

C-701

**AGREEMENT**

**'BUILDING'**

**DOSTI WAVE**

**IN**

**'PROJECT'**

**DOSTI EASTERN BAY**

**PHASE-2**

**Site Office:**

**Ground Floor, Shoppe Link, Adjacent to Dosti Acres, New  
Wadala, Mumbai - 400037**

**DOSTI REALTY LIMITED**

**LAWRENCE & MAYO HOUSE, 1<sup>ST</sup> FLOOR, 276, DR. D. N. ROAD, FORT, MUMBAI 400 001.**

**Tel: 2219 8500 \* Visit us at [www.dostirealty.com](http://www.dostirealty.com)**



19/01/2024

सूची क्र.2

दुय्यम-निबंधक: सह.दु.नि.मुंबई शहर 4

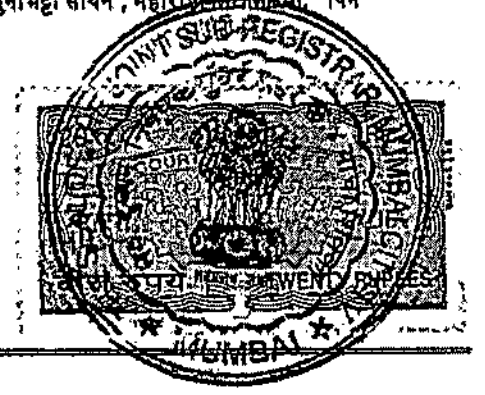
दस्त क्रमांक: 1003/2024

नोंदणी:

Regn:63m

गावाचे नाव: सॉल्टपॅन

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	22347000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7763417.81
(4) मू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन: , इतर माहिती: , इतर माहिती: सदनिका क्र.701,7वा मजला, क्षेत्रफळ 60.38 चौ. मी. रेरा कार्पेट (म्हणजेच 850 चौ. फुट रेरा कार्पेट), सुटीलिटी: एरिया क्षेत्रफळ 1.50 चौ. मी. रेरा कार्पेट (म्हणजेच 18 चौ. फुट रेरा कार्पेट), एकूण क्षेत्रफळ 81.88 चौ. मी. रेरा कार्पेट, सोबत पोडीयम 4 मशीन एक वाहनदळ, दोस्ती व्हेव, विल्डींग, सी-विंग, दोस्ती इस्टर्न वे-फेस 2 प्रोजेक्ट, बॅन्टॉप हिल, विद्यालंकार कॉलेज रोड, वडाळा पूर्व, मुंबई-400037, सि. एस. क्र. 2ए/116 (भाग) आणि 4/116 सॉल्टपॅन विभाग व इतर माहिती दस्तात नमुद केल्याप्रमाणे. (( C.T.S. Number: 2A/116(PART) AND 4/116; ))
(5) क्षेत्रफळ	1) 68.07 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- दोस्ती रिवॅल्टी लिमिटेड तर्फे अधिकृत हस्ताक्षरकर्ता पं.रुज नरोत्तमदास शाह तर्फे फडुलीजबाबासाठी मुखत्यारपत्रधारक मनोज अनंत ठाकरे बय:-46; पत्ता:-प्लॉट नं:-, माळा नं: पहिला मजला, इमारतीचे नाव: लॉरेन्स आणि मायो हाऊस, ब्लॉक नं: 2B, डॉ: बी.एन. रोड, रोड नं: फोर्ट, महाराष्ट्र, मुंबई. पिन कोड:-400004 पॅन नं:-AACCD7714K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- शार्दूल पी. दामोदरकर तर्फे कुलमुखत्यार चंदना पी दामोदरकर बय:-55; पत्ता:-प्लॉट नं: ए/5, माळा नं: - इमारतीचे नाव: मोहन नगर, ब्लॉक नं: हिल रोड, बी एम सी हॉस्पिटलच्या जवळ, रोड नं: चुनामट्टी सायन, महाराष्ट्र, MUMBAI. पिन कोड:-400022 पॅन नं:-BIVPD1885Q 2): नाव:- चंदना पी. दामोदरकर बय:-55; पत्ता:-प्लॉट नं: ए/5, माळा नं:-, इमारतीचे नाव: मोहन नगर, ब्लॉक नं: हिल रोड, बी एम सी हॉस्पिटलच्या जवळ, रोड नं: चुनामट्टी सायन, महाराष्ट्र, MUMBAI. पिन कोड:-400022 पॅन नं:-AGQPD0435N
(9) दस्तऐवज करून दिल्याचा दिनांक	15/01/2024
(10) दस्त नोंदणी केल्याचा दिनांक	18/01/2024
(11) अनुक्रमांक, खंड व पृष्ठ	1003/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1340900
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निबडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण  
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.  
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे मुहसुंबई महानगरपालिकेत 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 18/01/2024 ) to Municipal Corporation of Greater Mumbai.  
No need to spend your valuable time and energy to submit this documents in person.

सह. दुय्यम निबंधक वर्ग-२,  
मुंबई शहर क्र.-४

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	DOSTI REALTY LIMITED	eChallan	69103332024011610359	MH013963191202324E	1340900.00	SD	0007432617202324	17/01/2024
2		DHC		0124170803154	600	RF	0124170803154D	17/01/2024
3	DOSTI REALTY LIMITED	eChallan		MH013963191202324E	30000	RF	0007432617202324	17/01/2024
4		DHC		0124159504210	2000	RF	0124159504210D	17/01/2024

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

Receipt (part)

प्रावती

नोंदणी क्र. 39M  
Regn 39M

508/1003

Wednesday, January 17, 2024

11:17 AM

पावती क्र.: 1100 दिनांक: 17/01/2024

नावाचे नाव: सॉल्टपेन  
दस्तावेजाचा अनुक्रमांक: वडई-1003-2024  
दस्तावेजाचा प्रकार: कारादत्ता  
नादण करणाऱ्याचे नाव: शाईल पी. दामोलकर तर्फे कुलमुखत्यार चंदना पी दामोलकर

नोंदणी फी  
दस्त हाताळणी फी  
पृष्ठांची संख्या: 130

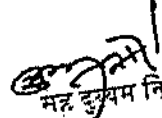
₹. 30000.00  
₹. 2600.00

₹. 32600.00

एकूण:

**DELIVERED**

आपणामार्फत दस्त: शंभवेत प्रिंट, मूची-२ अंदाजे  
11:37 AM ह्या वेळेस मिळाल.

  
सह. दुय्यम निबंधक, मुंबई-४

सह. दुय्यम निबंधक वर्गी-२,  
मुंबई शहर क्र.-४

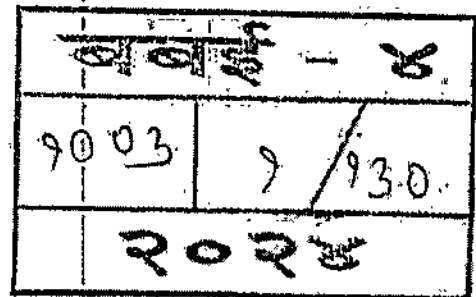
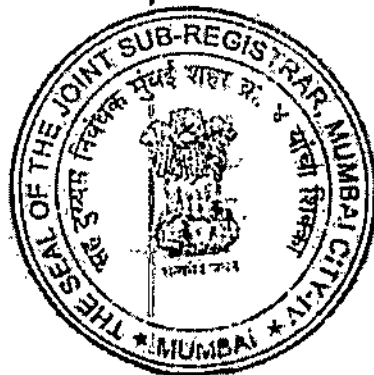
वाजार मूल्य: ₹. 77634.17.81 /-  
मोबदला ₹. 22347000/-  
शंभवेत मुद्रांक शुल्क: ₹. 1340900/-

- 1) देयकाना प्रकार: DHC क्रम: ₹. 600/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0124170803154 दिनांक: 17/01/2024  
बँकेचे नाव व पत्ता:
- 2) देयकाना प्रकार: eChallan क्रम: ₹. 30000/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013963191202324E दिनांक: 17/01/2024  
बँकेचे नाव व पत्ता:
- 3) देयकाना प्रकार: DHC क्रम: ₹. 2000/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0124159504210 दिनांक: 17/01/2024  
बँकेचे नाव व पत्ता:

**DELIVERED**

मूल्यांकन पत्रक - शहरी क्षेत्र - चांदीव ।

Valuation ID	20220117J805	17 January 2024 11:33:53 AM			
मूल्यांकनावधि दिनांक मूल्य विभाग अप मूल्य विभाग सहरी क्षेत्र न. भू. क्रमांक	2023. मुंबई (मैन). 15-सॉल्ट पॅन डिव्हीजन 15/105-भूभाग हयामधून 15/105-A वेगळून(सॉल्ट पॅन विभागातील सर्व भूभाग). इतर#				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु. जमीनी क्षेत्र	निवासी रादनिका 103570	कार्यालय 119110	दुकाने 157100	औद्योगिक 980600	मोजमापलाचे एकक चौरस मीटर
मोठी क्षेत्राची माहिती प्रकाराचा क्षेत्र (built up) अस. कामाचे संपूर्णकरण आहेना सुविधा. इतर संपूर्ण. Sale type - First Sale Sale Resale of built up Property constructed after circular dt.02/11/2018	6807 चौरस मीटर 1-आर सी सी आहे	मिळकतीचा सापर- मिळकतीचे वय. गजला .	निवासी सदांकरन न.न. 200 5th floor, 1st 10th floor	मिळकतीचा प्रकार. दोधकामाचा दर -	वर्गीय Rs. 30250/-
मसाला निलय घट वाढ		- 105% apply to rate = Rs.108748/-			
धारा 49नुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		= (वार्षिक मूल्यदर * खल्या जमिनीचा दर) + प्रसा.नुसार टक्केवारी + खल्या जमिनीचा दर ( (108748-47210) * (100 + 100 + 1) + 47210 ) Rs.108748/-			
मूळ मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 108748 * 6807 = Rs. 7402476.36/- 13.94 चौरस मीटर = 13.94 * 103570 * 25/100) Rs. 360941.45/-			
Applicable Rules	10, 3, 16				
एकत्रित अंतिम मूल्य	मूळ मिळकतीचे मूल्य + सवधराचे मूल्य + मॅजिस्ट्रेट मजला क्षेत्र मूल्य + सवधरा मजलीचे मूल्य + वरील मजलीचे मूल्य + अंतिम वाढ + टक्केचे मूल्य + खल्या जमिनीदरील वाहन तक्रारी मूल्य + प्रसारता भावतीच्या मूल्या त्याचे मूल्य + अंतिम वाढकरी + मॅजिस्ट्रेट वाहन तक्रारी = A + B + C + D + E + F + G + H + I + J = 7402476.36 + 0 + 0 + 0 + 360941.45 + 0 + 0 + 0 + 0 + 0 = Rs. 7763417.81/-				

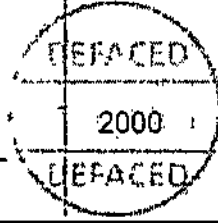




**Receipt of Document Handling Charges**

PRN	0124159504210	Receipt Date	17/01/2024
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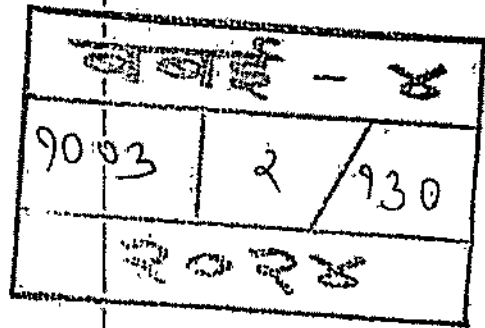
Received from Document Handling Charges, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 1003 dated 17/01/2024 at the Sub Registrar office Joint S.R. Mumbai 4 of the District Mumbai District.



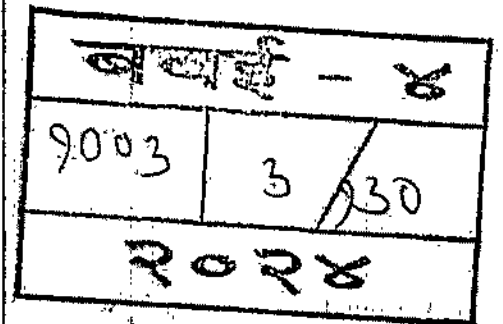
**Payment Details**

Bank Name	IBKC	Payment Date	15/01/2024
Bank CIN	10004152024011503933	REF No.	759088339
Deface No	0124159504210D	Deface Date	17/01/2024

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



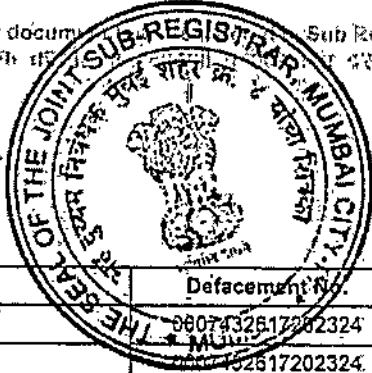
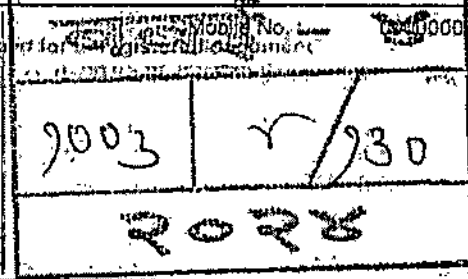
Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0124159504210	Date	15/01/2024
Received from Document Handling Charges, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Mumbai 4 of the District Mumbai District.			
Payment Details			
Bank Name	IBKC	Date	15/01/2024
Bank CIN	10004152024011503933	REF No.	759088339
This is computer generated receipt, hence no signature is required.			





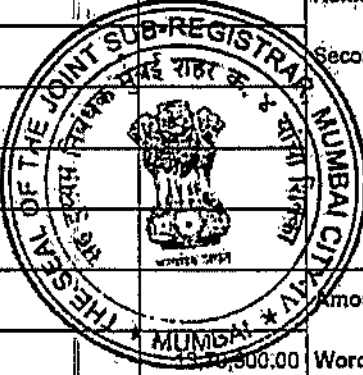
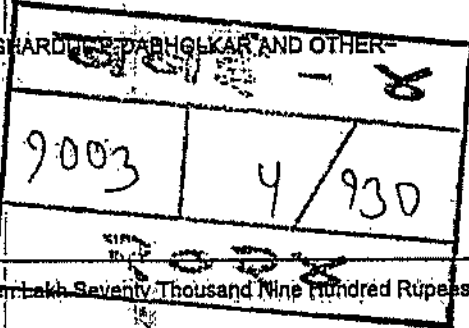
GRN	MH013963191202324E	BARCODE	[Barcode]		Date	15/01/2024-10:51:49	Form ID	25:2
Department	Inspector General Of Registration				Payer Details			
Type of Payment	Stamp Duty Registration Fee				TAX ID / TAN (If Any)			
					PAN No. (If Applicable)			
Office Name	BOM4_JT SUB REGISTRAR, MUMBAI 4				Full Name	DOSTI REALTY LIMITED		
Location	MUMBAI				Flat/Block No.	FLAT NO: 701, 7TH FLOOR, 'DOSTI WAVE,		
Year	2023-2024 One Time				Premises/Building	DOSTI EASTERN BAY, PHASE 2,		
Account Head Details		Amount In Rs.		Road/Street	ONE CAR PARKING, VIDYAALANKAR COLLEGE ROAD, WADALA (E).			
0030045501	Stamp Duty	1340900.00		Area/Locality	MUMBAI			
0030063301	Registration Fee	30000.00		Town/City/District				
				PIN	4 0 0 0 3 7			
				Remarks (If Any)	SecondPartyName=SHARDUL P DABHOLKAR AND OTHER-			
				Amount In	Thirteen Lakh Seventy Thousand Nine Hundred Rupees			
				Words	Only			
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN	Ref. No.	69103332024011510359 736871495.		
Cheque/DD No.				Bank Date	RBI Date	15/01/2024-10:54:55 Not Verified with RBI		
Name of Bank				Bank Branch		IDBI BANK		
Name of Branch				Scroll No. , Date		100, 16/01/2024		

1370900.00

Department ID	NGYE				
Sr. No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount
1	(IS)-508-1003	0607432517202324	17/01/2024-11:17:15	IGR549	30000.00
2	(IS)-508-1003	0607432517202324	17/01/2024-11:17:15	IGR549	1340900.00
Total Defacement Amount					13,70,900.00





GRN	MH013963191202324E	BARCODE	[Barcode]		Date	15/01/2024-10:51:49	Form ID	25.2
Department					Inspector General Of Registration			
Type of Payment					Payer Details			
Stamp Duty					TAX ID / TAN:(If Any)			
Registration Fee					PAN No.(If Applicable)			
Office Name					Full Name			
BOM4_JT SUB-REGISTRAR MUMBAI 4					DOSTI REALTY LIMITED			
Location					Flat/Block No.			
MUMBAI					FLAT NO 701, 7TH FLOOR, DOSTI WAVE,			
Year					Premises/Building			
2023-2024 One Time					DOSTI EASTERN BAY PHASE 2,			
Account Head Details					Road/Street			
Amount In Rs.					ONE CAR PARKING, VIDYAALANKAR COLLEGE ROAD, WADALA (E),			
0030045501 Stamp Duty					1340900.00			
0030063301 Registration Fee					30000.00			
					Area/Locality			
					MUMBAI			
					Town/City/District			
					PIN			
					4 0 0 0 3 7			
					Remarks (If Any)			
					SecondPartyName=SHARDES PARHOLKAR AND OTHER-			
								
								
					Amount In Words: Thirteen Lakh Seventy Thousand Nine Hundred Rupees			
Total					13,70,900.00			
Payment Details					FOR USE IN RECEIVING BANK			
IDBI BANK								
Cheque-DD Details					Bank CIN Ref. No.			
					69103332024011510359 738871495			
Cheque/DD No.					Bank Date RBI Date			
					15/01/2024-10:54:55 Not Verified with RBI			
Name of Bank					Bank-Branch			
					IDBI BANK			
Name of Branch					Scroll No. , Date			
					Not Verified with Scroll			

Department ID:

Mobile No. : 0000000000

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करवयाच्या दस्तासाठी लागू आहे. नोंदणी व करवयाच्या दस्तासाठी सदर चलन लागू नाही.

