHI			
Location MUMBAI		Flat/Block No.		FLAT NO 602 6TH FLOOR A WING TW			
Year 2020-2021 One Time		Premises/Building		GARDENS			

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030045501 Stamp Duty	209000.00	NEAR THAKUR PUBLIC SCHOOL THAKUR VILLAGE	KANDIVALI EAST MUMBAI		4 0 0 1 0 1
0030063301 Registration Fee	30000.00				

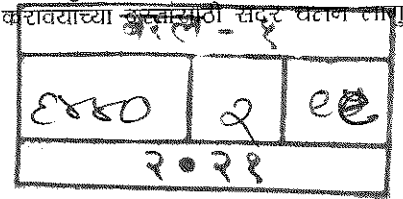
Remarks (If Any)		SecondPartyName=VASUDEV C WADHWA CONSTRUCTION-					
Total		Amount In	Two Lakh Thirty Nine Thousand Rupees Only				
2,39,000.00		Words					



Payment Details PUNJAB NATIONAL BANK		FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN	Ref. No.	03006172021031900005	190321M1240999		
Cheque/DD No.		Bank Date	RBI Date	19/03/2021-15:27:27	20/03/2021		
Name of Bank		Bank-Branch		PUNJAB NATIONAL BANK			
Name of Branch		Scroll No. , Date		1 , 20/03/2021			

Department ID : **Signature Not Verified** Mobile No. : 0000000000
 NOTE:- This challan is a document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सधर चलन केवल नोदणी कार्यालय नोदणी करावयाच्या दस्तासाठी लागू आहे. नोदणी न करावयाच्या सुचनांनी सधर चलन लागू नाही.

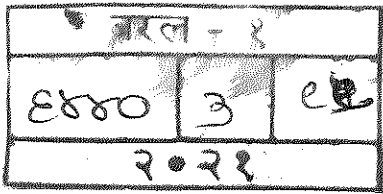
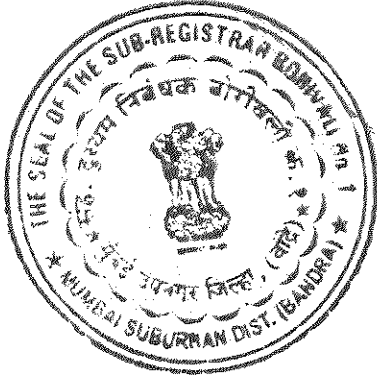
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 VIRTUAL TREASURY
 MUMBAI 03
 Date: 2021.06.04
 16:47:39 IST
 Reason: Secure Document
 Location: India



Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-324-6440	0000903951202122	04/06/2021-16:46:33	IGR190	30000.00

GRN : MH0134364282021M Amount : 2,39,000.00 Bank : PUNJAB NATIONAL BANK Date : 18/03/2021-20:02:03

2	(IS)-324-6440	0000903951202122	04/06/2021-16:46:33	IGR190	209000.00
Total Defacement Amount					2,39,000.00



Signature Not Verified

Digitally signed by DS.
VIRTUAL TREASURY
MUMBAI 03
Date: 2021.06.04
16:47:39 IST
Reason: Secure
Document
Location: India



CHALLAN
MTR Form Number-6



GRN	MH013436163202021M	BARCODE		Date	18/03/2021-19:56:20	Form ID	25.2
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Department Inspector General Of Registration		Payer Details					
Type of Payment Stamp Duty		TAX ID / TAN (If Any)					
		PAN No.(If Applicable)					
Office Name BRL1_JT SUB REGISTRAR BORIVALI 1		Full Name		SNIGDHA SACHIN JOSHI			
Location MUMBAI		Flat/Block No.		FLAT NO 602 6TH FLOOR A WING TW			
Year 2020-2021 One Time		Premises/Building		GARDENS			

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030045501 Sale of NonJudicial Stamp	100000.00	NEAR THAKUR PUBLIC SCHOOL THAKUR VILLAGE	KANDIVALI EAST MUMBAI		4 0 0 1 0 1

Remarks (If Any)		SecondPartyName=VASUDEV C WADHWA CONSTRUCTION-					
Amount In		One Lakh Rupees Only					
Words							
Total		1,00,000.00					

Payment Details PUNJAB NATIONAL BANK		FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN	Ref. No.	03006172021031801782190321M7245300			
Cheque/DD No.		Bank Date	RBI Date	19/03/2021-15:28:22		20/03/2021	
Name of Bank		Bank-Branch		PUNJAB NATIONAL BANK			
Name of Branch		Scroll No. , Date		1 , 20/03/2021			

Department ID :
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 सदर चालान केवल न्यायालय नोंदणी कार्यालयाच्या दस्त्याखाली लागू आहे. नोंदणी न करताल्याने दस्त्याखाली सदर चालान लागू नाही.

Signature Not Verified
 Digitally signed by DS
 VIRTUAL TREASURY
 MUMBAI 03
 Date: 2021.06.04
 16:47:28 IST
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 Location: India

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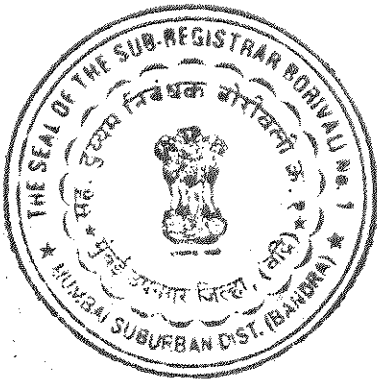
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GRN : MH013436163202021M Amount : 1,00,000.00

Bank : PUNJAB NATIONAL BANK

Date : 18/03/2021-19:56:20

Total Defacement Amount	1,00,000.00
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Signature Not Verified

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VIRTUAL TREASURY
MUMBAI 03
Date: 2021.06.04
16:47:28 IST
Reason: Secure
Document
Location: India



CHALLAN
MTR Form Number-6

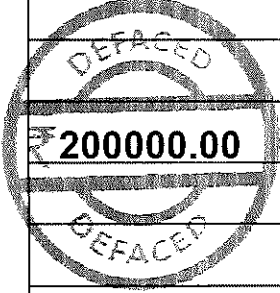


GRN	MH013436320202021M	BARCODE		Date	18/03/2021-19:59:46	Form ID	25.2
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Department	Inspector General Of Registration	Payer Details					
Type of Payment	Stamp Duty	TAX ID / TAN (If Any)					
	Stamp Duty	PAN No.(If Applicable)					
Office Name	BRL1_JT SUB REGISTRAR BORIVALI 1	Full Name	SNIGDHA SACHIN JOSHI				
Location	MUMBAI	Flat/Block No.	FLAT NO 602 6TH FLOOR A WING TW				
Year	2020-2021 One Time	Premises/Building	GARDENS				

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030045501 Sale of NonJudicial Stamp	200000.00	NEAR THAKUR PUBLIC SCHOOL THAKUR VILLAGE	KANDIVALI EAST MUMBAI		4 0 0 1 0 1

Remarks (If Any)	
SecondPartyName=VASUDEV C WADHWA CONSTRUCTION-	
Amount In	Two Lakh Rupees Only
Words	
Total	2,00,000.00



Payment Details	PUNJAB NATIONAL BANK	FOR USE IN RECEIVING BANK			
Cheque/DD Details	Bank CIN	Ref. No.	03006172021031801789	190321M1282242	
Cheque/DD No.	Bank Date	RBI Date	19/03/2021-15:36:18	20/03/2021	
Name of Bank	Bank-Branch	PUNJAB NATIONAL BANK			
Name of Branch	Scroll No. , Date	1 , 20/03/2021			

Department ID :
 NOTE:- This challan is a document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सधर चलन केवल नोदणी कार्यालय नोदणी कार्याच्या दस्तासाठी लागू आहे. नोदणी न कार्याच्या दस्तासाठी सधर चलन लागू नाही.
 Mobile No.: 0000000000

Signature Not Verified
 Digitally signed by DS VIRTUAL TREASURY MUMBAI 03 Date: 2021.06.04 16:47:15 IST Reason: Secure Document Location: India

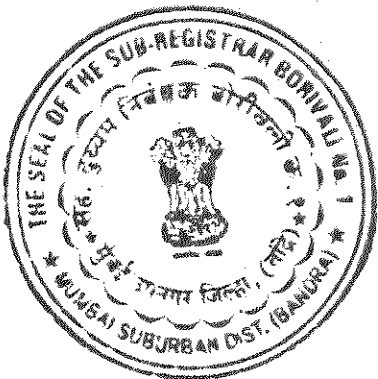
वरस - १
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Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-324-6440	0000903944202122	04/06/2021-16:46:27	IGR190	200000.00

GRN : MH013436320202021M Amount : 2,00,000.00

Bank : PUNJAB NATIONAL BANK Date : 18/03/2021-19:59:46

Total Defacement Amount	2,00,000.00
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बरल - १		
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Signature Not Verified

Digitally signed by DS
VIRTUAL TREASURY
MUMBAI.03
Date: 2021.06.04
16:47:15 IST
Reason: Secure
Document
Location: India



Receipt of Document Handling Charges

Payment Details

No of Pages :95
Rate Per Page :20
Amount :1900

Card Details

MID :02200000027699
Batch No. : 000058
tid :MH065370

An amount of Rs.1900 /-, towards Document Handling Charges for the Document to be registered on Document No.6440 dated 2021 at the Sub Registrar office
S.R. BRL1



::Duplicte Copy::



Receipt of Document Handling Charges

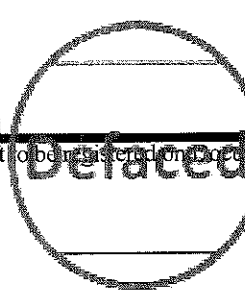
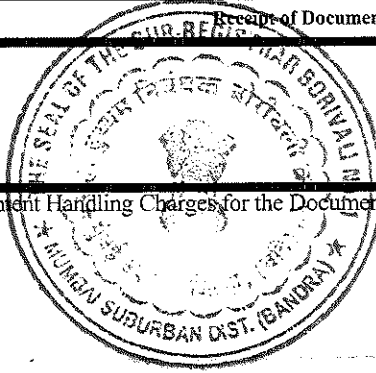
Payment Details

No of Pages :95
Rate Per Page :20
Amount :1900

Card Details

MID :02200000027699
Batch No. : 000058
tid :MH065370

An amount of Rs.1900 /-, towards Document Handling Charges for the Document to be registered on Document No.6440 dated 2021 at the Sub Registrar office
S.R. BRL1



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

Receipt of Document Handling Charges

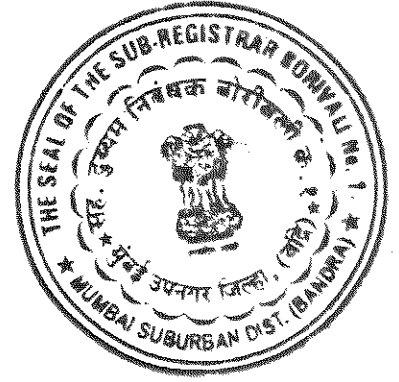
PRN	2306202110922	Receipt Date	24/06/2021
Received from Snigdha Sachin joshi, Mobile number 9820111452, an amount of Rs.80/-, towards Document Handling Charges for the Document to be registered on Document No. 0 dated 24/06/2021 at the Sub Registrar office Joint S.R. Borivali 1 of the District Mumbai Sub-urban District.			
<div style="border: 1px solid black; padding: 5px;"> <p style="text-align: center;">बरेल - १</p> <p style="text-align: center;">₹ 80</p> <p style="text-align: center;">२०२१</p> </div>		<div style="border: 1px solid black; border-radius: 50%; padding: 10px; text-align: center;"> <p>DEFACED</p> <p>₹ 80</p> <p>DEFACED</p> </div>	
Payment Details			
Bank Name	SBIN	Payment Date	23/06/2021
Bank CIN	10004152021062309802	REF No.	IGALJLVBM8
Deface No	2306202110922D	Deface Date	24/06/2021

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



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बल - १		
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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") made at Mumbai on this 3^{1st} day of MARCH, Two Thousand and Twenty One

[Handwritten signatures and initials]

BETWEEN

M/s. VASUDEV C. WADHWA CONSTRUCTION, a partnership firm registered under provisions of the Indian Partnership Act, 1932 bearing Registration No.BA-84172 and having its registered office at 301, Platina, C-59, Bandra-Kurla Complex, Bandra (East), Mumbai – 400098, hereinafter referred to as "**the Developer**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the said firm, the partners for the time being constituting the said firm, the survivors or survivor of them, the heirs, executors, administrators and assigns of such last survivor) of the **FIRST PART**

AND

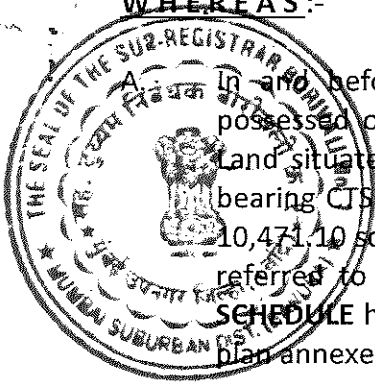
M/s. THAKUR BROTHERS AGRICULTURAL FARM, a partnership firm registered under the provisions of the Indian Partnership Act, 1932 bearing Registration No.BA-168639 and having its registered office at Thakur House, Ashok Nagar, Kandivali (East), Mumbai – 400101, hereinafter referred to as "**the Owner-Cum-Confirming Party**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the said firm, the partners for the time being constituting the said firm, the survivors or survivor of them, the heirs, executors, administrators and assigns of such last survivor) of the **SECOND PART**;

AND
[Handwritten signatures and initials]

MRS. SNIGDHA SACHIN JOSHI & MR. SACHIN VIJAY JOSHI having their address at **102, Aditya Apt, Asha Nagar, Thakur Complex, Kandivali (East), Mumbai – 400101.** hereinafter referred to as **“the Purchaser/s”** (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include in the case of an individual or individuals, his, her or their respective heirs, legal representatives, executors, administrators and permitted assigns/ in case of sole proprietary concern, the proprietor for the time being of the said proprietary concern, his or her heirs, executors, administrators and permitted assigns/ in the case of a body corporate, its successors and permitted assigns/ in the case of a partnership firm, the partners for the time being and from time to time constituting the firm and the survivors or survivor of them and the heirs, legal representatives, executors, administrators and assigns of the last survivor of them and his or her heirs, legal representatives, executors, administrators, successors and permitted assigns/ in case of a Hindu undivided family, the karta and the members or member for the time being of the said Hindu Undivided Family and coparceners from time to time and the survivors or survivor of them and the heirs, legal representatives, executors, administrators and permitted assigns of the last survivor of them and his or her heirs, legal representatives, executors, administrators, successors and permitted assigns/ in case of a trust, the trustees for the time being and from time to time of the trust and the survivors or survivor of them and the heirs, executors and administrators and permitted assigns of the last surviving trustee) of the **THIRD PART**

The Developer, the **Owner-Cum-Confirming Party** and the Purchaser/s are hereinafter for the sake of brevity collectively and jointly referred to as **‘Parties’** and individually as **‘Party’**.

WHEREAS :-



In and before the year 1951 Nanabhoy Byramjee Jeejeebhoy was seized and possessed of and/or otherwise well and sufficiently entitled to inter alia the said Land situated at Village Poisar which included ALL THAT piece and parcel of Land bearing CTS Nos. 809-A/1/19-A/1/5 and 809-A/1/19-A/1/6 collectively admeasuring 10,471.10 square meters or thereabouts of Village Poisar, Taluka Borivali (hereinafter referred to as **“the said Property”**) and more particularly described in the **FIRST SCHEDULE** hereunder written and delineated with **Red Colour boundary line** on the plan annexed and marked as **Annexure ‘A’** hereto;

B. By a registered Conveyance dated 24th July, 1951 (registered with the Sub-Registrar of Assurances at Bombay under Registration No.4212 of Volume No.1 on 17th November, 1951) and expressed to be made between the said Nanabhoy Jeejeebhoy

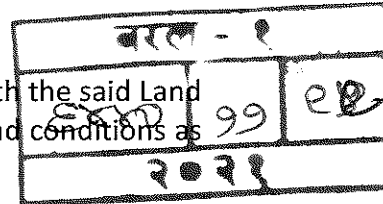
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as the Vendor of the One Part and Byramjee Jeejeebhoy Private Limited (subsequently known as Nanabhoy Jeejeebhoy Private Limited) a company governed under the provisions of the Companies Act, 1956 as the Purchaser of the Other Part, the said Nanabhoy Byramjee Jeejeebhoy sold, granted, assured, conveyed and transferred to the said Byramjee Jeejeebhoy Private Limited inter alia all those several pieces and parcels of Land or ground containing by admeasurements 370 Acres, (hereinafter referred to as the **“said Land”**) which includes the said Property situated at Village Poisar, Taluka Borivali, Mumbai Suburban District,

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Mumbai, bearing C.T.S. No. 809A/1/19/A/1/5 admeasuring 5050.1 sq.mtrs. reserved for Retail Market, C.T.S. No.809A/1/19A/1/6 admeasuring 5421 sq.mtrs reserved for Parking Lot totally admeasuring 10,471.1 sq.mtrs.

- C. By an Agreement dated 29th June, 1982 and expressed to be made between the said Byramjee Jeejeebhoy Private Limited as the owners of the One Part and the said Bombay Real Estate Development Company Pvt. Ltd., (hereinafter referred to as said "BREDCO") therein referred to as the Developer of the Other Part, the said BREDCO has acquired development rights inter alia in respect of the said Land including the said Property on the terms and subject to the conditions more particularly stated in the said Agreement dated 29th June, 1982.
- D. By virtue of the Consent Terms dated 21st December, 1988 filed in the High Court at Bombay in Company Petition No.868 of 1988 filed by Byramjee Nanabhoy Jeejeebhoy &Ors. as the Petitioners and the said Byramjee Jeejeebhoy Private Limited &Ors., as the Respondents the said Land including the said Property which is described in the Consent Terms became vested but subject to the aforesaid Agreement dated 29th June, 1982 in the said Nanabhoy Jeejeebhoy Private Limited without any further act or deed.
- E. The said BREDCO has paid full consideration money to the said Byramjee Jeejeebhoy Private Limited and obtained from Nanabhoy Jeejeebhoy Private Limited (who were successors in title to the said Byramjee Jeejeebhoy Private Limited as herein recited) an irrevocable Power of Attorney dated 28th February, 1989 in their favour to fully deal with the said Land mentioned therein including the said Property described in the First Schedule hereunder written.
- F. In the premises the said BREDCO has become fully entitled to deal with the said Land including the said Property and dispose of the same on such terms and conditions as it may deem fit and proper.
- G. By Memorandum of Understanding dated 6th October, 1986, and Supplemental Memorandum of Understanding dated 29th day of January, 1992, executed by and between the said BREDCO and Thakur Brothers Agricultural Farm it has been agreed between the parties to retain/hold/own and develop the said Land including the said Property as mentioned in the MOU aforesaid at the ratio of 60% to BREDCO and 40% to Thakur Brothers Agricultural Farm which includes the said Property more particularly mentioned in First Schedule written hereunder.
- H. By Declaration dated 21st January, 2005, the said BREDCO has given their consent to Thakur Brothers Agricultural Farm for their independent development of the said Property. Thakur Brothers Agricultural Farm is herein referred to as the Owner-Cum-Confirming Party.
- I. The Owner-Cum-Confirming Party is the owner of and is well and sufficiently entitled to and is absolutely seized and possessed of the said Property;



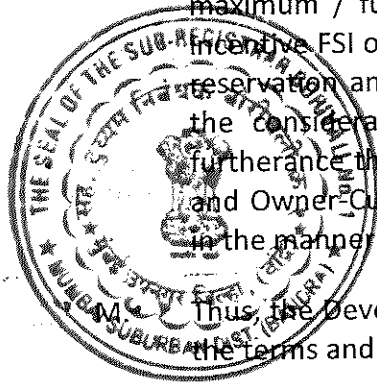
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J. The said Property is entirely affected by reservation, the details whereof are as under:-

- (i) Area admeasuring 5050.10sq.mtrs. bearing CTS Nos. 809-A/1/19-A/1/5 is reserved for Retail Market as per the sanctioned development plan of Municipal Corporation of Greater Mumbai (hereinafter referred to as "MCGM");
- (ii) Area admeasuring 5421.00sq.mtrs. bearing CTS Nos. 809-A/1/19-A/1/6 is reserved for parking lot as per the sanctioned development plan of MCGM;

K. By and under the Development Agreement dated 28th May, 2006 registered with the Office of the Sub-Registrar of Assurances bearing Registration No.4139 of 2006 executed between the Owner-Cum-Confirming Party herein of the One Part and the Developer herein of the Other Part read with Supplemental Development Agreement dated 9th August, 2019 ("**Development Agreement**") the Owner-Cum-Confirming Party has granted development rights unto the Developer to develop the said Property on the terms and conditions as set out therein.

L. The Owner-Cum-Confirming Party and the Developer have agreed to develop the said Property in consonance with the prevailing regulations of the Development Control and Promotion Regulations 2034 (hereinafter referred to as "**DCPR 2034**") and construct residential + commercial building inter alia by utilization of FSI to its full and maximal potential, that may be available in respect of the said Property by way of loading TDR / buying FSI from the Government on payment of maximum / fungible FSI and/or by undertaking any scheme for development for in lieu of FSI or any other mode and getting FSI in lieu of handing over the buildable reservation and Land as per prevailing rules and regulations from time to time for the consideration and on the terms and conditions as stated therein and in furtherance thereto vide a Letter dated 14th January, 2020 the Developer's Premises and Owner-Cum-Confirming Party's Premises have been identified and demarcated in the manner provided therein.



Thus, the Developer is entitled to develop the said Property and utilize the FSI upon the terms and conditions mentioned in the Development Agreement.

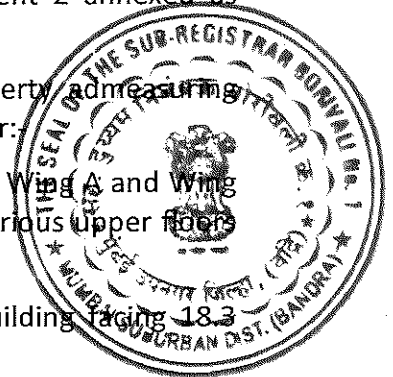
N. The Developer has submitted proposed building plans with MCGM for the construction on the said Property by utilizing the FSI and MCGM has granted approval to the plans, elevations, sections, details of the building proposed to be constructed on the said Property on the terms and conditions as recorded in the

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				Certificate is annexed and marked as Annexure "B"	hereto.

O. As per the scheme of development, in accordance with DCPR 2034 and in accordance with the approvals so obtained by the Developers, the Developers are developing the said Property in the following manner:-

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- (i) On the portion of the Property approx. admeasuring 2525.05 sq.mtrs, shown in red colour boundary, on the western side by constructing amenity building for the Retail Market in accordance with Regulation No. 17 of DCPR 2034 admeasuring built-up area of 2555.08 sq.mtrs consisting of basement + ground + 2 upper floors (hereafter referred to as the said "Retail Market") and more particularly shown in blue colour wash on the layout plan annexed hereto as Annexure A.
- (ii) The balance portion of the Property being partly affected by the reservation of parking lot shall be developed by the Developers by constructing the built-up amenity of parking lot, admeasuring 6776.25 sq.mtrs. in accordance with Regulation No. 17 of DCPR 2034 and the said parking lot built-up amenity shall be handed over to the MCGM and shall have a separate entry and exit for the said Parking Lot (hereafter **MCGM Parking**), more particularly shown in cyan wash in the typical floor plan of Basement 1 and Basement 2 annexed as Annexure "C" hereto;.
- (iii) A composite building on the balance portion of the Property admeasuring 7646.05 sq.mtrs. shall be constructed in the following manner:
- Residential cum commercial building, having 2 Wings i.e. Wing A and Wing B comprising of 2 basements, ground, 5 podiums and various upper floors for residential use.
 - Commercial/retail/shops on the ground floor of the building facing 18.3 metre wide road i.e. on the southern side of the Land.
 - Part of Basement 1 of such building shall be used for (1) MCGM parking i.e. built-up amenity of parking lot mentioned above and (2) parking for the commercial/retail/shops of the building.
 - Basement 2 shall be entirely used for MCGM parking.
 - The part of Basement 1 and the entire Basement 2 in the aggregate admeasures 6776.25 sq.mtrs. shall be used for built-up amenity of parking lot mentioned above;



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(hereinafter referred to as "the said Building"/"Real Estate Project")

P. In light of the above, the Developer is absolutely entitled to develop in the aforesaid manner on the said Property by utilisation of the FSI and to sell and transfer the respective allocated flats/units of the Developer and the Owner-Cum-Confirming Party (as demarcated in the Supplemental Development Agreement dated 9th August, 2019 and Letter dated 14th January, 2020), in the manner as provided in Supplemental Development Agreement dated 9th August, 2019 and Letter dated 14th January, 2020 or as per the amendments agreed between the Developer and Owner-Cum-Confirming Party from time to time, on ownership basis under the provisions of the MOFA Act and Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "RERA") (if applicable) and the Rules made thereunder or give inter-alia on lease, license or dispose, transfer or alienate the respective allocated flats/units in any other manner as may be decided by the Developer and the Owner-Cum-Confirming Party and the Developer/Owner-Cum-

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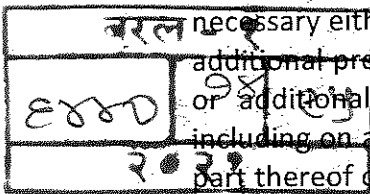
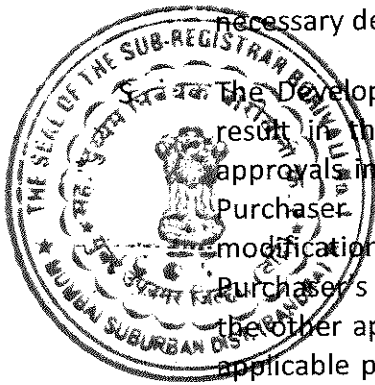
Confirming Party shall receive, accept and appropriate the consideration thereof and give full and effectual discharge for the payments received and to execute and register the necessary deeds, documents, receipts and writings in this regard in favour of the Purchaser.

Q. The Developer has engaged the services of **Ketan H. Mehta, Architect/Licensed Surveyor** having address at 1st Floor, Acme Shopping Arcade, Sona Theatre Compound, Trikamdas Road, Kandivali (West), Mumbai – 400067 and **IRA Structural Consultants** having address at 5EDC, Plot No.17/18, Near Suvidya School, Dr.Babasaheb Ambedkar Road, Gorai-2, Borivali (W), Mumbai-400092 as RCC consultants for the preparation of the structural designs and drawings of the said Building and the Developer will continue to take the professional supervision of the architect and the structural engineers till the completion of the said Building and/or the Developer with the prior consent of the Owner-Cum-Confirming Party terminate their services and also appoint another professionals in place of them, as they deems fit and proper.

R. The Developer/Owner-Cum-Confirming Party is entitled to sell their respective flats, dwellings, floor area, units, comprised in the said Building to be constructed by the Developer on the said Property forming part of the Developer's/Owner-Cum-Confirming Party's Premises in the manner provided in the Supplemental Development Agreement dated 9th August, 2019 and letter dated 14th January, 2020 or as per the amendments agreed between the Developer and Owner-Cum-Confirming Party from time to time and to enter into agreements with purchasers and to receive the sale price in respect thereof and to execute and register the necessary deeds, documents and writing in this regard in favour of the Purchasers;

The Developer may amalgamate/ further sub-divide the said Property which may result in the amendments and/or revisions and/or modification of the present approvals including the Building Plans and/or the re-location of the amenities. The Purchaser hereby consents to such amendments and/or revisions and/or modification and the said consent shall for all purposes be considered as the Purchaser's consent contemplated under the provisions of Section 7(1) (i) & (ii) and the other applicable provisions of MOFA Act and Section 14 of RERA and the other applicable provision of the Maharashtra Regional Town Planning Act, 1966 and the Development Control Regulations framed therein.

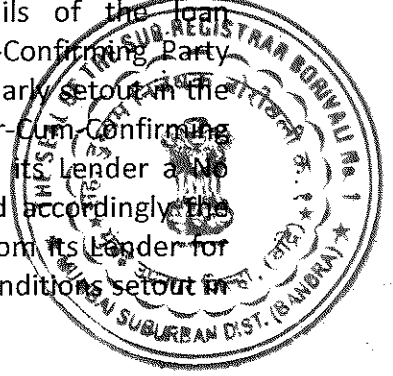
T. In case the Developer considers it necessary to amend/vary the present approvals (from time to time) or otherwise amendment/variation in the plans becomes necessary either because of the Developer deciding to construct additional floor/s or additional premises or additional wing/s to the said Building or any other building/s or additional buildings or semi-detached building as the Developer deems fit including on account of the Developer deciding to fully use and utilise the FSI or any part thereof on the said Property or on account of the Owner-Cum-Confirming Party and the Developer deciding to use the entire development potential or any part thereof on the said Property or on account of any requirement of applicable law or authority or due to planning requirement, the Developer shall be entitled and be at



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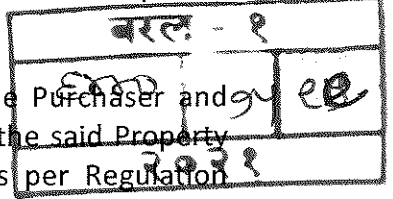
liberty to amend/vary the sanctioned plans and to carry out such construction, without making any change in the location, area and internal dimensions of the said Flat (defined below). The Purchaser hereby consents to the above including construction of additional floor/s or additional premises or additional wing/s to the said Building or any other building or additional buildings and the said consent shall for all purposes be considered as the Purchaser's consent contemplated under the provisions of Section 7(1) (i) & (ii) and the other applicable provisions of the said MOFA Act and Section 14 of RERA and the other applicable provision of the Maharashtra Regional Town Planning Act, 1966 and the Development Control Regulations framed thereunder.

U. The Developer and the Owners-cum-Confirming Party herein have respectively availed of credit facilities/financial assistance from Bank/NBFC ("Lender") by creating a mortgage on their respective entitlement set out in the Development Agreement as per the terms and conditions contained therein. The details of the loan taken/mortgage created by the Developer and the Owners-cum-Confirming Party respectively in favour of their respective Lenders are more particularly set out in the Fifth Schedule hereunder written. The Developer and the Owner-Cum-Confirming Party shall prior to the execution hereof apply and obtain from its Lender a No Objection Certificate for sale of their respective entitlement and accordingly the Developer/Owner-Cum-Confirming Party has obtained the NOC from its Lender for sale of the said Flat in favour of the Purchaser on the terms and conditions set out in the said NOC.



V. The Purchaser is aware that the development on the said Property may be undertaken by the Developer in phases and the Developer may amend the Building Plans as per the requirement of the nature of the scheme of development being undertaken by the Developer and obtain approvals for the same from competent authorities.