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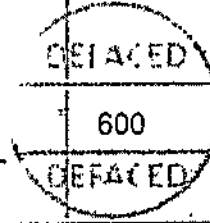


**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN	0124170803154	Receipt Date	17/01/2024
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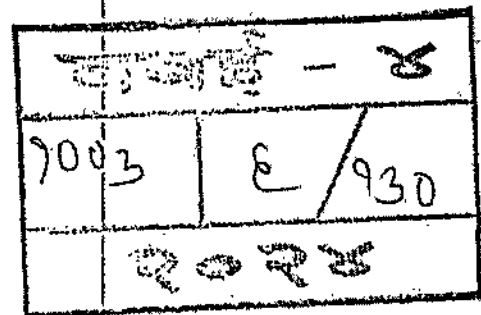
Received from Document Handling Charges, Mobile number 0000000000, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered on Document No. 1003 dated 17/01/2024 at the Sub Registrar office Joint S.R. Mumbai 4 of the District Mumbai District.

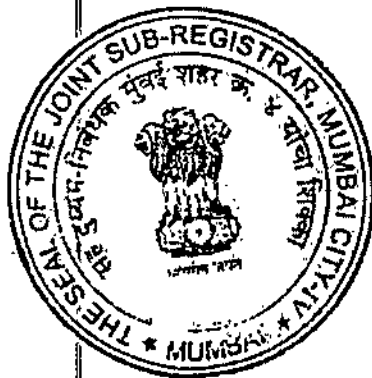


**Payment Details**

Bank Name	IBKC	Payment Date	17/01/2024
Bank CIN	10004152024011702968	REF No.	759197947
Deface No	0124170803154D	Deface Date	17/01/2024

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





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**AGREEMENT FOR SALE**

THIS AGREEMENT is made at Mumbai this 15<sup>th</sup> day of January, 2024

**BETWEEN**

**DOSTI REALTY LIMITED**, a company incorporated under the provisions of the Companies Act, 1956, and having its registered office at Lawrence and Mayo House, 1<sup>st</sup> floor, 276, Dr. D. N. Road, Fort, Mumbai -. 400 001, hereinafter referred to as "the Promoter" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the One Part;

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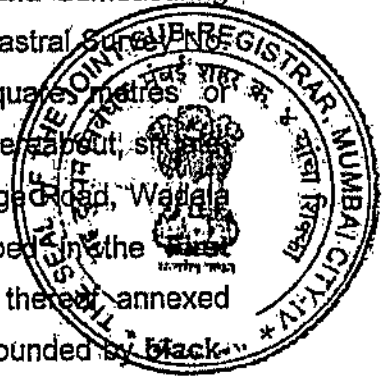
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- 1) SHARDUL P. DABHOLKAR
- 2) CHANDANA P. DABHOLKAR

an/both/all Indian Inhabitant/s adult/s having his/her/their common address/s at A/5, MOHAN NAGAR, HILL ROAD, NEAR B.M.C. HOSPITAL, CHUNABHATTI SION, MUMBAI - 400 022., hereinafter referred to as "the Purchaser", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an individual, his/her/their heirs, executors, administrators and permitted assigns, and in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors, administrators and permitted assigns of the last survivor, and in case of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the HUF, and in case of a trust, the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and permitted assigns and in case of a body corporate/company its successors and permitted assigns) of the Other Part;

**WHEREAS:**

(i) By and under the Deed of Conveyance dated 18<sup>th</sup> June 2010 executed by and between Golden Falcon Pacific Limited of the one part and the Promoter of the other part and registered in the Office of the Joint Sub-Registrar of Assurances at Mumbai City-1 under Serial No. BBE-1/4601/2010, the said Golden Falcon Pacific Limited sold and conveyed to the Promoter, all those pieces or parcels of freehold land bearing Cadastral Survey Nos. 2A/116 and 4/116 of Salt Pan Division and admeasuring 12,775.17 square metres or thereabout, and bearing Cadastral Survey No. 4/356 of Matunga Division admeasuring 5891.91 square metres or thereabout, aggregating to 18,667.08 square metres or thereabout, situated and lying and being at Antop Hill, abutting Vidyalkar College Road, Wadala (East), Mumbai - 400 037, more particularly described in the Schedule hereunder written and shown on the Plan thereof annexed hereto and marked Annexure-1 and thereon shown surrounded by black colour boundary line and hereinafter referred to as "the Larger Land", for the consideration and on the terms and conditions mentioned therein;



(ii) In the circumstances the Promoter is the sole and absolute owner of, and well and sufficiently entitled to the Larger Land;

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**Amenity Plot**

(iii) As per the Sanctioned Plan, the required Amenity Open Space for Residential Zone for the Larger Land is 933.35 square metres or thereabout (and shown on the Plan of the Larger Land annexed hereto and marked Annexure-1 and thereon shown in blue-colour wash and hereinafter referred to as "the Amenity Plot") The Amenity Plot area shall be formally

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sub-divided from the rest of the Larger Land in due course, and shall not form part of the land which shall be ultimately conveyed in favour of the Apex Body (as defined below), but shall be conveyed in favour of the MCGM;

The Land

- (iv) The balance portions of the Larger Land (i.e. after deducting the area of the Amenity Plot) admeasures 17,733.73 square metres or thereabout, in the aggregate (and is more particularly described in the **Second Schedule** hereunder written and shown on the **Plan** thereof annexed hereto and marked **Annexure-2** and thereon shown surrounded by thick red-colour boundary line and hereinafter referred to as "the Land");

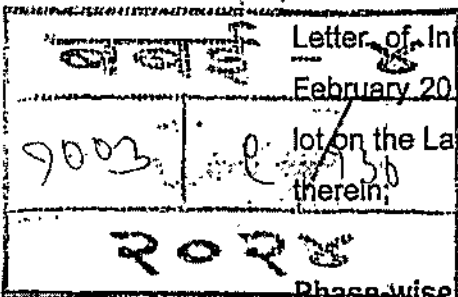
Conversion to residential user

- (v) The Land was originally situated in the Special Industrial (I-3) Zone. On obtaining the No-objection Certificate dated 2<sup>nd</sup> December, 2010 from the Labour Commissioner by the Promoter, MCGM has granted sanction for the conversion of the Land to residential use;

PPL Scheme

- (vi) The Promoter was desirous of developing the Land under the public parking lot scheme envisaged under the Regulation 33(18) of the Development Control and Promotion Regulations for Greater Mumbai, 2034 (earlier Regulation 33(24) of the Development Control Regulations for Greater Mumbai, 1991) (hereinafter referred to as "the PPL Scheme"), accordingly, and pursuant to the application submitted by the Promoter to the Municipal Corporation of Greater Mumbai (hereinafter referred to as "MCGM") in that regard, the MCGM by its Letter of Intent bearing No. CHE/1607/MC/Rds&Tr/C-73 dated 15th November 2014 read with revised

Letter of Intent bearing No. Ch.E./3167/MC/Roads&Tr/C-73 dated 26th February 2019, granted its sanction for the construction of a public parking lot on the Land under the PPL Scheme, on terms and conditions mentioned therein;



Phase wise development

- (vii) The Promoter proposes to develop the said Land in phase wise manner by constructing thereon a Project called "Dosti Eastern Bay" comprising of a new building to be known as 'Dosti Eastern Bay' having 3 (three) level basement, ground floor, common 5 (five) level podium (including a clubhouse) and 5 (five) wings being Wing A, Wing B, Wing C, Wing D and Wing E to be constructed on the said common podium (hereinafter collectively referred to as the "the said Building or Project").

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- (viii) The Promoter has prepared and submitted plans of 3 (three) level basement, ground floor, common 5 (five) level podium (including clubhouse) and Wing C of the said Building for approval to the MCGM;

**First Phase**

- (ix) In the first phase of the Project, called "Dosti Eastern Bay - Phase 1" the Promoter will construct 3 level basement, ground floor, the common 5 level podium of the said Building and (a) "Dosti Marina" (i.e. Wing A as per present sanctioned plans) consisting of stilt (at 5<sup>th</sup> podium level) and 48 upper floors and (b) "Dosti Oceania" (i.e. Wing B as per present sanctioned plans) consisting of stilt (at 5<sup>th</sup> podium level) and 48 upper floors and (c) "Clubhouse" (i.e. Clubhouse and fitness center as per present sanctioned plan) consisting of stilt (at 5<sup>th</sup> podium level) and 1 upper floor with Swimming Pools and Fitness Center to be constructed on the 5<sup>th</sup> Podium of the said Building (and shown in pink-colour wash on the Plan of the Land annexed hereto as Annexure-2 and the Clubhouse, Swimming Pools and Fitness Center are hereinafter referred to as "the Clubhouse");

**Second Phase**

- (x) In the second phase of the Project, called "Dosti Eastern Bay - Phase 2" the Promoter will construct 3 level basement, ground floor, the common 5 level podium of the said Building "Dosti Wave" (i.e. Wing C as per present sanctioned plans) consisting of stilt (at 5<sup>th</sup> podium level) and 44 upper floors to be constructed by utilizing FSI of 12281.33 square metres or thereabout and to be constructed on land admeasuring 434.55 square metres or thereabout forming part of the said Land (and more particularly described in the Third Schedule hereunder written and shown in Blue Colour wash on the Plan of the Land annexed hereto as Annexure-2 and hereinafter referred to as "the said Wing");

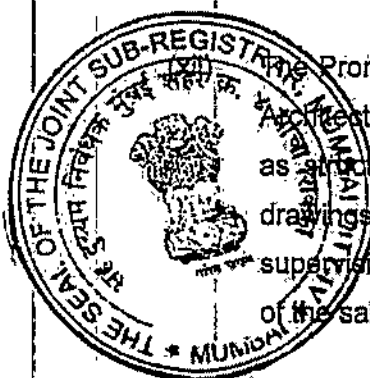
**Balance development**

- (xi) In the next phase or phases of development of the Project, the Promoter shall construct Wing D and Wing E of the said Building as per the sanction obtained/to be obtained for the same;

The Promoter has appointed M/s. Ramnani & Associates as architect (and Architect Hafeez Contractor as Design Architect) and JW Consultants LLP as structural engineers for the preparation of the structural designs and drawings of the said Building and the Promoter accepts the professional supervision of the architect and the structural engineers till the completion of the said Building;

- (xiii) The Promoter has got the plans, specifications, elevations, sections and other details of the 3 level basement, ground floor, the common 5 level

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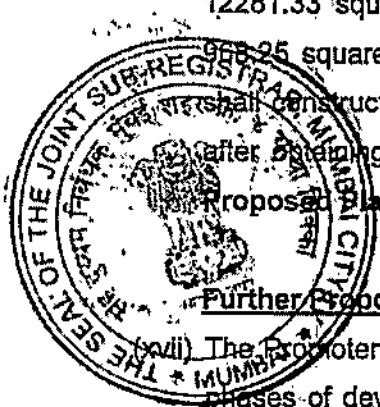
podium (including the Clubhouse) and the said Wing of the said Building, duly approved and sanctioned from the MCGM and has obtained Intimation of Disapproval ("IOD") bearing No. EB/7365/FN/A dated 24<sup>th</sup> September 2015 and Amended Plan Approval Letter bearing No. CHE/CTY/0953/F/N/337(NEW)/337/5/AMEND dated 17<sup>th</sup> November, 2020 and Amended Plan Approval Letter bearing No. CHE/CTY/0953/F/N/337(NEW)/337/6/AMEND dated 19<sup>th</sup> August, 2021 and Amended Plan Approval Letter bearing No. CHE/CTY/0953/F/N/337(NEW)/337/7/AMEND dated 3<sup>rd</sup> November, 2021 and Amended Plan Approval Letter bearing No. CHE/CTY/0953/F/N/337(NEW)/337/9/AMEND dated 02<sup>nd</sup> September, 2022 and Amended Plan Approval Letter bearing No. CHE/CTY/0953/F/N/337(NEW)/337/10/AMEND dated 27<sup>th</sup> January, 2023;

(xiv) The MCGM has issued the Commencement Certificate ("CC") bearing No. EEBPC/7365/FN/A dated 13<sup>th</sup> April, 2016 read with further Commencement Certificate bearing no. CHE/CTY/0953/F/N/337(NEW)/FCC/9/Amend dated 17<sup>th</sup> July 2023 on terms and conditions mentioned therein and the Promoter shall obtain the balance approvals from various authorities from time to time, so as to obtain the Occupation Certificate of *inter alia* the said Wing;

(xv) While sanctioning the plans, the MCGM has laid down certain terms, conditions and restrictions which are to be observed and performed by the Promoter while developing the Land and upon due observance and performance of which only the Occupation Certificate *inter alia* in respect of the said Wing shall be granted by the MCGM;

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<b>Proposed Plans</b>					

(xvi) The Promoter has informed the Purchaser that out of the total FSI of 13,249.58 square metres to be utilized for construction of the Second Phase of the Project, at present, the plans have been sanctioned for 12281.33 square metres of FSI (viz. for the said Wing) and the FSI of 968.25 square metres is proposed but not yet sanctioned. The Promoter shall construct 4 additional floors (i.e. 45<sup>th</sup> to 48<sup>th</sup> Floors) in the said Wing after obtaining the sanction for the same (hereinafter referred to as "the Proposed Plans");



**Further Proposed Plans**

(xvii) The Promoter has further informed the Purchaser that in the next phase or phases of development of the Project, the Promoter shall be constructing (a) Wing D and (b) Wing E of the said Building, as per the sanction obtained/to be obtained for the same (hereinafter referred to as "the Further Proposed Plans");

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**Construction of the Second Phase of the Project**

(xviii) The Promoter has commenced construction of the 3 (three) level basement, ground floor, common 5 (five) level podium (including the Clubhouse); and the said Wing of the said Building, as per the sanctioned plans;

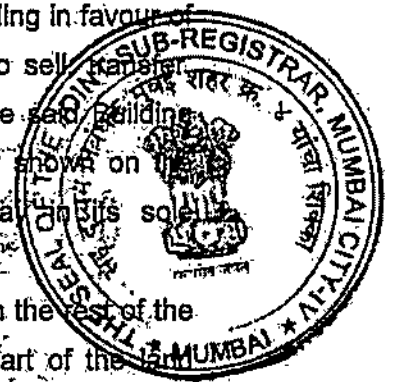
**The Premises**

(xix) The Purchaser has approached the Promoter to purchase, on "ownership basis", the residential premises being a flat in the said Wing (and more particularly described in the **Fourth Schedule** hereunder written and hereinafter referred to as "the Premises") for the total consideration more particularly mentioned in the **Fourth Schedule** hereunder written (hereinafter referred to as the "Consideration") payable in the manner more particularly set out in the **Fourth Schedule** hereunder written, and upon the terms and conditions agreed between the Purchaser and the Promoter as recorded herein;

(xx) The Promoter has, prior to the execution of this Agreement, duly disclosed to the Purchaser, and the Purchaser confirms that the Purchaser is aware that:

- (a) The Promoter is developing the Land under the scheme of redevelopment as envisaged under Regulation 33(18) of the Development Control and Promotion Regulations for Greater Mumbai, 2034;
- (b) The Promoter shall construct, hand-over and convey the 3 (three) level basement and ground floor (part) in the said Building as Public Parking Lot to the MCGM (hereinafter referred to as "the PPL Area") in accordance with the above-recited LOI dated 15<sup>th</sup> November 2014 read with LOI dated 26<sup>th</sup> February 2019, and accordingly the PPL Area shall not form part of the conveyance of the Land and the remaining portion of the said Building in favour of the Apex Society. The Promoter is fully entitled to sell, transfer, assign or deal with all the area that remains in the said Building after deducting the PPL Area as more particularly shown on the sanctioned municipal plan, as the Promoter may in his sole discretion deem fit and proper;
- (c) The Amenity Plot shall be formally sub-divided from the rest of the Larger Land in due course, and shall not form part of the Land which shall be ultimately conveyed in favour of the Apex Body (as defined below), but shall be conveyed in favour of the MCGM;
- (d) The Promoter has provided various amenities *inter alia* in respect of the said Wing which are sanctioned as well as proposed. These amenities are not exclusive for the said Wing but shall be common and shared across all wings (current and proposed) in the said Building to be constructed on the Land;