W. The Developer/Owner-Cum-Confirming Party has explained to the Purchaser and the Purchaser has understood and confirmed and accepted that the said Property is being developed under accommodation reservation policy as per Regulation 17(1) of DCPR 2034. Therefore, (i) as per Regulation 17(1), Sr.No.66 of Table-5 of DCPR 2034, the Owner-Cum-Confirming Party is allowed to develop the reservation on accommodation reservation basis by constructing built up area equivalent to 1.25 times the reserved plot for parking and (ii) as per Regulation 17(1), Sr. No.44 of Table-5 of DCPR 2034, the Owner-Cum-Confirming Party is allowed to develop the reservation on accommodation reservation basis by constructing and handing over built up amenity equivalent to 50% of reserved plot alongwith 50% of plot reserved for Retail Market.



X. As per DP 2034, reservation on the said Property as the per details set out below:-

- (a) Area admeasuring 5421.00 sq.mtrs :- RT1.6(Parking Lot)(Part of larger reservation under DCPR 2034)(809A/1/19A/1/6);
- (b) Area admeasuring 5050.10 sq.mtrs. - RSA1.1(Municipal Market With Vending Zone under DCPR 2034)(809A/1/19A/1/5);

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The Developer is solely responsible to comply with all the requirements of the Municipal Corporation of Greater Mumbai relating to :-

- (a) Built-up amenities of Municipal Market.
- (b) Built-up amenities of Parking Lot.

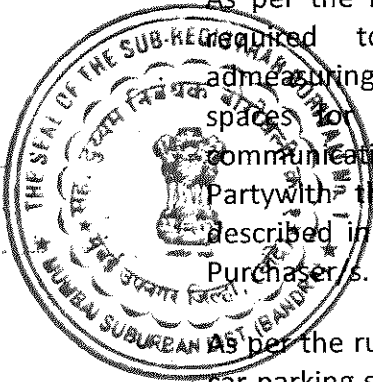
Y. The Purchaser being fully satisfied in respect of the title of the Owner-Cum-Confirming Party to the said Property and all permissions, plans etc. and all the representations made by the Developer and rights of the Developer to develop the said Property, has approached the Developer/Owner-Cum-Confirming Party and the Developer/Owner-Cum-Confirming Party has agreed to sell to the Purchaser on ownership basis a Flat, the details whereof are more particularly set out in the **SECOND SCHEDULE** hereunder written in building known as "TW Gardens" to be constructed on the said **Property** and forming part of the Developer's/Owner-Cum-Confirming Party's Premises (hereinafter referred to as "the said Flat/Premises") and the said Flat is washed with **RED** colour on the Floor Plans annexed hereto and marked as **Annexure "D"**.

Carpet Area, as defined under the provisions of RERA means the net usable floor area of the said Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat for exclusive use of the Purchaser and verandah area and exclusive open terrace area appurtenant to the said Flat for exclusive use of the Purchaser, but includes the area covered by the internal partition walls of the said Flat.

As per the Development Control Regulations, 1 (one) car parking space/s is/are required to be compulsorily provided alongwith residential premises admeasuring between 60.00 sq.mtrs. to 90.00 square meters and 2 (two) car parking spaces for more than 90.00 sq.mtrs. However, as per the discussion and communication from the Purchaser, the Developer/Owner-Cum-Confirming Party with the confirmation from Purchaser/s has earmarked the Car Park/s described in the Second Schedule hereunder written for the exclusive use of the Purchaser/s. (hereinafter referred to as "the Car Parking Space/s");

As per the rules and regulations of D. C. Regulations it is mandatory to allot 2 (two) car parking space/s alongwith the said Flat (since the flat is admeasuring more than 90.00 square meters). However, the Purchaser has intimated to the Developer that the Purchaser waives the right of 1 (one) car parking space and therefore the Developer hereby allot to the Purchaser only 1 (one) car parking space. The Purchaser hereby agree and confirm that the Purchaser shall not raise any objection and/or disputes regarding allotment of 1 (one) car parking space and shall not demand any other car parking space as per the provision/rules of D. C. Regulations and further confirm that the Developer/Owner-Cum-Confirming Party has a right to allot other than the car parking space which is agreed to allot to the Purchaser to any other purchasers or use for visitor parking of the said Building at its sole discretion.

Z. The Consideration is derived and this Agreement is entered into on the basis that the Purchaser has accorded his/her/their irrevocable consent to the Developer/Owner-

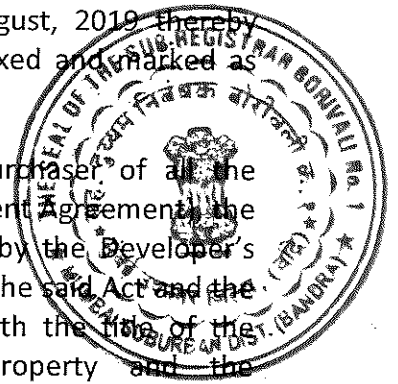


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Cum-Confirming Party that the Developer/Owner-Cum-Confirming Party shall be entitled to utilize the FSI (as defined hereinabove) and to make any variations, alterations, amendments or deletions to the sanctioned plans (from time to time) or in the scheme of development of the said Property as per the amendment suggested by the concerned authorities before the formation of the Society and even post formation of the Society;

- AA. The Developer has agreed to sell and allot to the Purchaser the said Flat on ownership basis and the Purchaser has agreed to purchase from the Developer, the said Flat for a total consideration (hereinafter referred to as the "**said Consideration**") more particularly mentioned in Second Schedule hereunder written on the terms and conditions as hereinafter appearing.
- BB. Shukla & Associates, Advocates and Advisors through its Prop. Om Prakash Shukla, Advocate High Court, have conducted their due diligence on the title to the said Property and have issued their Title Certificate dated 7th August, 2019, thereby certifying the title to the said Property, copy of which is annexed and marked as **Annexure "E"**.
- CC. The Developer has given full and free inspection to the Purchaser of all the documents relating to the said Property (including the Development Agreement, the Sanctioned Plans, the tentative plans, specifications prepared by the Developer's Architects and such other documents which are specified under the said Act and the rules made thereunder and the Purchaser is fully satisfied with the title of the Owner-Cum-Confirming Party in respect of the said Property and the Developer's/Owner-Cum-Confirming Party's right to allot the Developer's/Owner-Cum-Confirming Party's Premises in the said Building (including the said Flat);
- DD. This Agreement is entered into by the Purchaser after seeking legal advice on the various clauses and the rights retained by the Developer and the Owner-Cum-Confirming Party and also specifically with respect to the rights and protection under the law.
- EE. The Purchaser acknowledges that the Purchaser has fully read and understood all the terms and conditions of this Agreement and the Purchaser has entered into this Agreement with full knowledge of all terms and conditions contained in the documents, papers, plans, orders, schemes, etc.;
- FF. In the event, the Purchaser being a Non Resident Indian (N.R.I.) intending to book and acquire a Residential premises/units from the Developer/Owner-Cum-Confirming Party, then it shall be the sole responsibility of the Purchaser to procure the necessary/statutory permissions from the Reserve Bank of India or any other Competent Authority to that extent in order to acquire a Residential premises/units. The Developer/Owner-Cum-Confirming Party shall not be held liable for the deficiency of any statutory permissions being not available or procured by the respective Purchaser.



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GG. Under Section 4 of the MOFA read with Section 13 of RERA, the Developer/Owner-Cum-Confirming Party are required to execute a written Agreement for Sale of the said Flat with the Purchaser, being in fact these presents and also to register this Agreement under the Registration Act.

HH. The Developer/Owner-Cum-Confirming Party has represented to the Purchaser that the Developer/Owner-Cum-Confirming Party have registered the said Building as a Real Estate Project with the Real Estate Regulatory Authority Act, at Registration No. **P51800024368** dated **7th February, 2020** and shall comply with the provisions of the said Act from time to time.

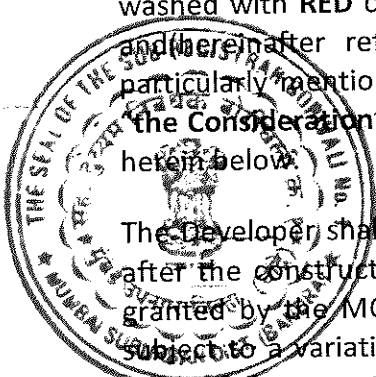
II. Now therefore, in consideration of the foregoing and the mutual covenants and promises contained herein and other good and valuable consideration the receipt and adequacy of which is hereby acknowledged, the Parties intending to be bound legally, agree as follows:

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

1. All the aforesaid recitals shall form an integral and operative part of this Agreement as if the same were set out and incorporated verbatim in the operative part and are to be interpreted, construed and read accordingly.

2. The Purchaser hereby agrees to purchase and acquire from the Developer and the Developer hereby agrees to sell to the Purchaser a Flat, the details whereof are more particularly set out in the **Second Schedule** in the building known as "**TW Gardens**" and washed with **RED** colour on the Floor Plans annexed hereto and marked as **Annexure "D"** and hereinafter referred to as "**the said Flat**") for the total sale consideration more particularly mentioned in **Second Schedule** hereunder written (hereinafter referred to as "**the Consideration**") to be paid by the Purchaser to the Developer in the manner provided herein below.

The Developer shall confirm the final carpet area that has been allotted to the Purchaser after the construction of the said Building is complete and the Occupation Certificate is granted by the MCGM, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of 3% (three per cent). The total Consideration payable on the basis of the carpet area of the said Flat shall be recalculated upon confirmation by the Developer/Owner-Cum-Confirming Party. If there is any reduction in the carpet area within the defined limit of 3%, then, the Developer/Owner-Cum-Confirming Party shall refund the excess money paid by the Purchaser within 45 (forty-five) days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Purchaser. If there is any increase in the carpet area allotted to the Purchaser, the Developer/Owner-Cum-Confirming Party shall demand additional amount from the Purchaser towards the Consideration, which shall be payable by the Purchaser prior to taking possession of the said Flat. It is clarified that the payments to be made by the Developer/Owner-Cum-Confirming Party/Purchaser, as the case may be, under this Clause, shall be made at the same Interest Rate (defined below).



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3. As per the Development Control Regulations, 1 (one) car parking space/s is/are required to be compulsorily provided alongwith residential premises admeasuring between 60.00 sq.mtrs. to 90.00 square meters and 2 (two) car parking spaces for more than 90.00 sq.mtrs. However, as per the discussion and communication from the Purchaser, the Developer/Owner-Cum-Confirming Party shall with the confirmation from Purchaser/s has earmarked the Car Park/s described in the Second Schedule hereunder written for the exclusive use of the Purchaser/s. ("the said Car Parking Space/s") at no extra cost. The Purchaser shall be bound to abide with the rules and regulations as may be framed in regard to the said Car Parking Space/s and shall pay such outgoings in respect of the said Car Parking/s as may be levied.

The Developer/Owner-Cum-Confirming Party has informed the Purchaser/s that the stack parking spaces shall mean the mechanical parking spaces provided in the open space of the said Building and the same are considered covered under the definition of Covered Parking Spaces as per RERA.

4. The Purchaser/s hereby agrees to pay to the Developer the total consideration ~~more~~ particularly mentioned in Second Schedule hereunder written subject to Tax deductions at source(TDS) under the applicable law, in the manner set out in THIRD SCHEDULE hereunder written;

Time as to payment shall be of the essence and the Purchaser shall be ~~able to pay~~ interest at the prevailing rate of State Bank of India Highest Marginal Cost of Lending Rate plus 2% thereon ("Interest Rate") on all delayed payments from the due date till the date of payment thereof.

Provided that any deduction of an amount made by the Purchaser on account of Tax Deduction at Source ("TDS") as may be required under prevailing law while making any payment to the Developer/Owner-Cum-Confirming Party under this Agreement shall be acknowledged by the Developer/Owner-Cum-Confirming Party, only upon the Purchaser submitting the original tax deduction at source certificate and provided that the amount mentioned in the certificate matches with the Income Tax Department site.



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Provided further that at the time of handing over the possession of the Flat, if any such certificate is not produced, the Purchaser shall pay such equivalent amount as interest free deposit with the Developer/Owner-Cum-Confirming Party, which deposit shall be refunded by the Developer/Owner-Cum-Confirming Party on the Purchaser producing such certificate within 1 (one) month of the possession. Provided further that in case the Purchaser fails to produce such certificate within the stipulated period of the 1 (one) months, the Developer/Owner-Cum-Confirming Party shall be entitled to appropriate the said deposit against the receivable from the Purchaser.

In addition to the above, the Purchaser further agrees to pay applicable Goods and Services Tax (GST) on the transaction of sale of the said Flat under this Agreement.

It is further agreed that for the amount which becomes due and payable by Purchaser/s on the basis of achieving certain milestone, then irrespective of the proposed date on which such milestone was to be achieved, as per proposed schedule of progress

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disclosed to Purchaser/s, the amount shall become payable by the Purchaser/s on the date on which such milestone is actually achieved. The Developer shall be entitled to construct the said Building/Real Estate Project faster and complete it earlier than what is disclosed as the proposed schedule of progress.

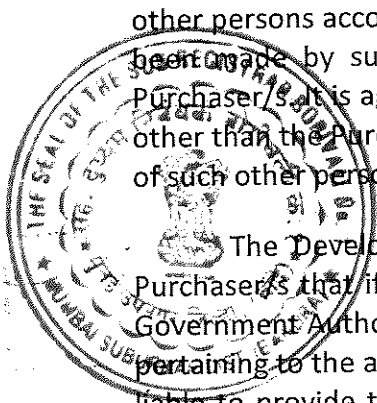
The total Consideration is escalation free, save and except escalations/increases due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/government from time to time.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

The Developer/Owner-Cum-Confirming Party may allow, in its sole discretion, a rebate for early payments of any installments payable by the Purchaser/s by discounting such early payments at a mutually agreed rate or amount, for the installment which is being preponed. The amount of such mutually agreed rebate shall not be subject to any revision/ withdrawal, once agreed by the parties herein.

The Purchaser/s declares and confirms that all payments under this Agreement made by the Purchaser/s shall always be from the bank account of the Purchaser /Joint Purchaser/s only. In the event of any payment being made by the Purchaser/s, from any other persons account (excluding Joint Purchaser/s) then the same shall be deemed to have been made by such other person at the request and behest of the Purchaser/s/Joint Purchaser/s. It is agreed between the parties hereto that any payment made by any person other than the Purchaser/s will not create any right, title or interest in the said Flat in favour of such other person.

The Developer/Owner-Cum-Confirming Party herein has specifically informed the Purchaser/s that if in case, any inquiry is raised by any statutory or Government or Semi-Government Authority or an agency or Revenue Authorities or any other statutory authority pertaining to the amount paid by the Purchaser/s to the Developer, the Purchaser/s shall be liable to provide the source of the amount paid by the Purchaser/s to the satisfaction of such authorities or an agency. The Purchaser/s hereby indemnifies the Developer/Owner-Cum-Confirming Party and continue to keep the Developer/Owner-Cum-Confirming Party indemnified against all the expenses, charges and payments arising out of failure of providing satisfactory reply to the statutory or Government or Semi-Government Authority or an agency or Revenue Authorities or any other statutory authorities for any amount paid by the Purchaser/s either from his own account or made through third party.

In the event the Purchaser/s is not able to satisfy the statutory Authorities about the source of the payment made to the Developer/Owner-Cum-Confirming Party then, the Developer/Owner-Cum-Confirming Party shall be entitled to withhold the possession of the said Flat or exercise the option to terminate the Agreement for Sale.



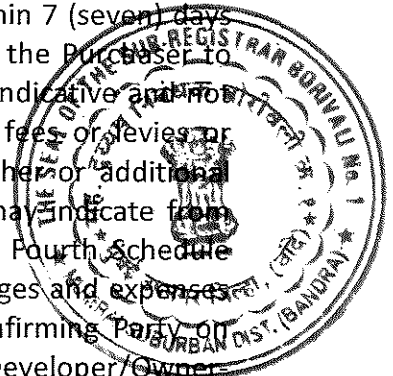
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In the event of the termination of this Agreement for aforesaid reason, then any amount which is found to be refundable over and above the amounts retained as and for mutually agreed liquidated damages such as the earnest money, interest on delayed payments any interest paid, due or payable, any other amount of non-refundable nature, shall be refunded to the Purchaser/s or Statutory Authority by the Developer/Owner-Cum-Confirming Party subject to any terms and conditions of any order issued by any of the statutory authorities or agency.

It is expressly agreed that upon such termination by the Developer/Owner-Cum-Confirming Party, the Purchaser/s shall have no right, title, interest, demand, claim or lien over the said Flat and the Car Parking Space(s) in any manner whatsoever.

5. In addition to the said Consideration, the Purchaser shall be liable to pay the other charges as and when demanded by the Developer/Owner-Cum-Confirming Party, the details of the same are mentioned in **FOURTH SCHEDULE** hereunder written. The said charges together with applicable taxes (including GST) thereon shall be made within 7 (seven) days from the date the Developer/Owner-Cum-Confirming Party intimated to the Purchaser to occupy the said Flat. It is hereby clarified that the said charges are only indicative and not exhaustive and the Purchaser shall pay all or any such other charges, fees or levies or additional charges and increase in the above list of charges or such other or additional charges, fees or levies as the Developer/Owner-Cum-Confirming Party may indicate from time to time. The estimated Adhoc maintenance charges mentioned in Fourth Schedule shall be after deduction there from of arrears of taxes, maintenance charges and expenses (inclusive of all prevailing taxes paid by the Developer/Owner-Cum-Confirming Party on behalf of the purchaser) incurred till then, will be transferred by the Developer/Owner-Cum-Confirming Party to the Society when formed and the Developer/Owner-Cum-Confirming Party shall not be liable to maintain and/or render individual accounts to the Purchaser/s and shall give a consolidated account of all the sums as aforesaid to the Society when formed. The Developer/Owner-Cum-Confirming Party shall not be liable to contribute anything towards such expenses. It is explained to the Purchaser that if permitted by the concerned authorities, the Developer/Owner-Cum-Confirming Party shall endeavor to provide Mahanagar Gas connection and the charges towards said connection shall be intimated to the Purchaser at the time of providing the same to the said Flat, and such Mahanagar Gas connection would be provided post handing over possession of the said Flat. Further, the Developer/Owner-Cum-Confirming Party shall only be a facilitator to provide Mahanagar Gas connection and any delay in the same which is beyond Developers/Owner-Cum-Confirming Party control, the Developer/Owner-Cum-Confirming Party shall not be held responsible or accountable for the same.



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6. The Purchaser shall also be liable to pay GST as applicable from time to time (as per the Notification) on all receivables/installments/ deposits/other amount. It is hereby agreed and accepted by the Purchaser that if any change or increase towards the GST as mentioned hereinabove is levied any time in future through amendment in any rules or regulation and/or through notification by the concerned Statutory Authority/ies, such differential/increased amount shall be paid by the Purchaser immediately upon intimation by the Developer/Owner-Cum-Confirming Party to the Purchaser.

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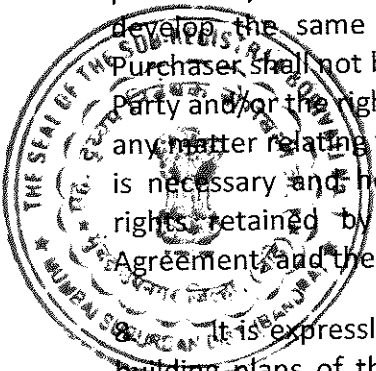
7. (a) The Owner-Cum-Confirming Party are entitled to the ground floor commercial unit admeasuring 30,000 sq.ft. RERA Carpet area alongwith 55 car parkings in the Basement No.1 and separate fire tank in basement and overhead fire tank in podium, separate Domestic tank in basement, separate Flushing water tank in basement, separate STP in basement, separate electrical meter located at the ground floor and water line for the commercial unit, one staircase and one big size lift and two small size lifts and one boring well exclusively for the Commercial Unit. The Owner-Cum-Confirming Party are entitled to exclusive separate entrance with unobstructed front open space with separate side compound wall. The 9 meters road alongwith 1.5 meters open space towards east side of the said Property leading north to south is always to be kept open for use of the Commercial Unit of the Owner-Cum-Confirming Party, and the Society formed of the Occupants/Purchasers shall never object to the use of the above mentioned road and open space by the Owner-Cum-Confirming Party. The Owner-Cum-Confirming Party Commercial Unit and all areas mentioned hereinabove in this clause has separate gas connections, water connection, electricity connection, assessment bills in their name. The Society shall accept the Commercial Unit and all areas mentioned hereinabove as independently owned by the Owner-Cum-Confirming Party and the Owner-Cum-Confirming Party/nominee is entitled to deal with the same by way of sale/lease or in any manner without obtaining any NOC of the Society and further the Society shall not levy any charges of whatsoever nature for these premises at any point of time. Hereto annexed and marked as **Annexure "F"** is the Plan of basement car parkings of the Owner-Cum-Confirming Party in the Basement No.1.

(b) The Purchaser has prior to the execution of this Agreement satisfied himself about the title of the Owner-Cum-Confirming Party to the said Property to be developed more particularly described in the First Schedule hereunder written, and the Developer's right to develop the same in the manner provided in the Development Agreement and the Purchaser shall not be entitled to further investigate the title of the Owner-Cum-Confirming Party and/or the rights of the Developer and no requisition or objection shall be raised upon any matter relating thereto. The Purchaser has sought all legal advice on this Agreement as is necessary and hereby unequivocally confirms that he/she/they have understood the rights retained by the Developer and the Owner-Cum-Confirming Party under this Agreement and the implications and consequences thereof.

It is expressly agreed that the Purchaser is aware that as a result of changes in the building plans of the said Building, the Purchaser's share of the said Flat and/or in the common areas and facilities may increase or decrease and the Purchaser hereby expressly consents to such changes and authorizes the Developer/Owner-Cum-Confirming Party for the same.

9. The Purchaser hereby agrees and confirms as stated herein below:-

It is expressly agreed that the right of the Purchaser under this Agreement is only restricted to the said Flat agreed to be sold by the Developer/Owner-Cum-Confirming Party to the Purchaser, subject to payment of the said Consideration and all the monies stipulated herein and all other premises shall be the sole Property of the Developer or the Owner-Cum-Confirming



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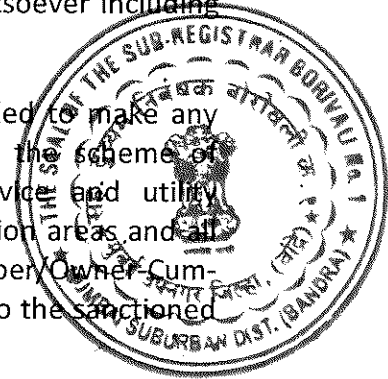
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Party, as the case may be and the Developer or the Owner-Cum-Confirming Party as the case may be, shall be entitled to sell, transfer and/or deal with and dispose of the same without any reference or recourse or consent or concurrence from the Purchaser/s in any manner whatsoever.

9.2 Till the formation of the Society and the conveyance/lease of the said Property to the Society, the Purchaser shall not be permitted to sell, transfer, give on lease and/or license and/or part with the possession of the said Flat or any part thereof without the prior written consent of the Developer/Owner-Cum-Confirming Party.

9.3 The Developer/Owner-Cum-Confirming Party shall be entitled to utilise the FSI which shall absolutely and exclusively belong to and be available to the Owner-Cum-Confirming Party and the Developer herein and the Purchaser shall not have or claim any rights, benefits or interest whatsoever including for entitlement, use and consumption in respect thereof.

9.4 The Developer/Owner-Cum-Confirming Party shall be entitled to make any variations, alterations, amendments or deletions to or in the scheme of development of the said Property, relocate/realign service and utility connections and lines, open spaces, parking spaces, recreation areas and all or any other areas, amenities and facilities as the Developer/Owner-Cum-Confirming Party may deem fit in its sole discretion and/or to the sanctioned plans (from time to time).



9.5 The Developer/Owner-Cum-Confirming Party shall be at liberty and be entitled to amend the lay-out plans, the building plans and other approvals, from time to time, to effectuate the rights retained by the Developer/Owner-Cum-Confirming Party herein.

9.6 If the FSI by whatever name or form is increased in respect of the said Property and/or the development thereof, then in such event, the Developer/Owner-Cum-Confirming Party shall be entitled to construct such additional floors, wing/s as per the revised building/s plans. The Purchaser expressly consents to the same as long as the area of the said Flat is not reduced. This consent shall be considered to be the Purchaser's consent contemplated by Section 7 (1) (ii) of the Act and the other provisions of the said Act, Section 14 of RERA and in accordance with the provisions of the Maharashtra Regional Town Planning Act, 1966 and the Development Control Regulations.

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9.7 The Developer/Owner-Cum-Confirming Party shall always have a right to get the benefit of additional FSI for construction from sanctioning authorities and also to make the additions, alterations, raise storeys or put up additional structures as may be permitted by sanctioning authorities and other competent authorities and as may be decided with the Owner-Cum-Confirming Party and such additional structures and storeys will be the joint Property of the Developer and the Owner-Cum-Confirming Party alone. The Developer/Owner-Cum-Confirming Party will be entitled to use the terrace/s including the parapet wall for any purpose

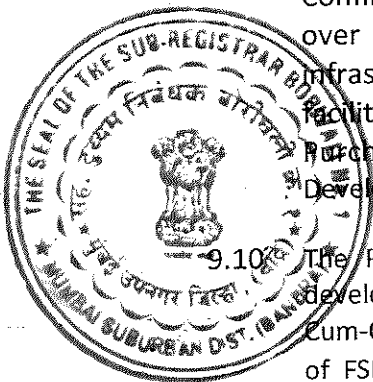
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including construction for additional floors, display of advertisements and sign boards and for such purpose may utilize any common facility or amenity such as water, electricity etc. available in the said Building to which the Purchaser, shall not object or dispute the same. The Developer/Owner-Cum-Confirming Party shall be entitled to install its logo in one or more places in or upon the said Building. The Owner/Confirming Party shall be entitled to display its logo/advertisement on the commercial parapet wall.

9.8 The Purchaser is aware and confirms that the Developer will provide the fixtures, fittings, facilities and amenities in the said Building, in the said Flat and on the said Property, hereinafter referred to as the List of Amenities and more particularly mentioned in **Annexure "G"** annexed hereto. The Purchaser is aware and has agreed that the Developer shall endeavour to provide the fixture, fitting, facilities and amenities of the same specifications as herein stated. However, in the event fixture, fitting, facilities and amenities of the said specifications are not available in the market wherefrom other materials are procured, the Developer shall provide fixture, fitting, facilities and amenities of similar brand or make or as close to the said specifications as the circumstances may permit or their near substitutes at the Developer's discretion.

9.9 Till the entire development of the said Property to its full development potential is completed, the Purchaser shall not interfere in any manner in any work of development or construction and the Developer/Owner-Cum-Confirming Party alone shall have full control, absolute authority and stay over the said Property, unallotted areas, roads, open spaces, gardens, infrastructure facilities, recreation facilities and/or any other common facilities or the amenities to be provided in the said Property and the Purchaser shall have no right or interest in the enjoyment and control of the Developer/Owner-Cum-Confirming Party in this regard.



9.10 The Purchaser is aware that the Developer/Owner-Cum-Confirming Party may develop the said Property on such terms and conditions as the Developer/Owner-Cum-Confirming Party may deem fit and shall be entitled to all the benefit of FSI or any such entitlements for the more beneficial and optimum use and enjoyment of the same in such manner as the Developer/Owner-

Cum-Confirming Party deem fit and the Developer/Owner-Cum-Confirming Party shall be entitled to grant, offer, upon or in respect of any portion of the said Property to any third party all such rights, benefits, privileges, easements etc. including right of way, right to draw from or connect to all drains, sewers, installations and/or services in the said Property in such manner as may be desired by the Developer/Owner-Cum-Confirming Party and the Purchaser expressly and irrevocably consents to the same.

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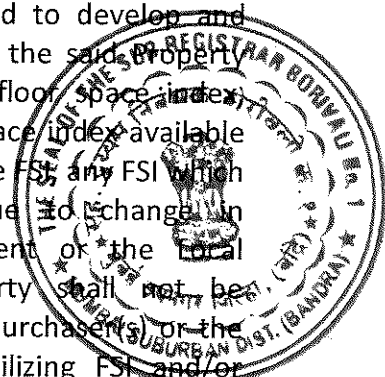
9.11 It is expressly agreed between the Developer/Owner-Cum-Confirming Party and the Purchaser(s) that the ground area of the said Building and the F.S.I. consumed in the said Building shall be dis-proportionated since the said

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Building being part of the layout of the said Property. The FSI consumed in the said Building is arising out of FSI available in the layout of the said Property which comprises of FSI of the entire said Property and also of TDR/ FSI, incentive FSI, floating FSI and FSI which may be available.

9.12 The Purchaser(s) do hereby irrevocably agree and confirm with the Developer/Owner-Cum-Confirming Party that the said Property shall not be in proportion to the FSI consumed in respect of the structures /wings(s) constructed on the said Property. The area comprised in the said Property shall be lower to the area of the FSI consumed in all wings of the said Building constructed on the said Property. However the Developer/Owner-Cum-Confirming Party confirms that the said Property is having and entitled to the FSI consumed in all the structures/wings proposed to be constructed on the said Property.

9.13 Irrespective of execution of conveyance/lease for super structure, the Developer/Owner-Cum-Confirming Party shall be entitled to develop and continue to develop, the remaining structures/wings on the said Property and continue to own with right to construct balance floor, space index, utilization of the Development Rights, additional floor space/index available to the said Property, increase in floor space index, fungible FSI, any FSI which may be available from time to time including due to change in Rules/Regulations/Laws and Policies of the Government or the Local Authorities. The Developer/Owner-Cum-Confirming Party shall not be required to obtain any consent or permission from the Purchaser(s) or the society/ies of the Purchaser(s) for the purpose of utilizing FSI and/or construction of additional floors on the said Property for the development potential. The Developer/Owner-cum- Confirming Party has disclosed on RERA Website the FSI proposed to be utilized for development of the said Property including Real Estate Project and the Purchaser has agreed to purchase the said Flat based on the proposed construction to be carried on by the Developer/Owner-Cum-Confirming Party by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Developer/Owner-Cum-Confirming Party only. If the FSI is increased beyond what is disclosed due to change in the law or the policies of the Government or local authorities such increased FSI shall exclusively belong to the Developer/Owner-Cum-Confirming Party. No consent or confirmation of the Purchaser(s) or the society/ies of the Purchaser(s) shall be required for the purpose of construction out of such increased FSI belonging to Developer/Owner-Cum-Confirming Party.



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9.14 The Developer/Owner-Cum-Confirming Party has informed the Purchaser/s that there may be common access road, street lights, common recreation space, passages, electricity and telephone cables, water lines, gas pipelines, drainage lines, sewerage lines, sewerage treatment plant and other common amenities and conveniences in the layout of the said Property. The Developer/Owner-Cum-Confirming Party has further informed the

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Purchaser/s that all expenses and charges of the aforesaid amenities and conveniences may be common and the Purchaser/s alongwith other purchasers of flats/units/premises in the Real Estate Project and the Purchaser/s shall share such expenses and charges in respect thereof as also maintenance charges proportionately. Such proportionate amounts shall be payable by each of the purchasers of flats/units/premises on the Real Estate Project including the Purchaser/s herein and the proportion to be paid by the Purchaser/s shall be determined by the Developer/Owner-Cum-Confirming Party and the Purchaser/s agrees to pay the same regularly without raising any dispute or objection with regard thereto. Neither the Purchaser/s nor any of the purchasers of flats/units/premises in the Real Estate Project shall object to the Developer/Owner-Cum-Confirming Party laying through or under or over the Property or any part thereof pipelines, underground electric and telephone cables, water lines, gas pipe lines, drainage lines, sewerage lines, etc., belonging to or meant for any of the wings and/or structures which are to be developed and constructed on the said Property.

9.15 The Developer/Owner-Cum-Confirming Party shall be at liberty to sell, assign, transfer, lease, mortgage or otherwise deal with its right, title and interest in the said Property, provided that the same does not in any way materially prejudice the right of the Purchaser in respect of the said Flat.

9.16 The Developer/Owner-Cum-Confirming Party shall be entitled to make variations in the lay-out, amenities and specifications, service and utility connection, facilities and underground water tanks, pumps, recreation areas and their dimensions as the Developer/Owner-Cum-Confirming Party deems fit.



The Developer/Owner-Cum-Confirming Party shall have the right to designate any space on the said Property to third party service providers for the purpose of facilitating the provision and proper maintenance of utility services to be availed by the occupants of the said Building that may be developed on the said Property. The Developer/Owner-Cum-Confirming Party shall also be entitled to designate any space in the said Property to such utility provider either on leave and licence or leasehold basis for the purpose of installing power sub-stations with a view to service the electricity requirement in the said Property and the said Building constructed thereon.

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Notwithstanding the other provisions of this Agreement, the Developer shall be entitled to nominate any person ("Project Management Agency") to manage the operation and maintenance of the said Building and the infrastructure on the said Property, common amenities and facilities of the said Property and the said Building after the completion of the project. The Developer shall have the authority and discretion to negotiate with such Project Management Agency and to enter unto and execute formal agreement/s for maintenance and management of infrastructure with it/them. The costs incurred in appointing and operating the Project

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Management Agency shall be borne and paid by the occupants of the said Building including the Purchaser, on a pro rata basis, as part of the development and common infrastructure charges referred to herein.

9.19 The Purchaser agrees to abide by any and all terms, conditions, rules and/or regulations that may be imposed by the Developer/Owner-Cum-Confirming Party or the Project Management Agency, including without limitation, payment of the Purchaser's share of the service charges that may become payable with respect to the operation and maintenance of the common areas and facilities of the said Property and the said Building constructed thereon.

9.20 The Developer/Owner-Cum-Confirming Party shall have the exclusive right to control advertising and signage, hoarding and all other forms of signage whatsoever within the said Property and on the said Building, till such time as the said Property together with the said Building constructed thereon are transferred to the Society. However, the Developers/Owner-Cum-Confirming Party logo and name shall always be fixed on the exterior of the building terrace parapet.

9.21 The Developer shall be entitled to construct site offices/sales lounge in the said Property and the Developer/Owner-Cum-Confirming Party shall have the right to access the same at any time without any restriction whatsoever irrespective of the conveyance/lease executed with the Society/ies in respect of the said Building.

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



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10. The Developer/Owner-Cum-Confirming Party hereby covenants as follows:-

10.1 The Developer/Owner-Cum-Confirming Party shall give possession of the said Flat to the Purchaser/s on "SEPTEMBER 2024" with grace period as per the RERA Notification for Covid-19 Pandemic, subject to receipt of the entire sale consideration under this Agreement however, subject to any Force Majeure conditions or Act of God disturbing the schedule of construction and in such case the date of handing over possession shall stand extended pro-rata.

10.2 The Developer/Owner-Cum-Confirming Party shall not be obliged and/or bound to hand over the possession of the said Flat as stated hereinabove in case of any of the following reasons:-

10.2.1 Any force majeure events;

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10.2.2 Act of god e.g. fire, drought, flood, earthquake, epidemics, natural disasters;

10.2.3 War and hostilities of war, riots, bandh or civil commotion;

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

10.2.5 Any notice, order, rule, notification of the Government and/or other public or competent authority/court;

10.2.6 Non-availability of cement, steel or other construction material due to strikes of manufactures, suppliers, transporters, or other intermediaries or due to any reason whatsoever;

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

10.2.8 Any stay order / injunction order issued by any Court of Law, competent authority, MCGM, statutory authority;

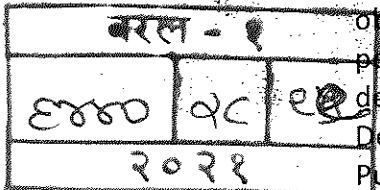
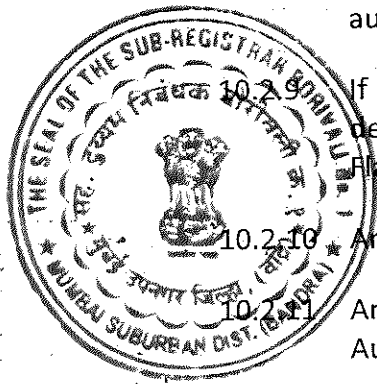
If any Competent Authority(ies) refuses, delays (including administrative delays), withholds, denies the grant of necessary approvals for the said Flat or;

10.2.10 Any event or circumstances analogues to the foregoing.

10.2.11 Any other circumstances that may be deemed reasonable by the Authority.

10.2.12 The Developer/Owner-Cum-Confirming Party shall not be held responsible or liable for not performing or delay in performing any of its obligations or undertakings provided for in this Agreement if such performance is prevented, delayed or hindered due to force majeure as defined hereinabove or any reason whatsoever beyond the control of the Developer/Owner-Cum-Confirming Party or on account of defaults by the Purchaser/s.

10.3 If the Developer fails to abide by the time schedule for completing the said Real Estate Project and for handing over the said Flat to the Purchaser/s on the Possession Date (save and except for the reasons as stated in Clause 10.2 above), then the Purchaser/s shall be entitled to either of the following:-



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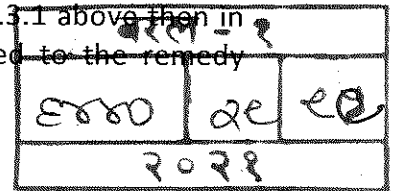
10.3.1 call upon the Developer by giving a written notice by Courier / E-mail / Registered Post A.D. at the address provided by the Developer ("Interest Notice") to pay Interest Rate for every month of delay from the Possession Date on the Sale Consideration paid by the Purchaser/s. The interest shall be paid by the Developer to the Purchaser/s till the date of offering to hand over of the possession of the said Flat by the Developer to the Purchaser/s;

OR

10.3.2 the Purchaser/s shall be entitled to terminate this Agreement by giving written notice to the Developer/Owner-Cum-Confirming Party by Courier / E-mail / Registered Post A.D. at the address provided by the Developer/Owner-Cum-Confirming Party ("Purchaser/s Termination Notice"). On the receipt of the Purchaser/s Termination Notice by the Developer/Owner-Cum-Confirming Party, this Agreement shall stand terminated and cancelled and the Developer/Owner-Cum-Confirming Party shall refund to the Purchaser/s the amounts already received by the Developer/Owner-Cum-Confirming Party under this Agreement with Interest Rate to be computed from the date the Developer/Owner-Cum-Confirming Party received such amount/part thereof till the date such amounts with interest at the Interest Rate thereon are duly repaid. On such repayment of the amounts by the Developer/Owner-Cum-Confirming Party (as stated in this clause), the Purchaser/s shall have no claim of any nature whatsoever on the Developer/Owner-Cum-Confirming Party and/or the said Flat and/or the said Car Parking Space/s and the Developer/Owner-Cum-Confirming Party shall be entitled to deal with and/or dispose off the said Flat and/or the said Car Parking Space/s in the manner it deems fit and proper.



10.4 In case if the Purchaser/s elects his remedy under sub-clause 10.3.1 above then in such a case the Purchaser/s shall not subsequently be entitled to the remedy under sub-clause 10.3.2 above.



11. Procedure for taking possession:

11.1 Upon obtainment of the Occupancy Certificate of the said Building from MCGM and upon payment by the Purchaser of the requisite installments of the Consideration of the said Flat and all other amounts due and payable in terms of this Agreement, the Developer/Owner-Cum-Confirming Party shall offer possession of the said Flat to the Purchaser in writing ("Possession Notice"). The Purchaser agrees to pay the maintenance charges as determined by the Developer/Owner-Cum-Confirming Party or the Society, as the case may be. The Developer/Owner-Cum-Confirming Party shall offer the possession to the Purchaser in writing within 7 days of receiving the Occupancy Certificate of the Real Estate Project.

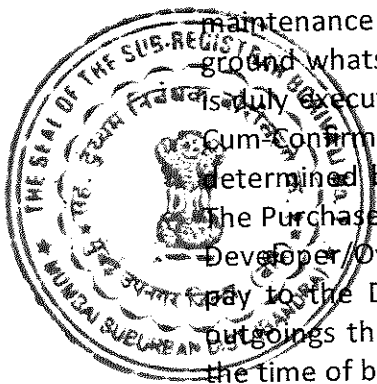
11.2 The Purchaser shall take possession of the said Flat within 15 days of the Possession Notice.

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11.3 Upon receiving the Possession Notice from the Developer/Owner-Cum-Confirming Party as per Clause 11.1 above, the Purchaser shall take possession of the said Flat from the Developer/Owner-Cum-Confirming Party by executing necessary indemnities, undertakings and such other documentation as may be prescribed by the Developer/Owner-Cum-Confirming Party, and the Developer/Owner-Cum-Confirming Party shall give possession of the said Flat to the Purchaser. Irrespective of whether the Purchaser takes or fails to take possession of the said Flat within the time provided in Clause 11.2 above it shall be construed as deemed possession and such Purchaser shall continue to be liable to pay maintenance charges and all other charges with respect to the said Flat, as applicable and as shall be decided by the Developer/Owner-Cum-Confirming Party.

11.4 Within 15 (fifteen) days of receipt of the Possession Notice, the Purchaser shall be liable to bear and pay his/her/its proportionate share i.e. in proportion to the carpet area of the said Flat, of outgoing in respect of the Real Estate Project and the said Property including *inter-alia*, local taxes, betterment charges, other indirect taxes of every nature, or such other levies by the MCGM or other concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks/staff, maintenance of equipment, management fee, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the Real Estate Project and/or the said Property. In the event of delay from the concerned authorities to provide water connection, then the water shall be supplied through external agencies/tankers till such time the concerned authorities provide the regular water connection. The charges for the same shall be included in the monthly maintenance charges and the Purchaser/s shall not object for the same on any ground whatsoever. Until the Society is formed and the Society Conveyance/lease is duly executed and registered, the Purchaser shall pay to the Developer/Owner-Cum-Confirming Party such proportionate share of outgoing as may be determined by the Developer/Owner-Cum-Confirming Party at its sole discretion. The Purchaser further agrees that till the Purchaser's share is so determined by the Developer/Owner-Cum-Confirming Party at its sole discretion, the Purchaser shall pay to the Developer provisional monthly contribution per month towards the outgoing that may be decide by the Developer/Owner-Cum-Confirming Party. At the time of being handed over possession of the said Flat, the Purchaser shall pay to the Developer the Adhoc Maintenance Deposit being an estimated lumpsum amount towards initial outgoing expenses as setout above. The amounts so paid by the Purchaser to the Developer/Owner-Cum-Confirming Party shall not carry any interest and shall remain with the Developer/Owner-Cum-Confirming Party until the Society Conveyance/lease is duly executed and registered. On execution of the Society Conveyance/lease, the aforesaid deposits less any deductions as provided for in this Agreement shall be paid over by the Developer/Owner-Cum-Confirming Party to the Society.



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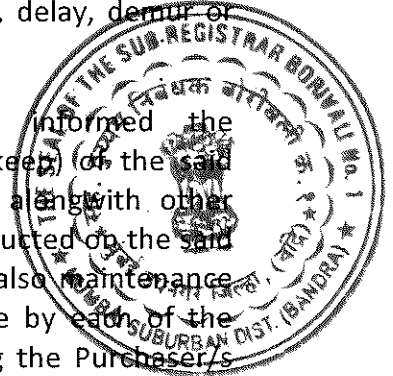
11.5 It is agreed between the parties that on the date on which Possession of the said Flat is being handed over to the Purchaser, the Car Parking space may not be ready or fit for use. The Purchaser/s shall not raise any objection or refuse to take

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possession of the said Flat due to non-availability of Car Parking space. The Developer/Owner-Cum-Confirming Party may provide, if available, car parking space on temporary basis, till the time the parking space are ready for parking of car. Upon the Car Parking Space being ready for use, any temporary parking space, allowed to be used by the Purchaser shall be forthwith vacated by the Purchaser/s unconditionally without any delay and without any objections or reservation whatsoever. The maintenance charges and local taxes allocated to such temporary car parking space or permanent car parking space shall be paid by the Purchaser/s.

12. Notwithstanding anything to the contrary contained anywhere else in this Agreement, it is agreed by and between the parties hereto that the Developer/Owner-Cum-Confirming Party shall be obliged and liable to offer possession of the said Flat to the Purchaser, only upon the Purchaser having duly paid in full all amounts/all installments of the said Consideration/society deposit/interest (if any) or any other amount as and when the same are due and/or payable under this Agreement to the Owner-Cum-Confirming Party, or as the case may be, to the Developer, without any deduction, delay, demur or protest.

13. The Developer/Owner-Cum-Confirming Party have further informed the Purchaser/s that all the expenses and charges (maintenance and upkeep) of the said amenities and conveniences may be common and the Purchaser/s along with other purchasers of flats/units/premises in the Real Estate Project to be constructed on the said Property, shall share such expenses and charges in respect thereof as also maintenance charges proportionately. Such proportionate amounts shall be payable by each of the purchasers of flats/units/premises on the Real Estate Project including the Purchaser/s herein. The proportionate costs and charges to be paid by the Purchaser/s shall be determined by the Developer/Owner-Cum-Confirming Party and the Purchaser/s agrees to pay the same regularly without raising any dispute or objection with regard thereto.



14. Until such time as the development of the Real Estate Project is completed and the possession of all the flats are delivered to all Purchaser(s), the Developer/Owner-Cum-Confirming Party will be entitled at their discretion, to control the management of the said Building and to realize the outgoings and Maintenance Charges. The Developer/Owner-Cum-Confirming Party shall be entitled to charge maintenance charges / outgoings (excluding Municipal taxes) as service charges for the purpose of the said Building management. The Maintenance shall be paid by the Purchaser(s) of the Flats of the said Building including the Purchaser(s) herein on a pro-rata basis. The estimated Adhoc Maintenance Deposit so paid by the Purchaser/s to the Developer/Owner-Cum-Confirming Party shall not carry any interest and shall be utilized by the Developer/Owner-Cum-Confirming Party for payments, taxes, outgoings from the date of possession or deemed possession or the date of Occupation Certificate whichever is earlier. The Developer/Owner-Cum-Confirming Party has informed the Purchaser/s that once the Adhoc Maintenance Deposit has got exhausted or is about to get exhausted by the Developer/Owner-Cum-Confirming Party, the Developer/Owner-Cum-Confirming Party shall intimate the Purchaser/s about the same and the Purchaser/s has agreed to either make good the negative balance if any or regularly pay the monthly maintenance charges on 5th of every month on actual without any objection, demur or protest as per the invoice raised by the

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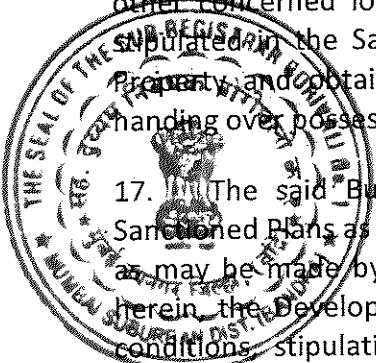
Developer/Owner-Cum-Confirming Party till the time the management and operation of the said Building has been handed over by the Developer/Owner-Cum-Confirming Party to the Adhoc Committee and/or to the Society, whoever earlier and shall not withhold the same for any reason whatsoever and non-payment for 3 (three) consecutive months shall be construed as default under this Agreement. The Developer/Owner-Cum-Confirming Party shall hand over the management and affairs of the new Building to the Adhoc committee and/or to the society within a period of 24 months from the completion of the Project.

15. Layout Management by Developer/Owner-Cum-Confirming Party- Until such time as the entire proposed development of the said Property is completed and the possession of all the flats are delivered to all Purchasers and further the society of all wings and/or different societies of each of the wings to be constructed on the said Property is formed, the Developer/Owner-Cum-Confirming Party will be entitled at their discretion, to control the management of the said Property and to realize the outgoings and Maintenance Charges in respect of the said Property layout. The Developer/Owner-Cum-Confirming Party shall be entitled to charge maintenance charges / outgoings (excluding Municipal taxes) as service charge for the purpose of layout management. The Maintenance shall be paid by the Purchaser(s) of the flats of the said Building including the Purchaser(s) herein along with Purchaser(s) of flats of all wings in the layout on a pro-rata basis.

16. The Developer/Owner-Cum-Confirming Party shall observe, perform and comply with all the terms, conditions, stipulations and restrictions, imposed by MCGM and any other concerned local authority at the time of sanctioning the plan and thereafter, as stipulated in the Sanctioned Plans for the construction of the said Building on the said Property and obtain from the appropriate authority the Occupation Certificate before handing over possession of the said Flat to the Purchaser for occupation.

17. The said Building shall be constructed and completed in accordance with the Sanctioned Plans as approved by MCGM as aforementioned with such modifications thereto as may be made by the Developer as set out hereinabove. Save and except as provided herein, the Developer hereby agrees to observe, perform and comply with all the terms, conditions stipulations and restrictions, if any, which may have been imposed by the sanctioning authorities at the time of sanctioning the plans and shall, before handing over possession of the said Flat to the Purchaser, obtain the occupation certificate and/or part occupation certificate in respect of the said Building.

18. If within a period of 5 (five) year from the date of receipt of occupation certificate of the said Building, any structural defects in the said Flat or the building in which the said Flat is situated, then, wherever possible such defects shall be rectified by the Developer at their own cost and in case it is not possible to rectify such defects, then the Purchaser/s shall be entitled to receive from the Developer reasonable compensation for such defect. However, if the Purchaser/s carry out any alteration or addition or change in the said Flat and in the said Building in which the said Flat is situated without obtaining prior written permission of the Developer and the concerned authorities wherever required, the liability of the Developer shall come to an end and the Purchaser/s alone shall be responsible to rectify such defect or change at his/her/their own cost. The reasonable compensation if payable under this clause will be determined by the Architects appointed by the Developer.



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19. The Purchaser/s agree/s and acknowledge/s that the Developer is/are providing equipment/systems/appliances as mentioned in the List of Amenities more particularly setout in Annexure "G" hereto. The Purchaser/s is aware that the Developer is/are not the manufacturer of these systems of equipment/systems/ appliances. The Developer does not warrant or guarantee the use, performance or otherwise of these equipment / systems / appliances. The Parties hereto agree that the Developer is not and shall not be responsible or liable in connection with any defect or the performance/ non-performance or otherwise of these systems/appliances.

20. The Developer is at liberty and is entitled to enter into any Agreement for sale of Developer's Premises in the said Building;

21. It is hereby agreed that the Purchaser has agreed to acquire the said Flat. It is hereby expressly agreed by and between the Parties that the Developer and the Owner-Cum-Confirming Party shall be entitled to the open ground, compound, parking areas whether under the stilt, in the basement or in the open and shall be entitled to deal with and/or dispose of in such manner as they desire.

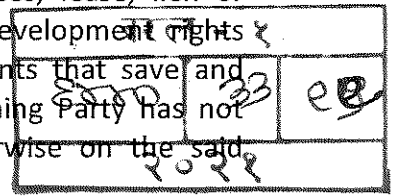
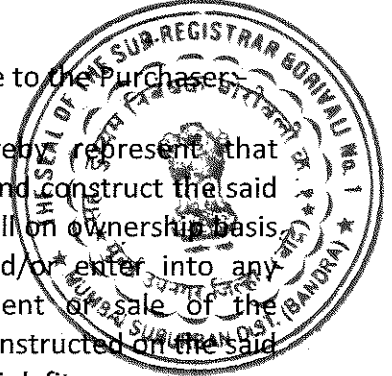
22. Save and except as disclosed herein and in the disclosures made to the Purchaser;

22.1 The Developer and the Owner-Cum-Confirming Party hereby represent that Developer is absolutely entitled to develop the said Property and construct the said Building by utilising the FSI and the Developer is at liberty to sell on ownership basis, and/or allot, dispose, transfer the Developer's Premises and/or enter into any package deal arrangement and agreement for the allotment or sale of the Developer's Premises forming part of the said Building to be constructed on the said Property on such terms and conditions as the Developer may think fit;

22.2 The Developer hereby represents that save and except as stated in this Agreement the Developer has not created mortgage, charge, encumbrances, lease, lien or otherwise on the said Property or the said Building or the development rights thereon, and the Owner-Cum-Confirming Party hereby represents that save and except as uploaded on RERA Website, the Owner-Cum-Confirming Party has not created mortgage, charge, encumbrances, lease, lien or otherwise on the said Property or the said Building or the development rights thereon;

22.3 The Developer and the Owner-Cum-Confirming Party, each of them, in so far as its concerns itself only and no further, hereby represent that there is no prohibitory order under any statute or otherwise, restraining and/or restricting rights of the Owner-Cum-Confirming Party and the Developer to enter into this Agreement;

22.4 The Developer and the Owner-Cum-Confirming Party each of them, in so far as its concerns itself only and no further, hereby represents that the Developer and the Owner-Cum-Confirming Party have all the right and title to enter into this Agreement and have not committed or omitted to perform any act or thing, whereby the right or interest of the Purchaser created herein, may prejudicially be affected;



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22.5 The Developer and the Owner-Cum-Confirming Party each of them, in so far as its concerns itself only and no further, hereby represent that the Owner-Cum-Confirming Party the Developer has not entered into any agreement for sale and/or development or any other agreement / arrangement with any person or party with respect to the said Flat which will, in any manner, affect the rights of Purchaser under this Agreement;

22.6 The Developer confirms that the Developer is not restricted in any manner whatsoever from selling the said Flat to the Purchaser in the manner contemplated in this Agreement;

22.7 The Developer and the Owner-Cum-Confirming Party each of them, in so far as its concerns itself only and no further, hereby represent that no notice from the Government or any other local body or authority or any legislative enactment, Government Ordinance, Order, Notification (including any notice for acquisition or requisition of the said Land) has been received by or served upon the Owner-Cum-Confirming Party or the Developer in respect of the said Property;

22.8 The Developer has pursuant to the terms and conditions as mentioned in the Development Agreement is developing the said Property, after putting up and obtaining approval for new building plans.

23. The Purchaser with the intention to bind itself and all persons into whose hands the said Flat may come, hereby covenant with the Developer and the Owner-Cum-Confirming Party as follows:-



23.1 To maintain the said Flat at the Purchasers' own cost in good and tenantable state of repairs and conditions from the date possession of the said Flat is taken by the Purchaser and the Purchaser shall not do or suffer to be done anything in or to the said Building in which the said Flat are situate or staircase or any passages therein which may be against any Rules, Regulations or Bye-laws of concerned Government or local or other authority and the Purchaser shall not change or alter or make additions in or to the said Building in which the said Flat are situate or any part thereof;

23.2 Not to store or permit to be stored in the said Flat, any goods or articles which are of hazardous, combustible or dangerous nature (save and except the goods or articles which are used for the commercial purpose) or are so heavy as to damage the construction or structure of the said Building in which the said Flat are situate or storing of which goods or articles is objected to by the concerned Government, local or other authority and the Purchaser shall not keep any article in the common passages, lifts, staircases, Landings, entrance lobbies, terraces or any other common areas on the said Property and the said Building thereon and the Purchaser shall not display or permit display any sign boards, hoardings or advertisements on the exterior of the said Flat or in the common areas on the said Property and the said Building thereon and the Purchaser shall not carry or cause to be carried to upper floors any heavy packages which may damage or are likely to damage the lift,

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staircases, common passages or structure of the said Building in which the said Flat are situate, including entrance of the said Building in which the said Flat are situate;

23.3 To carry out at their own costs all internal repairs to the said Flat and maintain the said Flat in good condition and the Purchaser shall not do or suffer to be done anything in or to the said Building in which the said Flat are situated or in the said Flat which may be against the Rules and Regulations and Bye-laws of the concerned local authority or public authority and in the event of the Purchaser committing any act in contravention of the above provision, the Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority;

23.4 Not to demolish or cause to be demolished the said Flat or any part thereof nor at any time make or cause to be made any additions or alterations of whatever nature in or to the said Flat or any part thereof nor any alteration in the elevation, external facade and outside colour scheme of the said Building in which the said Flat are situate and the Purchaser shall not fix grills or projections on the exterior of the said Flat and the Purchaser shall not decorate or alter the exterior of the said Flat;

23.5 To keep the sewers, drains and pipes in the said Flat and appurtenance thereto in good tenable repairs and condition and in particular, support shelter and protect the other parts of the said Building in which the said Flat are situate and the Purchaser shall not chisel or in any other manner damage columns, beams, walls, slabs or R. C. C. Partis or other structural members in the said Flat without the prior written permission of the Developer and/or of the Society which consent shall not be unreasonably withheld;

23.6 Not to enclose the passages/leveling, if any, forming part of the said Flat;

23.7 Not to use the said Flat as guest house;

23.8 That the dry and wet garbage shall be separated and the wet garbage generated in the building shall be treated separately on the same plot by the residents/occupants of the building.

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23.9 Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat in the compound or any portion of the said Property and the said Building in which the said Flat are situate;

23.10 To bear and pay increases in local taxes, water charges, and such other levies, if any, which are imposed by the concerned Municipal and other local authorities and/or Government and/or other public authorities in respect of the said Flat;

23.11 All taxes, dues, cess, outgoings due and payable in respect of the said Property as the case may be, and the said Building, in proportion to the carpet area of the said Flat and in the manner as set out hereinabove shall be borne and payable by the Purchaser;

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23.12 The Purchaser shall on demand, deposit with the Developer his/her/their proportionate share towards the installation of water meter and electric cable meter and/or any other deposit to be paid by the Developer to the local authority or body concerned and/or any other concerned authority;

23.13 The Purchaser shall observe and perform all the rules and regulations which the Society may adopt at its inception and additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said Building and the said Flat therein and for observance and performance of the Building Rules, Regulations and Bye-laws for the time being in force of the concerned local authority and of Government and other public bodies and authorities. The Purchaser shall also observe and perform all the stipulations and conditions laid down by the Society regarding the occupation and use of the said Flat in the said Building on the said Property and the Purchaser shall pay and contribute regularly and punctually towards the taxes, expenses and outgoings in accordance with the terms of this Agreement;

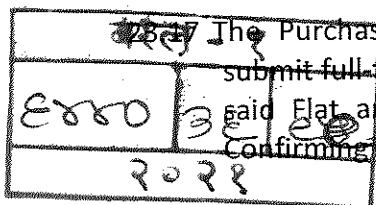
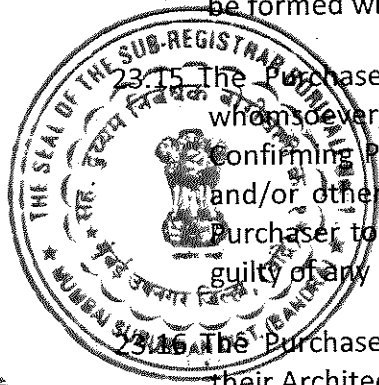
23.14 The Purchaser shall also sign and execute such forms and applications as may be required or called upon by the Developer to form a co-operative housing society under the provisions of the Maharashtra Co-operative Societies Act, 1960 as stated herein and/or admit and enroll the Purchaser as the member of the Society as may be formed with respect to the said Building constructed on the said Land;

23.15 The Purchaser shall not sell the said Flat or any portions thereof to any one whomsoever, without the permission in writing of the Developer/Owner-Cum-Confirming Party and until all the amounts payable towards the said Consideration and/or otherwise under and/or pursuant to this Agreement are fully paid by the Purchaser to the Developer/Owner-Cum-Confirming Party and the Purchaser is not guilty of any breach or default of any of the terms and conditions set out herein.

23.16 The Purchaser shall permit the Developer, the Owner-Cum-Confirming Party and their Architects, surveyors and agents with or without workmen and others upon the reasonable notice given by the Developer or the Owner-Cum-Confirming Party to the Purchaser, to enter upon the said Flat and the said Property and the said Building or any part thereof only for the purpose to view and examine the state and condition thereof and execute any works required therein;

23.17 The Purchaser/s hereby agrees and declares that he/she/itself/themselves shall submit full fledged drawings with all specifications before starting interior work of the said Flat and approval/NOC shall be obtained from the Developer/Owner-Cum-Confirming Party.

23.18 The Purchaser is aware and acknowledges that the Developer and Owner-Cum-Confirming Party are entitled to respectively sell, lease, sub-lease, give on leave and license basis or otherwise dispose of and transfer their respective Premises as per the letter dated 14th January, 2020 and Supplemental Development Agreement dated 9th August, 2019 comprised in the said Building to be constructed by the Developer/Owner-Cum-Confirming Party on the said Property or as per the



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amendments agreed between the Developer and Owner-Cum-Confirming Party from time to time and the Purchaser undertakes that he/she/they shall not be entitled to raise any objection with respect to the same.

23.19 The Developer/Owner-Cum-Confirming Party represented to the Purchaser that a rain water drain is passing through the said Property which is located at North side abating to 18/3 meter road. The Purchasers of the said Building shall maintain and cleaning of the said rain water drain twice a year and shall submit the report of the same to MCGM from time to time as per the Letter dated DyChE/54/SWD/PC dated 5th July, 2019 issued by MCGM;

23.20 The Purchasers do hereby expressly and irrevocably agrees and confirms that he/she/they shall not raise any objection, claim, protest, grievance, etc or take out any legal proceedings before any court of law, or Competent Authority against any future development to be carried out by the Developer/Owner-Cum-Confirming Party on the said Property in future in case of the Developer/Owner-Cum-Confirming Party obtain part Occupation Certificate and/or any development in case of any amalgamation with the said Property;

24. The Purchaser agrees and declares that in the event, if the Purchaser procures any loan or financial assistance for purchasing the said Flat, then the Purchaser shall ensure that such Bank/s or Financial Institution pays the aforesaid installments regularly and punctually and any delay in the payment of the said installment by the Bank/s or the Financial Institution shall amount to a breach of the terms and condition of this Agreement and the consequences mentioned in this Agreement shall apply.