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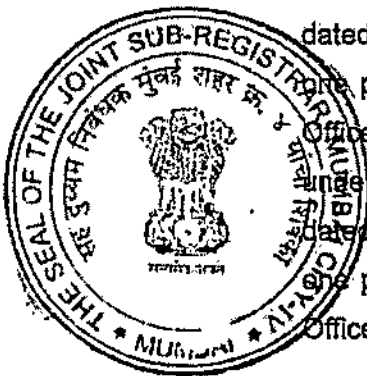
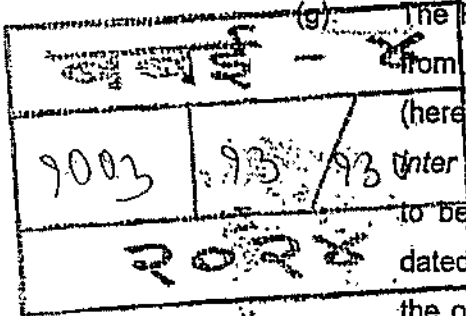
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(e) With regard to the Club House, the Purchaser shall be entitled to admission to the Club House, subject to the overall supervision and control thereof by the Promoter (including in particular, the right of the Promoter to frame rules from time to time regarding the admission to, and use of, the Club House and its facilities by the purchasers/allottees of the premises in the said Wing (including the Purchaser), Wing A, Wing B, Wing D and Wing E of the said Building, and such other persons or person, as the Promoter may in its sole discretion deem fit and proper, at any time in future). Without prejudice to the generality of the foregoing, the Purchaser shall be liable to bear and pay the *pro rata* share of all outgoings in respect of the Club House in addition to the payment of membership fees, usage and other charges (as applicable) and compliance of terms and conditions as may be imposed by the Promoter from time to time, and the Purchaser and the Society shall not, nor shall they be entitled to, object to the same in any manner and under any circumstances whatsoever. The Purchaser agrees, acknowledges and confirms that Club House and its amenities are not exclusive for the said Wing but shall be common and shared across all wings/buildings (current and proposed) to be constructed on the said Land. The Purchaser agrees, confirms and covenants that the Purchaser shall not, nor shall the Purchaser be entitled to, raise any objection nor hinder, obstruct and/or create nuisance in the operations and/or for usage of the Clubhouse in manner contemplated above;

(f) The litigations pending in courts/forums/ authorities in respect of the Land or any part thereof are uploaded and updated from time to time on the MahaRERA website;

(g) The Promoter has availed of a credit facility (financial assistance) from Housing Development Finance Corporation Limited (HDFC) (hereinafter referred to as the "Financier") against the mortgage *inter alia* of the Land and the unsold premises in the said Building to be constructed thereon by and under the Deed of Mortgage dated 29<sup>th</sup> October 2015 executed by and between the Promoter of the one part and the Financier of the other part and registered in the Office of the Joint Sub-Registrar of Assurances at Mumbai City-5 under Serial No. BBE-5/3832 of 2015 and the Deed of Mortgage dated 8<sup>th</sup> May 2017 executed by and between the Promoter of the one part and the Financier of the other part and registered in the Office of the Joint Sub-Registrar of Assurances at Mumbai City-5 under Serial No. BBE-5/2894 of 2017 and the Deed of Mortgage dated 20<sup>th</sup> July 2020 executed by and between the Promoter of the one part and the Financier of the other part and registered in the Office of the Joint Sub-Registrar of Assurances at Mumbai City-4



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under Serial No. BBE-4/4023 of 2020, on the terms and conditions mentioned therein;

(h) The Promoter has availed the benefit of 50% reduction of premium facility on the said Project (hereinafter to be referred to as said "incentives") and that the benefit of said incentives has been passed on to the Purchaser by the Promoter in form of payment of entire applicable Stamp Duty on this Agreement in respect of the said Premises. The Purchaser shall be liable and responsible to sign, seal, execute, register and deliver all kinds of deeds, documents and writings including Certificates, Affidavits, Applications, Declarations, Indemnities, Forms, NOCs, Consents, etc. as may be required by the Promoter and/or MCGM and shall fully co-operate with the Promoter to enable the Promoter to fully avail the said incentives and comply with all the terms of approval / sanction thereof, as may be required by the concerned authorities.

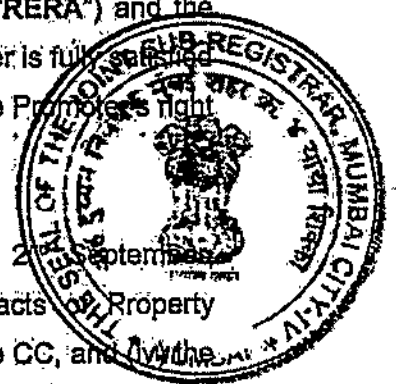
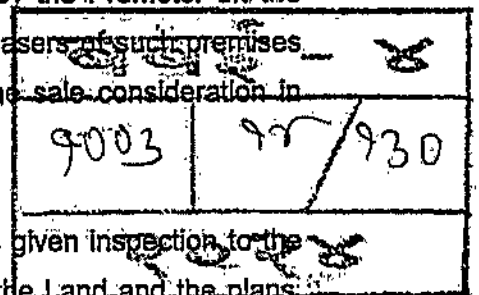
(xxi) The Promoter is entitled and enjoined upon to construct the said Building (including the said Wing) on the Land in accordance with the recitals hereinabove;

(xxii) In the circumstances, the Promoter has the sole and exclusive right to sell the premises in the said Wing to be constructed by the Promoter on the Land and to enter into agreement/s with the purchasers of such premises therein and to receive and appropriate to itself, the sale consideration in respect thereof;

(xxiii) On demand from the Purchaser, the Promoter has given inspection to the Purchaser of all the documents of title relating to the Land and the plans, designs and specifications prepared by the Promoter's Architect and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "RERA") and the Rules and Regulations made thereunder and the Purchaser is fully satisfied with the title of the Promoter in respect of the Land and the Promoter's right to sell and allot the Premises;

(xxiv) Authenticated copies of (i) the Title Certificate dated 2<sup>nd</sup> September 2021 issued by Advocate Kiran Badgajar, (ii) the Extracts of Property Register Card in respect of the Land, (iii) the LODs and the CC, and (iv) the floor plan in respect of the Premises and Car Parking Space plan in respect of the car parking/s allotted to the Purchaser have been annexed hereto and marked as Annexures-3, 4, 5 (Colly) and 6 (Colly) respectively;

(xxv) The authenticated copy of the plan of the layout of the Land as approved by the MCGM has been annexed hereto and marked as Annexure-7;



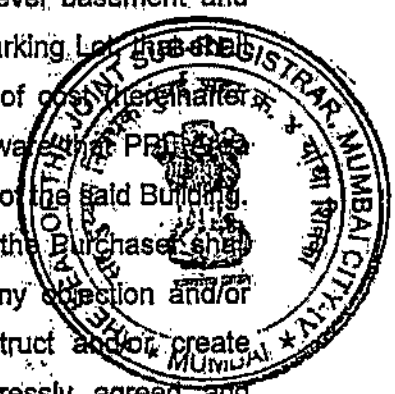


Proposed Plans and Further Proposed Plans, which have all been seen and inspected by the Purchaser, with only such variations and modifications as the Promoter may consider necessary or as may be required by the concerned local authority/the Government to be made in them or any of them.

Provided that the Promoter shall have to obtain prior consent in writing of the Purchaser only in respect of variations or modifications in (a) the sanctioned plans and specifications in respect of the Premises and (b) the nature of fixtures, fittings and amenities (as described in this Agreement), in respect of the Premises, except any alteration or addition required by any Government authorities or due to change in law.

1.2 The consent referred in the aforesaid proviso shall not be withheld unless the carpet area, location and/or orientation of the Premises are adversely affected.

1.3 The Promoter is developing the Land under regulation 33 (18) of the Development Control and Promotion Regulations for Greater Mumbai, 2034. The Promoter shall construct the 3 (three) level basement and ground floor (part) in the said Building as a Public Parking Lot, to be handed-over and conveyed to the MCGM, free of cost, hereinafter referred to as "the PPL Area". The Purchaser is aware that the PPL Area shall have a separate entrance and exit from the rest of the said Building. The Purchaser agrees, confirms and covenants that the Purchaser shall not, nor shall the Purchaser be entitled to, raise any objection and/or claim any right in the PPL Area nor hinder, obstruct and/or create nuisance for usage of the PPL Area. It is expressly agreed and understood by the Purchaser that the Purchaser's rights (subject to payment of all amounts due and payable to the Promoter under these presents) are limited to the extent of the Premises (as depicted below) and not otherwise.



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1.4 The Purchaser hereby agrees and confirms that the Promoter, the MCGM and/or its assigns shall be entitled to use and enjoy the PPL Area along with the amenities and facilities provided therein in its absolute discretion and the Purchaser further agrees that the Promoter, the MCGM and/or its assigns shall be entitled to undertake or permit undertaking of any additions/alterations within the PPL Area as they may deem fit and proper.

1.5 The Purchaser hereby agrees that the Promoter shall be entitled to handover and convey the PPL Area along with the amenities and facilities therein to the MCGM and/or such other person or persons, any third party or legal entity as the MCGM may direct for the operation, management

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and maintenance thereof on such terms and conditions as may be decided by the Promoter and/or the MCGM.

1.6 The Purchaser is aware that the MCGM and/or its assigns shall be entitled to dispose of the PPL Area along with the amenities and facilities therein unto and in favour of any person or persons, any third party or

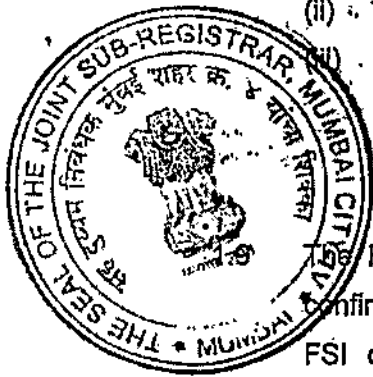
legal entity on such terms and conditions as may be decided by the MCGM and/or its assigns without any reference to the purchasers of premises in the said Building (including the Purchaser) and/or the Society and/or the Apex Body and the Purchaser shall not, nor shall the Purchaser be entitled to raise any objection in connection with the same.

1.7 The Purchaser is aware that the Promoter shall handover and convey the PPL Area along with the amenities therein to the MCGM free of cost and that the MCGM and/or its assigns shall not be liable and/or otherwise required to become a member of the Society (as defined below) and/or the Apex Body and shall not be required to pay property tax and/or any other taxes, rates, duties, cess or charges including maintenance charges, sinking fund charges, repair fund charges etc. in respect of the PPL Area and/or any amenities provided pursuant thereto to the Society and/or the Apex Body and/or otherwise.

1.8 The Promoter has informed the Purchaser and the Purchaser hereby confirms that the Purchaser is aware that as per the present Development Control Regulations and the Development Plan, in the Second Phase of the Project, the Promoter is utilizing FSI of 13249.58 square metres (out of which FSI of 12281.33 square metres is sanctioned and FSI of 968.25 square metres is proposed but not sanctioned) comprising (i) Base FSI (ii) FSI on account of the PPL Scheme (iii) Amenity Plot DRC/TDR and (iv) fungible FSI, according to which the Second Phase of the Project/New Building is to consist of –

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- (i) the PPL Area consisting of 3 (three) level basement and ground floor (part);
- (ii) the ground floor (part) and common 5 (five) level podium;
- (iii) Dosti Wave Building (i.e. Wing C as per sanctioned plan) consisting of Stilt (at podium level) and 48 upper floors (out of which 44 floors are sanctioned at present)



The Promoter has informed the Purchaser and the Purchaser hereby confirms that the Purchaser is aware that upon sanction of the proposed FSI of 968.25 square meters by all the concerned authorities, the Promoter shall be entitled to construct four additional floors i.e. 45<sup>th</sup> to 48<sup>th</sup> Floors, on the said Wing, as per the Plans thereof which have been seen and approved by the Purchaser, with such changes as are necessary for

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obtaining approval of the sanctioning authorities (hereinafter referred to as "the Proposed Plans") and the Purchaser shall not have any objection to the aforesaid and the Purchaser does hereby grant consent to the Promoter to carry out all the necessary acts, deeds, matters and things. A copy of the Proposed Plans is annexed hereto and marked Annexure-10 (Colly).

1.10 The Promoter has further informed the Purchaser and the Purchaser hereby confirms that the Purchaser is aware that in the next phase/phases of the Project, upon sanction of the further proposed plans by all the concerned authorities, the Promoter shall be entitled to construct (i) Wing D consisting of Stilt (at 5<sup>th</sup> podium level) and 48 or more upper floors (ii) Wing E consisting of Stilt (at 5<sup>th</sup> podium level) and 48 or more upper floors, as shown in purple-colour hatched lines on the Plan annexed hereto as Annexure-11, and duly approved by the Purchaser (hereinafter referred to as "the Further Proposed Plans"), with such changes as are necessary for obtaining approval of the sanctioning authorities and the Purchaser shall not have, and shall not raise, any objection to the aforesaid and the Purchaser does hereby grant consent to the Promoter to carry out all the necessary acts, deeds, matters and things.

2. TRANSACTION:

2.1 The Purchaser agrees to purchase from the Promoter and the Promoter agrees to sell to the Purchaser, on 'ownership basis', the residential premises being a Flat in the said Wing (and more particularly described in the Fourth Schedule hereunder written and shown on the floor plan thereof hereto annexed and marked Annexure-6 and hereinafter referred to as "the Premises") for the Consideration, being the price more particularly mentioned in the Fourth Schedule hereunder written including Rs. Nil for the proportionate price of the common areas and facilities in respect of the said Building. The Purchaser agrees to purchase and the Promoter agrees to sell to the Purchaser, car-parking space(s) for parking of car/s (and more particularly described in the Fourth Schedule hereunder written and shown on the plan thereof hereto annexed and marked Annexure-6 and hereinafter referred to as "the Car-parking Space(s)"), for the purchase price more particularly specified in the Fourth Schedule hereunder written (and forming part of the Consideration) to be held by and for the enjoyment of the Purchaser as appurtenant and incidental to the ownership of the Premises. The Purchaser shall use the Car-parking Space(s), subject to the rules and regulations of the Society (as defined below).

2.2 The Promoter has agreed to sell to the Purchaser the Premises on the basis of carpet area only and the Consideration agreed to be paid by the

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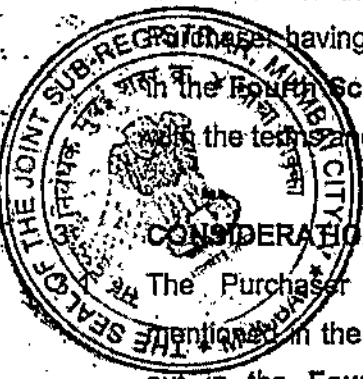
Purchaser to the Promoter is agreed on the basis of the carpet area of the Premises.

2.3 The expression "carpet area" means the net usable floor area of the Premises, excluding the area covered by the external walls, areas under service shafts, exclusive balcony appurtenant to the Premises for exclusive use of the Purchaser or verandah area and exclusive open terrace area appurtenant to the Premises for exclusive use of the Purchaser, but includes the area covered by the internal partition walls of the Premises. The carpet area of the Premises is measured on a bare shell basis, and is inclusive of the area of the columns in the Premises. Room dimensions and carpet area indicated is prior to application of any finishing material on any of the walls/surfaces and/or installation of any fixtures/piping etc. The area dimensions of toilets, bathrooms and other wet areas shall be measured above the ledge wall of toilets, bathrooms and other wet areas.

2.4 The Promoter may confirm the final carpet area that has been allotted to the Purchaser after the construction of the said Wing is complete and the Occupation Certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then the Promoter shall refund the excess money paid by the Purchaser within 30 (thirty) days with interest as provided under the RERA 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 Purchaser, the Purchaser shall pay the additional amount to the Promoter as per the next milestone of the payment schedule as mentioned in Fourth Schedule, and in any event before taking possession of the Premises. All these monetary adjustments shall be made at the same rate per square metre as set out in the Fourth Schedule hereunder written.

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2.5 The Consideration has been arrived at/calculated on the basis of the Purchase Price, having agreed to pay the Consideration in the manner set out in the Fourth Schedule hereunder written and having agreed to comply with the terms and conditions mentioned herein.



CONSIDERATION:  
The Purchaser agrees and covenants to pay the Consideration mentioned in the Fourth Schedule hereunder written in the manner set out in the Fourth Schedule hereunder written. In addition to the Consideration and all other amounts as mentioned herein, the Purchaser shall also pay to the Promoter, the other charges (more particularly

mentioned in the Fourth Schedule hereunder written (and hereinafter referred to as "the Other Charges").

3.2 The Consideration excludes taxes by whatever name called (including without limitation, taxes paid or payable by the Promoter by way of Goods and Services Tax, (hereinafter referred to as "GST"), and cess or any other similar taxes which may be levied in connection with the construction of and carrying out the project payable by the Promoter) and/or all other direct/indirect taxes currently applicable or which may become applicable on the transaction as contemplated herein (and all increases therein from time to time) which shall be borne and paid by the Purchaser in addition to the Consideration in manner specified in clause 3.8 below.

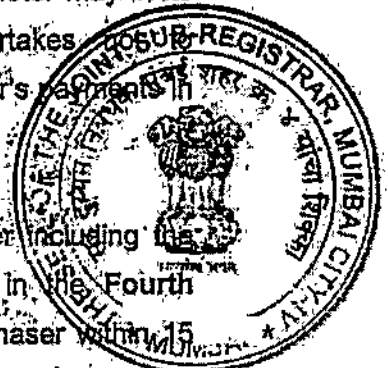
3.3 The Consideration is escalation-free, save and except escalations/increases due to increase on account of development charges payable to any Sanctioning Authorities (as defined below) any competent authority and/or any other increase in charges which may be levied or imposed by any Sanctioning Authorities; competent authority and/or local bodies/government from time to time. The Promoter undertakes and agrees that while raising a demand on the Purchaser for increase in development charges, costs or levies imposed by any Sanctioning Authorities or any competent authorities etc., the Promoter shall enclose the said notification/order/rule/regulation published/issued in that behalf along with the demand letter being issued to the Purchaser, which shall only be applicable on subsequent payments.

3.4 Time for payment of all the amounts in relation to the transaction contemplated herein, including but not limited to the instalments of the Consideration, GST and all other amounts and taxes as may be applicable and/or performance of the obligations by the Purchaser, is the essence of this Agreement.