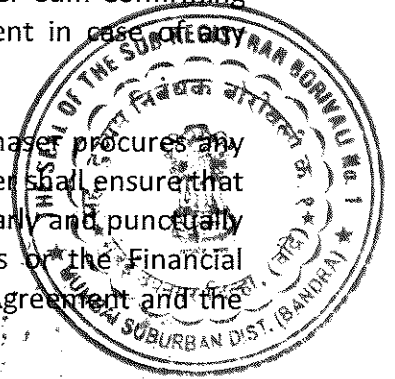
25. In the event of any Bank/financial Institution sanctioning loan by way of mortgage/as a co-lateral or as any such security, the Bank/ Financial Institution shall do so at their own risk and costs and the Developer and/or the Owner-Cum-Confirming Party shall not be liable and/or responsible for the same in any manner.

26. The Bank/Financial Institution shall not be able to claim its rights on the said Flat - 2 which is mortgaged or held as a collateral or as any such security until and unless all monies payable to the Owner-Cum-Confirming Party and the Developer by the Purchaser under and/or pursuant to this Agreement, has been duly received in full by the Owner-Cum-Confirming Party and the Developer, as the case may be.

27. For any amount remaining unpaid by the Purchaser under this Agreement, to the Developer /Owner-Cum-Confirming Party, to the extent of any amount payable to the Developer/Owner-Cum-Confirming Party they shall have first lien and charge on the said Flat agreed to be allotted to the Purchaser.

28. **Formation of the Society**

28.1 Upon completion of the entire development of the said Property and sale of all the flats / premises / blocks/units in the said Building and subject to the Purchasers having made payment of the entire consideration including all dues, outgoings to be paid hereunder, the Developer/Owner-Cum-Confirming Party shall form a Society of



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all wings and/or separate societies of each wing (as the case may be) (hereinafter referred to as "the Society") of all the Purchasers of the said Building and/or as per the provision of RERA Act and applicable Rules therein.

28.2 The Purchaser/s shall, along with other purchasers of premises/units of the said Building, join in forming and registering a co-operative housing society under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules thereunder and in accordance with the provisions of the RERA Act and RERA Rules in respect of the Real Estate Project;

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

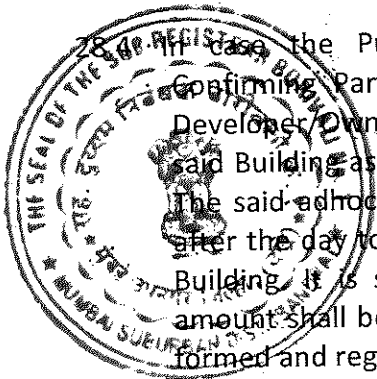
In case the Purchaser/s fails to cooperate with the Developer/Owner-Cum-Confirming Party for formation of the Society for any reason whatsoever, the Developer/Owner-Cum-Confirming Party shall appoint some of the purchasers of the said Building as adhoc committee members or shall appoint any third party agency. The said adhoc committee members and/or the said third party agency shall look after the day to day affairs and management of the said Building and maintain the Building. It is specifically mentioned that the settlement of account of balance amount shall be settled with the elected managing committee of the Society to be formed and registered after proper audit of the said account;

28.5 Further, in case the adhoc committee and/or the Society fails to take over the day to day affairs and maintenance of the Building from the Developer/Owner-Cum-Confirming Party as and when called for, the Developer/Owner-Cum-Confirming Party shall give one month notice before stopping the maintaining the building after the advance deposit is exhausted or about to get exhausted and thereafter adhoc committee and/or the Society (as the case may be) shall be solely responsible and liable to maintain the said Building;

28.6 It is hereby specified that the maintenance charges for maintenance of the common areas and the amenities of the said Building shall be apportion on the basis of the respective areas of the flats;

28.7 The name of the Society shall be solely decided by the Developer/Owner-Cum-Confirming Party and cannot be changed or altered in future.

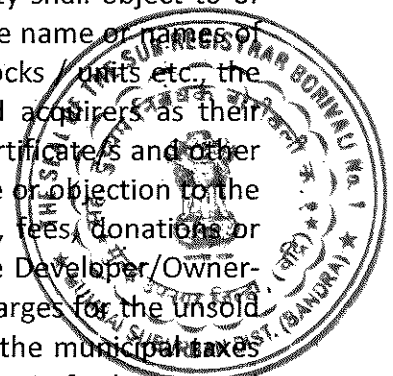
28.8 The Society shall admit all purchasers of flats in the said Building as members, in accordance with its bye-laws.



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28.6	It is hereby specified that the maintenance charges for maintenance of the common areas and the amenities of the said Building shall be apportion on the basis of the respective areas of the flats;
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28.9 It is expressly and specifically clarified, agreed, understood and confirmed by and between the parties hereto that the unsold flats / premises / blocks / units and other premises including car parking spaces in the said Building shall at all times, including after the formation and registration of the said Society and/or after the conveyance/lease of the said Property and the said Building in favour of the said Society, be and remain the absolute Property of the Developer and/or said Owner-Cum-Confirming Party, as the case may be, and the Developer/Owner-Cum-Confirming Party shall become members of the said Society in respect thereof. The Developer and/or Owner-Cum-Confirming Party shall have full right, absolute power and authority, and shall unconditionally be entitled to deal with and to sell, let or otherwise dispose of the same in any manner and for such consideration, and on such terms and conditions as it may in its sole and absolute discretion deem fit and proper, to any person or party of its choice and shall operate the sale office from the said Building and do all activities in the common areas of the Project to promote the unsold units and neither the Purchaser/s herein, nor the Society shall object to or dispute the same. On the Developer intimating to the Society the name or names of the Purchaser or acquirer/s of such unsold flats / premises / blocks / units etc., the Society shall forthwith accept and admit such purchasers and acquirers as their member/s and shareholder/s, and shall forthwith issue share certificate/s and other necessary documents in their favour, without raising any dispute or objection to the same and without charging/recording from them any premium, fees, donations or any other amount of whatsoever nature in respect thereof. The Developer/Owner-Cum-Confirming Party shall not be liable to pay maintenance charges for the unsold flats / premises / blocks / pent houses to the Society including the municipal taxes with effect from receipt of occupation/ completion certificate. It is further agreed that the Developer shall also not be liable to pay maintenance charges, or any other charges/expenses for the flats/areas to be used and occupied by them for site/sales office;



28.10 The Developer/Owner-Cum-Confirming Party shall be entitled, but not obliged to, join as a member of the Society in respect of unsold flats in the Real Estate Project, if any.

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28.11 Post execution of the Society Conveyance/lease (defined below), the Society shall be responsible for the operation and management and/or supervision of the Real Estate Project, and the Purchaser/s shall extend necessary co-operation and shall do the necessary acts, deeds, matters and things as may be required in this regard.

28.12 The cost, charges, expenses, levies, fees, taxes, duties, including stamp duty and registration charges, with respect to the formation of the Society, including in respect of (a) any documents, instruments, papers and writings, (b) professional fees charged by the Advocates & Solicitors engaged by the Developer/Owner-Cum-Confirming Party for preparing, drafting and approving all such documents, shall be borne and paid by the Society and their members/intended members including the Purchaser/s, as the case may be, and the Developer/Owner-Cum-Confirming Party shall not be liable toward the same.

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28.13 The Developer shall have a right to amend/modify the approved plan even after formation of the society and/or receipt of Occupation Certificate and the Society shall issue NOC for the same as and when demanded by the Developer without any objection.

29. **Conveyance/Lease to the Society:**

29.1 An Indenture of Conveyance and/or Indenture of Lease shall be executed with the society with respect to the right, title and interest in the proportionate area being part of the said Property and also less the Property under Retail Market and subject to the conveyance of the MCGM Parking in favour of MCGM. The Lease shall be perpetual and for the period of 999 years with lease rental of Rs.1/- per annum ("**Society Conveyance/Lease**").

29.2 The Society shall be required to join in execution and registration of the Society Conveyance/Lease. The costs, expenses, charges, levies and taxes on the Society Conveyance/Lease and the transaction contemplated thereby including stamp duty and registration charges shall be borne and paid by the Society alone. Post the Society Conveyance/Lease, the Society shall be responsible for the operation and management and/or supervision of the part of the said Property including any common areas facilities and amenities and the Developer and the Owner-Cum-Confirming Party shall not be responsible for the same.

30. The Purchaser shall observe and perform all the rules and regulations and bye-laws of the Society on its formation and the additions, alterations and amendments thereof that may be made from time to time for protection and maintenance of the said Building standing on the said Property and the premises therein and for the performance and observance of building rules, regulations and bye-laws for the time being of the concerned local authority, government or public bodies. The Purchaser shall also observe and perform all the terms and stipulations laid down by the Society regarding occupation and use of the said Flat and shall pay outgoings in accordance with the terms of this Agreement.

31. The rights of the Purchaser shall be confined only to the said Flat. The conferment of right in respect of the said Property and the said Building in favour of the Society shall take place only on the execution of the transfer documents in its favour as aforesaid.

32. It is expressly clarified, agreed and understood that the common amenities on the said Property as mentioned in Annexure "G" hereto, which shall be provided by the Developer/Owner-Cum-Confirming Party shall remain the exclusive, sole and absolute Property of the Developer/Owner-Cum-Confirming Party till the execution of the Conveyance/Lease of the part of the said Property to the Society. The Purchaser/s agrees and confirms that the said common amenities shall be conveyed only to the Society.

33. It is hereby agreed that even after the Society for the said Building has been formed and the transfer documents are executed in favour of the Society, the Developer/Owner-Cum-Confirming Party shall have full right and authority to use the FSI and the Owner-Cum-Confirming Party shall have full right and authority to use the Balance FSI (if any) in any

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other manner and the Purchaser and/or the Society to be formed and registered shall have no right of any nature whatsoever in respect thereof.

34. The Purchaser hereby agrees that in the event of any amount becoming payable by way of levy of premium to the concerned local authority or any amount becoming payable by way of betterment charges or development levies or any other payment of a similar nature in respect of the said Property and/or various premises/building to be constructed thereon, the same shall be reimbursed by the Purchaser to the Developer/Owner-Cum-Confirming Party in the proportion of the area of the said Flat to the total area of all the premises in the said Property.

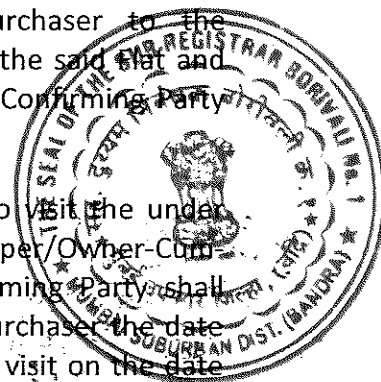
35. The Purchaser hereby also agrees that in the event of any amount by way of premium security deposit or fire cess, betterment charges or development tax or security deposit for the purpose of obtaining water/electric/cable connection for the said Building or any other purpose in respect of the said Building or any other tax or payment of a similar nature is paid to the MCGM or any other authority or becoming payable by the Developer/Owner-Cum-Confirming Party, the same shall be reimbursed by the Purchaser to the Developer/Owner-Cum-Confirming Party proportionately with respect to the said flat and in determining such amount, the decision of the Developer/Owner-Cum-Confirming Party shall be conclusive and binding upon the Purchaser.

36. It is agreed between the parties that, if the Purchaser intends to visit the under construction project then it shall make a written request to the Developer/Owner-Cum-Confirming Party for a site visit and the Developer/Owner-Cum-Confirming Party shall within 7 (seven) working days from receipt of the request intimate the Purchaser the date and time for such visit. The Purchaser shall accordingly be entitled to site visit on the date and the time as intimated by the Developer/Owner-Cum-Confirming Party accompanied by site staff of the Developer/Owner-Cum-Confirming Party and the Purchaser agrees to follow all the safety precautions during the site visit. It is further clarified that, no children below the age of 15 years shall be allowed to enter the site. The Purchaser hereby undertakes not to hold the Developer/Owner-Cum-Confirming Party responsible for any loss or damage or harm incurred or suffered by the Purchaser or any person accompanying the Purchaser due to negligence or wrongful acts or otherwise, during the site visit.

37. After the possession of the said Flat is handed over to the Purchaser, if any additions or alterations in or about or relating to the said Building are required to be carried out at the request of the Government, local authority or any other statutory authority, the same shall be carried out by the Purchaser at his/her/their own costs and the Developer/Owner-Cum-Confirming Party shall not be in any manner liable or responsible for the same.

38. The Purchaser shall duly observe the terms and conditions of this Agreement. Without prejudice to the generality of the foregoing, the Purchaser shall make payment of all amounts required to be paid hereunder and/or pursuant hereto on the date the same are due and/or payable (time being the essence of the contract).

39. Without prejudice to the rights of the Developer/Owner-Cum-Confirming Party to receive Interest Rate any other rights and remedies available to the Developer/Owner-Cum-Confirming Party i.e. either (a) on the Purchaser/s committing default in payment on



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due date of any amount due and payable by the Purchaser/s to the Developer/Owner-Cum-Confirming Party under this Agreement (including his/her/its proportionate share of taxes levied by concerned local authority and other outgoings) and/or (b) the Purchaser/s committing three defaults of payment of installments of the Consideration, the Developer/Owner-Cum-Confirming Party shall be entitled to at its own option and discretion, terminate this Agreement, without any reference or recourse to the Purchaser/s. Provided that, the Developer/Owner-Cum-Confirming Party shall give notice of 15 (fifteen) days in writing to the Purchaser/s ("Default Notice") by Courier / E-mail / Registered Post A.D. at the address provided by the Purchaser/s of its intention to terminate this Agreement with detail/s of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Purchaser/s fails to rectify the breach or breaches mentioned by the Developer/Owner-Cum-Confirming Party within the period of the Default Notice, including making full and final payment of any outstanding dues together with the Interest Rate thereon, then at the end of the Default Notice, the Developer/Owner-Cum-Confirming Party shall be entitled to terminate this Agreement by issuance of a written notice to the Purchaser/s ("Developer Termination Notice") by Courier / E-mail / Registered Post A.D. at the address provided by the Purchaser/s. On receipt of the Developer Termination Notice by the Purchaser/s or in the event of cancellation of the allotment of the said Flat by the Purchaser/s for whatever reason, this Agreement shall stand terminated and cancelled;

40. In the event of cancellation of the allotment of the said Flat by the Purchaser for whatever reason or in the event of termination of the allotment of the said Flat by the Developer/Owner-Cum-Confirming Party on account of the breaches of the Purchaser, including the breach on account of delayed payments and/or failure to make payments in spite of being called upon to do so and inspite of the notice by the Developer/Owner-Cum-Confirming Party to cure/remedy such breach or breaches (as stated above), the following amounts shall be deducted and forfeited:-

40.1 10% of the Sale Consideration shall stand forfeited by the Developer along with applicable taxes thereon, ("Liquidated Damages") as pre-estimated liquidated damages to be paid by the Purchaser/s to the Developer/Owner-Cum-Confirming Party;

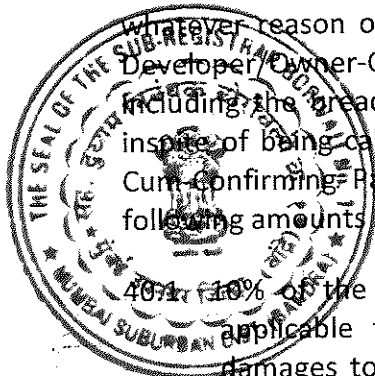
40.2 GST, brokerage and all other taxes paid or payable on this Agreement as well as on the cancellation Agreement.

40.3 The taxes and outgoings, if any, due and payable by the Purchaser/s in respect of the said Flat upto the date of termination of this Agreement;

40.4 PRE-EMLI interest (if any paid by the Promoter on behalf of the Purchaser/s);

40.5 The amount of interest payable by the Purchaser/s to the Developer/Owner-Cum-Confirming Party in terms of this Agreement from the dates of default in payment till the date of termination as aforesaid;

40.6 In the event of the sale consideration of the New Prospective Purchaser/s being less than the consideration mentioned herein, the amount of such deficit.



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40.7 The Developer/Owner-Cum-Confirming Party shall, in the event of any shortfall, be entitled to recover the said amounts from the Purchaser. The Developer/Owner-Cum-Confirming Party shall not be liable to pay to the Purchaser any interest, compensation, damages, costs or otherwise and shall also not be liable to reimburse to the Purchaser any Government Charges such as GST, Stamp Duty, Registration Fees, etc. The amount shall be accepted by the Purchaser in full satisfaction of all his/her/their claim under this Agreement and/or in or to the said Flat.

40.8 The refund shall be made only after the resale of allotted flat to any third party purchaser and not otherwise, after deduction as aforesaid.

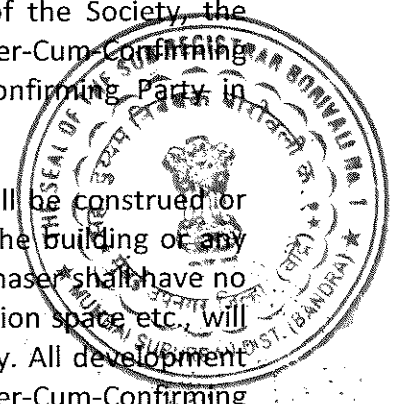
40.9 The Purchaser shall have no claim whatsoever in respect of the said Flat on issuance of the termination letter by the Developer/Owner-Cum-Confirming Party or on issuance of a cancellation request by the Purchaser.

41. It is hereby agreed between the Developer/Owner-Cum-Confirming Party and the Purchaser that at the time of hand-over of management in favour of the Society, the Purchaser and/or the Society shall reimburse to the Developer/Owner-Cum-Confirming Party any refundable deposits paid by the Developer/Owner-Cum-Confirming Party in respect of the said Building and the infrastructure for the said Building;

42. Nothing contained in this Agreement is intended to be nor shall be construed or claimed by the Purchaser as a grant, demise or assignment in law of the building or any part/s thereof and/or of the said Property or any part thereof. The Purchaser shall have no claim in respect of all open spaces, lobbies, stair-cases, terraces, recreation space etc., will remain in the possession of the Developer/Owner-Cum-Confirming Party. All development rights with respect to the same shall remain with the Developer/Owner-Cum-Confirming Party.

43. (a) It is understood and agreed by and between the parties hereto that the terrace space/s in front of or adjacent to the flat/s in the said Building in which the said Flat is situated, if any, shall not belong to the respective purchaser/s of such flat/s and such terrace space/s shall exclusively belong to the Developer/Owner-Cum-Confirming Party. The said terrace/s shall not be used/occupied/enclosed by such flat purchaser/s till the permission in writing is obtained from the concerned local authority and the Developer/Owner-Cum-Confirming Party or the Society, as the case may be. Provided, however that the open spaces in the building compound, terrace on the top floor, etc. of the said Building, shall belong exclusively to the Developer/Owner-Cum-Confirming Party and they alone shall have right to allot, use or create third party rights with regard to such spaces.

(b) The Purchaser hereby consent/s to the grant of exclusive right of the said attached terrace/s to the Developer/Owner-Cum-Confirming Party to deal with the same as it may think fit so and hereby state/s, declare/s and covenant/s that neither the Purchaser nor the said Society will have any right to deal or have any claim, right, title or interest of whatsoever nature in such attached terrace/s. It is agreed that the aforesaid right in favour of the



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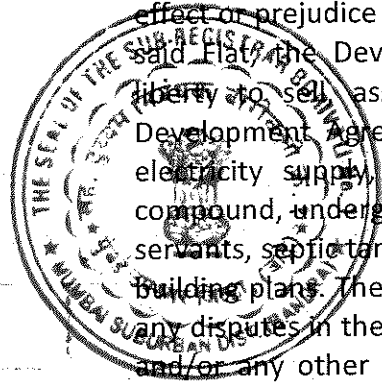
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purchaser/s of such flat/s with terrace/s shall not be covenant running with the said and the said Building in favour of the said Society.

44. It is further expressly clarified, agreed and understood by and between the parties hereto that notwithstanding what is contained herein to the contrary the common terraces above the topmost floors of the said Building, shall always absolutely and exclusively belong to the Developer/Owner-Cum-Confirming Party and the Developer/Owner-Cum-Confirming Party shall have full right, absolute authority, and unfettered discretion to use the same in any lawful manner, including putting up any overhead water tank/s thereon to store and supply water to the occupants of the said Building. The Developer/Owner-Cum-Confirming Party shall not be liable to pay any compensation, amount or charges whatsoever in respect of the same to the Purchaser, or the said Society, and neither the Purchaser nor the said Society shall at any time raise any dispute or objection in this regard.

45. The Developer/Owner-Cum-Confirming Party hereby represent to the Purchaser that the Developer/Owner-Cum-Confirming Party shall install CCTV System in the refuge area and on the extension of the said Building towards road side. The said system shall be maintained by the Developer/Owner-Cum-Confirming Party during course of construction and the same shall be maintained by the Society after handing over management and affairs of the said Building to the Society. The Purchaser hereby agrees and confirms that he/she/they shall not raise any objection and/or dispute for the same.

46. It is hereby expressly agreed and provided that so long as it does not in any way effect or prejudice the rights hereunder granted in favour of the Purchaser in respect of the said Flat, the Developer and the Owner-Cum-Confirming Party respectively shall be at liberty to sell, assign, mortgage or otherwise deal with their entitlement under the Development Agreement. The Developer shall also be free to construct sub-station for electricity supply, office for the Society, covered and enclosed garage in the open compound, underground and overhead tanks, structures, watchman's cabin, toilet units for servants, septic tanks and soak pits for location of which are not particularly marked on the building plans. The Purchaser shall not interfere with the rights of the Developer by raising any disputes in the Court of Law under Section 7 of Maharashtra Ownership Flats Act, 1963 and/or any other provisions of any other applicable law. The Developer shall always be entitled to sign undertakings and indemnities on behalf of the Purchaser as required by any authority of the State or Central Government or competent authorities under any law concerning authorities of buildings or implementation of the scheme for the development of the said Property.



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

48. Any delay tolerated or indulgence shown by the Developer/Owner-Cum-Confirming Party in enforcing any of the terms of this Agreement or any forbearance or giving of time to the Purchaser by the Developer/Owner-Cum-Confirming Party shall not be construed as a waiver on the part of the Developer/Owner-Cum-Confirming Party of any breach or non-compliance of any of the terms and conditions of this Agreement by the Purchaser, nor shall

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the same in any manner prejudice, limit or affect the rights of the Developer/Owner-Cum-Confirming Party;

49. The Purchaser hereby agrees regularly every month on or before the 5th day of every month beginning from the month following the month in which the Developer/Owner-Cum-Confirming Party offers to give possession of the said Flat to the Purchaser, to pay to the Developer/Owner-Cum-Confirming Party until the complete administrative control of the said Property with the said Building thereon is regained by the Society, such proportionate share as may be determined by the Developer/Owner-Cum-Confirming Party and the Owner-Cum-Confirming Party or such Society of all other outgoings and expenses, provisions for depreciation and sinking fund and all outgoings and expenses of management, upkeep, maintenance and repairs of the said Building on the said Property and common lights, common sanitary and other utility services, garden and other services and amenities on the said Property as the case may be and in the said Building thereon including remuneration, salaries and wages to watchmen, supervisors, sweepers, gardeners and other persons employed for the aforesaid purposes or any of them and the collection charges in respect thereof, and the Purchaser shall not withhold payment of the aforesaid outgoings and expenses demanded from the Purchaser under this clause on any ground whatsoever.

50. The Purchaser agrees and undertakes to use the said Flat for residential purposes only and the said covenant shall be binding on any future transferee of the said Flat;

51. **COMPLETION OF DEVELOPMENT OF THE SAID PROPERTY**

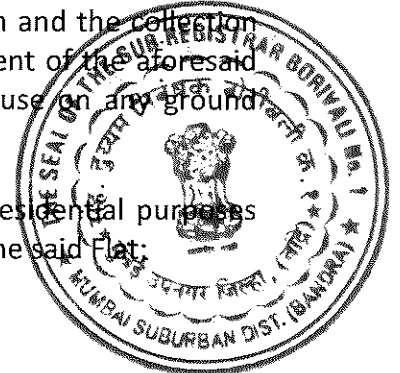
51.1 The Purchaser(s) agrees that the development of the said Property shall be said to be completed only when all of the following is achieved:-

51.1.1 On the receipt of Occupation Certificate in respect of all wings of the said Building and the entire development on the said Property shall be completed.

51.1.2 In the event of amalgamation of any other Property with the said Property, the development of the entire Property shall be considered to be completed only on completion of the further construction of additional floors on the said Building or construction on the said Property by consuming F.S.I. available due to such amalgamation as may be permissible under Development Control Regulations from time to time and/ or any other law for the time being in force of the entire amalgamated Property and the date of completion shall be considered, to be the date on which the Occupation Certificate is received in respect of last of the Building after amalgamation to be constructed on said Property;

52. The stamp duty and registration charges of this Agreement shall be borne and paid by the Purchaser;

53. During the course of construction, the Purchaser may request and instruct the Developer/Owner-Cum-Confirming Party to provide extra and/or better amenities and



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specification in the said Flat provided the same do not involve any structural changes and are permitted by MCGM and for such superior and/or extra amenities and specifications on such extra cost and consideration as may be approved by the Developer/Owner-Cum-Confirming Party is paid by the Purchaser to the Developer/Owner-Cum-Confirming Party in advance. However, the Developer/Owner-Cum-Confirming Party shall be at liberty to refuse to change amenities and/or specifications and to refuse to carry out any alterations in the said Flat;

54. This Agreement shall not be altered, modified or supplemented except with the prior written approval of the Parties, and all such alterations, modifications and supplemental writings shall be effective, valid and binding only if the same are recorded in writing and executed by the Parties herein;

55. All notices to be served on the Developer/Owner-Cum-Confirming Party and the Purchaser as contemplated by this Agreement shall be deemed to have been duly served, if sent to the Purchaser/s or the Developer/Owner-Cum-Confirming Party by Courier or Registered Post A.D or notified Email ID/Under Certificate of Posting their respective addresses specified below:

M/s. VASUDEV C. WADHWA CONSTRUCTION - Developer
301, Platina Building, 3rd floor,
Plot No. C-59, G Block, Bandra Kurla Complex,
Bandra (East), Mumbai – 400098

Notified Email ID: wadhwacares@thewadhwagroup.com

M/S. THAKUR BROTHERS AGRICULTURAL FARM - Owner-Cum-Confirming Party
Thakur House, Ashok Nagar, Kandivali (East),
Mumbai – 400101

Notified Email ID: twgarden@thakurgroupofcos.com

MRS. SNIGDHA SACHIN JOSHI

MR. SACHIN VIJAY JOSHI - Purchaser/s

102, Aditya Apt, Asha Nagar,
Thakur Complex, Kandivali (East),
Mumbai – 400101.

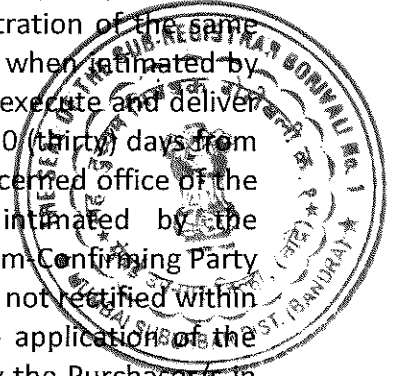
Notified Email ID: joshi.sachin8@gmail.com

It shall be the duty of the Purchaser/s and the Developer/Owner-Cum-Confirming Party to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Developer/Owner-Cum-Confirming Party or the Purchaser/s, as the case may be.

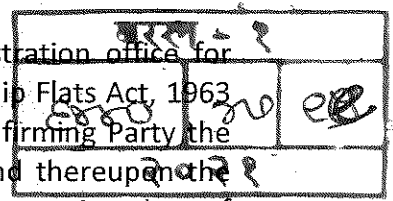
56. It is agreed that the information, specifications, amenities, layout, pictures, etc. shown / contained in brochure shown to Purchaser/s, if any, are indicative only. The Developer/Owner-Cum-Confirming Party shall not be liable, responsible, obligated and/or

required to provide any or all such amenities, specifications, etc. as contained in brochure/ layout/ pictures/ hoardings etc. No right of any nature whatsoever shall be construed and/or deemed to have accrued in favour of any person and/or Purchaser/s from or by virtue of brochure, etc. The Developer/Owner-Cum-Confirming Party shall not be liable and/or responsible for any loss, damages, cost, charges, expenses suffered / incurred and/or likely to be suffered and/or incurred by any person and/or Purchaser/s. No person or Purchaser/s shall have any right or be entitled to claim or enforce any right based on brochure, etc.

57. Forwarding this Agreement to the Purchaser/s by the Developer/Owner-Cum-Confirming Party do not create a binding obligation on the part of the Developer/Owner-Cum-Confirming Party or the Purchaser/s until, firstly, the Purchaser/s signs and delivers this Agreement with all the Schedules and Annexure along with the payments due, as stipulated in the payment plan of the Sale Consideration, within 30 (thirty) days from the date of its receipt by the Purchaser/s and secondly, appears for registration of the Agreement before the concerned office of the Sub-Registrar of Assurances as and when intimated by the Developer/Owner-Cum-Confirming Party. If the Purchaser/s fails to execute and deliver to the Developer/Owner-Cum-Confirming Party this Agreement within 30 (thirty) days from the date of its receipt by the Purchaser/s and/or appear before the concerned office of the Sub-Registrar of Assurances for its registration as and when intimated by the Developer/Owner-Cum-Confirming Party, then the Developer/Owner-Cum-Confirming Party shall serve a notice to the Purchaser/s for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Purchaser/s, the application of the Purchaser/s shall be treated as cancelled and all the sums deposited by the Purchaser/s in connection therewith, including the booking amount, shall be returned to the Purchaser/s without any interest or compensation whatsoever after forfeiting 10% amounts setout in the said Application/Booking Form/Allotment Letter.



58. The Purchaser shall present this Agreement at the proper registration office for registration within the time limit prescribed by the Maharashtra Ownership Flats Act, 1963 and the Registration Act and intimate to the Developer/Owner-Cum-Confirming Party the Serial Number which under this Agreement is lodged for registration and thereupon the Developer/Owner-Cum-Confirming Party shall remain present to admit execution thereof before the Sub-Registrar.



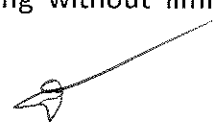
59. This Agreement shall always be subject to the provisions of the Maharashtra Ownership Flats Act (Mah. Act No.XLV of 1963) and the Rules made thereunder and Real Estate (Regulation and Development) Act, 2016 and Rules made thereunder.

60. This Agreement constitutes the whole agreement and understanding between the Purchaser on the one hand and the Developer and/or the Owner-Cum-Confirming Party on the other hand, relating to its subject matter and supersedes and extinguishes any prior drafts, agreements, undertakings, representations, warranties and arrangements of any nature, whether in writing or oral, relating to such subject matter.

61. Nothing contained herein shall, in any manner, supersede, amend and/or modify the terms and conditions of the Development Agreement (including without limitation, the

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respective rights, entitlements and/or obligations of the Owner-Cum-Confirming Party and/or the Developer under the Development Agreement).