3.5 The Purchaser authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in the Purchaser's name as the Promoter may in its sole discretion deem fit and the Purchaser undertakes to object/demand/direct the Promoter to adjust the Purchaser's payments in any manner.

3.6 The amounts payable by the Purchaser to the Promoter including the payments of installments more particularly mentioned in the Fourth Schedule hereunder written shall be made by the Purchaser within 15 (fifteen) days of notice in writing by the Promoter. An intimation from the Promoter to the Purchaser that a particular stage of construction has commenced or been completed shall be sufficient proof that a particular

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stage of construction has been commenced or completed, as the case may be. However, it is agreed that failure to receive notice from the Promoter, requiring such payment shall not be a plea or excuse for non-payment of any amount or amounts on the due dates thereof.

3.7 If the Purchaser fails or is otherwise unable to pay any of the amounts payable under this Agreement including the Consideration and/or GST and/or any other taxes as applicable within 15 (fifteen) days from the date of the demand notice issued by the Promoter, the Promoter shall be entitled to, without prejudice to the Promoter's other rights and remedies, receive and recover from the Purchaser and the Purchaser shall pay to the Promoter the defaulted/delayed amount together with interest thereon as applicable under RERA Rules, for the period commencing from the date of the demand notice issued by the Promoter. In addition to the Purchaser's liability to pay interest as mentioned hereinabove the Purchaser shall also be liable to pay and reimburse to the Promoter, all the costs, charges and expenses whatsoever, which are borne, paid or incurred by the Promoter for the purpose of enforcing payment of and recovering from the Purchaser any amount or dues whatsoever payable by the Purchaser under this Agreement and the Purchaser hereby indemnifies the Promoter regarding such expenses. In case of delay/default in making payment of the GST and all other direct/indirect taxes and/or amounts more specifically mentioned herein and/or otherwise as demanded/payable, the Promoter shall be entitled to, without prejudice to any other rights or remedies available with the

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Promoter, adjust such amounts due and payable by the Purchaser along with interest thereon from the due date till the date of adjustment against any and all subsequent amounts received from the Purchaser.

3.8 The GST and any other taxes, any such interest, penalty, levies and cesses, and also all increases therein from time to time as may be applicable shall be paid by the Purchaser to the Promoter along with and in addition to each installment or as may be demanded by the Promoter.

3.9 The Purchaser agrees to deduct tax at source at applicable rate on the Consideration as per the Income Tax Act, 1961 (if applicable) (hereinafter referred to as "TDS") and pay the same within the prescribed period into the requisite Government Income Tax account and further the Purchaser agrees and undertakes to furnish to the Promoter a tax deduction Certificate in this regard within 30 (thirty) days from the date of deduction of tax. In the event the Purchaser fails to deduct tax or deposit the same in the requisite Government Income Tax account, the Purchaser shall be solely liable and responsible for any and all consequences in respect thereof, with no liability to the Promoter.



3.10 It is expressly agreed that any deduction of an amount made by the Purchaser on account of TDS under the applicable provisions of the Income Tax Act, 1961 read with the Income Tax Rules, 1962, from time to time, while making payment of any amount to the Promoter under this Agreement shall be acknowledged/credited by the Promoter, only upon the Purchaser submitting in a timely manner to the Promoter (against acknowledgement) the original TDS certificate for the amount so deducted and the said TDS certificate is matching with the information as available on the Income Tax Department website for this purpose.

3.11 The Purchaser hereby accords/grants his irrevocable consent to the Promoter to securitize, the Consideration and/or part thereof and/or the amounts receivable by the Promoter hereunder and to assign to the banks/financial institutions the right to directly receive from the Purchaser the Consideration or part thereof hereunder. The Purchaser agrees and undertakes, upon receipt of any such intimation in writing by the Promoter, to pay without any delay, demur, deduction or objection to such bank/financial institutions, the Consideration or part thereof and/or the amounts payable hereunder. The Promoter covenants that the payment of such Consideration or part thereof duly made in accordance with the terms hereof, by the Purchaser to the bank/financial institutions, shall be a valid payment of the Consideration or part thereof and discharge of the Purchaser's obligations hereunder, with regard to such payment.

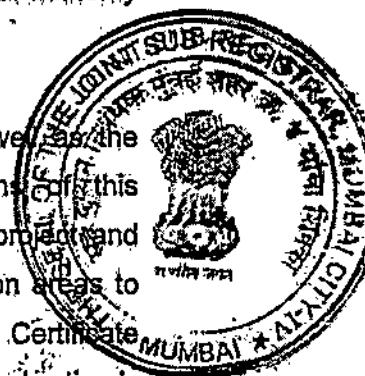
4. OBLIGATIONS OF THE PROMOTER

4.1 The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Premises to the Purchaser, obtain from the concerned local authority Occupation Certificate *inter alia* in respect of the Premises.

4.2 Time is the essence of the contract for the Promoter as well as the Purchaser. The Promoter shall, subject to the provisions of this Agreement, abide by the time schedule for completing the project and handing over the Premises to the Purchaser and the common areas to the Society (as defined below) after receiving the Occupation Certificate in respect of the said Wing. Similarly, the Purchaser shall make timely payments of the installments and other dues payable by him/her and also duly comply with all the other obligations under the Agreement.

4.3 The Promoter has commenced the construction of the said Wing on the Land in accordance with the plans, designs, specifications that are approved by the MCGM and may make only such variations and modifications as the Promoter may consider necessary and/or as may be

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required by the MCGM and/or any other concerned authorities (hereinafter referred to as "the Sanctioning Authorities") to be made by them.

4.4 The Promoter shall form a single composite body comprising of the Society (as defined below) to be formed in respect of the said Wing and the societies formed with respect to the other wings of the said Building to be constructed on the Land (hereinafter referred to as "the Apex Body") for effective management and control of the common areas and facilities in the Land and execute the Deed of Conveyance *inter alia* of the Land in favour of the Apex Body.

4.5 The Promoter will provide the fixtures, fittings and amenities in the said Building and the Premises as set out in Annexure-12 annexed hereto. However, in the event amenities of the said specifications are not available in the market, the Promoter shall provide amenities of similar brand or their near substitutes.

5. **DEFAULT AND THE CONSEQUENCES:**

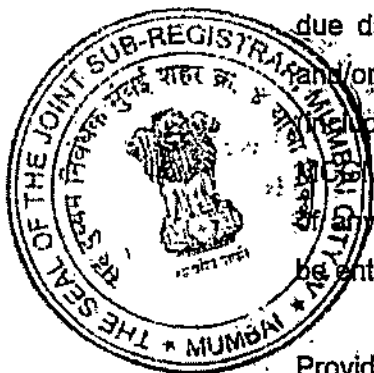
5.1 If the Promoter fails to abide by the time schedule for completing the said Wing and handing over the Premises to the Purchaser, then subject to the provisions of clause 7.2 below, the Promoter agrees to pay to the Purchaser, if the Purchaser intends not to withdraw from the project, interest as specified in the RERA Rules, on all the amounts paid by the Purchaser, for every month of delay, till the date of offering possession of the Premises to the Purchaser.

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The Purchaser shall pay to the Promoter, interest as specified in the RERA Rules, on any and all delayed payments which are due and/or payable by the Purchaser to the Promoter under and/or pursuant to the terms of this Agreement from the date the said amount is due and/or payable by the Purchaser to the Promoter until the date the same is received, in full, by the Promoter.

5.3 Without prejudice to the right of the Promoter to charge interest in terms of Clause 5.2 above, on the Purchaser committing default in payment on due date (time being the essence of the contract) of any amount due and/or payable by the Purchaser to the Promoter under this Agreement including the Purchaser's proportionate share of taxes levied by the MCGM and other outgoings) and/or on the Purchaser committing breach of any of the terms and conditions herein contained, the Promoter shall be entitled at its own option to terminate this Agreement.

Provided that the power of termination hereinbefore contained shall not be exercised by the Promoter unless and until the Promoter shall have



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given to the Purchaser 15 (fifteen) days prior notice in writing of its intention to terminate this Agreement and of the specific breach or breaches (including the breach in respect of payment of installments) of terms and conditions in respect of which it is intended to terminate the Agreement and default shall have been made by the Purchaser in remedying such breach or breaches within 15 (fifteen) days after the giving of such notice.

5.4 Upon termination of this Agreement –

(a) The Purchaser shall have no right, title, interest, claim, lien or demand or dispute of any nature whatsoever against the Promoter and/or the Premises (including the Car-parking Space(s)) whether pursuant to this Agreement and/or otherwise howsoever;

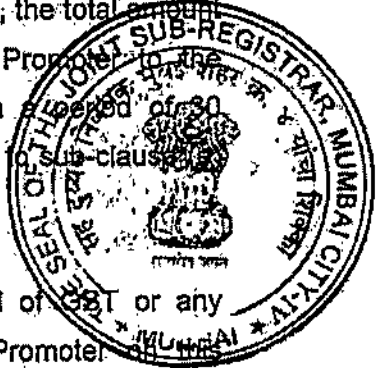
(b) The Promoter shall be entitled to deal with and/or dispose of the Premises (including the Car-parking Space(s)) to any other person/s as the Promoter deems fit without any further intimation, act or consent from the Purchaser;

(c) The Promoter shall be entitled to retain an amount equivalent to 25% of the Consideration, towards all costs, charges, expenses, losses and/or damages suffered by the Promoter on account of the termination, which the Purchaser agrees, confirms and acknowledges, constitutes a reasonable genuine and agreed pre-estimate of damages that will be caused to the Promoter, and that the same shall be in the nature of liquidated damages and not penalty;

(d) After the appropriation of the amounts mentioned in Clause 5.4 (c) as above, the Promoter shall refund the balance Consideration paid by the Purchaser to the Promoter, without interest, after deducting and/or adjusting from the balance amounts (i) brokerage fees, (ii) interest on delayed payments, (iii) all other taxes including GST and/or any other amount due and payable by the Purchaser and/or paid by the Promoter on Purchaser's behalf/account in respect of the Premises; (iv) in case if the Purchaser has opted for any subvention scheme, the total amount of pre-EMI interest paid or payable by the Promoter to the Purchaser's Lender (as defined below), within (thirty) days of the termination as above subject to sub-clause below;

(e) In case the Promoter receives a credit/refund of GST or any similar levy paid by the Purchaser to the Promoter in such a transaction, from the statutory authorities then in such a case the

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same shall be refunded by the Promoter to the Purchaser without any interest thereon.

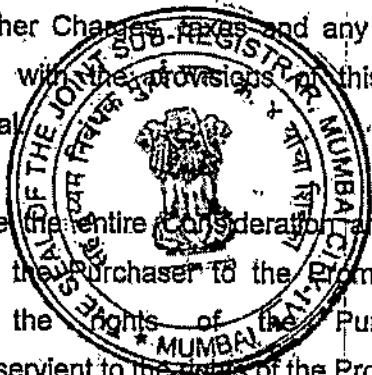
5.5 If the Purchaser seeks a loan from financial institutions or banks or any other lender (hereinafter referred to as "the Purchaser's Lender") for payment of the Consideration and/or any other amounts mentioned herein (or part thereof), against the security of the Premises subject to the consent and approval of the Promoter, and strictly subject to the rights of the Promoter hereunder (including without limitation, the power of termination). In such event, on (a) the Purchaser committing a breach of this Agreement (including without limitation, default in payment of any installment of the Consideration and/or other sum payable hereunder) and (b) the Promoter exercising its right to terminate this Agreement, (and/or any rights appurtenant to the Premises), the Purchaser shall clear the mortgage debt outstanding at the time of the said termination on its own account without any recourse to the Promoter and the rights of the Purchaser's Lender shall *ipso facto* come to an end, and the Purchaser's Lender shall have no recourse against the Promoter and/or the Premises and/or the said Car Parking Space(s), whatsoever under any circumstances, and the Promoter shall be entitled to freely deal with the same and every part thereof freed from any and all claims whatsoever of the Purchaser's Lender. The Purchaser shall, at the Purchaser's own cost and expense, obtain the necessary writing/deed (in form acceptable to the Promoter) duly executed (and if required, registered in the Office of the Sub-Registrar of Assurances) by the Purchaser's Lender *inter alia* confirming that the Purchaser has duly cleared the mortgage debt, and that the Purchaser's Lender has no claim whatsoever in the Premises (including the Car-parking Spaces). On receipt of such writing/deed from the Purchaser's Lender, the Purchaser shall be (subject to what is stated above in clause 5.4 (d)) entitled to the refund of the amount so paid by the Purchaser to the Promoter towards the Premises in accordance with what is stated in clause 5.3. Notwithstanding the above, the Purchaser's obligation to make the payment of the installments of the Consideration and the Other Charges, taxes and any dues under this Agreement in accordance with the provisions of this Agreement is absolute and unconditional.

5.6 Till the time the entire Consideration and the other amounts due and payable by the Purchaser to the Promoter is received in full by the Promoter, the rights of the Purchaser's Lender shall be subject/subservient to the rights of the Promoter.

6. RIGHTS AND ENTITLEMENTS OF THE PROMOTER:

6.1 It is expressly agreed that the rights of the Purchaser under this Agreement are only restricted to the Premises. All other premises in the

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said Building shall be the sole property of the Promoter and the Promoter, shall be entitled to sell the same without any reference or consent or concurrence from the Purchaser in any manner whatsoever.

6.2 The Promoter shall be entitled to make variations, alterations, amendments or deletions to or in the scheme of development of the Land or any part(s) thereof and layout plans and/or building plans (including the Proposed Plans and/or Further Proposed Plans) and/or floor plans relating thereto, relocate/realign service and utility connections and lines, open spaces, parking spaces, common areas, recreation areas/grounds and all or any other areas, amenities and facilities as the Promoter may deem fit and/or to the sanctioned plans from time to time.

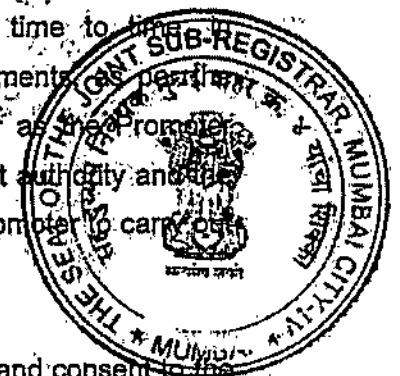
6.3 If the FSI, by whatever name or form is increased in respect of the Land (i.e. more than what is envisaged at present), then the Promoter shall be entitled to consume the same on the Land or any part thereof and construct additional floors, wing/s, building/s as per revised building plans and deal with the same in the manner the Promoter deems fit and proper and the Purchaser expressly consents to the same.

6.4 The Promoter shall be entitled to execute and implement the development of the Land by utilization of all TDR/FSI (including fungible FSI, free FSI, premium FSI and/or other development potential by any other name called) that may be available in respect of the Land and/or by change of law and/or change of policy and/or any other rights and benefits including on account of undertaking incentive FSI schemes under the applicable laws or otherwise or any floating rights which is or may be available in respect of the Land and/or any potential that is or may be available on account of the existing provisions or any amendments thereto under applicable laws.

6.5 As part of the development of the Land, the requisite approvals and sanctions have been applied for and/or are in the process of being obtained and/or have been obtained by the Promoter from the Sanctioning Authorities. The requisite approvals and sanctions for the development of the Land may be amended from time to time in accordance with the law and/or the planning requirements and/or as the Promoter deems fit and/or as may be required by any competent authority and the Purchaser hereby grants irrevocable consent to the Promoter to carry out the necessary acts, deeds, matters and things.

6.6 The Purchaser hereby grants his irrevocable authority and consent to the Promoter that the Promoter shall have the sole and absolute right and authority and shall be entitled to deal with, sell or otherwise dispose of

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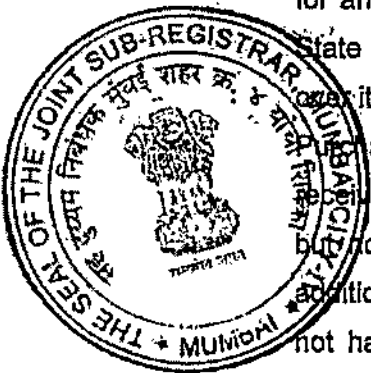
any part or portion of the said Building constructed on the Land and to permit the same to be utilized for any purpose and shall be entitled to obtain change of user thereof at the discretion of the Promoter.

6.7 It is hereby expressly agreed that the Promoter shall always be entitled to sell the premises in the said Building for the purpose of using the same for residential use and/or as may be permitted by the Sanctioning Authorities and the purchasers/occupants thereof shall use such premises purchased/occupied by them accordingly.

6.8 The Promoter will be entitled to use the terrace/s including the parapet wall for any purpose including display of advertisements and sign boards and for such purpose may utilize any common facility or amenity such as water, electricity etc. available on the Land to which the Purchaser shall not have right to object, and it is expressly agreed that the Promoter shall be entitled to put signage to reflect the name of "Dosti" and/or its logos (as desired by the Promoter) on the said Building (including the said Wing), the Land and/or any part thereof including on the terrace and such signage may be illuminated or comprising neon sign and for that purpose the Promoter is fully authorized to allow temporary or permanent construction or erection or installation on the exterior of the said Building as the case may be and the Purchaser agrees not to object or dispute the same. The Purchaser shall not be entitled to raise any objection or claim any abatement in the price of the Premises agreed to be acquired by the Purchaser and/or claim any compensation or damage on the ground of inconvenience or any other ground whatsoever from the Promoter. The Promoter shall be entitled to install its logo in one or more places in or upon the said Building (including the said Wing) and the Promoter reserves to itself full and free right of way and means and access to such place or places for the purpose of repair, painting or changing the logo.