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

THE FIRST SCHEDULE ABOVE REFERRED TO (SAID PROPERTY)

ALL THOSE pieces and parcel of Land being Plot No.B, bearing CTS Nos.809-A/1/19-A/1/5 admeasuring 5050.10 sq.mtrs. and CTS Nos. 809-A/1/19-A/1/6, admeasuring 5421.00 sq.mtrs., aggregating to 10471.10 of Village Poisar, Taluka Borivali and bounded as follows:-

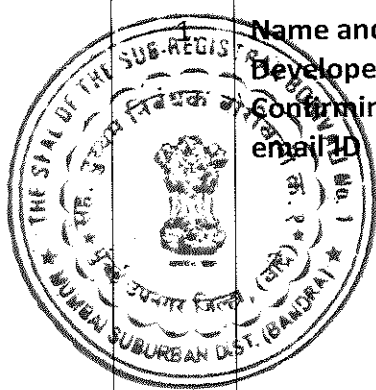
North : 18.3 m D.P. Road bearing
C.T.S. No. 818C/1 B(pt.) of Village Poisar.

South : 13.4 m D.P. Road, bearing
C.T.S. No. 818C/1 B(pt.) of Village Poisar.

East : Boundary of Property bearing
C.T.S. No. 809A/1/19A/1/7 of Village Poisar.z

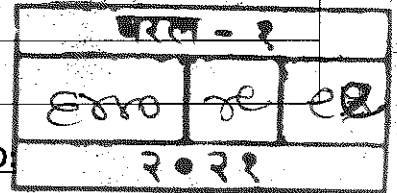
West : Boundary of Property bearing
C.T.S. No. 809A/1/19A/1/3 &
809A/1/19A/1/4 of Village Poisar.

THE SECOND SCHEDULE ABOVE REFERRED TO

	<p>Name and address of the Developer/Owner-Cum-Confirming Party and email ID</p>	<p>Developer M/s. VASUDEV C. WADHWA CONSTRUCTION 301, Platina, C-59, Bandra-Kurla Complex, Bandra (East), Mumbai – 400098. Email ID :- wadhwacares@thewadhwagroup.com</p> <p>Owner-Cum-Confirming Party:- M/s. THAKUR BROTHERS AGRICULTURAL FARM Thakur House, Ashok Nagar, Kandivali (East), Mumbai – 400101 Email ID :- twgarden@thakurgroupofcos.com</p>
<p>2.</p>	<p>Name and address of the Purchaser/s and email ID</p>	<p>MRS. SNIGDHA SACHIN JOSHI MR. SACHIN VIJAY JOSHI 102, Aditya Apt, Asha Nagar, Thakur Complex, Kandivali (East), Mumbai – 400101. Notified Email ID: joshi.sachin8@gmail.com</p>
<p>3.</p>	<p>PAN No.</p>	<p>Developer :- AADFV6239P Owner-Cum-Confirming Party:- AAAFT0124E Purchaser :- AKZPP4383L & AFHPJ9554Q</p>

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4.	Building/wing	Tower "A" ("said Building")		
5.	Flat details (Developer's Share)	Flat No.	Floor-6 th	Carpet Area as per the definition of carpet area in RERA
		A-602		72.95 Sq.mtrs.
				The area admeasuring Nil. deck area, Is the area appurtenant to the said Flat for their exclusive use.
6.	Consideration	Rs.1,69,54,352/- (Rupees. One Crore Sixty Nine Laks Fifty Four Thousand Three Hundred Fifty Two Only) payable in installments as described in the Third Schedule hereunder written;		
7.	Possession Date for handing over possession of the said Flat	SEPTEMBER 2024		
8.	Car Parking facility	(01)		



THE THIRD SCHEDULE ABOVE REFERRED TO

Sr. No.	Description	Amount (Rs.)
1.	Paid on or before execution of this Agreement for sale being earnest money/ deposit, receipt whereof the Developer /Owner-Cum-Confirming Party admits and acknowledges	16,82,720/-
2.	Was payable towards TDS	12,715/-
3.	Payable on 19 th August 2021	16,95,435/-
4.	On Completion of 8 th Floor slab or 15 th March 2022 (Whichever is later)	33,90,870/-
5.	On Completion of 25 th Floor slab or 15 th March 2023 (Whichever is later)	25,43,153/-
6.	On completion of 35 th Floor slab	25,43,153/-
7.	On commencement of Lift Installation	25,43,153/-
8.	On Possession	25,43,153/-
Total		1,69,54,352/-

SVJ

[Signature]

THE FOURTH SCHEDULE ABOVE REFERRED TO:

Particulars	Amount (Rs.)
Share Money	650/-
Society Formation Charges	20,000/-
Legal Charges	25,000/-
Electric meter & Water meter charges	50,000/-
Amenities Charges	2,00,000/-
Consultancy Charges (In favour of Vijay Associates(Wadhwa))	1,88,132/-

The aforesaid amounts/charges are non refundable and non accountable

Particulars	Amount (Rs.)
Corpus Fund	50,000/-
Estimated Ad-hoc Maintenance Charges towards proportionate share of taxes, other charges and outgoings excluding Property Tax, ("Adhoc Maintenance Deposit")	1,13,040/-

The aforesaid amount after deduction therefrom of arrears of taxes, maintenance charges and expenses (inclusive of all prevailing taxes paid by the Developer on behalf of the Purchaser/s) incurred till then, will be transferred by the Developer to the Society when formed and the Developer shall not be liable to maintain and/or render individual accounts to the Purchaser/s and shall give a consolidated account of all the sums as aforesaid to the Society when formed.



THE FIFTH SCHEDULE ABOVE REFERRED TO:(SAID PROPERTY)

1.	Mortgage Deed	(i)	Indenture of Mortgage dated 21 st August, executed by and between the Owner-Cum-Confirming Party herein, therein referred to as the Mortgagor and M/s. Thakur Fininvest Pvt. Ltd., registered with the office of the Sub-Registrar of Assurances at Borivali under Sr.8477/2019;
		(ii)	Indenture of Mortgage dated 25th March, 2021, executed by and between Developer-Cum-Confirming Party herein, therein referred to as the Mortgagor/Borrower, M/s. Thakur Brothers Agricultural Farm therein referred to as the Confirming Party and TATA Capital Housing Finance Ltd, registered with the office of the Sub-Registrar of Assurances at Borivali under Sr.BRL6/5078/2021 on 26th March, 2021, wherein mortgaged, the entitlement of the Developer upon the terms and conditions set out therein.

२०२१ - २२	(ii)
८४४० ४०	२०२१
२०२१	

SIGNED, SEALED AND DELIVERED
 by the within named **Developer**,
M/s. VASUDEV C. WADHWA CONSTRUCTION
 by the hand of its authorized Signatory
 Mr. Manohar Chhabria



)
)
) For Vasudev C. Wadhwa Construction
)

Chhabria

Authorized Signatory

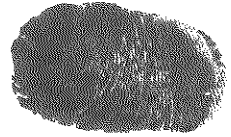


In the presence of the following witnesses...

- (i) Ms. Geeta Chhabria
- (ii)

)
) *Chhabria*
)

SIGNED, SEALED AND DELIVERED
 by the within named
 the **Owner-Cum-Confirming Party**, M/s.
THAKUR BROTHERS AGRICULTURAL FARM,
 through its Partner/ ~~Authorized Signatory~~



)
)
) For THAKUR BROTHERS AGRICULTURAL FARM
)

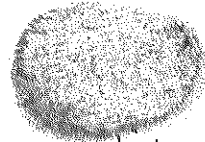
In the presence of the following witnesses...

- (i)

[Signature]
 PARTNER

SIGNED AND DELIVERED
 by the within named **Purchaser**

MRS. SNIGDHA SACHIN JOSHI



)
)
) *Sjoshi*
)



MR. SACHIN VIJAY JOSHI

)
) *Sachin Joshi*
)



In the presence of the following witnesses...

- (i) [Signature]

- (ii) [Signature]

बदल - १		
६४४०	५९	६४
२०२५		

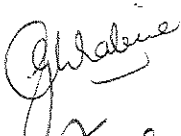

RECEIPT

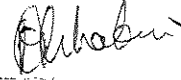
RECEIVED from MRS. SNIGDHA SACHIN JOSHI & MR. SACHIN VIJAY JOSHI sum of Rs.16,82,720/- (Rupees Sixteen Lakhs Eighty Two Thousand Seven Hundred Twenty Only) on the execution of these Presents being the part consideration within mentioned to have been paid by them to us the details of which are as under:-

Date	Cheque No.	Drawn On	Amount (Rs.)
22-02-2021	****9817	C.C	Rs. 60,000/-
22-02-2021	***2299	C.C	Rs. 40,000/-
23-02-2021	468366	State Bank of India	Rs. 1,00,000/-
15-03-2021	000146	HDFC Bank	Rs. 8,09,632/-
23-03-2021	000148	HDFC Bank	Rs. 6,73,088/-
		Total	Rs.16,82,720/-

Witness:

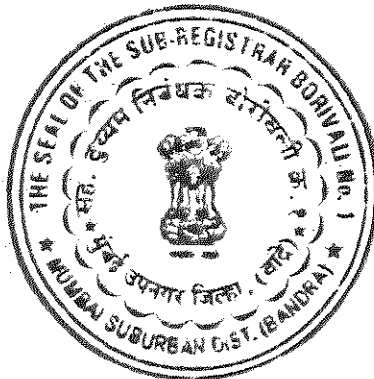
For M/s. VASUDEV C. WADHWA CONSTRUCTION

1. 
2. 



(Partner/ Authorized Signatory)

करल - ९		
६४०	५२	२०
२०२१		

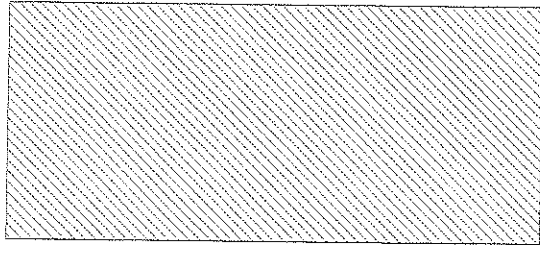


ANNEXURE 'A'

C.T.S. NO.- 818C/1B

C.T.S. NO.-
818A/1/19A/1/2

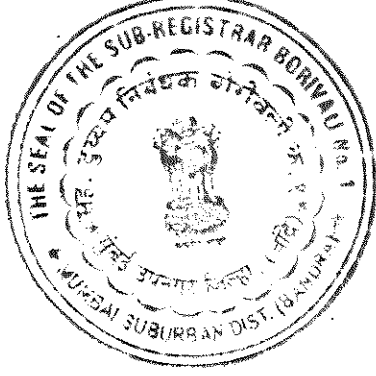
C.T.S. NO.-
818A/1/19A/1/3



C.T.S. NO.- 809A/1/19A/1/5

बरल - १		
६०००	५३	१४
२०२१		

C.T.S. NO.- 809A/1/19A/1/6



C.T.S. NO.-
818A/1/19A/1/7

C.T.S. NO.-
809A/1/19A/1/17

C.T.S. NO.-818C/1B

C.T.S. NO.-
818A/3

PLAN SHOWING C.T.S NO. 809-A / 1/ 19-A/1/5 & 809-A/1/19-A/1/6 OF VILLAGE POISAR AT THAKUR VILLAGE,
KANDIVLI (E) MUMBAI.

THE ABOVE INFORMATION IS INDICATIVE OF THE PROPOSED DEVELOPMENT AND IS ISSUED IN GOOD FAITH FOR GUIDANCE ONLY, SUBJECT TO THE APPROVAL OF THE AUTHORITIES OR IN THE INTEREST OF CONTINUING IMPROVEMENT, THE DEVELOPER RESERVES THE RIGHT TO ALTER THE LAYOUT, PLAN, SPECIFICATIONS OR FEATURES WITHOUT PRIOR NOTICE OR OBLIGATION.



"VASUDEV C WADHWA
CONSTRUCTION"
301 PLATINA, PLOT NO. C-59,
G BLOCK, BANDRA-KURLA
COMPLEX, MUMBAI-58

Annex - A

Annex-B

C - 3



MUNICIPAL CORPORATION OF GREATER MUMBAI
FORM 'A'
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966
No CHE/A-3922/BP(WS) AR/FCC/1/New
COMMENCEMENT CERTIFICATE

To,
Shri. V. K. Singh, Partner of M/s. Thakur Bros.
Agricultural Farm
Thakur House, Ashok Nagar, Kandivali (East),
Mumbai - 400101.

Sir,

With reference to your application No. **CHE/A-3922/BP(WS) AR/FCC/1/New** Dated. **11 Mar 2019** for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated **11 Mar 2019** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **NA C.T.S. No. 809/A/1/19A/1/5, 809A/1/19A/1/6** Division / Village / Town Planning Scheme No. **POISAR R/S** situated at **THAKUR VILLAGE** Road / Street in **R/S Ward** Ward .

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

1. The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-

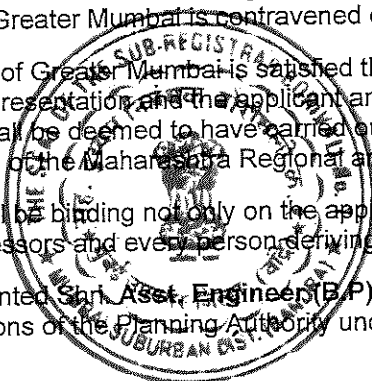
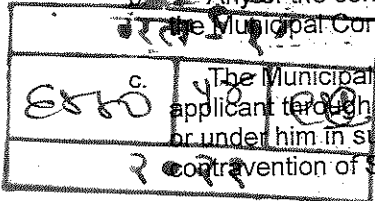
a. The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.

b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.

c. The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.

7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed **Shri. Asst. Engineer (B.P) Shri. Abhijit Sankhe** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.



This CC is valid upto 8/3/2020

Issue On : 09 Mar 2006

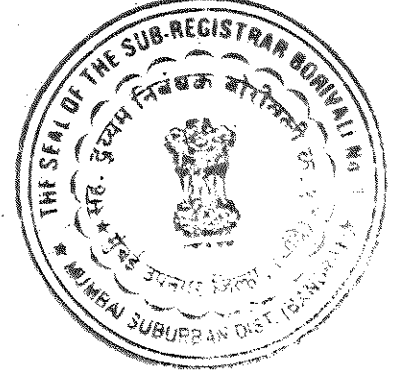
Valid Upto : 08 Mar 2020

Application Number :

CHE/A-3922/BP(WS) AR/CC/1/New

Remark :

Top of Basement level.



Approved By

EE

Executive Engineer

Issue On : 14 Jan 2020

Valid Upto : 13 Jan 2021

Application Number :

CHE/A-3922/BP(WS) AR/FCC/1/New

Remark :

The CC is hereby re - endorsed for the work upto basement top (i.e 2nd level basement for Municipal Parking Lot use + 1st level basement partly for Municipal Parking Lot use & partly for building services and parking) of building no. 1 as per the approved amended plan dated 13.12.2019.

Approved By

Asst. Engineer (B.P) Shri. Abhijit Sankhe

Assistant Engineer (BP)

Issue On : 09 Mar 2021

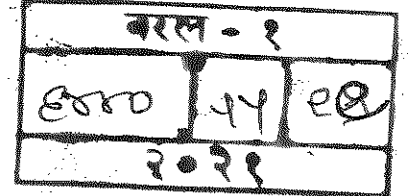
Valid Upto : 08 Mar 2022

Application Number :

CHE/A-3922/BP(WS) AR/FCC/1/Amend

Remark :

The CC is hereby extended for work of proposed building no. 1 of Wing 'B' comprising of 2 level basement + Stilt (pt) + 1st to 5th level podium for surface parking and partly for residential users as per approved amended plan dated 13.12.2019 subject to verification of building line at top of podium.



Name : Abhijit Bandu Sankhe
Designation : Assistant
Engineer
Organization : Municipal
Corporation of Greater Mumbai
Date : 09-Mar-2021 18:03:22



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

Cc to :

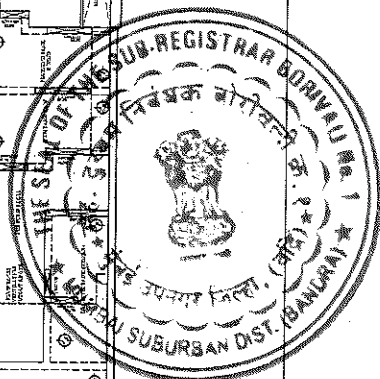
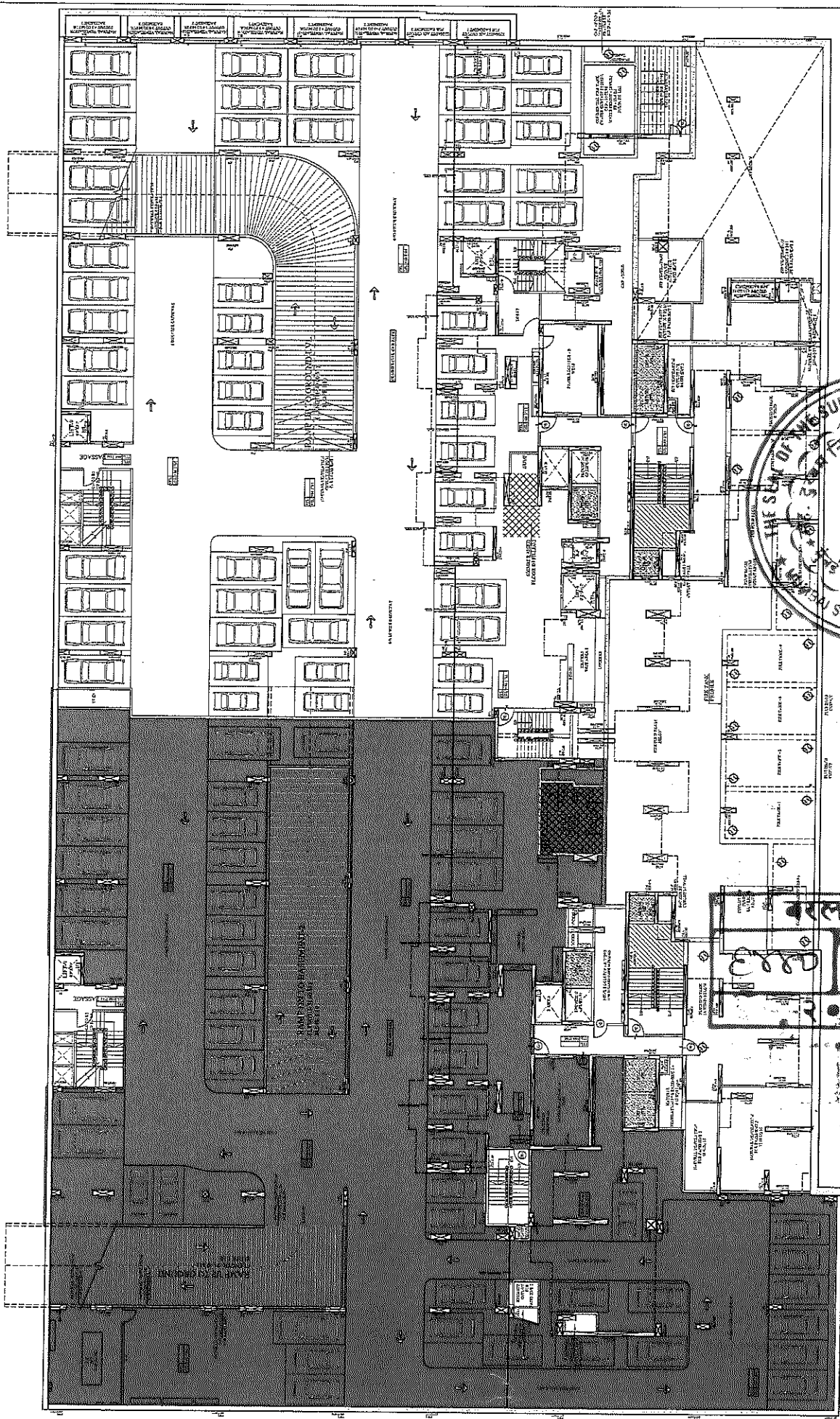
1. Architect.
2. Collector Mumbai Suburban /Mumbai District.

Assistant Engineer . Building Proposal
Western Suburb II R/S Ward Ward

बरल - १		
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२०२४		



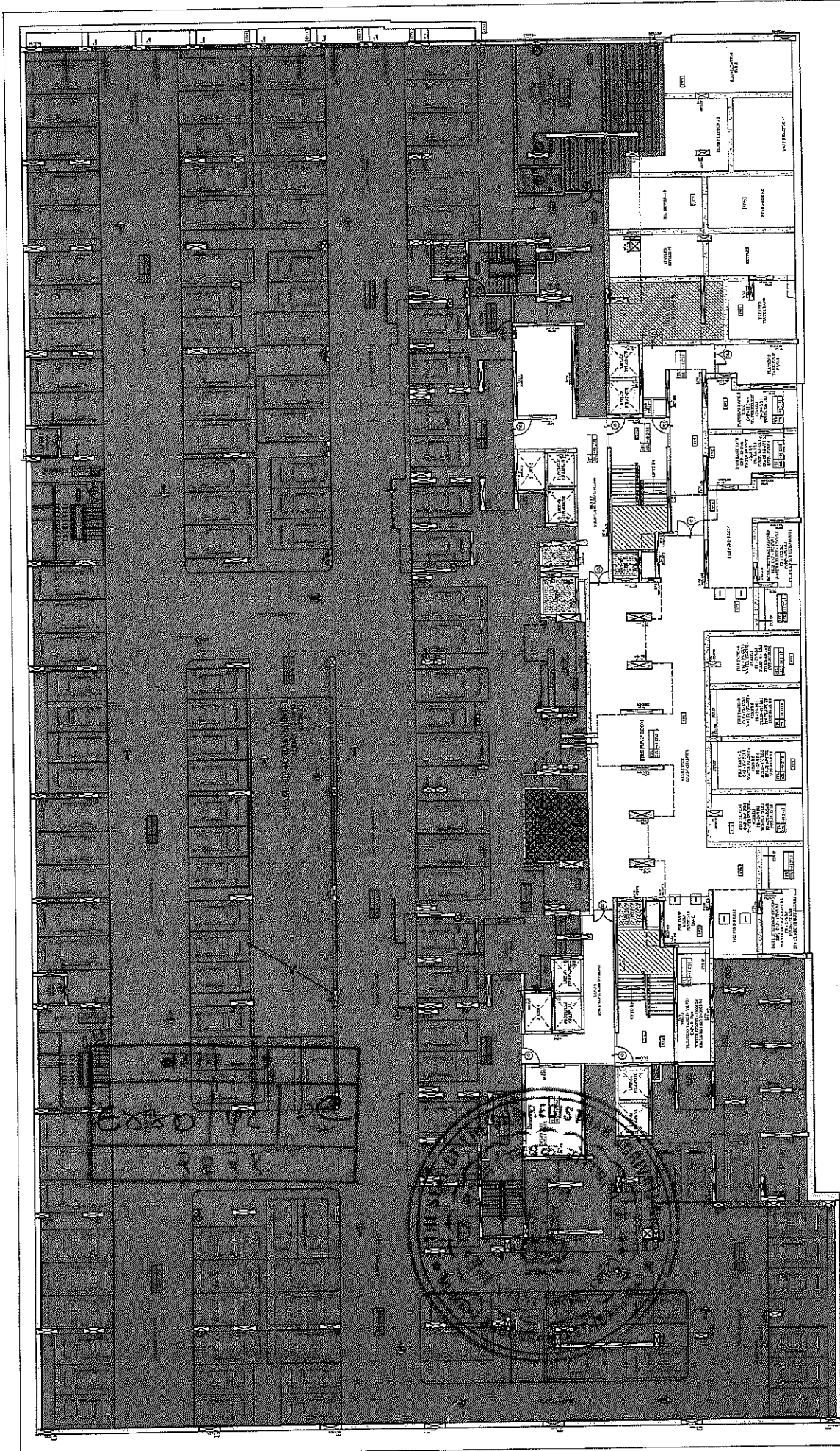
B1



बदल - २		
८०००	५०	२०
२०२२		

ANNEXURE "C"

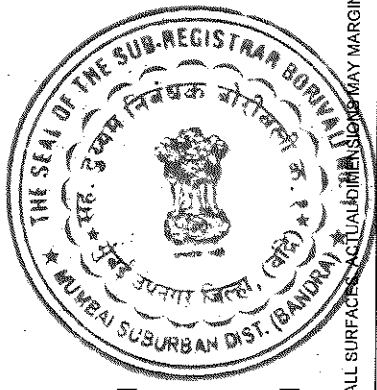
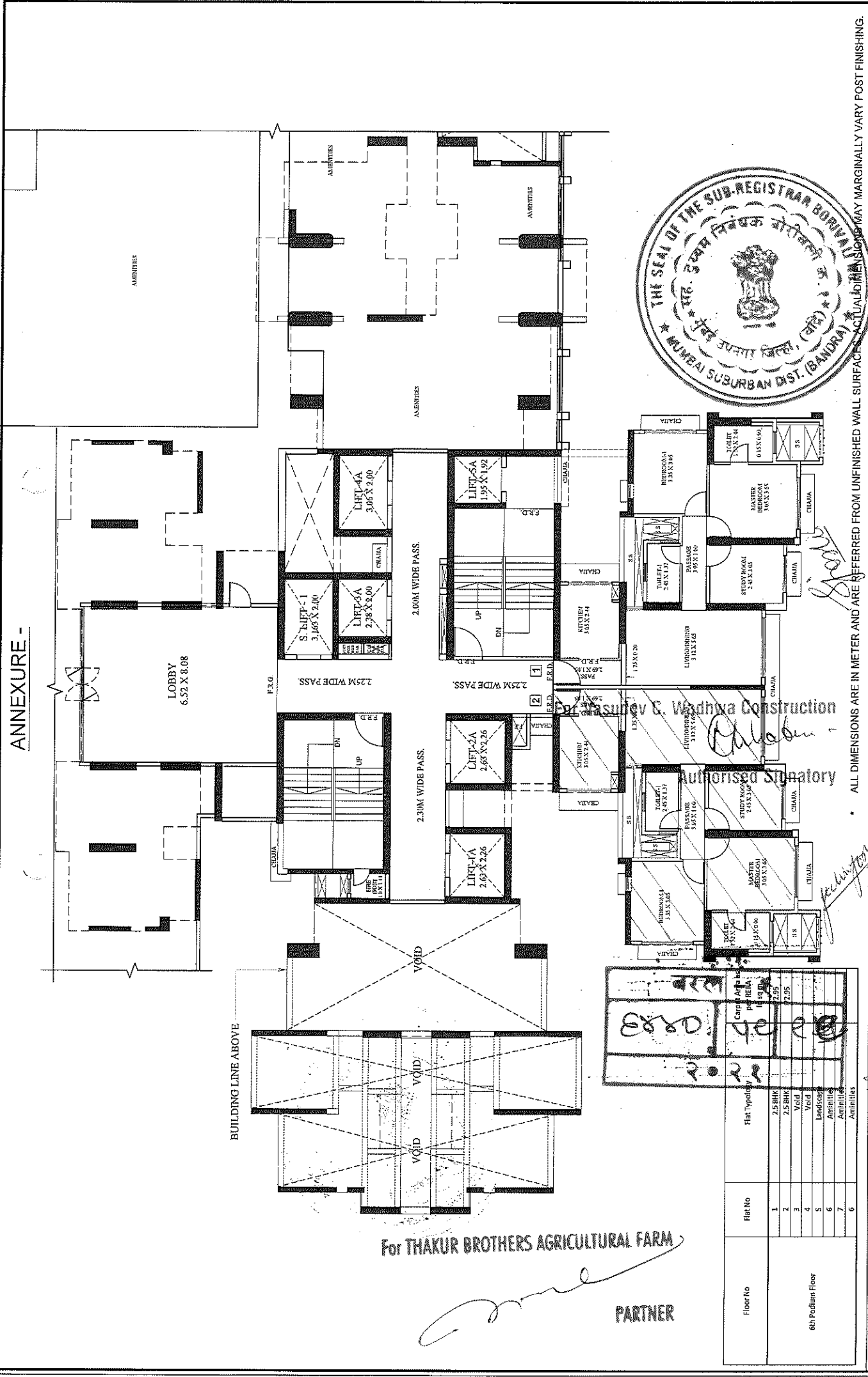
Annex-C



B2

ANNEXURE "C"

ANNEXURE -



ALL DIMENSIONS ARE IN METER AND ARE REFERRED FROM UNFINISHED WALL SURFACE. ACTUAL DIMENSIONS MAY VARY MARGINALLY VARY POST FINISHING.

DRG. NAME:- **6TH FLOOR PLAN (PODIUM) (WING - A)**

in the Building known / to be known as " **TW GARDENS** ",
 agreed to be acquired by the Purchaser, as shown verged / hatched in red colour lines.

Proposed Floor Plan of Flat No. 602 on 6th Floor of Wing A

C.T.S. NO. 809-A / 1/ 19-A/1/5 & 809-A/1/19-A/1/6 OF VILLAGE POISAR AT THAKUR VILLAGE, KANDIVLI (E) MUMBAI.

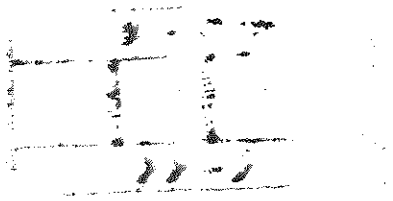
"VASUDEV C WADHWHA CONSTRUCTION"

301 PLATINA, PLOT NO. C-59, G BLOCK, BANDRA-KURLA COMPLEX, MUMBAI-98

Floor No	Flat No	Flat Type/Use	Carpet Area	Net Area	Net Area
6th Podium Floor	1	2.5 BHK	71.95	71.95	71.95
	2	2.5 BHK	71.95	71.95	71.95
	3	Void			
	4	Void			
	5	Landscap			
	6	Amhitite			
		Amhitite			
		Amhitite			

For THAKUR BROTHERS AGRICULTURAL FARM

PARTNER



Shukla & Associates

Advocates & Advisors

Prop. Om Prakash Shukla

B.A., LL.B.

Advocate High Court

6, Shukla House, Duttaji Salvi Marg, Near Thakur Polytechnic, Thakur Complex,
Kandivli (East), Mumbai - 400 101.

Tel.: 022-28701728 / 022-28881038 Mob.: 9892993206

TO WHOMSOEVER IT MAY CONCERN

TITLE CERTIFICATE

Sub: All those piece and parcel of land situated at Village Poisar, Taluka : Borivli, Mumbai Suburban District Mumbai, bearing CTS No. 809/A/1/19/A/1/5 admeasuring 5050.1 sq. mts. Reserved for Retail Market, CTS. No. 809/A/1/19/A/1/6 admeasuring 5421 sq. mts. reserved for Parking Lot totally admeasuring 10,471.1 sq.mtrs. to be collectively referred to as the said land.



At the instance of my clients, M/s. Thakur Brothers Agricultural Farm, a partnership firm registered under the provision of the Indian Partnership Act, 1932 bearing Regn. No. BA-168639 and having its registered office at Thakur House, Ashok Nagar, Kandivli (East), Mumbai - 400101, I have investigated the title of the above mentioned property.

A. In and before the year 1951 Nanabhoy Byramjee Jeejeebhoy was seized and possessed of and / or otherwise well and sufficiently entitled to inter alia the said land at Village, Poisar, described in the Schedule hereunder written.

B. By a registered Conveyance dated 24th July, 1951 (registered with the Sub-Registrar of Assurances at Bombay under Registration No. 4212 of Volume No.

I on 17th November, 1951) and expressed to be made between the said - 2

Nanabhoy Jeejeebhoy as the Vendor of the One Part and Byramjee Jeejeebhoy Private Limited (subsequently known as Nanabhoy Jeejeebhoy

Private Limited) a company governed under the provisions of the Companies

Act, 1956 as the Purchaser of the Other Part the said Nanabhoy Byramjee

Jeejeebhoy sold, granted, assured, conveyed and transferred to the said

Contd..2/-

C.S.

2000	20	20
2000	20	20

: 2 :

Byramjee Jeejeebhoy Private Limited inter alia all those pieces and parcels land or ground containing by admeasuring 370 acres which includes the said land situated at Village Poisar, Taluka : Borivali, Mumbai Suburban District, Mumbai, bearing CTS No. 809/A/1/19/A/1/5 admeasuring 5050.1 sq. mts. reserved for Retail Market, CTS. No. 809/A/1/19/A/1/6 admeasuring 5421 sq. mts. Reserved for Parking Lot totally admeasuring 10,471.1 sq. mtrs.

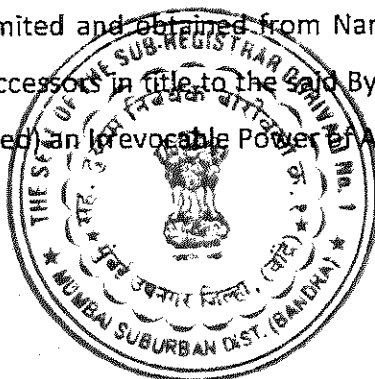
C. By an Agreement dated 29th June, 1982 and expressed to be made between the said Byramjee Jeejeebhoy Private Limited as the owners of the One Part and the said Bombay Real Estate Development Company Pvt. Ltd., (hereinafter referred to as said "BREDCO") therein referred to as the Developer of the Other Part, the said BREDCO has acquired development rights inter alia in respect of the said property including the said land on the terms and subject to the conditions more particularly stated in the said Agreement dated 29th June, 1982.

D. By virtue of the Consent Terms dated 21st December, 1988 filed in the High Court at Bombay in Company Petition No. 868 of 1988 filed by Byramjee Nanabhoy Jeejeebhoy & Ors. as the Petitioners and the said Byramjee Jeejeebhoy Private Limited & Ors. as the Respondents the said property including the said land which is described in the Consent Terms became vested but subject to the aforesaid Agreement dated 29th June, 1982 in the said Nanabhoy Jeejeebhoy Private Limited without any further act or deed.

बरेल	E.	2020	2021
2020	2021	2022	2023
2024			

E. The said BREDCO has paid full consideration money to the said Byramjee Jeejeebhoy Private Limited and obtained from Nanabhoy Jeejeebhoy Private Limited (who were successors in title to the said Byramjee Jeejeebhoy Private Limited as herein recited) an Irrevocable Power of Attorney dated 28th

0. x.



Contd..3/-

: 3 :

February, 1989 in their favour to fully deal with the said properties mentioned therein including the said land described in the Schedule thereunder written.

F. In the premises the said BREDCO has become fully entitled to deal with said properties including the said land and dispose of the same on such terms and conditions as it may deem fit and proper.

G. By Memorandum of Understanding dated 6th day of October, 1986 and supplementary MOU dated 29th day of January, 1992, executed by and between the said BREDCO and my clients it has been agreed between the parties to retain/hold/own and develop the said property including the said land as mentioned in the MOU aforesaid at the ratio of 60% to BREDCO & 40% to my clients which includes the said land more particularly mentioned in schedule written hereunder.



H. By declaration dated 21st January, 2005, the said BREDCO has given their consent to my clients for their independent development of the said land.

I. My clients are thus intending to develop the above referred said land admeasuring 10471.1 sq.mtrs or thereabouts of Village: Poisar, taluka Borivli, Mumbai Suburban District, Mumbai, more particularly described in the Schedule hereunder.

बरेल - १		
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२०२१		

J. Out of the said land a portion bearing CTS No. 809/A/1/19/A/1/5 admeasuring 5050.1 sq. mtrs. Of Revenue Village : Poisar, taluka : Borivali, Mumbai is reserved for Retail Market and balance land bearing CTS No. 809/A/1/M/A/1/6 5421.0 sq. mtrs. Of Revenue Village : Poisar, taluka :

GR

Contd..4/-

: 4 :

Borivali, Mumbai is reserved for Parking Lot as per finally sanctioned Development Plan from Municipal Corporation of Greater Mumbai.

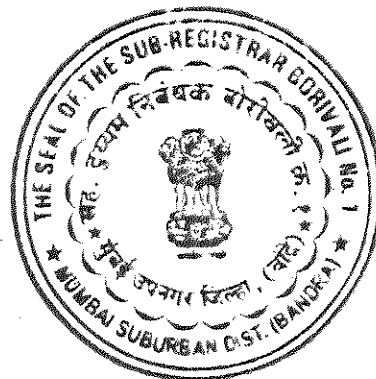
K. The said land is now available to my clients for development by way of constructing commercial building thereon and in that regards my clients have already entered into a Development-Cum-Finance-Agreement dated 28/05/2006 (hereinafter called as the said Development Agreement) duly executed by and between my clients therein referred to as the Owners and one Vasudev C. Wadhwa Construction, a partnership firm registered under Indian Partnership Act, 1932 bearing Registration No. BA-84172 having office at 425-A, Vasukamal, 14th Road, Bandra (West), Mumbai – 400 050, therein referred to as the Developers and accordingly my clients as per the said Agreement have undertaken the Development of the said land with the said Vasudev C. Wadhwa Construction on the terms and conditions mentioned therein.

L. Pursuant to the execution of the said Development Agreement the development of the said land could not be undertaken then for various reasons including forest issue and therefore disputes/ misunderstandings/ differences arose between the said Developer and my clients.

M. Pursuant to the aforesaid, my clients and the said developers have had substantial discussions and negotiations and amicably resolved the differences

०.१.

वरल - १		
६५०	६३	६९
२०२४		



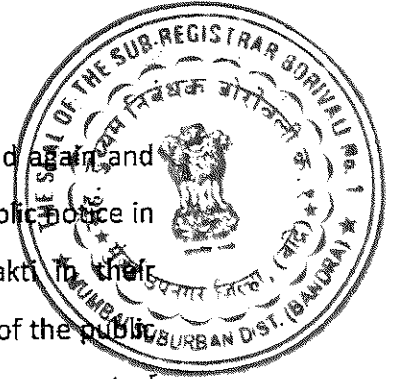
Contd..5/-

: 5 :

between them and have come to revised terms that will be incorporated and recorded in the Supplement Development Agreement to be duly executed by and between my clients and the said developers.

N. I have also caused to be taken search with respect to the said land through my search clerk who has submitted to me his search report relating to the said land and on the perusal of the said search report also it is clear that there is no encumbrance of any third party over the said land or any part or portion thereof.

O. My clients requested me to investigate their title to the said land again and issue fresh title certificate relating thereto. Accordingly, I gave public notice in two daily newspapers namely Free Press Journal and Navshakti in their Edititon dated 06/07/2019 inviting objections from the members of the public having any right title, interest, benefit, claim or demand if any or any part of the said land. I have not received any objections from any member of the public in pursuance of the said two public notices dated 06/07/2019.



In view of the above, my clients have got clear and marketable title free from all encumbrances in respect of the said land and I, therefore, hereby certify that title of my clients Thakur Bros. Agricultural Farm to the above referred said land more particularly described in the Schedule hereunder written is clear, marketable and free from all encumbrances.

बंदोबस्त - १		
६००	६०	६६
२०२१		

०.९.

Cont...6/-

: 6 :

THE SCHEDULE ABOVE REFERRED TO:

(Description of the said land)

All those pieces and parcels of land bearing CTS No. 809/A/1/19/A/1/5 admeasuring 5050.1 sq. mts. And CTS No. 809/A/1/19/A/1/6 admeasuring 5421 sq. mts. At Village Poisar, Taluka : Borivli, Mumbai Suburban , District : Mumbai bounded as follows :

North : 18.3 m D.P. Road bearing

C.T.S. No. 818C/1B of Village Poisar.

South : 13.4 m D.P. Road bearing

C.T.S. No. 818C/1B of Village Poisar

East : Boundary of Property bearing

C.T.S No. 809/A/1/19/A/1/7 of Village Poisar.

West : Boundary of Property bearing

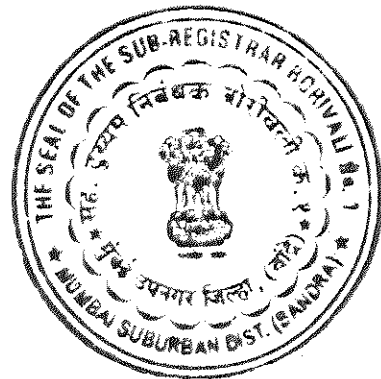
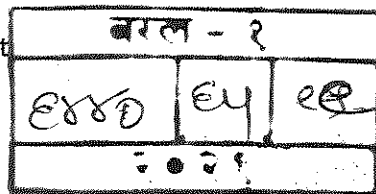
C.T.S. No. 809A/1/19A/1/2, &

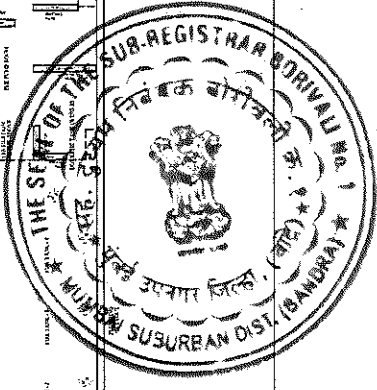
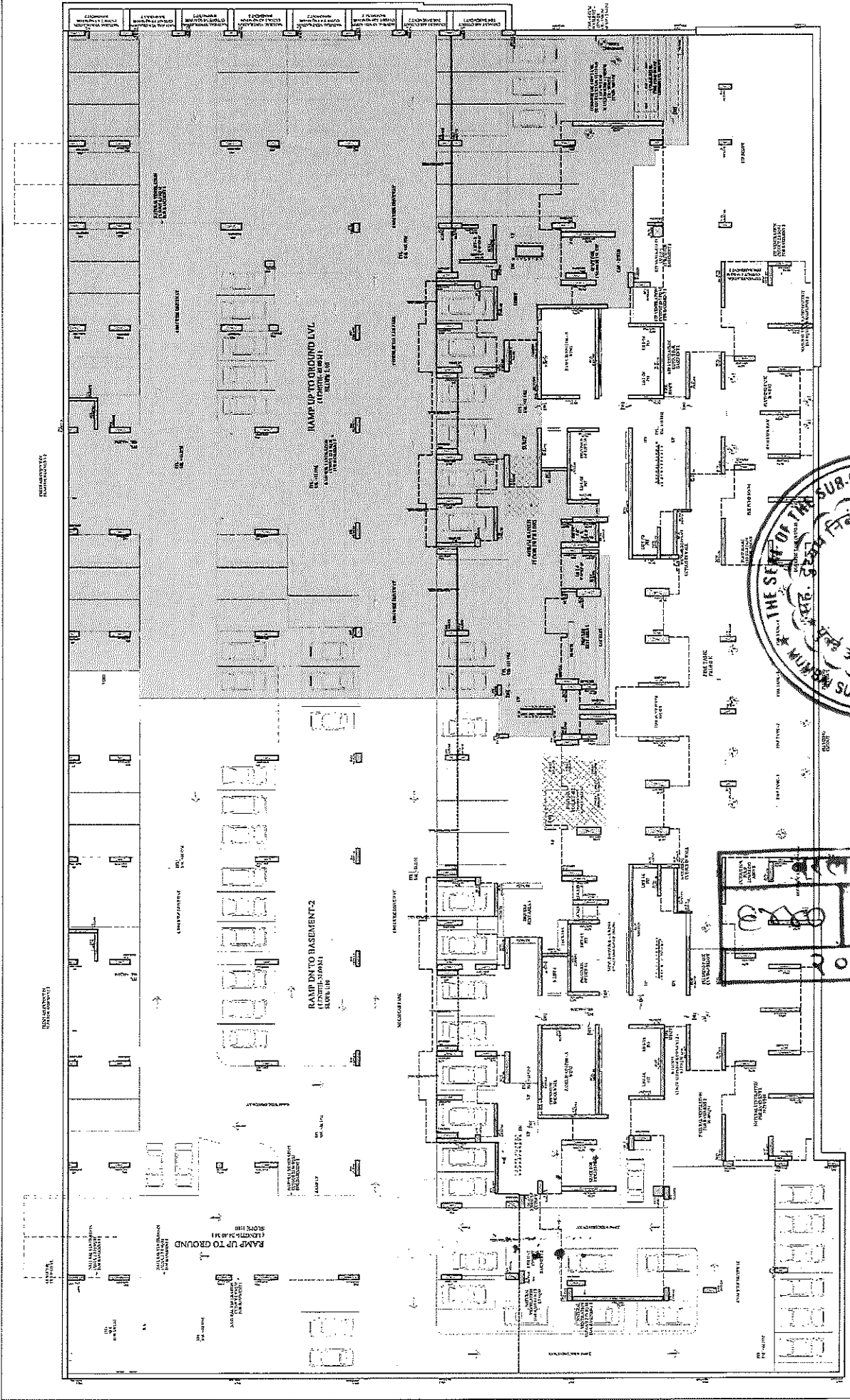
809A/1/19A/1/4 of Village Poisar.

Dated this 7th day of August 2019

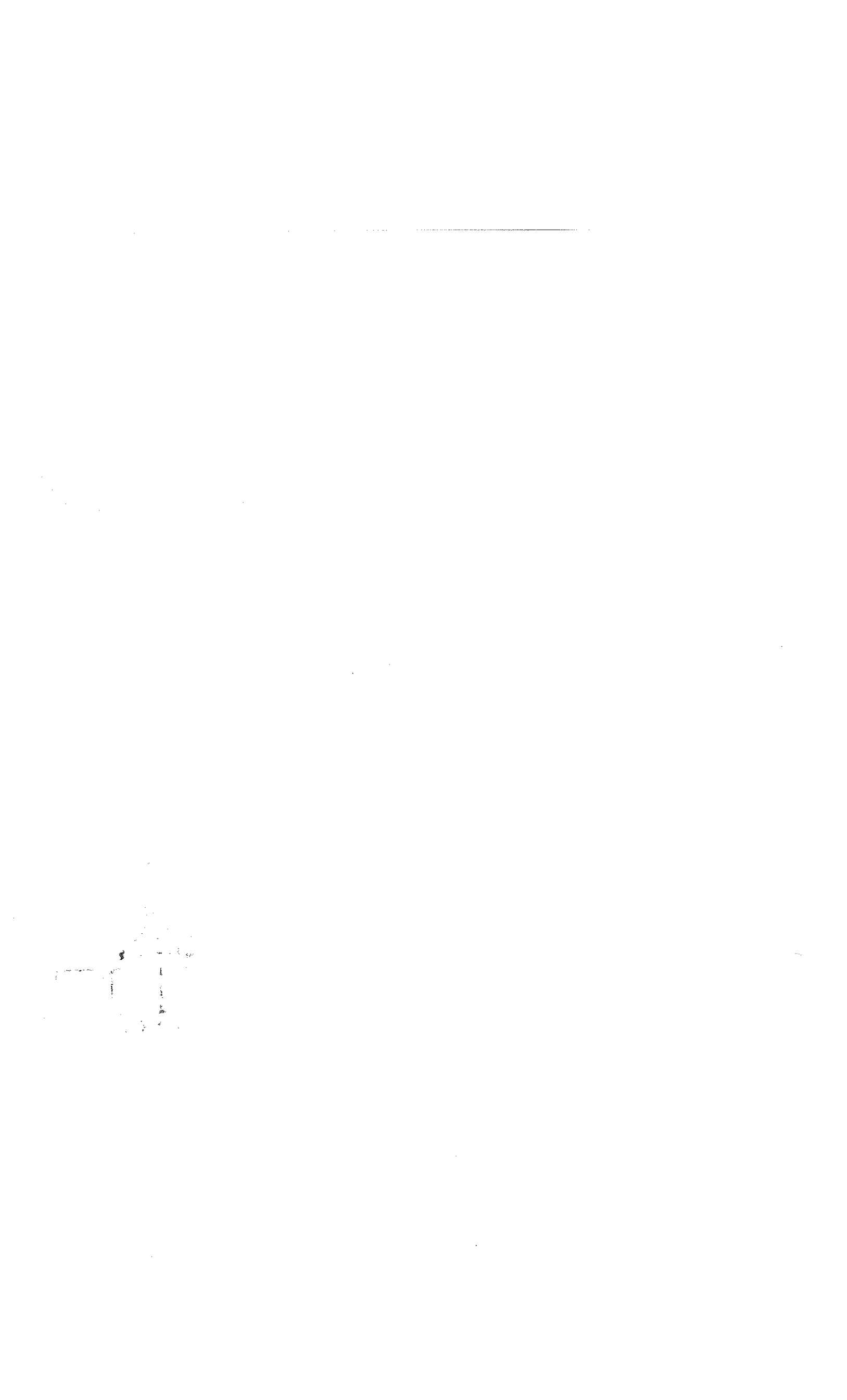
Om Prakash Shukla
(Om Prakash Shukla)

Advocate, High Court





2028	EE	EE
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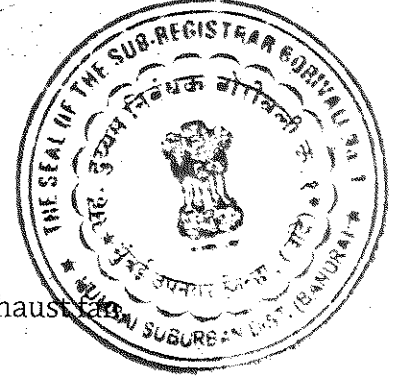
ANNEXURE "G"

Apartment

- Entire Apartment laid out with Vitrified Tiles.
- All Windows Aluminium powder coated.
- Main door and all Other Doors – Wooden flush Door Shutter with Laminate finishes both sides. Wooden Door frame with melamine polish
- Plastic emulsion paint for internal walls & ceiling
- Concealed electric wiring with switches of reputed brand

Kitchen

- Single bowl stainless steel Sink
- Granite Platform
- Kitchen flooring vitrified tiles.
- Dado – Vitrified tiles up to 600mm above kitchen platform.
- Modular kitchen with overhead cabinets
- Electric point with space/cut out provision in window for exhaust fan



Toilets

- Hand shower in master toilet
- American standard / Grohe / Toto / Roca or equivalent for CP fittings & sanitary ware
- All toilets flooring antiskid vitrified tiles & dado in ceramic tiles
- Electric point with space/cut out provision in window for exhaust fan
- Underslung plumbing with appropriate false ceiling

बरल - १		
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Security

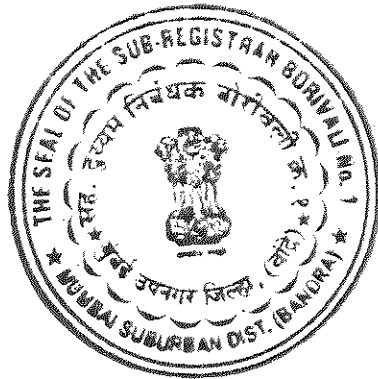
- Video door phone with intercom facility connected to main lobby.
- CCTV at strategic locations – Entry/exit to plot, Entrance lobby, All lift lobbies at Basements, Ground & Podium levels.

External facility within the complex

- Entrance lobby common for both wings with marble / vitrified tile flooring & dado

- Fitness Centre
- Multipurpose Hall
- Amphitheatre & Lawn
- Lap pool with Kid's pool & Jacuzzi
- Children's play areas – Separate for Toddlers & kids
- Yoga lawn
- Senior citizen zone with reflexology path
- Walking / Jogging Track
- Indoor games – Pool, Chess, Carom & Table tennis
- Servant toilet at Mid-landing in each wing
- One driver's toilet per podium level
- Power back-up for elevators & common areas

करल - १		
६०६०	६६	६६
२०२५		



विभाग/मौजे -- पॉईसर

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

जिल्हा -- मुंबई उपनगर जिल्हा

शेत नंबर	प्लॉट नंबर	खेत	धारणाधिकार	शासनाला दिलेल्या आकारपत्रा क्रमांक (महसूल व वन विभागाच्या वॉचेकडील आणि त्याच्या फेर तपासणीची निवन बंद)
८०९/अ/१२९/अ १		चौ.मो.		

५०५०.१

मूळधारक

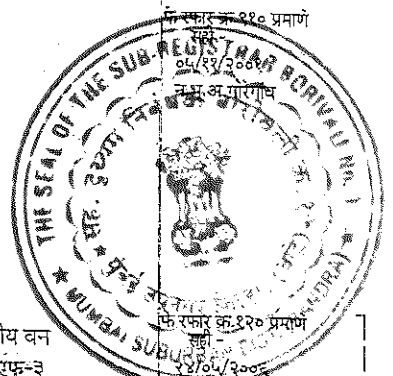
हक्काचा मूळ धारक
नाव

पट्टेदार

इतर भार

इतर शेर

व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्करण
०५/११/२००१ मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे कडील आदेश क्र सी कार्या ३ क/पो.वि. एस आर ३३७३/दि. २४/०७/२००१ व इकडील आदेश क्र. न. भू. पॉईसर/चौ. किं/मो. र. न. ३८४/२००१ दि. ०५/११/२००१ अन्वये न. भू. क्र ८०९/अ/१२९/अ/१/५ क्षेत्र ५०५०.१ चौ. मि. नविन मिळकत पत्रिका उघडली धारक व नियोजित आरक्षणाची नोंद केली		शोती इ.ह नियोजित रिटेल मार्केट	न. भू. अ. गोरगांव क्र. ११० प्रमाणे ०५/११/२००१ न. भू. अ. गोरगांव
२४/०५/२००६ मा. उपसंरक्षक ठाणे वनविभाग यांचेकडील पत्र क्र. कक्षा-२/३०/जमिन/७७४६/२००५-२००६ दि. २०/२/२००६, भारतीय वन अधिनियम १९२७ चे कलम ३५(३), महसूल व वनविभाग यांचेकडील परिपत्रक क्र. एफ.एल.डी/१००/सी.आर/२४३/एफ-३ दि. १६/१२/२००४ व एस-३०/२००४/प्र.क्र.२००/ल-६ दि. १४/७/२००५ या पत्रान्वये "महाराष्ट्र खाजगी वने अधिनियमातील तरतुदीस अधीन" अशी इतर हक्कात नोंद घेतली.			न. भू. अ. गोरगांव क्र. ३२० प्रमाणे २४/०५/२००६
१०/४/२०१५ मा. सर्वोच्च न्यायालयाने स्पेशल लिक्विडिशन (C) क्र. १०७३०/२००८ मधील सिव्हील अपील क्र. १११८/२०१४ प्रकरणी दिलेल्या दिनांक ३०/१/२०१४ रोजीचे आदेशान्वये मा. मुख्य वनसंरक्षक (मंत्रालय) महसूल व वन विभाग यांचेकडील क्र. एस-३०/२००८/प्र.क्र. २८१/फ ३ दिनांक १२/१२/२०१४ या निर्देशाप्रमाणे मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील पत्र क्र. सी/कार्या-२ आय/खाजगी वन/स.क्र. ७९/१४ दिनांक १२/१२/२०१४ अन्वये नगर भूमापन घांयसर येथील न.भू.क्र. ८०९/अ/१२९/अ/१/५ या मिळकत पत्रिकेवरील मा. उपसंरक्षक ठाणे वनविभाग यांचेकडील पत्र क्र. कक्षा १/२०/जमिन/७७४६/२००५-२००६ दिनांक २०/२/२००६, भारतीय वन अधिनियम १९२७ चे कलम ३५(३) महसूल व वनविभाग यांचेकडील परिपत्रक क्र. एफ.एल.डी/१००/सी.आर/२४३/एफ-३ दिनांक १६/१२/२००४ व एस-३०/२००४/ल-६ दिनांक १४/७/२००५ या पत्रान्वये "महाराष्ट्र खाजगी वने अधिनियमातील तरतुदीस अधीन" अशी इतर हक्कातील दिनांक २४/५/२००६ रोजीची नोंद कमी केली.			न. भू. अ. गोरगांव क्र. ३५१ प्रमाणे सही - ०९/०४/२०१५ न. भू. अ. गोरगांव



बरेल - १

२०२१

क्रमांक १२१११५
२१/११/१५
२१/११/१५
२१/११/१५
२१/११/१५
२१/११/१५

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न.भू.अ.गोरगांव
मुंबई उपनगर जिल्हा

ज्ञान प्रतिदिशि

नगर भूमापन अधिकारी, गोरगांव.

दि. २४/११/२००१ -- पोईसर

तालुक कार्यालय, भु. मा. का. -- न. भू. अ. गोंरेगांव

जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूवापन क्रमांक / फा. प्लॉट नं.	शिट नंबर	प्लॉट नंबर	क्षेत्र	धारणाधिकार	शासनाला दिलेल्या आज्ञारचनेचा विस्तार भाड्याचा तपशील अर्गिंग त्याच्या फेर तपासणीची नियत वेळ
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८०९/अ/१९/अ/१

५४२१.०

सुविधाधिकार

हक्कचा मुळ धारक वर्ग

पट्टेदार

इतर भार

इतर शीरे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्करण
०५/११/२००१	मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे कडील आदेश क्र सी कार्या ३ क/पो.वि. एस आर ३३७६/दि. २४/०७/२००१ व इकडील आदेशान्वये न. भू. क्र पोईसर / पो. वि. मो. र. न. ३८४/२००१ दि. ०५/११/२००१ अन्वये न. भू. क्र ८०९/अ/१९/अ/१/६ क्षेत्र ५४२१.० चौ. मि. ची नविन मिळकत पत्रिका उघडली धारक व नियोजित आरक्षणाची नोंद केली		शेती इ. ह नियोजित पी. एल	क्र रफार क्र.१२० प्रमाणे सही - ०५/११/२००१ न.भू.अ.गोंरेगांव
२४/०५/२००६	मा. उपसंरक्षक ठाणे वनविभाग यांचेकडील पत्र क्र. कक्ष-१/२०/जमिन/७७४६/२००५-२००६ दि. २०/२/२००६, भारतीय वन अधिनियम १९२७ चे कलम ३५(३), महसूल व वनविभाग यांचेकडील परिपत्रक क्र. एफ.एल.डी/१००/सी.आर/२४३/एफ-३ दि. १६/१२/२००४ व एस-३०/२००४/ल-६ दि. १४/७/२००५ या ३ पत्रान्वये "महाराष्ट्र खाजगी वने अधिनियमातील तरतुदीस अधीन" अशी इतर हक्कात नोंद घेतली.			क्र रफार क्र.१२० प्रमाणे सही - २४/०५/२००६ न. भू. अ. गोंरेगांव
१२/०४/२०१५	मा. सर्वोच्च न्यायालयाने स्पेशल लिटिग पिटीशन (C) क्र.१०७३०/२००८ मधील मिळालेले अपील क्र.१११८/२०१४ प्रकरणी दिलेल्या दिनांक ३०/१/२०१४ रोजीचे आदेशान्वये मा. मुख्य वनसंरक्षक (मंत्रालय) महसूल व वन विभाग यांचेकडील क्र.एस-३०/२००८/प्र.क्र.२८१/फ ३ दिनांक १२/१२/२०१४ च्या निर्देशाप्रमाणे मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील पत्र क्र.सी/कार्या-२ आय / खाजगी वन /स.क्र.७९/१४/२००५-२००६ अन्वये नगर भूवापन पोयसर येथील न.भू.क्र.८०९/अ/१९/अ/१/६ या मिळकत पत्रिकेवरील न.भू.क्र.२४३/एफ-३ दिनांक १६/१२/२००४ चे कलम ३५(३) महसूल व वनविभाग यांचेकडील परिपत्रक क्र.एफ डी /१००/सी आ. २४३/एफ-३ दिनांक १६/१२/२००४ व एस-३०/२००४/ल-६ दिनांक १४/७/२००५ या पत्रान्वये "महाराष्ट्र खाजगी वने अधिनियमातील तरतुदीस अधीन" अशी इतर हक्कातील दिनांक २४/०५/२००६ रोजीची नोंद कमी केली.			क्र रफार क्र.३५१ प्रमाणे सही - ०१/०४/२०१५ न. भू. अ. गोंरेगांव

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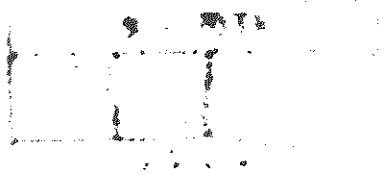


न. भू. अ. गोंरेगांव

मुंबई उपनगर जिल्हा

हातक्ष प्रतिलिपि

नगर भूवापन अधिकारी, गोंरेगांव





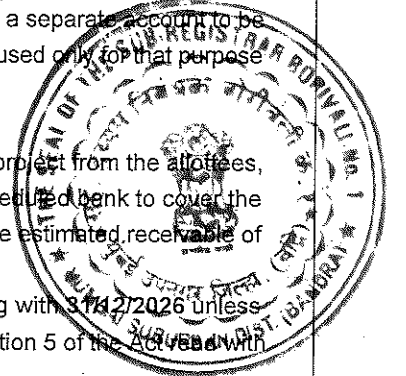
Maharashtra Real Estate Regulatory Authority

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 :
P51800024368

Project: Tw Gardens, Plot Bearing / CTS / Survey / Final Plot No.: 809/A/19A/1/5 and 809/A/19A/1/6 at Borivali, Borivali, Mumbai Suburban, 400101;

- Vasudev C. Wadhwa Construction** having its registered office / principal place of business at *Tehsil: Kurla, District: Mumbai Suburban, Pin: 400098.*
- This registration is granted subject to the following conditions, namely:-
 - ◆ The promoter shall enter into an agreement for sale with the allottees;
 - ◆ The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - ◆ The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a schedule 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 **07/02/2020** and ending with **31/12/2026** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - ◆ The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - ◆ That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

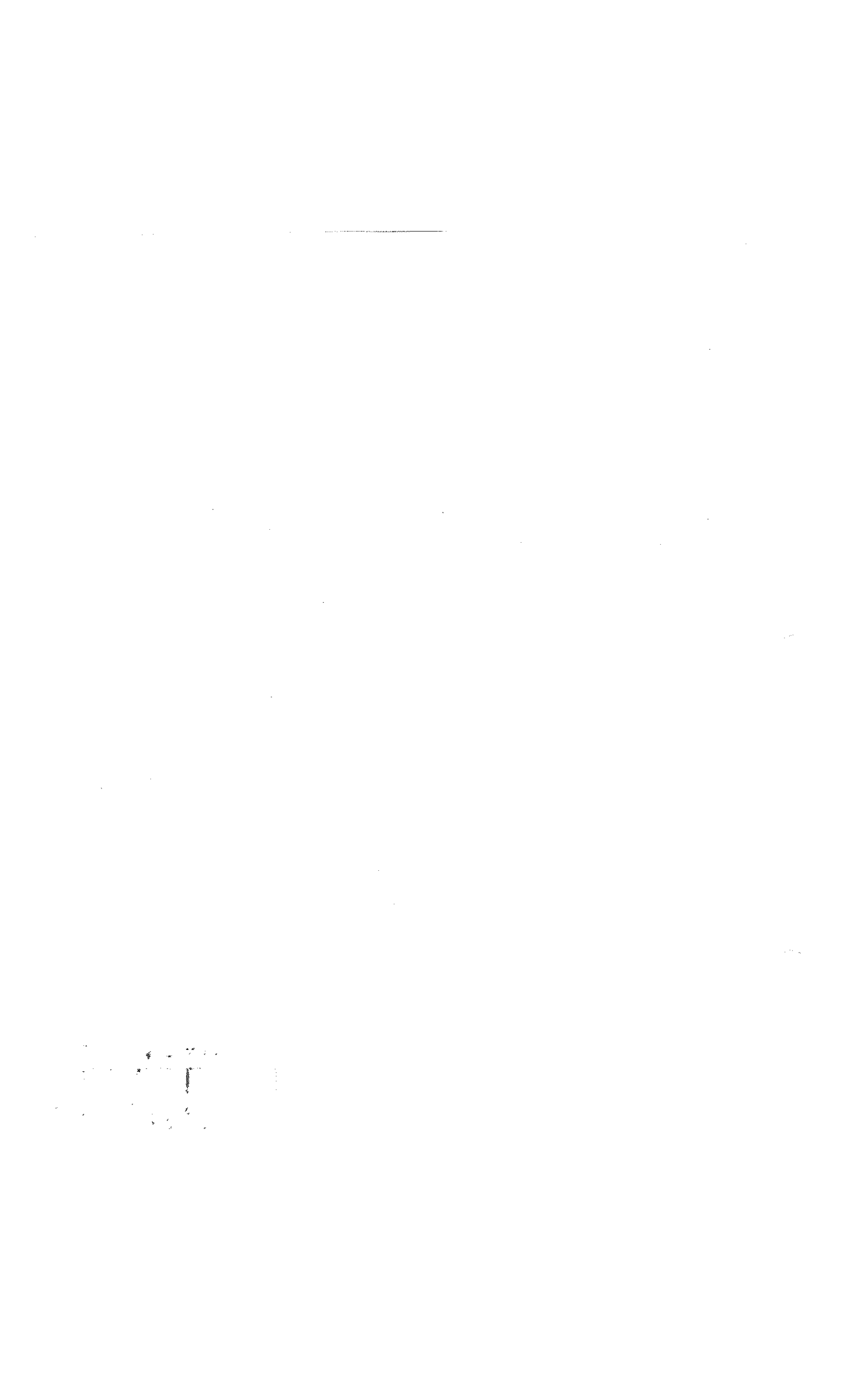


बरल - १		
६४४०	१०२	२१
२०२१		

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 12-03-2020 14:23:42

Dated: 07/02/2020
Place: Mumbai

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





VASUDEV C. WADHWA CONSTRUCTION

301, Platina, Plot No. C-59, G-Block, BKC, Bandra (East), Mumbai - 400 098.