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6.9 If at any time before or during the currency of the development of the Land, any part of the Land is taken over by or handed over by the Promoter to any Government Authorities or any regulatory authorities on account of the same forming part of any DP Road, set back area and/or for any other purpose, to any institution or body whether the Central or State Government or any local corporation or any authority making claim over it, and the Promoter has to hand over that area, then in that case the Purchaser shall not object to the same and in case any compensation is received from the said authority whether monetary or otherwise including but not limited to grant of any FSI/TDR/any permission to put up any additional floors/wing or grant of any incentive FSI, the Purchaser shall not have any claim on the same. Similarly, if in case the Promoter is instructed to develop any kind of road, approach road, access area, any nallah or sewerage area and the Promoter develops the same whether or not the same forms part of the Land and in that case if on account of such



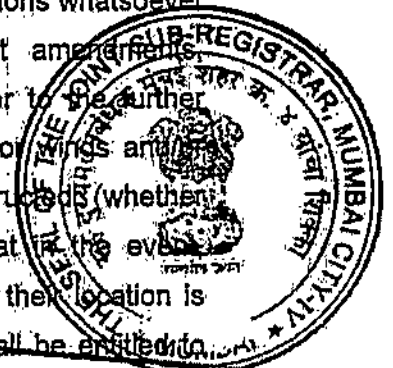
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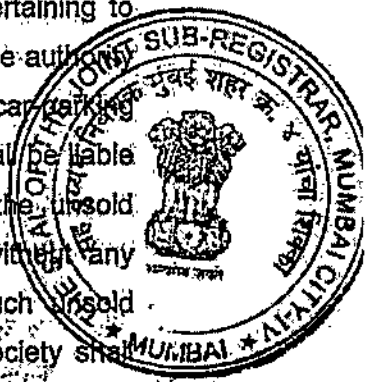
development of road, approach road, service road, access area, any nallah or sewerage area, the MCGM or any other Authority rewards any benefit whether monetary or otherwise, the Purchaser agrees that the Purchaser shall not have any sort of claim on the same and the same shall belong solely to the Promoter.

6.10 The Purchaser agrees and gives his irrevocable consent to the Promoter for carrying out the amendments, alterations, modifications and/or variations to the scheme of development in respect of the Land and/or to the building plans and further plans (whether envisaged at present or not), including but not limited to the Promoter's right to construct one or more wings/residential/commercial buildings on the Land. The Purchaser irrevocably agrees not to obstruct and/or raise any objections whatsoever and/or interfere with the Promoter for carrying out amendments, alterations, modifications, variations as aforesaid and/or to the further building plans, if any, in respect of one or more wing or wings and/or building or buildings to be developed and/or constructed (whether envisaged at present or not). It is hereby clarified that in the event reservations, if any, are notified and/or are removed or their location is changed by getting them shifted, then the Promoter shall be entitled to develop the area previously demarcated as such and for this purpose will be entitled to amend or vary the scheme of development in respect of the Land and the Purchaser shall not object to the same.



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6.11 In the event of the Society (as defined below) being formed and registered before the sale and disposal by the Promoter of all the premises in the said Wing, the power and authority of the Society so formed or that of the Purchaser and the purchasers of other premises in the said Wing shall be subject to the overall authority and control of the Promoter in respect of any of the matters concerning the said Wing, the construction and completion thereof and all the amenities pertaining to the same and in particular the Promoter shall have the absolute authority and control as regards the unsold premises, un-allotted car parking spaces and the disposal / allocation thereof. The Promoter shall be liable to pay only the municipal taxes, at actuals, in respect of the unsold premises. In such case the Promoter shall at its option (without any obligation) join the Society as a member in respect of such unsold premises, and as and when such premises are sold, the Society shall admit such purchaser as the member without charging any premium or extra payment or any other charges of any form, including any non-occupancy charges. It is clarified that the No-objection Certificate and/or other consent of the Society shall not be necessary for the sale and/or other transfer of any such premises by the Promoter.



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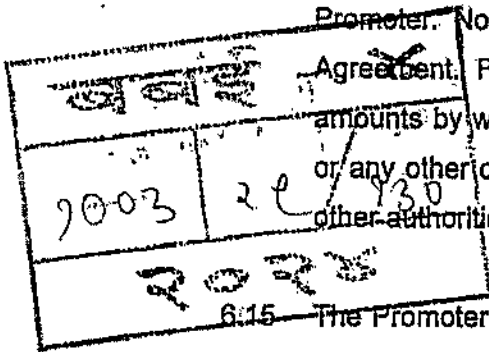


6.12 Till the entire development of the Land is completed, the Purchaser shall not interfere in any manner in any work of development or construction and the Promoter alone shall have full control, absolute authority and say over the un-allotted areas, open spaces, gardens, infrastructure facilities, recreation facilities and/or any other common facilities or the amenities to be provided on the Land and the Purchaser shall have no right or interest in the enjoyment and control of the Promoter in this regard.

6.13 The Promoter shall be at liberty to sell, assign, transfer and mortgage the receivables and/or the unsold premises in the said Building, including to raise finance/loan from any financial institution/bank and to create mortgage, charge, securitization of receivables, provided that the same does not in any way materially prejudice the right of the Purchaser in respect of the Premises. The Promoter shall alone be liable and responsible for repayment thereof, together with the interest and all other charges and amounts payable in respect thereof.

6.14 In the event of the Promoter having paid or being required to pay any amount by way of premium, betterment charges, development charges, transfer charges, land revenue charges, N.A. Charges, charges levied for any concessions granted to the Promoter for not claiming any area in FSI calculations, or any other charges etc. payable to any Sanctioning Authority, or other authority or the Government of Maharashtra or the Central Government, then the same shall be reimbursed by the Purchaser to the Promoter in proportion to the carpet area wherever applicable to the Premises or otherwise as may be determined by the Promoter. Non-payment of the same shall constitute a breach of this Agreement. Further the Promoter is entitled to get refund of excess amounts by way of premium, betterment charges, development charges, or any other charges deposited with the municipal authorities and/or any other authorities for which the Purchaser has consented.

6.15 The Promoter shall have the right to designate any space in the Land to third party service providers for the purpose of facilitating the provision and proper maintenance of utility services (including without limitation telephone (landline/mobile), cable, internet, gas, electricity, water supply and other utility services) to be availed by the occupants of the said Building that is being developed on the Land. The Promoter shall also be entitled to provide such space to such utility provider either on leave and licence or lease basis for various purposes including that of installing power sub-stations/transformers with a view to service the electricity requirement on the Land and/or in the said Building constructed thereon including laying cables or piped gas lines, water lines and the Purchaser irrevocably consents to the same.



6.16 The Promoter shall at its discretion be entitled to nominate any property management agency (hereinafter referred to as "the property management agency") to manage the operation and maintenance *inter alia* of the said Wing, and the infrastructure on the Land and common amenities and facilities. The Promoter shall have the authority and discretion to negotiate with such property management agency and to enter into and execute formal agreement/s for maintenance and management of infrastructure with it/them. The cost incurred in appointing and operating the property management agency shall be borne and paid by the purchasers of premises in the said Building including the Purchaser on a pro-rata basis as part of the development and common infrastructure charges referred to herein.

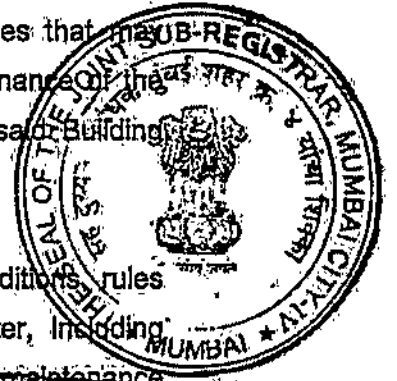
6.17 The Purchaser agrees to abide by any and all terms, conditions, rules and/or regulations that may be imposed by the Promoter or the property management agency, including without limitation, payment of the Purchaser's share of the maintenance and service charges that may become payable with respect to the operation and maintenance of the common areas and facilities on the Land (including the said Building constructed thereon).

6.18 The Purchaser agrees to abide by any and all terms, conditions, rules and/or regulations that may be imposed by the Promoter, including without limitation, payment of the Purchaser's share of the maintenance and service charges that may become payable with respect to the operation and maintenance of the common areas and facilities of the said Building.

6.19 The Promoter shall be entitled to construct site offices/sales lounge on the Land and shall have the right to access the same at any time without any restriction whatsoever irrespective of whether the said Wing is transferred to the Society and shall continue until the entire Land is fully and completely developed, and all the premises in all the buildings that may be constructed thereon have been sold and the proceeds thereof and all other amounts in respect thereof have been duly received by the Promoter.

6.20 The Purchaser and/or the Society (as defined below) shall not have any objection to any and all of the aforesaid and the Purchaser hereby grants his irrevocable and unequivocal consent to the Promoter to carry out the necessary acts, deeds, matters and things in relation to any of the above.

6.21 All the consents referred in this clause 6 shall be considered as the Purchaser's unconditional and unequivocal consent under section 7(1)(ii) and 7A of the Maharashtra Ownership Flats Act (Regulation of the



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Promotion of the Construction, Sale, Management and Transfer) Act, 1963 and the Rules thereunder and the consents under the provisions of RERA and the Rules made thereunder.

**7. POSSESSION:**

7.1 The possession of the Premises shall be offered to the Purchaser after the Premises is ready for use and occupation provided all the amounts payable by the Purchaser under this Agreement including but not limited to the Consideration, Other Charges and all other amounts, taxes, etc., in respect of the Premises are duly paid by the Purchaser.

7.2 The Promoter shall give possession of the Premises to the Purchaser, by 30<sup>th</sup> June, 2025 (hereinafter referred to as "the Date of Hand Over"). If the Promoter fails to offer possession of the Premises to the Purchaser on the Date of Hand Over (subject to force majeure) or within any further date or dates as may be mutually agreed between the parties hereto, then in such case, in the event the Purchaser intends to withdraw from the project, the Purchaser shall be entitled to give notice to the Promoter terminating this Agreement, in which event the Promoter shall within 30 (thirty) days from the receipt of such notice, refund to the Purchaser the amount of deposit or earnest money and the further amount/s excluding taxes, if any, that may have been received by the Promoter from the Purchaser as installments in part payment in respect of the Premises along with the interest as per the RERA Rules, from the date the Promoter received such amounts till the date the amounts and the interest thereon is repaid. On the Promoter tendering the refund of the above mentioned amount in respect of such termination, neither party shall have any claim against the other in respect of the Premises or arising out of this Agreement and the Promoter shall be at liberty to dispose of the Premises to any other person or persons at such price and upon such terms and conditions as the Promoter may deem fit.

Provided that the Promoter shall be entitled to an extension in the Date of Hand Over, if the same is delayed on account of:

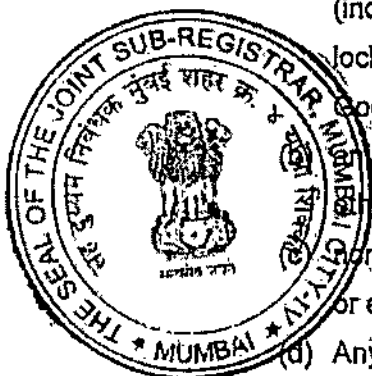
(a) war, civil commotion, epidemic, pandemic or other outbreak (including without limitation, any general, local and/or site-specific lockdown measures/restrictions), force majeure and/or other act of God;

(b) any notice, order, rule, notification, policy of the Government and/or other public, or competent authority/court and/or any litigation;

(c) non-availability of labour, steel, cement, other building material, water or electric supply;

(d) Any delay in grant of any permissions/ approvals including Occupation Certificate by any of the authorities, any orders passed by courts affecting the development of said Project including said Wing, and/or

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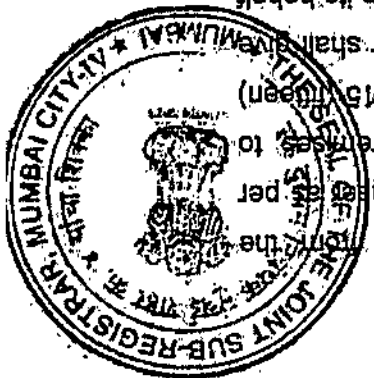
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(e) any other cause beyond the control of the Promoter.

Upon the occurrence of any of the force majeure events as mentioned above, the Date of Hand Over shall stand extended to the extent of delay occasioned thereby and/or attributable thereto.

The Purchaser agrees that the return of the payment mentioned in clause 7.2 above constitutes the Purchaser's sole remedy in such circumstances and the Purchaser foregoes any and all his rights to claim against the Promoter for any specific performance and/or any losses, damages, costs, expenses or liability whatsoever. Upon this Agreement being terminated as stated in Clause 7.2 above, the amounts paid by the Purchaser towards the Purchaser's GST liability only, until the date of termination/cancellation and deposited with the statutory authorities, shall be refunded to the Purchaser without any interest thereon only upon the Promoter receiving corresponding refund/getting credit of the corresponding GST amount paid/deposited, from the statutory authorities and not otherwise.



The Promoter, upon obtaining the occupation certificate for the Sanctioning Authorities and the payment made by the Purchaser as per this Agreement shall offer in writing the possession of the Premises to the Purchaser in terms of this Agreement to be taken within 15 (fifteen) days from the date of issue of such notice and the Promoter shall, on its behalf shall offer the possession to the Purchaser in writing within 7 (seven) days of receiving the occupation certificate/part-occupation certificate of the said Wing or any part thereof, as the case may be.

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The Purchaser shall take possession of the Premises within 15 (fifteen) days of the written notice from the Promoter to the Purchaser intimating that the Premises is ready for use and occupation.

Upon receiving a written intimation from the Promoter as per clause 7.5, the Purchaser shall take possession of the Premises from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the Premises to the Purchaser. In case the Purchaser falls and/or neglects to take possession within the time provided in clause 7.6, the Purchaser shall bear and pay all outgoings and maintenance charges as applicable.

If within a period of 5 (five) years from the date of handing over the Premises to the Purchaser, the Purchaser brings to the notice of the Promoter any structural defect in the Premises or the said Wing or any defects on account of workmanship, quality or provision of service, then,

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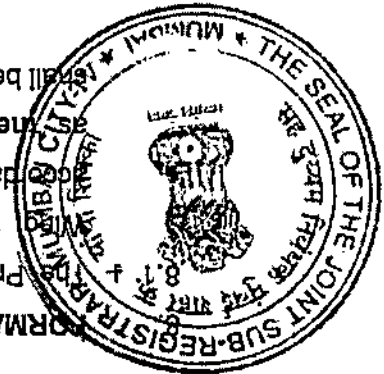
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wherever possible such defects shall be rectified by the Promoter at its own cost and in case it is not possible to rectify such defects, then the Purchaser shall be entitled to receive from the Promoter, compensation as provided under the RERA. It is hereby clarified and the Purchaser hereby agrees and confirms that the liability and obligation of the Promoter shall be limited to rectifying/removing/repairing the structural defect on account of deficiency in workmanship, quality or provision of service as the case may be, and the Promoter shall not be liable for and/or otherwise required to restore and/or compensate the Purchaser for any incidental loss or damage that may be suffered and/or incurred by the Purchaser for and/or in connection with the rectification/repair work carried out by the Promoter as aforesaid. Without prejudice to the generally of the foregoing, the Promoter shall not be required to rectify/repair any painting/finishing work in the Premises and/or rectify/replace/repair damage to any furniture, fixtures, fittings and/or other property that may be damaged/destroyed in connection with the rectification/repair work carried out by the Promoter as aforesaid and/or prior to the carrying out of such rectification/repair work.

The Promoter shall however not be responsible or liable to comply with its obligations stated in clause 7.8; if the defects or provision of services referred therein are on account of and/or attributable to the acts or omissions on the part of the Purchaser or the Society or any other occupant of the said Building (including, but not limited to alterations due to interior work, additions and alterations in plumbing, electrical layout etc.) or due to normal wear and tear.

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It is expressly clarified by the Promoter and agreed by the Purchaser that if the Purchaser desires any modifications in the specifications and/or provision of certain amenities not meant to be provided to the Purchaser and others to make payment of the additional charges for such modification and provision to the Promoter in advance and if the Promoter accepts such offer, then the Date of Hand-over shall stand extended by the time required for such modification.	

Information of Society:  
 Promoter shall form a co-operative society in respect of the said Promoter under the Maharashtra Co-operative Societies Act, 1960 in accordance with the provisions contained in RERA (hereinafter referred to as "the Society") it being the intent that a separate co-operative society shall be formed in respect of each of the 5 wings of the said Building.



8.2 The Purchaser and the purchasers of the other premises in the said Wing shall join in the formation and registration of the Society and for this purpose also from time to time sign and execute the application for

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such manner as the Promoter thinks fit and proper. Schedule hereunder written and allenate and dispose of the same in or reserved areas and facilities including those mentioned in the Sixth and the Promoter shall be entitled to declare all other areas as restricted Common Areas and Facilities only shall be common areas and facilities mentioned in the Fifth Schedule written hereunder under the heading to one or more persons of its choice. It is hereby agreed that the areas right of allotment of different areas within the Land and the said Building hereunder written. It is hereby agreed that the Promoter has the exclusive of such common areas and facilities is set out in the Fifth Schedule other premises in the said Building and the nature, extent and description and the usage of the same shall be in common with the purchasers of the common areas and facilities in respect of the said Building and the Land

**COMMON AREAS AND RESTRICTED AREAS:**

guidelines as may be framed by the Promoter.