Tel: 022-67308400 • Fax: 022-67308401

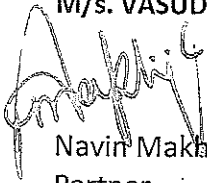
E-mail: info@thewadhwaigroup.com • Website: thewadhwaigroup.com

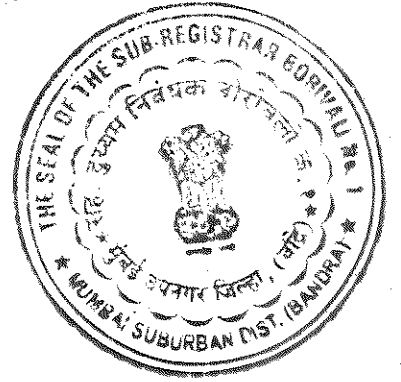
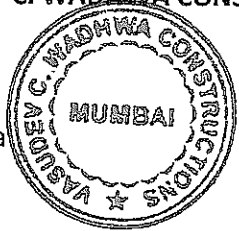
TO WHOMSOEVER IT MAY CONCERN

Amongst all the Partners of the Firm it is unanimously resolved, confirmed and agreed that Mr. Manohar Chhabria shall sign and execute on behalf of the Firm and accordingly hereby authorize him to sign and execute on behalf of the Firm, the allotment letters, Memorandum of Understanding for mortgage, Tripartite Agreements for mortgage, Agreement for Sale, Rectification Deed, Supplemental Deed, No Objection letter/s for mortgage, any other correspondences and all such other documents in respect to the sale/allotment and/or cancellation of the flat/units to be constructed in the Project "TW Gardens" located at CTS Nos. 809-A/1/19-A/1/5 and 809-A/1/19-A/1/6 of Village Poisar, Taluka Borivali;

Dated this 2nd day of November, 2020

M/s. VASUDEV C. WADHWA CONSTRUCTION


Navin Makhija
Partner



बरेल - १		
६४०	७३	११
२०२१		



Data of Bank Receipt for GRN MH005044249201415R
Bank - PUNJAB NATIONAL BANK

Bank/Branch :
Print Tax Id : 0701124322582
Print DT/Time : 07/01/2015 02:42:33
ChallanIdNo : 03008172015010750287
District : 7101 / MUMBAI
Simple Receipt
Print DT/Time : 07/01/2015 02:42:33
GRN : MH005044249201415R
AMOUNT : 600.00
Date : 08/01/2015
ST-378-0887-80RS_ARCHER(BUDR)
REGISTRATION NO. : 000310441021415R
REGISTRATION DATE : 08/01/2015
REGISTRATION OFFICE : MUMBAI SUBURBAN DIST. (MUMBAI)
REGISTRATION TYPE : BUSINESS ONLY
REGISTRATION FEE : Rs. 100.00/- (Rs One Hundred Rupees Only)

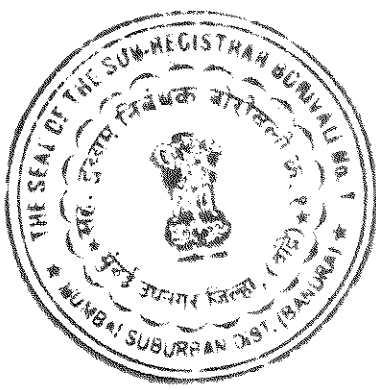
Article : 480
Prop. Mvblty : Immovable
Prop. Descr : Unit no. 301, 3rd floor, plina, plot no. 6-52, B k c.
: HANDBRAEAST, MUMBAI, Maharashtra.
: 400051
Duty Payer : PAN-ABEPC6851D manohar chhabda
Other Party : PAN-ACHPG62410L bharat gandhi
Bank Scroff No : -
Bank Scroff Date : -
RBI Credit Date : -
Mobile Number : 9820111452

DEFACED FOR RS:600.00
Only for verification-not to be printed and used



बदल - ९		
पुस्तक क्र.	307	9/99
२०२१		

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बदल - ९		
पुस्तक क्र.	६४०	१०४/२०
२०२१		



बदल - ९		
पुस्तक क्र.	३०७	२/९९
२०२१		

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पंजाब नैशनाल बँक Punjab National Bank

e-Stamp [Simple Receipt] Offline Payment Receipt

Branch Name	: BHAR (6629)		
Challan Number	: MSTR7013550287	GNAS CRI	: 30050442432014158
Payment Date	: 07/01/2015 02:42:35 AM	BANK Em ID	: 0701134922592
District	: 7101-HUMANA	Office Name	: TCR186-2008 AMPHERI HO J SUB
Stamp Duty	: 000004559-75		
Amount	: 500.00		
Registration Fees	: 0000063302-70		
Amount	: 100.00		
Total Amount	: 600.00		
Duty Payer Name	: ramohar chhabra	Duty Payer ID	: 720-388PC0610
Duty Payer Mob No	: 491-982811452		
Article Code	: 48(C)-Power of Attorney authorizing to sell immovable property		
Movability	: Immovable	Consideration Amount	: 1.00
Prop Descr	: Unit no 301,2nd floor, phalima, plot no 6-53, B & C, BANDRA EAST, MUMBAI MAHARASHTRA		
Property Area	: 0.00 sq. feet		
Other Party Name	: ramhar gundhi	Other Party ID	: 820-2010C2413

Print Receipt

बंदर-९	
पुस्तक NO	304 3/94
2015	

<https://gateway.nepib.com/MahaStamp/Receipt.aspx> 07-Jan-15

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बंदर-९	
पुस्तक NO	304 3/94
2015	

बंदर-९	
पुस्तक NO	304 3/94
2015	

Scanned by CamScanner

POWER OF ATTORNEY

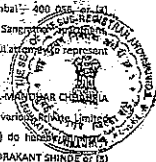
TO ALL TO WHOM THESE PRESENTS SHALL COME, I, MR. MANOHAR CHHABRIA, of Mumbai, Indian Nationalist, having address at 301, Pigeons, Plot No. C-55, Bandra Kurla Complex, Bandra (E), Mumbai 400051, do hereby SEND GREETINGS:-

WHEREAS-

- (a) I am and/or I may be the Director/Authorized signatory in various Private Limited Companies and Partner in the Partnership Firm/s, all mainly carrying on the business of development and construction and construction of immovable property.
- (b) In the course of my business, as a Director/Authorized Signatory, I execute several deeds and documents including Lease and License Agreement, Carveymen's, Development Agreement, MOU, Power of Attorney, other Agreements/Investments and Unit Purchaser Agreements under Maharashtra Ownership of Flats Act, 1963, Rectification Deed, Cancellation Deed, Supplemental Agreement, etc. which are required to be compulsorily registered under the provisions of the Indian Registration Act, 1908.
- (c) I have to travel out of Mumbai for various business purpose and during such period as well as at several times due to either pre-occupation or other reasons it is extremely difficult for me to personally attend the office of Sub-Registrar of Assurances to admit execution of such deeds and/or documents executed by me and to enable such documents to be duly registered. I am therefore desirous of appointing (1) Mr. Tushar H. Gandhi, residing at 803, Heena Bldg, Opp. Bhatia School, Sakinaka Nagar, Borivali (W), Mumbai - 400 082 or (2) Mr. Chandrakant Shinde, residing at Room No.79, Indira Nagar No.2, V. M. Road, Vile Parle (W), Mumbai - 400 058 or (3) Mr. SATYAM ULMAN, residing at Flat No.202, 2nd Floor, Sampark, Nandgaon, Nandgaonpada, Nallasopara (E), Thane, to be my true and lawful attorney to represent me for the purpose hereunder set out.

NOW KNOW YE ALL AND THESE PRESENTS WITNESS that I, MR. MANOHAR CHHABRIA in my individual capacity and as a Director/Authorized Signatory of various limited Companies/partnership firms (as on today or as may be in future) do hereby constitute and appoint (1) MR. TUSHAR H. GANDHI or (2) Mr. CHANDRAKANT SHINDE or (3) Mr. SATYAM ULMAN, to be my true and lawful Attorney for me and on my behalf to do the under-mentioned acts, deeds, matters and things and exercise all powers hereinafter conferred, that is to say:-

(Handwritten signatures and a stamp)



Scanned by CamScanner

- 1. To represent me for registration and also to lodge all documents/deeds (including as set out above) and admit execution before the Sub-Registrar of Assurances at Mumbai/ Bandra/ Goregaon/ Borivali/ Chembur/ Vashi/ Pune or at other places as may be required all the deeds and documents which I have personally executed or which I may hereafter execute.
- 2. To represent me before any adjudicating authority in Maharashtra for the purpose of lodging any document for adjudication under the Bombay Stamp Act, 1958 and rules framed thereunder for all or any of the documents applied by me for adjudication before the relevant authority at Mumbai/Bandra/Goregaon/Borivali/Chembur/Vashi/Pune or at other places as may be required for all the deeds and documents which I have personally executed or which I may hereafter execute.
- 3. To identify my signature and admit execution of the same.
- 4. To do all other acts, deeds, matters and things as may from time to time be required under the provisions of the Indian Registration Act, 1908 for the due registration of such deeds and documents.

AND GENERALLY TO DO ALL other acts, deeds, matters and things as may from time to time be required, in compliance with the law for the due registration of such deeds and documents which have already been executed, or which may hereafter be executed by me and/or on my behalf.

I do hereby agree to ratify and confirm all and whatever my said attorney shall or purport to do or caused to be done by virtue of these presents.



SIGNED AND DELIVERED
by the said
MANOHAR CHHABRIA

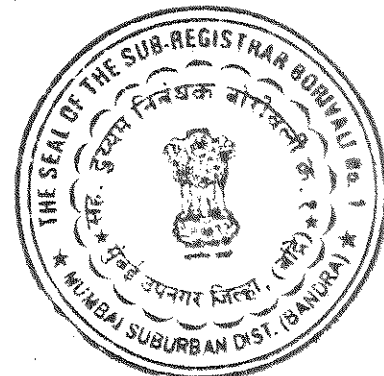
In the presence of:
Somnath Parbhakar
Anil Chougale
Datt Vaidya

(Handwritten signature)



बस्त-४
301 PIGEONS
2024

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बस्त - ४
301 PIGEONS
2024

Constituted Attorney
Mr. Tushar H. Gandhi



[Handwritten signature]



Specimen signatures of Constituted Attorney

Constituted Attorney
Mr. Chandrakant Shinde



[Handwritten signature]



Specimen signatures of Constituted Attorney



Constituted Attorney
Mr. Sayvin Umash



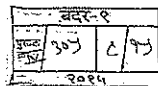
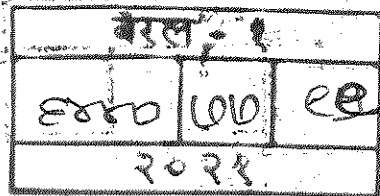
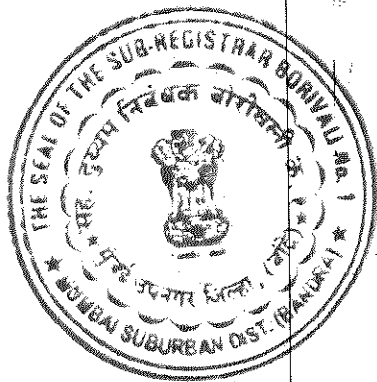
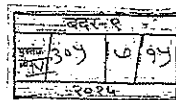
[Handwritten signature]



Specimen signatures of Constituted Attorney

In the presence of:-

[Handwritten signature]



RELIANCE
Energy

Account No: 130701499 Cycle No: 21
Bill Date: 05-04-2015

Your Electricity Bill for - 05-14 (04 hrs)
Your bill amount payable (including GST)

₹	431913.00*
Due by	20-05-2015
How to pay	4405490.00*

Summary of your bill

Your current month bill amount (₹)	431913.00
Net other charges (₹)*	0.00
Net payable amount (₹)	431913.00
Total (₹)	431913.00

Units consumed including peak power units:
00214 322440

Track your consumption:
Bar Graph Unit (kWh) MGRVA Month

05-14	322440	124.00	MAY-14
04-14	318980	122.00	APR-14
03-14	323020	123.00	MAR-14
02-14	318940	122.00	FEB-14
01-14	325560	125.00	JAN-14
12-13	313145	124.00	DEC-13
11-13	323320	125.00	NOV-13
10-13	320280	124.00	OCT-13
09-13	327145	126.00	SEP-13
08-13	31200	102.00	AUG-13

Important message:
* Please pay the bill by cheque or demand draft.
* Please contact us on 01-02-2015 will be downloaded for primary BMS-15.02.

Say "YES" for Mumbai

Contact Us:
1800-200-3030 toll free no. for power supply (24 hours) www.reliance.com
2010 1010 for customer service (24 hours)

Your nearest Customer Care Centre/nearest Customer Regional Centre (CRC):
Reliance Infrastructure Limited, Dept. Energy Mgmt. Maharashtra, 1001, MIDC, Sector 10, Vashi, Mumbai 400087, Tel: No. 1800-200-3030

For more information, visit the website: www.reliance.com or call 1800-200-3030
* Maharashtra State Electricity Regulatory Commission, Mumbai, Maharashtra

Barcode: 013070149904391100001207504405490

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Reliance Infrastructure Limited 1001, MIDC, Sector 10, Vashi, Mumbai 400087. Tel: No. 1800-200-3030

Your Current Consumption

Meter No.	1930970
Meter details	4078.00
Reading	4074.74
Previous	3224.40
Energy consumption	827.80
Consumption (kWh)	827.80
TOD energy	817.12
12000 kWh	82100
Consumption (kWh)	558.02
TOD energy	558.78
12000 kWh	43500
Consumption (kWh)	611.12
TOD energy	602.28
12000 kWh	51200
Consumption (kWh)	0.123
Max demand	1038.00
(M) Demand	0.123
Max demand	1038.00
(M) Demand	470.42
Max demand	454.84
(M) Demand	33480

Reading energy consumption (kWh) 322440

Billing Demand is 1143.00 kWh 75% of Previous 11 months or Contract demand whichever is lower.

Meter reading date	01-01-2015	Contract Demand	15000kWh	Load Factor	28.200%
Revised meter reading date	01-12-2014	Contract Demand	15000kWh	Average Power Factor	95.50%

Bill Summary:

Basic charge	328600.00	
Wheeling Charge	206361.60	
Regulatory Assn. Charge	236601.20	
Energy charge	223128.40	
TOD 4 hrs to 12 hrs energy charge	34410.00	
TOD 18 hrs to 22 hrs energy charge	49200.00	
TOD 22 hrs to 01 hrs energy charge	264750.00	
Fuel Ad. Chg. (FAC)	183.80/Unit	592447.72
Penalty for exceeding contract demand	0.00	
Power Factor (PF) penalty/contract demand	240683.882	
Government Electricity Duty	17.00%	61776.16
Mah. Sec. Tax on sale of electricity	23.00%/Unit	74195.00
Central Excise (on amount)	0.00	
Payment protection	0.00	
Other PF Adjustment	0.00	
Unpaid Payment Charge (UPC) levied	0.00	
Interest on payment made (EIS/interest)	0.00	
Interest on arrears	0.00	
Adjustments	0.00	
Net other charges in contract demand	0.00	
Total current month charges	431913.00	
Previous month bill	429710.00	
Payment received	0.00	
Net payable amount	431913.00	
Amount of interest	0.00	
Tax payable at basic rate	36382.29	
Total bill amount payable	468295.10	

Collection Details - Pay at convenience location:
* Submitting bank branches, any Bill amount with/without interest and charges (including GST) will be debited from your account and amount will be credited to your account.
* For more information, please visit our website.
* For bill payment, please visit our website or call 1800-200-3030.
* For bill payment, please visit our website or call 1800-200-3030.
* For bill payment, please visit our website or call 1800-200-3030.
* For bill payment, please visit our website or call 1800-200-3030.

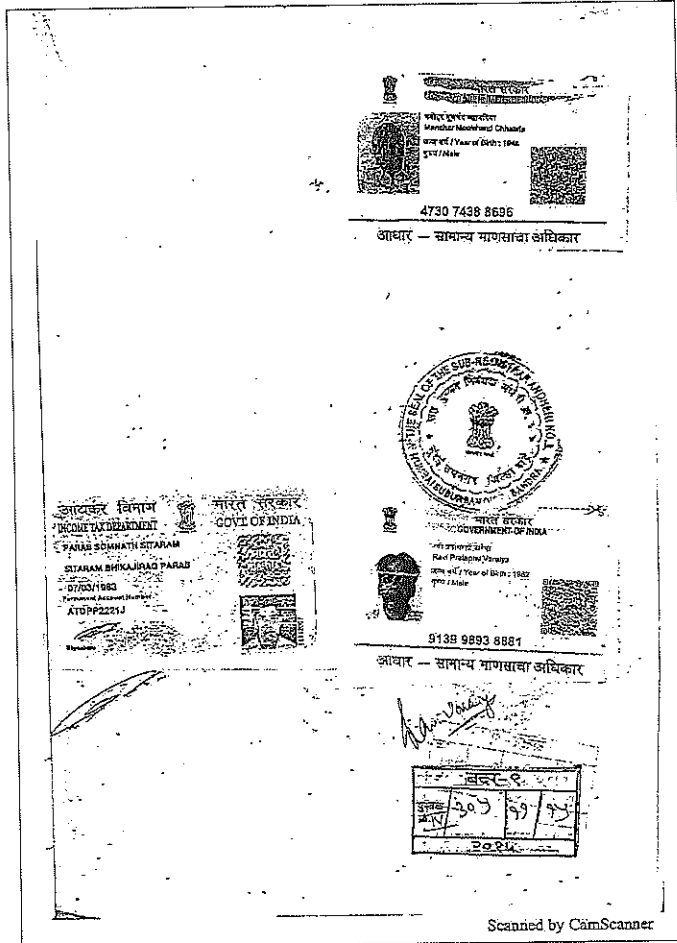
YES is an initiative by Reliance Energy for an energy efficient Mumbai.
A banaz with the kids and take simple measures to make a difference.

Scanned by CamScanner

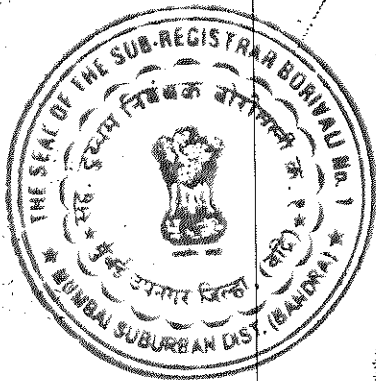
THE SEAL OF THE SUB-REGISTRAR
MUMBAI SUBURBAN DIST. (BANDRA)

बंदरा - २

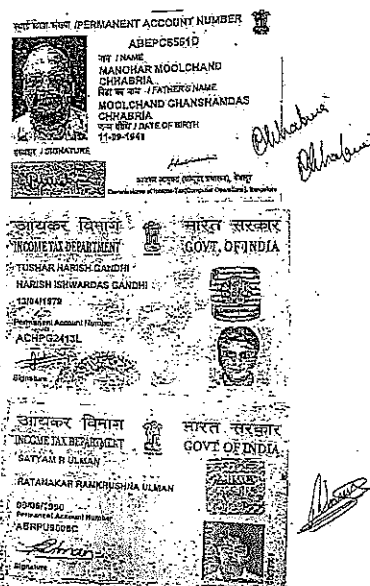
२०२४



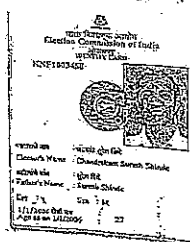
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बस्त - ९	
४४४०	७६६६
२०२४	



बस्त-९	
३०	१२/९३
२०२४	



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Summary-2(दस्त गोपवारा भंग - २)

दिनांक क्र.4 ची वेळ: 08 / 01 / 2015 11 : 30 : 27 AM

दिनांक क्र.5 ची वेळ: 08 / 01 / 2015 11 : 30 : 36 AM गोपवारी पुस्तक 4 नये

ANONANDAN
सदर दुय्यम निबंधक, अहमदी जिल्हा, रा.

EPayment Details.

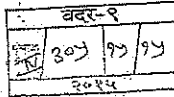
sr.	Epayment Number	Defacement Number
1	MH005044248201415R	0003704401201415

305 22

Know Your Rights as Registrars

1. Verify Scanned Document for correctness through Internet (4 pages on a side) printed after scanning.
2. Get print and min-4 CD of scanned document along with original document, immediately after registration.

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

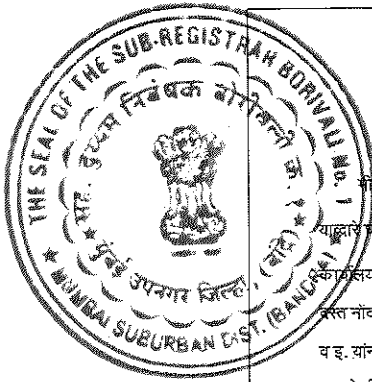


प्रमाणित करणेत वेळे की, या १९९ / जाने अहमदी.
रजिस्ट्रार पुरवण ३०५ / १९९
पुस्तक क्र. ४ / वदर-२ / १९९
वदर अहमदी जिल्हा - ८ JAN 2015

ANONANDAN
सदर दुय्यम निबंधक, अहमदी जिल्हा, रा.
दुय्यम उपनगर जिल्हा.

iSartiz v1.4.0

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घोषणापत्र

TUSHAR GANDHI

याद्वारे प्रमाणित करतो की, दुय्यम निबंधक वदर-१ यांचे

कार्यालय म.म.म.म. या शिर्षकाचा

दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. म.म.म.म.

व.ह. यांनी दि. ०९/०१/२०१५ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या

आधारे मी, सदर दस्त नोंदणीस सादर केला आहे / निष्पादीत करुण कडुली जबाब

दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले

नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तींपैकी कोणीही मयत झालेले नाही

किंवा अन्य कोणत्याही कारणांमुळे कुलमुखत्यारपत्र रद्द बातल ठरलेले नाही. सदरचे

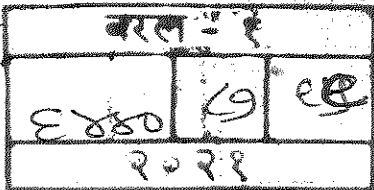
कुलमुखत्यारपत्र पूर्णपणे वेध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे.

सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२

अन्वये शिक्षस मी पात्र राहिन याची मला जाणीव आहे.

दिनांक : ०५/०६/२१

[Signature]
कुलमुखत्यारपत्र धारकाचे नांव
व सही



5179495 पारदर्शी Original/Duplicate
 Thursday, December 10, 2023 पोलीस क्र. 397
 1:43 PM Regn. 23M

पारदर्शी क्र. 10134 दिनांक: 10/12/2023

पारदर्शी जाच मातुली
 पारदर्शी जाच मातुली क्र. 5495-2023
 पारदर्शी जाच मातुली क्र. 5495-2023
 पारदर्शी जाच मातुली क्र. 5495-2023

पोलीस क्र.	₹. 100.00
पोलीस क्र.	₹. 320.00
पोलीस क्र.	₹. 420.00

एकूण ₹. 420.00

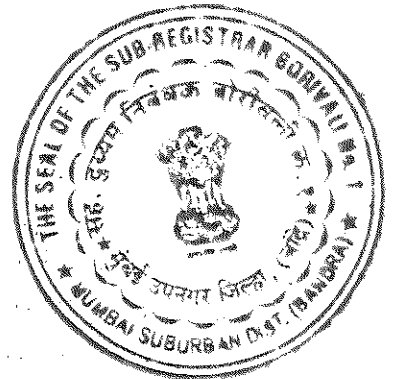
आज्ञा क्र. 200 PM मधील दि. 2/1/2023 मधील
 आज्ञा क्र. 200 PM मधील दि. 2/1/2023 मधील

आज्ञा क्र. 200 PM मधील दि. 2/1/2023 मधील
 आज्ञा क्र. 200 PM मधील दि. 2/1/2023 मधील

1) पारदर्शी जाच By Cash क्र. 320/-
 2) पारदर्शी जाच By Cash क्र. 100/-
 3) पारदर्शी जाच By Cash क्र. 100/-

आज्ञा क्र. 200 PM मधील दि. 2/1/2023 मधील
 आज्ञा क्र. 200 PM मधील दि. 2/1/2023 मधील

(Empty section for additional details or signatures)



बंदरा - १
 E880 Q ea
 2023



CHALLAN
MTR Form Number-6

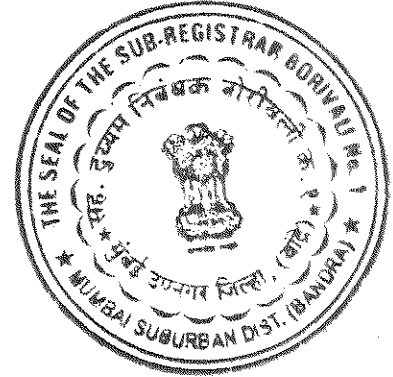


CRN	148021072222021E	BARCODE	148021072222021E	Date	09/12/2024 21:27:04	Form ID	4107
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty	Registration Fee		TAX ID (Y/N) (If Any)			
Office Name	MTR, SUT SUB REGISTRAR, BORIVALI 2		PAN No/If Applicable	AAAFD1241			
Location	MUMBAI		Full Name	THAKUR BROTHERS AGRICULTURAL FARM			
Year	2024-2025	Cheque Type	Plat/Block No.	OFFICE THAKUR HOUSE			
Account Head Details		Amount in Rs.	Pincode/Building				
00000001	Stamp Duty	500.00	Head/Serial	ASHTAKTAKAR			
00000002	Registration Fee	100.00	Area/Locality	KANDIVALI EAST			
			Town/City/District				
			Pin	4 0 0 0 0 1			
			Remarks (If Any)	PAN-GLIPSEKOTR-Geog/Ch/Name-ALOK SINGH AND OTHERS-			
			Amount in Rs. (Hundred Rupees Only)	600.00			
			Wards				
Payment Details	IDBI BANK		FOR				
Cheque/DD Details			Stamp CN	Rel No			
Cheque/DD No.			Bank Date	Rel Date			
Name of Bank			Bank-Branch				
Name of Branch			Cont No., Case No.				

Stamp No. 87087878
NOTE: This challan is valid for documents to be registered in Sub Registrar office only. Not valid for other offices.
अवकाश प्राप्त करानेसाठी ही चालान भरण्यासाठी वापरली जाऊ शकते. इतर कार्यालयांसाठी ही चालान वैध नाही.

Challan Defaced Details

Sl. No.	Remarks	Defacement No.	Defacement Date	Defacement Amount
1	2024-24-040	00007041830002	10/12/2024 12:45:24	100.00
2	2024-24-040	00007041830002	10/12/2024 12:45:24	500.00
Total Defacement Amount				



बराल - १		
६४००	८४	९९
२०२४		



POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, M/S. THAKUR BROTHERS AGRICULTURAL FARM a Partnership firm duly registered under the Partnership Act, 1932 having its office address at Thakur House, Ashok Nagar, Kandivall (East), Mumbai - 400101, through its Partners (1) Mr. Jitendra R. Singh and (2) Mr. Virendrakumar S. Singh SENDS GREETINGS:-

P.T.O.

बल-२
२०२०

: 2 :

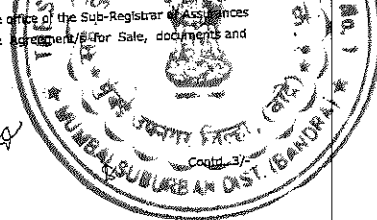
WHEREAS we are the party to the Agreement for Sale to be executed with the prospective Purchasers of the respective premises in the project TW Gardens to be constructed on Plot No.B, bearing CTS Nos.809-A/1/19-A/1/5 admeasuring 5050.10 sq.mtrs. and CTS Nos. 809-A/1/19-A/1/6, admeasuring 5421.00 sq.mtrs., aggregating to 10471.10 of Village:Polsar, Kandivall (East), Taluka Borivall, Mumbai Suburban District, (hereinafter referred to as "the said project").