(b) The aforesaid Apex Body shall be constituted and function in accordance with the Deed of Conveyance, *inter alia*, of the Land in favour of the Apex Body.

thereof to be borne by them respectively). The Promoter shall execute the drains, etc., which may ultimately serve any such wings/ (the expenses

lighting, drainage, watchman cabins, storm water drains, surface water replace the common infrastructural facilities/utility services like chattrhouse

members of such Apex Body. The Apex Body will maintain, repair and/or replace the Land. The respective societies of the respective wings shall be the

serve all the wings of the said Building as may be finally considered and approved by the requirements/conveniences and the common areas which may ultimately serve

and repair/replacement of the common infrastructural facilities. (a) The Promoter shall form the Apex Body for the maintenance, upkeep and

hereunder. document of the Land in favour of the Apex Body in manner contemplated

always stand vested in the Promoter till the execution of the transfer and future FSI and/or TDR to arise in any manner whatsoever shall

Promoter. All the development potential of the Land including the existing The Society shall function as per the rules and regulations framed by the

operative Societies or any other competent authority. are made in the draft bye-laws as may be required by the Registrar of Co-

objection shall be taken by the Purchaser if any changes or modifications Purchaser, so as to enable the Promoter to register the Society. No

(seven) days of the same being forwarded by the Promoter to the the Society and duly fill in, sign and return to the Promoter within 7

purpose of formation and registration of the Society including bye-laws of memorandum, letters, documents and other papers and writings for the registration and/or membership and all the necessary applications,

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10.4 The Purchaser with the intent to bind all persons in whose hands the

10.3 The Purchaser agrees and undertakes not to misuse the Car-parking Space(s), the meter room, the refuge area, the elevation, features,

arising out of this Agreement. The Purchaser shall render this Agreement voidable at the option of the

Purchaser agrees not to change the user of the Premises without the written consent of the Promoter, any unauthorised change of user

the same to be used only for the purpose of residence and shall use the Car-parking Space(s) for the purpose of parking the Purchaser's own

10.1 The Purchaser shall use the Premises and every part thereof and permit

**COVENANTS BY THE PURCHASER:**

another portion of the Land, as may be required by the Promoter.

development of the Land) and/or to shift/vary/re-align/modify the same to and other amenities necessary for the full and proper use, enjoyment and

with or without carts, carriages, motor cars, motor cycles, wagons and other vehicles (of all descriptions), laden or unladen, and with or without

access roads on the Land, at all times, by day and night, for all purposes, complete right of way and means of access over, along and under the

The Promoter reserves to itself the unfettered right to the full, free and and replacement of the same.

be determined by the Promoter towards the costs for repair, maintenance to/deposit with the Promoter, the Purchaser's proportionate share, as may

may decide) and the Purchaser agrees to contribute to/reimburse which will serve/be utilised in common by all the wings (as the Promoter

infrastructural facilities/requirements/conveniences, utility services, etc. by the Promoter. The Purchaser shall be entitled to use such

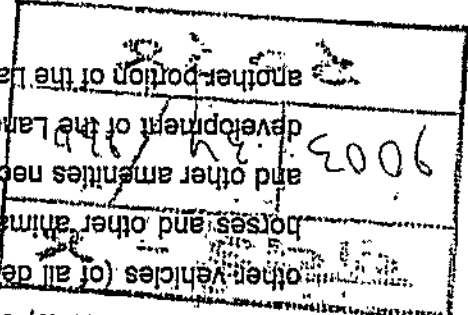
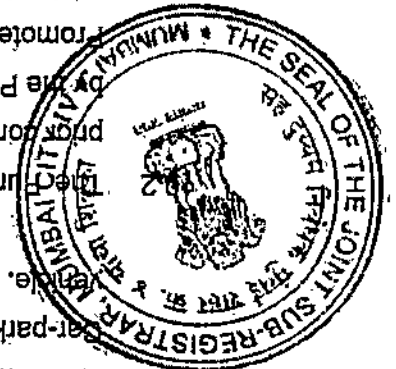
other wings in common or partially with the said Wing as may be decided constructed and as may be further hereon) would serve/be utilised by the

housed/provided in the portions on which other wings (that is already facilities/requirements/ conveniences, utility services, etc. that may be

9.2 The Promoter may deem fit. Similarly, the infrastructural said Wings in common or partially with the other wings in the Land as the

in the said Land, as the Promoter may deem fit, shall be utilized by the utilities/services, if extended to serve/be utilised by any of the other wings

etc. proposed to be housed/provided at the said Wing and such infrastructural facilities/requirements/ conveniences, utility services,



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(e) not to demolish or cause to be demolished the Premises or any part thereof nor at any time make or cause to be made any addition or alteration of whatsoever nature in or to the Premises or any part thereof nor alter the elevation of the said Building and to keep the portion, sewers, drain pipes in the Premises and consequences thereof;

(d) Premises and maintain it in the same condition, state and order in which it was delivered by the Promoter to the Purchaser and not to do or suffer to be done anything in the Premises and/or the said Building which is in contravention of rules, regulations or bye-laws of the concerned local/public authority or which hampers the overall well-being of the members of the Society and/or the other societies formed in respect of the said Building and/or adversely affects the Land and/or the said Building. In the event of the Purchaser committing any act in contravention of the above provision, the Purchaser alone shall be liable for the consequences thereof;

(c) to carry at the Purchaser's own cost all internal repairs to the Premises and maintain it in the same condition, state and order in which it was delivered by the Promoter to the Purchaser and not to do or suffer to be done anything in the Premises and/or the said Building which is in contravention of rules, regulations or bye-laws of the concerned local/public authority or which hampers the overall well-being of the members of the Society and/or the other societies formed in respect of the said Building and/or adversely affects the Land and/or the said Building. In the event of the Purchaser committing any act in contravention of the above provision, the Purchaser alone shall be liable for the consequences of the breach (including without limitation, to bear and pay the cost and expense of repair/restoration work of the damage);

(b) to maintain the Premises at the Purchaser's own cost in good tenantable repairs and condition from the date possession of the Premises is taken and shall not do or suffer to be done anything in or to the said Wing and/or the said Building or the Premises or of the concerned local authority or change/alter or make addition or to the said Wing and/or the said Building, staircases or passages which may be against the rules, regulations or bye-laws of the concerned local authority or shall not carry or cause to be carried heavy packages whereby upper floors may be damaged or that is likely to damage the staircase, common passage or any other structures of the said Wing and/or the said Building including the entrance thereof. In case any damage is caused to the Premises and/or the said Wing and/or the said Building on account of the negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of the breach (including without limitation, to bear and pay the cost and expense of repair/restoration work of the damage);

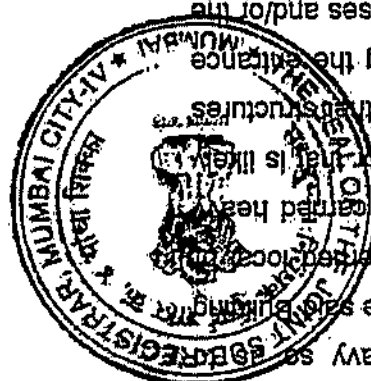
(a) to maintain the Premises at the Purchaser's own cost in good tenantable repairs and condition from the date possession of the Premises is taken and shall not do or suffer to be done anything in or to the said Wing and/or the said Building or the Premises or of the concerned local authority or change/alter or make addition or to the said Wing and/or the said Building, staircases or passages which may be against the rules, regulations or bye-laws of the concerned local authority or shall not carry or cause to be carried heavy packages whereby upper floors may be damaged or that is likely to damage the staircase, common passage or any other structures of the said Wing and/or the said Building including the entrance thereof. In case any damage is caused to the Premises and/or the said Wing and/or the said Building on account of the negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of the breach (including without limitation, to bear and pay the cost and expense of repair/restoration work of the damage);

Promoter as follows -

(a) to maintain the Premises at the Purchaser's own cost in good tenantable repairs and condition from the date possession of the Premises is taken and shall not do or suffer to be done anything in or to the said Wing and/or the said Building or the Premises or of the concerned local authority or change/alter or make addition or to the said Wing and/or the said Building, staircases or passages which may be against the rules, regulations or bye-laws of the concerned local authority or shall not carry or cause to be carried heavy packages whereby upper floors may be damaged or that is likely to damage the staircase, common passage or any other structures of the said Wing and/or the said Building including the entrance thereof. In case any damage is caused to the Premises and/or the said Wing and/or the said Building on account of the negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of the breach (including without limitation, to bear and pay the cost and expense of repair/restoration work of the damage);

Promoter as follows -

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appurtenances thereto in good repair and condition so as to support, shelter and protect other parts of the said Building and not to chisel or in any other manner damage the columns, beams, walls, slabs or RCC parts or other structural members in the Premises or the common areas;

- (f) not to shift or alter the position of either the kitchen or the toilets in the Premises which would affect the drainage system of the Premises and/or any part thereof in any manner whatsoever or do, or omit to do, any act which would cause leakage, seepage in the Premises or the flats below or adjacent to the Premises;
- (g) not to do or permit to be done any act which may render void or voidable any insurance of the Land or the said Building or any part thereof or whereby any increase in premium shall be payable in respect of the insurance;
- (h) not to carry out any civil work or repairs, wherein the area or any internal wall is disturbed and/or altered and not to carry any extension of any sort including loft, carrying out of chhaja work, renovations whereby the space used/to be used inside or outside the Premises gets extended;
- (i) not to carry-out any changes or modifications in the Premises, especially grinding, cutting, chiseling, impaling, smashing, breaking or removing of any wall or member, as the said Wing/Building is being constructed by using Aluminum Formwork technology under which all members, walls and floor slabs are cast in RCC in one continuous pour resulting in monolithic structure. Any change or modification to the same is strictly not permissible as it may result in weakening of joints, heavy leakage, endangering the structural stability of the said Wing/Building. The Purchaser shall indemnify and keep harmless at all the times the Promoter and all other occupants of the said Building, of from and against any loss, cost, expenses or damages suffered or sustained by them on account of the breach committed by the Purchaser of this covenant;

- (j) agrees and confirms that all the deposits whether refundable or otherwise or any other amount by whatever name called, pertaining to the common amenities and facilities of the project shall be reimbursed to the Promoter by all the purchasers proportionately upon taking over the possession;
- (k) not to throw dirt, rags, garbage or other refuse or permit the same to be thrown from the Premises in the compound or any portion of the Land and/or the said Building;
- (l) not to hang clothes, garments or any other item or things from the balcony, windows or terrace or any other place appurtenant to the said Wing;



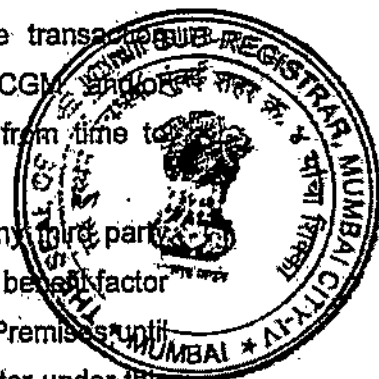
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- (m) not to encroach upon or make use of any portion of the said Building not agreed to be acquired by the Purchaser;
- (n) not to enclose flower beds, balconies or any other elevation feature or change the external elevation or colour scheme of the said Building nor of the common areas including lobby and the areas outside the main door of the concerned premises;
- (o) pay to the Promoter within 15 (fifteen) days of demand by the Promoter, the Purchaser's share of security deposit demanded by the concerned local authority or government for giving water, electricity or any other service connection to the said Wing/said Building;
- (p) to bear and pay increase in local taxes, development or betterment charges, water charges, insurance premium and such other levies, if any, which are and which may be imposed by the MCGM and/or government and/or other public authority;
- (q) to bear and pay all works contract tax, swachh bharat cess, krishi kalyan cess, GST and any other cess, charges, dues etc. and such other levies, if any, which may be imposed with respect to the construction on the Land and/or any activity whatsoever related to the Premises and/or in respect of the transaction contemplated under this Agreement, by the MCGM, State/Central/ Government and/or public authority from time to time;
- (r) not to let, sub-let, sell, transfer, assign or create any third party rights or part with the Purchaser's interest and/or the benefit factor of this Agreement or part with the possession of the Premises until all the dues payable by the Purchaser to the Promoter under this Agreement are fully paid up and only if the Purchaser has not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Purchaser has intimated the Promoter and obtained its prior consent in writing in that behalf;
- (s) The Purchaser shall observe and perform all the rules and regulations and bye-laws of the Society and the additions, alterations and amendments thereof that may be made from time to time for protection and maintenance of the said Wing 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 Premises and shall pay outgoings and other charges in accordance with the terms of this Agreement;
- (t) till the management of the said Wing and the said Building is handed over to the Society and the Apex Body respectively, to



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allow the Promoter, its surveyors and agents at all reasonable times to enter into or upon the Land to view and examine the state and condition thereof;

- (u) the Purchaser shall not do or suffer to be done anything on the Land or the said Building which would be forbidden or prohibited by the rules of the concerned government authorities. In the event the Purchaser commits any acts or omissions in contravention to the above, the Purchaser alone shall be responsible and liable for all the consequences thereof to concerned authorities, in addition to any penal action taken by the Promoter in that behalf;
- (v) not to change the layout of the Premises;
- (w) not to change the shape and/or size of the windows;
- (x) shall not keep flower pots outside the Premises, including along the window sills; and
- (y) not to change the grills, if any, that are provided by the Promoter in the Premises, and in particular not to fix box-grills under any circumstances.

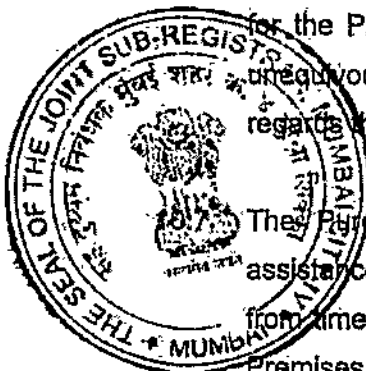
These covenants shall be binding and operative even after the formation of the Society.

For proper implementation and compliance of all the above conditions, in case the Promoter requires, the Purchaser agrees to sign, execute and deliver relevant declaration cum indemnity duly registered and/or any other lawful assurances as may be asked by the Promoter and deliver it to the Promoter before asking for possession of the Premises from the Promoter.

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The Purchaser shall not have, and shall not claim, any right, title and/or interest whatsoever and howsoever arising in respect of the PPL Area (or any part thereof) and the Promoter shall be entitled to handover the PPL Area to the MCGM and extract/avail all benefits, entitlement etc. thereto without any reference to and/or objection by, the Purchaser.

10.6 The Purchaser is aware and hereby confirms that the Promoter is retaining full rights for the purpose of providing separate ingress or egress for the PPL Area in the manner it may deemed fit and the Purchaser unequivocally consents/agrees not to raise any objection or dispute regards the same now or at any time in the future.



The Purchaser agrees to grant to the Promoter, all the facilities, assistance and co-operation as the Promoter may reasonably require from time to time even after the Promoter has offered possession of the Premises to the Purchaser, so as to enable the Promoter to complete the scheme of development of the Land. The Promoter shall be entitled to modify, amend, alter, change the lay-out of the Land by changing the

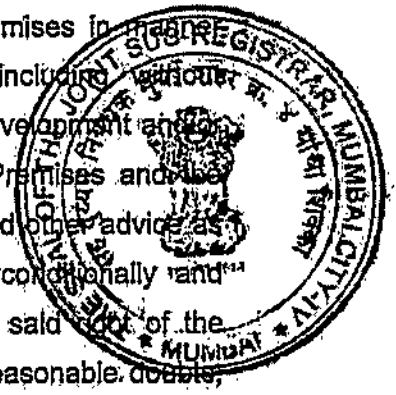
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alignment, locations, placement of garden, parking area and other amenities or facilities.

10.8 The Purchaser confirms that the Promoter has given full free and complete inspection of documents of title in respect of the Land and the Purchaser confirms that the Purchaser has entered into this Agreement after inspecting all relevant documents and the Purchaser has inspected the Title Certificate issued by Advocate Kiran Badgujar, and the Purchaser undertakes not to raise any objection and/or requisition on the title of the Promoter to the Land. Without prejudice to, and in addition to the foregoing, the Purchaser hereby agrees and confirms that prior to the execution of this Agreement, the Purchaser has taken all such steps in investigation of title as the Purchaser has deemed necessary and has fully apprised and satisfied himself regarding the title of the Promoter to the Land as also the Promoter's right to sell the Premises in the manner contemplated hereunder and all aspects thereof (including without limitation, as regards the terms and conditions of all development and building permissions, and the effect thereof on the Premises and the Purchaser), after seeking all such independent legal and other advice as the Purchaser has deemed necessary, and has unconditionally and unequivocally accepted the title of the Land and the said ~~lot~~ of the Promoter, as clear and marketable and free from all reasonable doubts, encumbrances and liens, and the Purchaser shall not seek, and hereby unequivocally and irrevocably waives, any and all legal recourse to or against the Promoter in this regard, including without limitation, under Section 18(2) of RERA.



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10.9 The Purchaser shall have no claim save and except in respect of the Premises. All other areas including terraces, parking spaces, open spaces, etc. will remain the property of the Promoter until the Land is transferred as herein provided subject to the rights of the Promoter as contained in this Agreement.

10.10 In case any tax, levy or imposition becomes payable subsequent to the date of possession of the Premises, the Purchaser shall make payment of the same as and when demanded by the Promoter and there shall be a charge on the Premises and lien automatically earmarked in favour of the Promoter for such unpaid amounts (without prejudice to any other rights that may be available to the Promoter).

10.11 The Promoter has informed the Purchaser and the Purchaser is aware and it is expressly agreed that the Purchaser will not claim compensation from any competent authority and/or from the Promoter in respect of inadequate open space, if any, around the said Building.

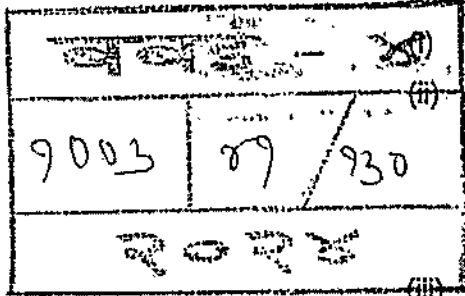
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10.12 The Promoter has specifically informed and disclosed to the Purchaser, and the Purchaser hereby agrees and confirms, that the Purchaser shall be bound by all the undertakings given by the Promoter to various authorities and all the terms, conditions and restrictions contained in the various no objections and permissions (including the IOD, CC and NOC for firefighting) including but not limited to any other matters granted by various authorities with respect to the said Wing and/or the said Building and the Purchaser agrees and confirms to have read, agreed and understood all such undertakings and irrevocably agrees to abide by the same as if the same is being given by the Purchaser himself to the said authorities. The Purchaser hereby agrees to sign, seal execute, register and deliver all kinds and types of Certificate, Affidavit, Declaration, Indemnity, Undertaking, Consents, NOCs, deeds, documents and writings in favour of Promoter and/or the MCGM and/or the concerned authorities, as may be required by the Promoter and/or under any provisions of law, to enable the Promoter to fully avail the benefit of 50% reduction of premium facility on the said Project. The Purchaser hereby agrees to execute undertaking in favour of the MCGM in respect of the open space deficiency as may be required by the Promoter/concerned authority.

10.13 Without prejudice to the generality of the foregoing, the Purchaser hereby agrees and confirms as under:

- (a) The Promoter has informed the Purchaser that the said Building is being constructed with open space deficiency and regarding the concessions availed for deficiency in open space, deficient parking space etc. and the Purchaser shall not object to any development in the neighborhood with deficient open space;
- (b) The Society shall preserve and maintain the following documents after the same are handed over by the Promoter to the Society:



- (i) Ownership documents
- (ii) Copies of IOD, CC and subsequent amendments, Occupation Certificate, Building Completion Certificate (if any) and corresponding canvas mounted plans of the said Building;
- (iii) Copies of soil investigation report;
- (iv) RCC details and canvas mounted structural drawings of the said Building;
- (v) Structural stability certificate from licensed Structural Engineer;
- (vi) Structural Audit reports;
- (vii) All details of repairs carried out in the said Building;
- (viii) Supervision certificate issued by licensed site supervisor;
- (ix) Building Completion Certificate issued by licensed surveyor/architect;
- (x) NOC and completion certificate issued by CFO; and



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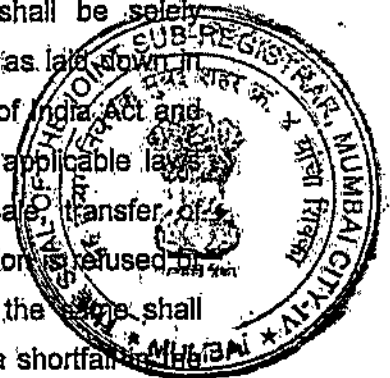
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- (xi) Fire safety audit carried out as per the requirement of the CFO.

10.14 The Society shall preserve and maintain the documents referred in clause 10.11(b) above and undertake to carry out necessary repairs/structural audit/fire audit at regular intervals and also present periodical structural audit reports and repair history. The Society shall also from time to time check and carry out fire safety audit as per requirement of Chief Fire Officer through authorized agency of the MCGM.

10.15 The Purchaser hereby agrees and confirms that the dry and wet waste generated in the said Building shall be segregated, and the wet garbage shall be treated on the Land by the residents/occupants of the said Building.

10.16 The Purchaser agrees that in case the Purchaser is an NRI or non-resident/foreign national of Indian origin/foreign national/foreign company or non-resident, then in that event, the Purchaser shall be solely responsible for complying with the necessary formalities as laid down in the Foreign Exchange Management Act, Reserve Bank of India Act and rules/guidelines made/issued there under and all other applicable laws including that of remittance of payments, acquisition/sale, transfer of immovable properties in India. In case any such permission is refused or subsequently found lacking by any statutory authority, the same shall constitute breach of the terms hereof. In case there is a shortfall amount received from the Purchaser while remitting any amounts online on account of currency difference or fluctuation and/or transaction charges levied by the bank/authorized dealer, the Purchaser shall make good the shortfall payment by the due date as any delay beyond the due date shall accrue interest and other consequences as specified herein.



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10.17 The Promoter has informed the Purchaser, and the Purchaser hereby confirms that the Purchaser is aware and has agreed to purchase the Premises with full knowledge of the following aspects affecting/in respect of the project -

- (a) There are certain court proceedings in respect of the Land which are presently pending, the details of which are mentioned on the MahaRERA website;
- (b) Neither the Purchaser nor the Society shall claim any compensation, whether in the form of development potential or otherwise, for DP Roads and access roads, constructed or to be constructed by the Promoter in the Land;
- (c) The development of the Land is being carried out under the scheme contemplated under the Regulation 33(18) of

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Development Control and Promotion Regulations for Greater Mumbai, 2034 whereunder the Promoter shall be handing-over and conveying the PPL Area to the MCGM as more particularly hereinabove; and

10.18 The Purchaser shall not have any right and the Purchaser shall not in any manner sell, transfer, assign, lease, license and/or alienate and/or deal with or otherwise dispose of in any manner whatsoever, the Premises and/or any part thereof and/or the rights and/or benefits under this Agreement to any person without obtaining the Promoter's prior written consent as specifically provided under this Agreement. This term is one of the fundamental terms and the essence of this Agreement.

10.19 If at any time any additional development and/or betterment charges or other levy are or is charged, levied or sought to be recovered by the MCGM/Government and/or any other public authority in respect of the Land or in respect of the said Building, the same shall be borne and paid by all the purchasers of premises in the said Building in proportion to the respective area of their respective premises.

10.20 The Promoter shall have a first lien and charge on the Premises agreed to be acquired by the Purchaser in respect of all amount/s (including interest thereon) which become due and payable by the Purchaser to the Promoter (under the provisions of this Agreement) till such time as the said outstanding amounts (including interest thereon) are paid to the

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11.1		OUTGOINGS:	
11.1		Within 15 (fifteen) days after notice in writing is given by the Promoter to the Purchaser that the Premises is ready for use and occupation,	

irrespective of whether possession is taken or not the Purchaser shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Premises) of the outgoings in respect of the Land and the said Building namely local taxes, betterment charges or such other levies by the concerned local authority and/or government sub-station and cable cost water charges, electricity charges, common lights, insurance, repair and salaries of clerks, bill collectors, watchmen, sweepers and all other expenses necessary and incidental to the management and maintenance of the Plot and the said Building. Until the Society is formed and the the said Wing is transferred to the Society and the Land is conveyed in favour of the Apex Body in manner contemplated herein, the Purchaser shall pay to the Promoter such proportionate share of the outgoings as may be determined by the Promoter, from time to time. The Purchaser agrees that till the Purchaser's share is so determined or until otherwise intimated by the Promoter, the Purchaser



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per month towards the outgoings regularly on the 7<sup>th</sup> of every month in advance and shall not withhold the same for any reason. The amounts so paid shall not carry any interest and remain with the Promoter until the conveyance of the said Wing in favour of the Society and the conveyance of the Land is executed in favour of the Apex Body in manner contemplated herein. On such conveyance, the aforesaid deposits (less deductions) shall be paid over by the Promoter to the Society or the Apex Body, as the case may be.

11.2 The Purchaser shall, on demand and/or before taking possession of the Premises, pay to the Promoter the property taxes, maintenance and other one-time charges mentioned in the Fourth Schedule hereunder written (hereinafter referred to as "the Other Charges").

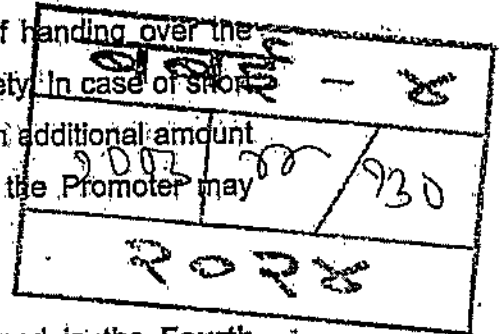
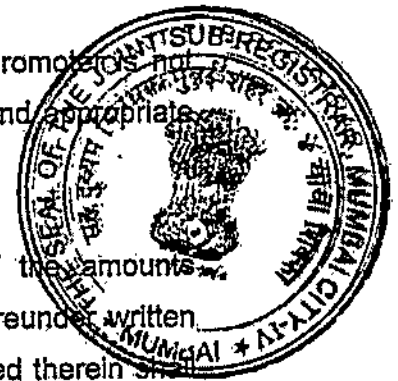
11.3 The Other Charges to be collected by the Promoter under Clause 11.2 above shall be further increased by applicable rate of GST as per the applicable law or statute for the time being in force and shall be payable as and when called for by the Promoter but in any case before asking for possession of the Premises.

11.4 It is agreed in respect of non-refundable amounts, the Promoter shall be liable to render accounts and shall be entitled to retain and appropriate the same to its account.

11.5 The Promoter shall render the account in respect of the amounts mentioned at item nos.2 to 7 of the Fourth Schedule hereunder written and the unspent balance, if any, of the amounts mentioned therein shall be transferred to the Society's account, without any interest on the amounts received from the Purchaser, at the time of handing over the management and charge of the said Wing to the Society. In case of short fall the Purchaser agrees to pay to the Promoter, such additional amount towards Other Charges under such other heads as the Promoter may indicate.

11.6 It is clarified that the list of Other Charges mentioned in the Fourth Schedule hereunder written is only indicative and not-exhaustive and in case of short fall the Purchaser agrees to pay to the Promoter, such additional amount towards Other Charges under such other heads as the Promoter may indicate. It is further clarified that the amount of charges mentioned in the Fourth Schedule is only indicative and the Purchaser agrees to pay to the Promoter, such additional/increased charges as the Promoter may indicate.

11.7 A corpus fund will be set-up for the repair and maintenance of the said





Building and the Common Amenities and Facilities (hereinafter referred to as "the Corpus Fund"). The Purchaser hereby covenants with the Promoter that the Purchaser shall pay to the Promoter the amounts more particularly mentioned at item no.1 of Other Charges in the Fourth Schedule hereunder written towards the non-refundable contribution to the Corpus Fund. The Promoter shall be entitled to use the Corpus Fund for payments towards the maintenance and/or up-keep of the said Building and common amenities and facilities until formation of the Society and/or Apex Body and transfer of the Corpus Fund by the Promoter to the Society/Apex Body. In case of short fall the Purchaser agrees to pay to the Promoter, such additional amount towards Other Charges under such other heads as the Promoter may indicate;

11.8 The Purchaser on or before the Date of Handover or extended Date of Handover, undertakes to deposit with the Promoter an interest free refundable amount, by way of deposit as a security (hereinafter referred to as "the Fit-out Deposit") against any damages that may be caused to the said Wing or common amenities and facilities while entering into the Premises whether with or without his furniture, fixtures, equipment and materials etc. and/or during the implementation of the fit-out/interior works in the Premises. This Fit-out Deposit shall be refunded by the Promoter to the Purchaser upon completion of the fit-out/interior works in the Premises by the Purchaser or on completion of 1 (one) year from the date of receipt of Occupation Certificate by the Promoter with respect to the said Wing, whichever is later, subject to no damage being caused to any part of the Premises, the said Wing and common amenities and facilities and subject to no building materials, debris etc. lying on the site. The

Promoter shall not be responsible for any kind of loss and/or damage and/or theft in respect of the materials of the Purchaser lying in the Premises. The Purchaser also agrees to the following further conditions, in connection with carrying out fit-out/interior works in the Premises;

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(a) The Purchaser shall be permitted/allowed to commence fit-out/interior works in the Premises after making all payments in pursuance of this transaction/as per this Agreement and after complying with the terms and conditions of this Agreement;



Prior to carrying out the fit-out works in the Premises, the Purchaser shall give to the Promoter in writing, the plans and the details of the nature of fit-out/interior works to be carried out for which the Promoter shall issue written permission;

The work of fit-out shall be carried out within reasonable and permissible hours, preferably between 9.00 am to 1.00 pm and 3.00 pm to 7.00 pm or at such other hours as may be fixed by the

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Promoter in this regard from time to time, so that it does not cause disturbance to the other occupants of the premises in the said Wing/said Building;

(d) The Promoter shall be entitled to inspect all fit-out/interior works carried out by the Purchaser. In the event the Promoter finds that the nature of fit-out/interior works being executed by the Purchaser is harmful to the Premises, or the other flats in the said Building, or to the structure, façade and/or elevation of the said Building, then the Promoter shall be entitled to stop such fit-out/interior works forthwith and the Purchaser shall not be entitled to dispute or claim any reimbursement from the Promoter for any loss suffered by the Purchaser for such stoppage of fit-out/interior works;

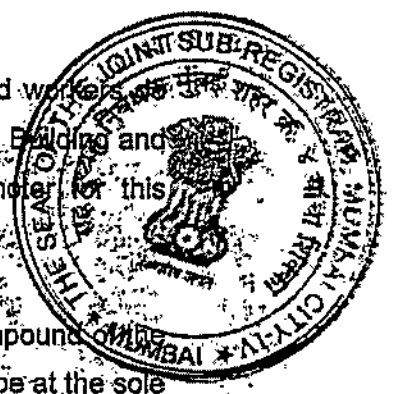
(e) The Purchaser will ensure that the debris from the fit-out/interior works are to be dumped in an area earmarked for the same and will be cleared by the Purchaser, on a daily basis at no cost to the Promoter and no nuisance or annoyance to the other purchasers. All cost and consequences in this regard will be to the account of the Purchaser. In case if the Purchaser fails or neglects to dump debris from the fit-out/interior works only in the earmarked area and/or remove the said debris as stated above, then the Promoter, may (but not obliged) to do so, entirely at the cost and expense of the Purchaser, and the Purchaser shall reimburse the Promoter and expenses thereof incurred by the Promoter forthwith on demand;

(f) The Purchaser will further ensure that his contractors and workers during execution of the fit-out/interior works do not dump any material (waste or otherwise) of whatsoever nature either in the toilet, waste water line or soil line or in any other place other than those earmarked for the same, which may block the flow of waste water, thus resulting in perennial choking and leakage in the Premises or the said Building;

(g) The Purchaser shall ensure that the contractors and workers do not use or spoil the toilets in the Premises or the said Building and shall use only the toilets earmarked by the Promoter for this purpose;

(h) All materials brought into the Premises or in the compound of the said Building for carrying out fit-out/interior works will be at the sole cost, safety, security and consequence of the Purchaser and the

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Promoter will not be held responsible for any loss/theft/damage to the same;

(i) During the course of carrying out fit-out/interior works, if any workman sustains injuries of whatsoever nature, the same will be insured and taken care of, attended to and treated by the Purchaser at his own cost and that the Promoter will not be held responsible for the same. All liabilities and damages arising out of such injury will be borne and paid by the Purchaser alone;

(j) During the execution of fit-out/interior works, if any of the Purchaser's contractors / workmen / agents / representatives misbehave or if any of them is found to be in a drunken state and/or found spitting tobacco / pan and/or smoking, the said contractor/ workmen/agent/representative will be removed forthwith and will not be allowed to re-enter the Premises or the said Building again;

(k) The Purchaser shall extend full cooperation to the Promoter, its agents, contractors to ensure good governance of such works;

(l) The Purchaser shall ensure that common passages/walkways and any other common areas are not obstructed or damaged during the course of carrying out any fit-out/interior works or thereafter;

(m) If, any damage, of whatsoever nature (not due to defect in construction as envisaged in clause 7.8 hereinabove), is caused to the exterior of the Premises and/or other units/areas in the said Building or any part thereof by the Purchaser and/or his contractors/workmen/agents/representatives, neither the Promoter nor their contractor(s) will be held responsible for the cost of reinstating or repairing the same and that the Purchaser alone will be responsible for the same and the Purchaser shall indemnify and keep duly indemnified the Promoter in this regard. It being clarified that the Purchaser shall always be solely responsible for any damage within the Premises;

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(n) The Purchaser is aware that the Purchaser shall be required to immediately repair the damage caused by him/his workmen during implementation of the fit-out/interior work at his cost and expenses. In the event the Purchaser fails to rectify the damage, in that event, the Purchaser confirms that the Promoter may carry out the rectification works at the Purchaser's costs and expenses and that the Purchaser shall have no objection if the same is deducted/adjusted from the Fit-out Deposit. In the event

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of any recovery/adjustment/appropriation from the Fit-out Deposit as stated above by the Promoter, the Purchaser shall immediately reimburse the deficit/shortfall in the Fit-out Deposit so as to maintain the amount of the Fit-out Deposit until it is refunded by the Promoter, subject to terms hereof. The Purchaser further agrees and confirms that unpaid amounts in respect thereto shall be deemed to be unpaid amounts by the Purchaser to the Promoter under this Agreement;

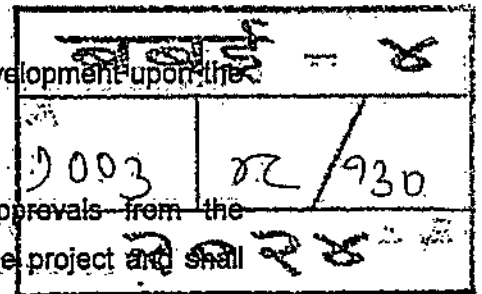
- (o) The Purchaser is aware that the lift/s or elevator/s in the said Wing and/or the Land shall not be available either to the Purchaser or to the Purchaser's contractors/workers during the period of implementation of the fit-out/interior works in the Premises;
- (p) The Purchaser is aware that the water requirement of the Purchaser for the purpose of fit-outs shall not be met by the Promoter;
- (q) The Purchaser is aware that the toilets in the said Wing/s or Building shall not be permitted to be used by the Purchaser's workers/contractors;
- (r) The Purchaser shall ensure that the Premises are not occupied for overnight stay by any person(s) whatsoever.