AND WHEREAS we are desirous of appointing some person to admit execution of the Agreement/s for Sale of the respective premises in the said project TW Gardens and also to have the registration of the Agreements/documents and any deeds executed by us relating to the said project and further to do all incidental acts there to as deemed necessary on our behalf and for the purpose more particularly recorded hereunder.

NOW KNOW YE PRESENTS THAT, We, M/s. Thakur Brothers Agricultural Farm, do hereby appoint, constitute and nominate (1) Mr. Atok Singh having address at A/803, Redwood Shine Green, New Link Road, Adarsh Nagar, Andheri (West), Mumbai - 400192 and (2) Mr. Avinash Vyas, having address at 1903/1905 M/G Vishnu Shivam Tower, Thakur Village, Kandivall (East), Mumbai - 400101, to be our true and lawful attorneys, for us, in our name on our behalf to do individually the following acts, deeds and things, to-wit:-



बल-२
२०२०



बल-२
२०२०

deeds, for registration and admit execution by us of the said Agreement/s, Rectification/Confirmation, Cancellation Deed and any documents and deeds, or any other instruments or writings the registration of which is compulsory and generally to do all things, necessary or expedient for registering the said Agreement/s and writings or any of them as fully and effectually as we ourselves could do, with respect to the said premises in the said project.

(2) To sign on computer slips, to pose before Computer and give thumb impression on the computer, to pay the registration charges, to obtain valid receipt, to take back the original documents, from the office of the Sub-Registrar after its compliance in all respects.

(3) To do all other such acts and things that may be necessary or incidental to the execution and registration of the said deeds/ Agreement/s.

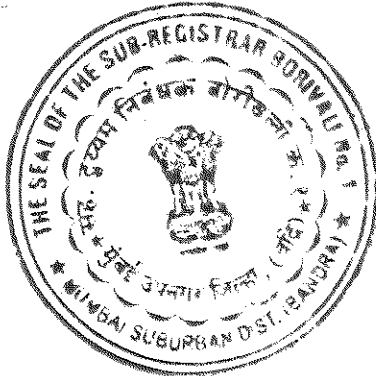
(4) This Power of Attorney is given only for registration of the said document/s, Agreement/s, Deeds and writings and it is not for signing or executing any documents on our behalf.

(5) AND we hereby undertake to ratify and confirm and whatsoever our said Attorney shall lawfully do or cause to be done by virtue of the powers hereby given and the same shall be binding on us and shall be in full force and effect.



Handwritten registration details: 8000, 10/12/20, 2020.

Contd...4/-



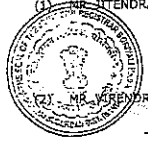
SCHEDULE (SAID PROJECT)

Project TW Gardens to be constructed on Plot No.8, bearing CTS Nos.809-A/1/19-A/1/5 admeasuring 5050.10 sq.mtrs. and CTS Nos.809-A/1/19-A/1/6, admeasuring 5421.00 sq.mtrs., aggregating to 10471.10 of Village Polsar, Kandivall (East), Taluka Borivli, Mumbai Suburban District.

IN WITNESS WHEREOF M/S. THAKUR BROTHERS AGRICULTURAL FARM have hereunto set our hands and seal on this 10th day of December, 2020.

SIGNED SEALED AND DELIVERED BY THE WITHIN NAMED M/S. THAKUR BROTHERS AGRICULTURAL FARM THROUGH ITS PARTNERS

(1) Mr. TENDRA R. SINGH



(2) Mr. PRAKUMAR S. SINGH

SIGNED BY THE ATTORNEY

(1) Mr. Alok Singh



Signature of Mr. Alok Singh

L.R. Thumb

Handwritten registration details: 8000, 10/12/20, 2020.

Contd...5/-

Handwritten registration details: 8000, 10/12/20, 2020.

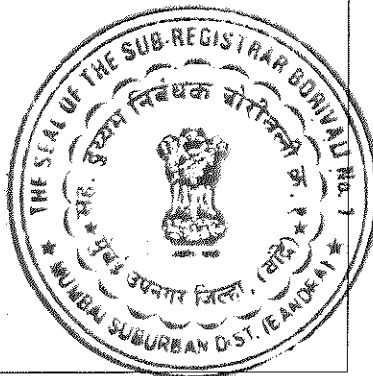
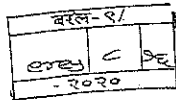
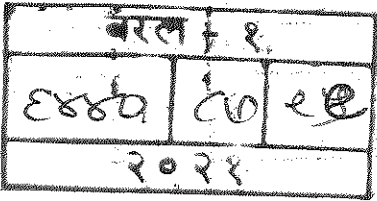
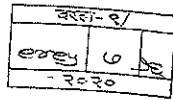
: 5 :

(2) Mr. Avinash Vyas



Avinash Vyas

L.H. Thumb



THE SUB REGISTRY (PERMANENT ACCOUNT NUMBER)
AA/PS/5556F

VS. NAME
JYEDRA RAMANAYAN SWOH

No. 44 1/2 PANDURAM
RAMANAYAN CAGODU SWOH

VS. DATE OF BIRTH
18-01-1980

VS. NAME (S/O)
DIRECTOR OF INCOME TAX OFFICE

THE SUB REGISTRY (PERMANENT ACCOUNT NUMBER)
AA/PT/524E

VS. NAME
THANUKI BROTHERS AGRICULTURAL FARM

VS. DATE OF INCORPORATION
18-04-1978

VS. NAME (S/O)
DIRECTOR OF INCOME TAX OFFICE

THE SUB REGISTRY (PERMANENT ACCOUNT NUMBER)
AA/PS/5168S

VS. NAME
VANDURA SHYAMALAKAN SWOH

VS. DATE OF BIRTH
SHYAMALAKAN CAGODU SWOH

VS. NAME (S/O)
DIRECTOR OF INCOME TAX OFFICE

बयल - १

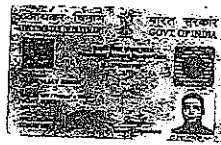
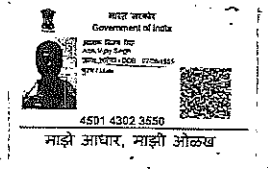
६०७०	८८	९९
- २०२०		

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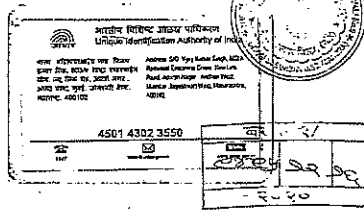


बयल - १

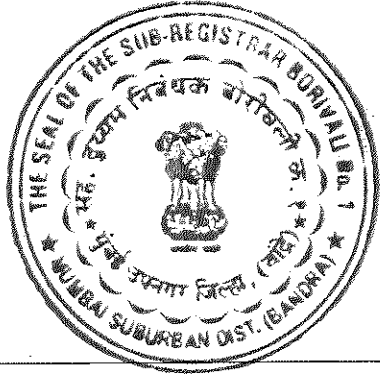
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२०२१		



Signature



बरल - १		
EX80	CE	RE
२०२४		



भारत सरकार
GOVERNMENT OF INDIA

अभिमान तुल्य मान
Abhimānaḥ Tulya Mānaḥ
पुण्य/Mane

7857 0631 6814

मेरा आधार, मेरी पहचान

आयकर विभाग
INCOME DEPARTMENT
AYNAASHI BHAGAL VYAK
BHAGAL VYAK
0011/1882

भारत सरकार
GOVT. OF INDIA

भारतीय रिजिस्ट्रार जनिकरण
INDIAN REGISTRATION AUTHORITY OF INDIA

विवरण: मुंबई नगर, ए-1803
1804 इंग्लिश टाऊन, टाकूर
बस्त, इंग्लिश टाऊन ए-1804
प्लॉट नंबर, बडोदा रोड,
पुणे-पुणे, महाराष्ट्र-400 021

Address:
SG: Subd Vysak, A-1803/1804
Vysak Shivan Tower, Takur
Village, Subud Vysak Shivan
Plot, Takur Village, Kandhali
E-1804, Mumbai,
Maharashtra - 400 021

7857 0631 6814

मेरा आधार, मेरी पहचान

वरल-५

२०२०		

भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Government of India
निर्देशनामा क्रमांक: 1 (Circular No.: 2018/29/1/1886/1)

आपला आधार क्रमांक / Your Aadhaar No. :
7158 5094 8669

आधार - सामान्य माणसाचा अधिकार

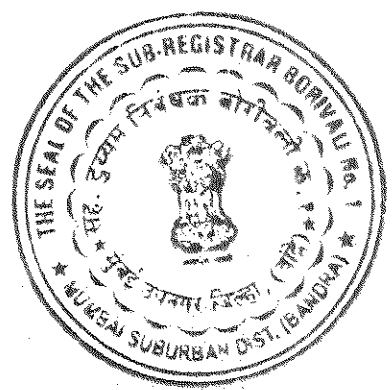
भारत सरकार
Government of India
अधीनस्थ अधिकारी
Muzumdar Indrajit Inamdar
अधीनस्थ/अधीनस्थ
पुणे/मुंबई

7158 5094 8669

आधार - सामान्य माणसाचा अधिकार

वरल - १

२०२०		



वरल - १

२०२१		

Summary-2(दस्तावेजों का भाग - 2)

10120203 14:09 PM

REG NUMBER: 10120203

पंजीकृत स्थान: मुंबई

क्र.सं.	पंजीकृत स्थान का नाम	पंजीकृत स्थान का पता	पंजीकृत स्थान का प्रकार	पंजीकृत स्थान का क्षेत्र	पंजीकृत स्थान का जिला
1	पंजीकृत स्थान का नाम	पंजीकृत स्थान का पता	पंजीकृत स्थान का प्रकार	पंजीकृत स्थान का क्षेत्र	पंजीकृत स्थान का जिला
2	पंजीकृत स्थान का नाम	पंजीकृत स्थान का पता	पंजीकृत स्थान का प्रकार	पंजीकृत स्थान का क्षेत्र	पंजीकृत स्थान का जिला
3	पंजीकृत स्थान का नाम	पंजीकृत स्थान का पता	पंजीकृत स्थान का प्रकार	पंजीकृत स्थान का क्षेत्र	पंजीकृत स्थान का जिला
4	पंजीकृत स्थान का नाम	पंजीकृत स्थान का पता	पंजीकृत स्थान का प्रकार	पंजीकृत स्थान का क्षेत्र	पंजीकृत स्थान का जिला

पंजीकृत स्थान का नाम

पंजीकृत स्थान का पता

पंजीकृत स्थान का प्रकार

पंजीकृत स्थान का क्षेत्र

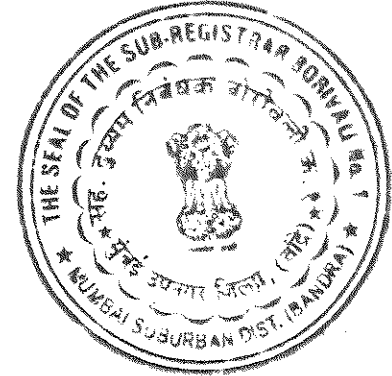
पंजीकृत स्थान का जिला

पंजीकृत स्थान का क्षेत्र

पंजीकृत स्थान का जिला

REGISTRATION CHARGE

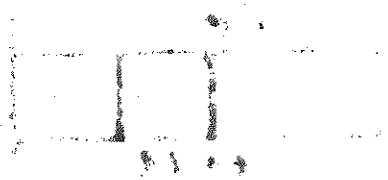
Sl. No.	Description	Amount	Rate	Charged	Payment Date
1	THANKER BROTHERS AGRICULTURAL FARM	500.00	RD	0003704015000001	10/12/2020
2	THANKER BROTHERS AGRICULTURAL FARM	100	RF	0003704015000001	10/12/2020



बरेल - १

६४७० ६४ ६६

२०२१



घोषणापत्र

मी AGOK SINGH याद्वारे घोषित करतो की,
दुय्यम निबंधक BORTVALE-1 यांचे कार्यालयात AGREEMENT

या शिर्षकांचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. THAKUR BROTHERS
AGRICULTURAL FARM व इतर यांनी दि. 10/12/20 रोजी मला

दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीस सादर केला आहे

/निष्पादीत करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी

कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी

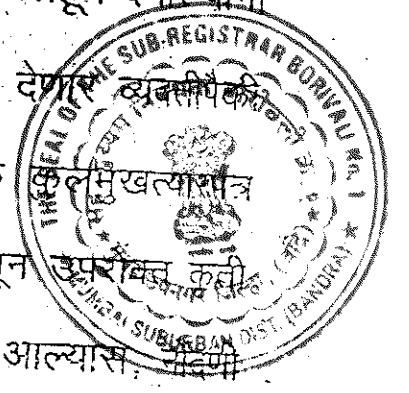
कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे

रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून

करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास

अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव

आहे.



बरत - १		
६४४०	९३	९९
२०२१		

दिनांक : 04/05/21

Agok Singh

कुलमुखत्यारपत्रधारकाचे नावे

व सही

आयकर विभाग
INCOME TAX DEPARTMENT
SACHIN V JOSHI
VIJAY SADASHIV JOSHI
08/06/1977
Permanent Account Number
AFHRJ05540
Signature
भारत सरकार
GOVT. OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT
SNIGDHA S JOSHI
MARTAND APPALJI PADHYE
08/01/1973
Permanent Account Number
AFHRJ05540
Signature
भारत सरकार
GOVT. OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT
UMESH SITARAM KUMBHAR
SITARAM SHANKAR KUMBHAR
27/09/1994
Permanent Account Number
DALPK0786H
Signature
भारत सरकार
GOVT. OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT
स्थायी खाता संख्या कार्ड
Permanent Account Number Card
AADFV6239F
नाम/Name
VASUDEV C. WADHWA
CONSTRUCTION
दिनांक / मंजूर की तिथि
Date of Incorporation/Formation
09/10/2000
भारत सरकार
GOVT. OF INDIA

स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER
AAAFT0124E
नाम / NAME
THAKUR BROTHERS AGRICULTURAL FARM
दिनांक/बनने की तिथि / DATE OF INCORPORATION/FORMATION
10-04-1975
भारत सरकार
GOVT. OF INDIA
DIRECTOR OF INCOME TAX (SYSTEMS)

बरेल - २
६४४० २४४२
२०२१



भारत सरकार
GOVERNMENT OF INDIA
महेश गारुती कट्टीमानी
Mahesh Maruti Kattimani
जन्म वर्ष / Year of Birth : 1976
पुरुष / Male
5877 8088 1301
आधार - सामान्य माणसाचा अधिकार

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE
DL No: MH02 20090217771 DOI: 23-06-1999
Valid Till: 14-04-2029 (NT) 10-12-2025 (TR)
11-12-2020
AUTHORISATION TO DRIVE FOLLOWING CLASS
OF VEHICLES THROUGHOUT INDIA
COV
LMV-TR 29-12-2009
3W-CAB 23-06-1999
MCWG 29-12-2009
Badge: 162522/AR
DOB: 15-04-1979 BG: B+

Name: ABDUL KADAR SARDAR
S/D/W of: ABDUL JABBAR SARDAR
Add: BANDONGRI ASHOK NAGAR
JALIL CHAWL, ROOM NO-10
MUMBAI
PIN: 400101
Signature & ID of Issuing Authority: MH02
Signature/Thumb Impression of Holder

324/6440

शुक्रवार, 04 जून 2021 4:46 म.नं.

दस्त गोषवारा भाग-1

वरल-१

दस्त क्रमांक: 6440/2021

दस्त क्रमांक: वरल-१ /6440/2021

बाजार मूल्य: रु. 1,33,39,579/-

मोबदला: रु. 1,69,54,352/-

भगलेले मुद्रांक शुल्क: रु.5,09,000/-

मुद्रांक शुल्क माफी अमल्याम तपशिल :-

1) Mudrank 2020/CR136/M1(Policy) :Mumbai : Mudrank 2020/CR136/M1(Policy) :Mumbai (01-01-2021 to 31-03-2021)

दु. नि. मह. दु. नि. वरल-१ यांचे कार्यालयात

पावती:7183

पावती दिनांक: 04/06/2021

अ. क्र. 6440 वर दि.04-06-2021

सादरकरणाराचे नाव: त्रिगधा सचिन जोशी

गेजी 4:43 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1900.00

पृष्ठांची संख्या: 95

एकूण: 31900.00

दस्त हजर करणाऱ्याची मही:

कधी पडलेली पावे वी रु	CO/
पावती कं. 1033E	28/6/2021
अवकाशे उद्धारी केली	
जवळ मुद्रांक निबंधक (वर्ग-२), बोरिवली कं. १	

सह. मुख्य निबंधक, बोरिवली कं.-२,
दु.नि.वर्षक वारीवली 1
मुंबई उपनगर जिल्हा.

सह. मुख्य निबंधक, बोरिवली कं.-१,
मुंबई उपनगर जिल्हा.

दस्ताचा प्रकार: करारनामा

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

शिक्का क्रं. 1 04 / 06 / 2021 04 : 43 : 43 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 04 / 06 / 2021 04 : 45 : 12 PM ची वेळ: (फी)

वरल - १		
६४४०	६४४०	६४४०
२०२१		



प्रतिहास्य
 * सार दस्तरेवना ए नोंदणी कायदा १९२८ अंतर्गत सादरीकरण नोंदणीस
 पोखरि केसोस आहे. * दस्तगतीस सादरीकरण निबंधक प्रकटी, साकोसर व
 खोका सोबलेरसा फातरासोनी कायदा सादरीकरण आहे. * सादरीकरण, जेवना
 कायदासोरे सादरीकरण कायदा सादरीकरण आहे. * सादरीकरण सादरीकरण

लिखित देणारे :
 तिहूम घेणारे :

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04/06/2021 4 52:46 PM

दस्त क्रमांक :बरल-१ /6440/2021

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मेसर्स वामुदेव मी. वाघवा कंस्ट्रक्शन चे प्राधिकृत व्यक्ती मनोहर छात्रिया तर्फे मुखत्यार श्री तुपार गांधी पत्ता:प्लॉट नं: 301, माळा नं: 3, इमारतीचे नाव: प्लॅटिना , ब्लॉक नं: ब्लॉक नं मी 59 , वी के मी , रोड नं: वांद्रा पूर्व मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:AADFV6239P	लिहून देणार वय :-41 स्वाक्षरी:-		
2	नाव:खिगधा मचिन जोशी पत्ता:प्लॉट नं: 102, माळा नं: 1, इमारतीचे नाव: आदित्य अपार्टमेंट, ब्लॉक नं: ठाकूर कॉम्प्लेक्स, रोड नं: कांदिवली पूर्व मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:AKZPP4383L	लिहून घेणार वय :-41 स्वाक्षरी:-		
3	नाव:सचिन विजय जोशी पत्ता:प्लॉट नं: 102, माळा नं: 1, इमारतीचे नाव: आदित्य अपार्टमेंट, ब्लॉक नं: ठाकूर कॉम्प्लेक्स, रोड नं: कांदिवली पूर्व मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:AFHPJ9554Q	लिहून घेणार वय :-43 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.

ओळख:-

खालील इमम अमे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

- 1 नाव:महेश कट्टीमनी
वय:45
पत्ता:ऑफिस 301,प्लॅटिना , वी के मी ,वांद्रा पूर्व मुंबई,
पिन कोड:400051

M. S. K. C.
स्वाक्षरी



- 2 नाव:अब्दुल कादर
वय:41
पत्ता:ऑफिस 301,प्लॅटिना , वी के मी ,वांद्रा पूर्व मुंबई
पिन कोड:400051

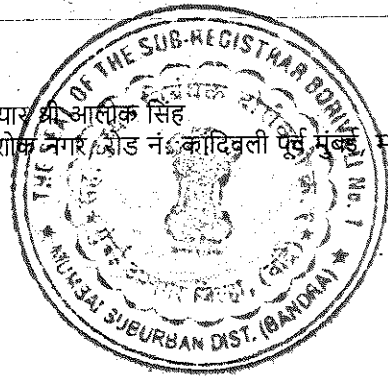
Abdul Kader
स्वाक्षरी



खालील पक्षकाराची कबुली उपलब्ध नाही.

अनु क्र. पक्षकाराचे नाव व पत्ता

- 1 मेसर्स ठाकूर ब्रदर्स ऍग्रिकलचरल फार्म चे भागीदार श्री जितेंद्र सिंह :तर्फे मुखत्यार श्री आलोक सिंह
प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: ठाकूर हाऊस, ब्लॉक नं: अशोक नगर, रोड नं: कांदिवली पूर्व मुंबई, महाराष्ट्र, MUMBAI.
AAAFT0124E



इतिहास दुखेनिर्वाहक, बोरीबली क्र.-१,
मुंबई उपनगर जिल्हा.

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SNIGDHA SACHIN JOSHI	eChallan	03006172021031801782	MH013436163202021M	100000.00	SD	0000903948202122	04/06/2021
2	SNIGDHA SACHIN JOSHI	eChallan	03006172021031801789	MH013436320202021M	200000.00	SD	0000903944202122	04/06/2021
3	SNIGDHA SACHIN JOSHI	eChallan	03006172021031900005	MH013436428202021M	209000.00	SD	0000903951202122	04/06/2021
4		POS		323374210604	1900	RF	D323374210604	04/06/2021
5	SNIGDHA SACHIN JOSHI	eChallan		MH013436428202021M	30000	RF	0000903951202122	04/06/2021

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

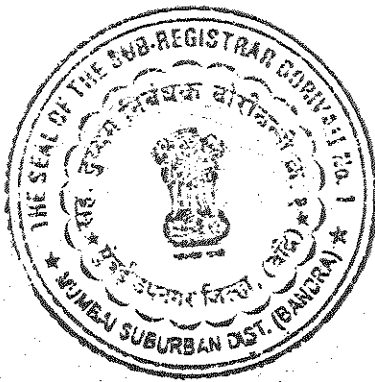
6440 /2021

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बरेल - १	
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२०२१	



22/06/2021 4 40:37 PM

दस्त क्रमांक :वरल-१ /6440/2021

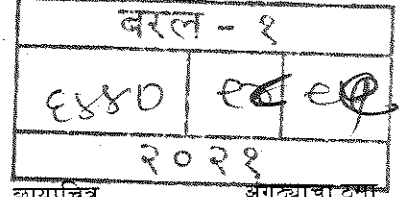
दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मेमर्म रामुदेव सी. बाधवा कॅम्पूकशन चे प्राधिकृत व्यक्ती मनोहर छात्रिया तर्फे मुखत्याग श्री नुपार गांधी पत्ता:प्लॉट नं: 301, माळा नं: 3, इमारतीचे नाव: प्लॅटिना, ब्लॉक नं: ब्लॉक नं मी 59, वी के सी, रोड नं: वांद्रा पूर्व मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:AADFV6239P	लिहून देणार वय :-41 स्वाक्षरी:-		
2	नाव:मेमर्म ठाकूर ब्रदरर्न ऍग्रिकल्चरल फार्म चे भागीदार श्री जितेंद्र सिंह तर्फे मुखत्याग श्री आलोक सिंह पत्ता:प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: ठाकूर हाऊस, ब्लॉक नं: अशोक नगर, रोड नं: कांदिवली पूर्व मुंबई, महाराष्ट्र. MUMBAI. पॅन नंबर:AAAFT0124E	लिहून देणार वय :-35 स्वाक्षरी:-		
3	नाव:सचिन सचिन जोशी पत्ता:प्लॉट नं: 102, माळा नं: 1, इमारतीचे नाव: अदित्य अपार्टमेंट, ब्लॉक नं: ठाकूर कॉम्प्लेक्स, रोड नं: कांदिवली पूर्व मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:AKZPP4383L	लिहून घेणार वय :-41 स्वाक्षरी:-		
4	नाव:सचिन विजय जोशी पत्ता:प्लॉट नं: 102, माळा नं: 1, इमारतीचे नाव: अदित्य अपार्टमेंट, ब्लॉक नं: ठाकूर कॉम्प्लेक्स, रोड नं: कांदिवली पूर्व मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:AFHPJ9554Q	लिहून घेणार वय :-43 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार नथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:22 / 06 / 2021 04 : 34 : 57 PM

ओळख:-

खात्यातील डमम अमे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटविताना



छायाचित्र

अंगठ्याचा ठसा

अनु क्र. पक्षकाराचे नाव व पत्ता

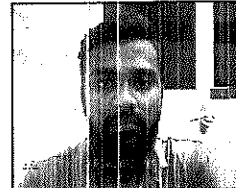
- 1 नाव:महेश कट्टीमनी
वय:45
पत्ता:ऑफिस 301,प्लॅटिना, वी के सी, वांद्रा पूर्व मुंबई,
पिन कोड:400051

स्वाक्षरी



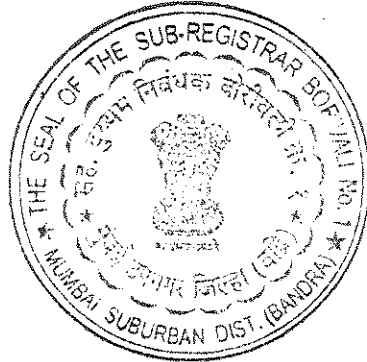
- 2 नाव:उमेश कुंभार -
वय:27
पत्ता:ऑफिस 301,प्लॅटिना, वी के सी, वांद्रा पूर्व मुंबई
पिन कोड:400051

स्वाक्षरी



शिक्का क्र.4 ची वेळ:22 / 06 / 2021 04 : 38 : 38 PM

द निबंधक बोरीवली 1
सह. दुय्यम निबंधक, बोरीवली क्र.-१
मुंबई उपनगर जिल्हा.



Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SNIGDHA SACHIN JOSHI	eChallan	03006172021031801789	MH013436320202021M	200000.00	SD	0000903944202122	04/06/2021
2	SNIGDHA SACHIN JOSHI	eChallan	03006172021031900005	MH013436428202021M	209000.00	SD	0000903951202122	04/06/2021
3	SNIGDHA SACHIN JOSHI	eChallan	03006172021031801782	MH013436163202021M	100000.00	SD	0000903948202122	04/06/2021
4	SNIGDHA SACHIN JOSHI	eChallan		MH013436428202021M	30000	RF	0000903951202122	04/06/2021
5		POS		323374210604	1900	RF	D323374210604	04/06/2021

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

6440 /2021

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बरल - १		
६४४०	६६	६६
२०२१		

प्रमाणित करण्यात येते, की हा
दस्ताव्याचे एकूण ६६ पाने आहेत.

सह. दुय्यम निबंधक, बोरीवली क्र. -१
मुंबई उपनगर जिल्हा.

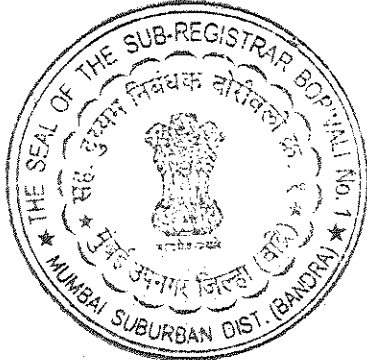
बरल-१/ ६४४० /२०२१

पुस्तक क्रमांक १, क्रमांक.....वर

नोंदला. २४/६/२०२१

दिनांक

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





30/06/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 1

दस्त क्रमांक : 6440/2021

नोंदणी :

Regn:63m

गावाचे नाव : पोयसर

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	16954352
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	13339579.04
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: ए-602, माळा नं: 6 वा मजला, इमारतीचे नाव: टी डब्लू गार्डन्स टॉवर ए, ब्लॉक नं: ठाकूर पब्लीक स्कूल जवळ, रोड : ठाकूर व्हिलेज कांदिवली पूर्व मुंबई-400101, इतर माहिती: सदर मिळकतीचे मोजे पोयसर,सदनिकेचे क्षेत्रफळ 72.95 चौ. मीटर कारपेट रेरा प्रमाणे सोबत एक कार पार्किंग स्पेस सहित .((C.T.S. Number : 809-A/1/19-A/1/6 ;))
(5) क्षेत्रफळ	1) 80.24 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स वासुदेव सी. बाधवा कंस्ट्रक्शन चे प्राधिकृत व्यक्ती मनोहर छात्रिया तर्फे मुखत्यार श्री तुषार गांधी वय:-41; पत्ता:-प्लॉट नं: 301, माळा नं: 3, इमारतीचे नाव: प्लॅटिना , ब्लॉक नं: ब्लॉक नं सी 59 , बी के सी , रोड नं: बांद्रा पूर्व मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-AADFV6239P 2): नाव:-मेसर्स ठाकूर ब्रदर्स ऍग्रिकलचरल फार्म चे भागीदार श्री जितेंद्र सिंह तर्फे मुखत्यार श्री आलोक सिंह वय:-35; पत्ता:-प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: ठाकूर हाऊस, ब्लॉक नं: अशोक नगर, रोड नं: कांदिवली पूर्व मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400101 पॅन नं:-AAAFT0124E
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-खिगधा सचिन जोशी वय:-41; पत्ता:-प्लॉट नं: 102, माळा नं: 1, इमारतीचे नाव: आदित्य अपार्टमेंट, ब्लॉक नं: ठाकूर कॉम्प्लेक्स, रोड नं: कांदिवली पूर्व मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400101 पॅन नं:-AKZPP4383L 2): नाव:-सचिन विजय जोशी वय:-43; पत्ता:-प्लॉट नं: 102, माळा नं: 1, इमारतीचे नाव: आदित्य अपार्टमेंट, ब्लॉक नं: ठाकूर कॉम्प्लेक्स, रोड नं: कांदिवली पूर्व मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400101 पॅन नं:-AFHPJ9554Q
(9) दस्तऐवज करून दिल्याचा दिनांक	31/03/2021
(10)दस्त नोंदणी केल्याचा दिनांक	24/06/2021
(11)अनुक्रमांक,खंड व पृष्ठ	6440/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	509000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation of any City, District or Suburban District as annexed to it.

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

Integrated Governance enabling You to Do Business Easily

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

Details of this transaction have been forwarded by Email (dated 24/06/2021) toMunicipal Corporation of Greater Mumbai.

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

सह. दुय्यम निबंधक, बोरीवली क्र.-१,
मुंबई उपनगर जिल्हा.

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SNIGDHA SACHIN JOSHI	eChallan	03006172021031801789	MH013436320202021M	200000.00	SD	0000903944202122	04/06/2021
2	SNIGDHA SACHIN JOSHI	eChallan	03006172021031900005	MH013436428202021M	209000.00	SD	0000903951202122	04/06/2021
3	SNIGDHA SACHIN JOSHI	eChallan	03006172021031801782	MH013436163202021M	100000.00	SD	0000903948202122	04/06/2021
4	SNIGDHA SACHIN JOSHI	eChallan		MH013436428202021M	30000	RF	0000903951202122	04/06/2021
5		POS		323374210604	1900	RF	D323374210604	04/06/2021

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