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

The Promoter hereby represents and warrants to the Purchaser as follows:

- 12.1 The Promoter has the requisite rights to carry out development upon the Land;
- 12.2 The Promoter has lawful rights and requisite approvals from the competent authorities to carry out development of the project and shall obtain requisite approvals from time to time to complete the development of the project;
- 12.3 There are no encumbrances upon the Land or the project except those disclosed in the Title Certificate annexed hereto as Annexure-2, this Agreement and/or the project's MahaRERA Website;
- 12.4 There are no litigations pending before any Court of law with respect to the Land and/or the project except those disclosed on the project's MahaRERA Website;
- 12.5 All approvals, licenses and permits issued by the competent authorities with respect to the project, are valid and subsisting and have been obtained by following due process of law;



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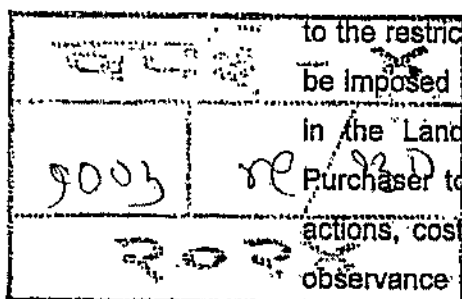
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- 12.6 The Promoter has the right to enter into this Agreement;
- 12.7 The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement/arrangement with any person or party with respect to the Premises which will, in any manner, affect the rights of the Purchaser under this Agreement;
- 12.8 The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the Premises to the Purchaser in the manner contemplated in this Agreement.

13. **FINAL TRANSFER DOCUMENT:**

13.1 The Promoter shall within 3 (three) months of receipt of the Occupation Certificate in respect of the said Wing, transfer to the Society the structure of the said Wing (i.e. excluding the 3 (three) level basement, ground floor, common 5 (five) level podium (inclusive of the PPL Area) and the other wings of the said Building) by executing/causing to be executed the necessary deed of conveyance in favour of the Society and such conveyance shall be in keeping with the terms and provisions of this Agreement.

13.2 The Deed of Conveyance to be executed in respect of the Land, ground floor (part) and the Common 5 level Podium (excluding the PPL Area) constructed on the Land, in favour of the Apex Body shall *inter alia* contain (i) such provisions and covenants as may be necessary for giving effect



to the restrictions mentioned herein as well as the restrictions which may be imposed by the Promoter for safeguarding its overall interest *inter alia* in the Land and the unsold premises, and (ii) a covenant by the Purchaser to indemnify and keep indemnified the Promoter against all actions, costs, proceedings, claims and demands in respect of the due observance and performance of the stipulations and restrictions contained herein.

13.3 Advocates of the Promoter shall prepare and/or approve the Deed of Conveyance to be executed in favour of the Apex Body and as also the aforesaid Deed of Conveyance in favour of the Society. All costs, charges, expenses including stamp duty, registration charges and expenses in connection with the preparation and execution of the aforesaid deeds of conveyance shall be borne and paid by all the purchasers of the various premises in the said Wing and/or the Society and/or the Apex Body, as the case may be.



13.4 Nothing contained in this Agreement is intended to be or shall be construed as a grant, demise or assignment in law of the Premises or of the Land or any part thereof or of the said Building or any part thereof.

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13.5 The Promoter shall, after completing all the phases of the development of the Land and within 3 (three) months from receipt of the full occupation certificate of the last of the societies in respect of all the wings to be constructed on the Land as aforesaid, convey/cause to be conveyed to the Apex Body *inter alia* the Land, and such conveyance shall be in keeping with the terms and provisions of this Agreement.

14. PHASEWISE DEVELOPMENT OF THE LAND:

14.1 The Purchaser acknowledges that the development of the Land shall be in accordance with the scheme for development as may be modified from time to time in phases;

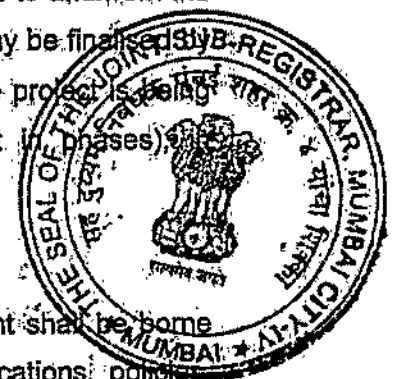
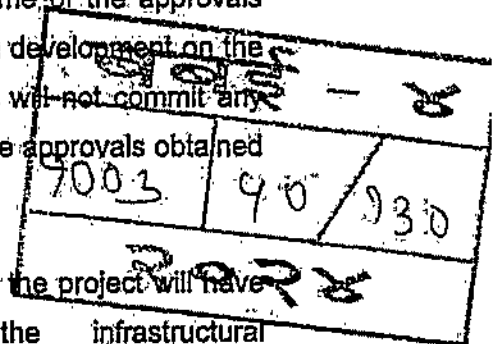
14.2 The Purchaser and the Society shall fully co-operate with the Promoter in the matter of implementation of the scheme for development of the Land and the infrastructure and common amenities and facilities of the Land without creating any obstruction or interference. The Purchaser has been put to the specific notice that during the course of the development there may be (a) a temporary suspension of common amenities and facilities (b) a temporary suspension of services and utilities (c) hardship and inconvenience to the Purchaser and the Society. The Promoter shall not be liable for any loss or damage or be subjected to any civil or criminal proceedings in this behalf.

14.3 It is further agreed that in view of the fact that some of the approvals obtained and to be obtained will be in respect of the development on the Land, the Purchaser and the Society when formed will not commit any breach or default which will result in the validity of the approvals obtained and to be obtained being vitiated.

14.4 The said Wing and other wings and development in the project will have provision to facilitate use/benefit of the infrastructural facilities/conveniences by the purchasers of premises in the said Building and development in the project (including ingress/ egress to and from the parking spaces, lift lobbies, entrance lobbies, etc.) as may be finalised by the Promoter, at its sole discretion (considering that the project is being developed as a composite project to be carried out in phases) in accordance with the applicable rules and regulations.

15. STAMP DUTY AND REGISTRATION:

15.1 The Stamp Duty applicable in respect of this Agreement shall be borne and paid by the Promoter, in compliance of the notifications, orders, rules and regulations governing the approval/sanction of the benefit of 50% reduction of premium facility on the said Project. The registration charges towards registration of this Agreement shall also be borne and paid by the Promoter.



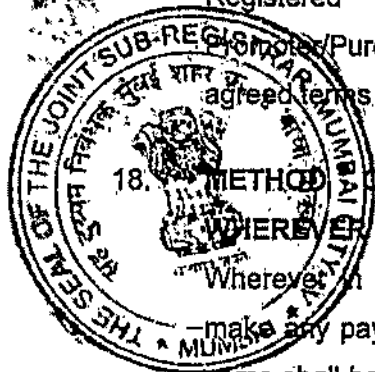
- 15.2 All incidental/miscellaneous charges and expenses in respect of this Agreement shall be borne and paid by the Purchaser alone.
- 15.3 The Purchaser shall at his individual cost and expenses, lodge this Agreement before the concerned Sub-Registrar of Assurances within the time prescribed by the Registration Act, 1908 and after due notice in this regard the Promoter shall attend such office and admit the execution thereof.
- 15.4 Apart from the above the Purchaser shall also pay to the Promoter, the Purchaser's share of stamp duty, registration charges and incidental/miscellaneous expenses payable, if any, by the Society on the deed of conveyance of the Land and the said Building in favour of the Society.

**16. INDEMNIFICATION BY THE PURCHASER:**

The Purchaser shall indemnify and keep indemnified the Promoter and hold the Promoter harmless against all actions, claims, demands, proceedings, costs, damages, expenses, losses and liability (including its professional fees in relation thereto) of whatsoever nature incurred or suffered by the Promoter directly or indirectly in connection with: (a) the enforcement of or the preservation of any rights of the Promoter under this Agreement; (b) any breach and/or default by the Purchaser in the performance of any and/or all of his obligations under this Agreement; (c) any injury to any property(ies) or persons(s) or death of person(s); or damage to any property(ies) howsoever arising related to the use and/or occupation of the Premises and directly or indirectly as a result of the negligence, act and/or omission of the Purchaser or his agents, servants, tenants, guests, invitees and/or any person or entity under his control; and (d) the Purchaser's non-compliance with any of the restrictions regarding the use and/or occupation of the Premises.

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As required under the Notification No. REA.2018/C.R.106/RR-2 dated 6th June 2019, in case the transaction being executed by this Agreement between the Promoter and the Purchaser is facilitated by a Registered Real Estate Agent, all amounts (including taxes) agreed as payable remuneration/fees/charges for services/commission/brokerage to the said Registered Real Estate Agent, shall be paid by the Promoter/Purchaser/both, as the case may be, in accordance with the agreed terms of payment.



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

Wherever in this Agreement it is stipulated that the Purchaser has to make any payment, in common with other purchasers in the project, the same shall be in proportion to the carpet area of the Premises to the total carpet area of all the premises in the project.

This Agreement along with its schedules and annexures constitute the entire agreement between the parties hereto with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the parties in regard to the Premises. The Purchaser confirms that there are no representations, warranties, conditions or collateral agreements, express or implied, written or oral, whether made by the Promoter, any agent, employee or representative of the Promoter or any other person including, without limitation, arising out of any marketing material including sales brochures, models, photographs, videos, illustrations, provided to the Purchaser or made available for the Purchaser's viewing.

20. **RIGHT TO AMEND:**

This Agreement will not be amended, altered or modified except by a written instrument signed by both the parties.

21. **SEVERABILITY:**

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

22. **FURTHER ASSURANCES:**

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

23. **NOTICES:**

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

**Dosti Realty Limited**

Address: Lawrence & Mayo House, 1<sup>st</sup> Floor, 276,

Dr. D.N. Road, Fort, Mumbai 400001.

Notified Email ID: dostieasternbayphase1@dostirealty.com

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RORR			





Name/s of Purchaser:

- 1) SHARDUL P. DABHOLKAR
- 2) CHANDANA P. DABHOLKAR

Address: A/5, MOHAN NAGAR, HILL ROAD, NEAR B.M.C. HOSPITAL,  
CHUNABHATTI SION, MUMBAI - 400 022.

Notified Email ID: shardul710@gmail.com.

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

**24. JOINT PURCHASERS:**

If there is more than one Purchaser named in this Agreement, all obligations hereunder of such Purchaser shall be joint and several and all communications shall be sent by the Promoter to the Purchaser whose name appears first and at the address given by him/her which for all intents and purposes is to be considered as properly served on all the purchasers.

**25. NO WAIVER:**

No failure to exercise or delay in exercising or enforcing any right or remedy under this Agreement shall constitute a waiver thereof and no single or partial exercise or enforcement of any right or remedy under this Agreement shall preclude or restrict the further exercise or enforcement of any such right or remedy.

9003		26.	DISPUTE RESOLUTION:
43			Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, it shall be referred to the concerned authority as per the provisions of the RERA and the Rules and Regulations, thereunder.
RERA			

**27. GOVERNING LAW**

27.1 That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Mumbai Courts shall have jurisdiction for this Agreement.

27.2 Permanent Account Number of the parties is more particularly mentioned in the Fourth Schedule hereunder written.

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



(Description of the Larger Land)

All that pieces or parcels of freehold vacant lands situated at Antop Hill abutting on Vidyaalankar College Road, Wadala (E), Mumbai - 400 037, bearing Cadastral Survey Nos. 2A/116, admeasuring 10,845.40 square meters or thereabout and Cadastral Survey No. 4/116 admeasuring 1,929.77 square meters or thereabout of Salt Pan Division and another freehold vacant land bearing Cadastral Survey No. 4/356, admeasuring 5891.91 square meters or thereabout, of Matunga Division, aggregating to 18,667.08 square meters or thereabout, in the Registration District and Sub-District of Mumbai City and bounded as follows: -

- On or towards the East: By 116 & 1/116 of Salt Pan Division;
- On or towards the West: By 355 & 3A/356 of Matunga Division;
- On or towards the North: By 2/116 & 9/116 of Salt Pan Division & 355 of Matunga Division;
- On or towards the South: By 3/147 of Salt Pan Division.

**THE SECOND SCHEDULE REFERRED TO ABOVE**

(Description of the Land)

All that pieces or parcels of freehold vacant lands situated at Antop Hill abutting on Vidyaalankar College Road, Wadala (E), Mumbai - 400 037, bearing Cadastral Survey Nos. 2A/116 (pt) and Cadastral Survey No. 4/116 of Salt Pan Division and another freehold vacant land bearing Cadastral Survey No. 4/356 (pt) of Matunga Division, aggregating to 17,733.73 square meters or thereabout, being a part or portion of the Larger Land mentioned in the First Schedule hereinabove, in the Registration District and Sub-District of Mumbai City and bounded as follows: -

- On or towards the East: By 116 & 1/116 of Salt Pan Division;
- On or towards the West: By 355 & 4/356 of Matunga Division & 2A/116 of Salt Pan Division;
- On or towards the North: By 2/116 & 9/116 of Salt Pan Division & 355 of Matunga Division;
- On or towards the South: By 3/147 of Salt Pan Division.



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२०२४	

**THE THIRD SCHEDULE REFERRED TO ABOVE**

**(WING C - DOSTI WAVE BUILDING)**

All that pieces or parcels of freehold vacant lands situated at Antop Hill abutting on Vidyaalankar College Road, Wadala (E), Mumbai - 400 037, bearing Cadastral Survey Nos. 2A/116(pt) of Salt Pan Division, admeasuring 434.55 square meters or thereabout, in the Registration District and Sub-District of Mumbai City, being a part or portion of the Land mentioned in the Second Schedule hereinabove.

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**THE FOURTH SCHEDULE REFERRED TO ABOVE**

**(Description of the Premises)**

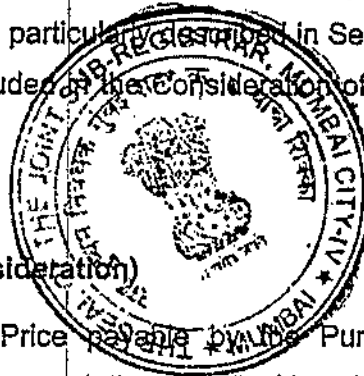
Flat No. 701 on the 7<sup>th</sup> Floor, admeasuring 60.38 square meters (equivalent 650 square feet) of carpet area in said Wing of the said building i.e. Dosti Wave Building on land bearing Cadastral Survey Nos. 2A/116(pt) of Salt Pan Division and another freehold vacant land bearing Cadastral Survey No. 4/356(pt) admeasuring in aggregating to 434.55 square meters or thereabout, in the Registration District and Sub-District of Mumbai City and duly registered as part of the "Dosti Eastern Bay - Phase 2" Project, with MahaRERA authority under Certificate bearing no.P51900030769, to be constructed on the land as more particularly described in the Third Schedule herein above written.

In addition to the above the Purchaser shall be entitled to use and enjoy on an exclusive basis 1.50 square meters (equivalent to 16 square feet) as utility area and 0 square meters (equivalent to 0 square feet) as balcony (which is appurtenant and attached to the Premises and accessible only from the Premises) and approved in the presently approved plans as Utility Area and Balcony, respectively

**(Description of Car Parking Space)**

All that One (1) number of Surface Car Parking space for parking of One (1) number of car/s on the Podium 4 in the said Dosti Eastern Bay Building to be constructed on the said Land as more particularly described in Second Schedule hereinabove, for a price which is included in the Consideration of the Premises, as mentioned herein below;

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RERA	



**(Consideration)**

The total Consideration/ Purchase Price payable by the Purchaser to the Promoter, in respect of the Premises and the Car Parking Space shall be Rs.2,23,47,000/- (Rupees Two Crore Twenty Three Lakh Forty Seven Thousand Only). The said Consideration/ Purchase Price shall be paid by the Purchaser to the Promoter in the following manner, time for such payment being of the essence of contract:

Sr. No.	Milestone	Percentage of total Consideration
1	On or before the execution of this Agreement	10%
2	After execution and registration of the Agreement for Sale	40%
3	On or Before March 2024	25%
4	At the time of possession of the Premises	25%
	<b>TOTAL:</b>	<b>100%</b>

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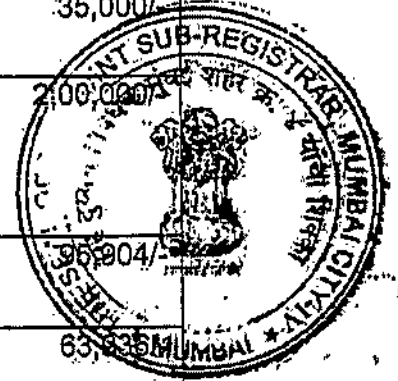
Seventy Three Thousand Five Hundred Only) has already become due and payable at the time of execution of this Agreement, out of which the Purchaser has paid a sum of Rs. 22,34,700/- (Rupees Twenty Two Lakh Thirty Four Thousand Seven Hundred Only) on or before execution of this Agreement and agrees to pay the balance sum of Rs.89,38,800/- (Rupees Eighty Nine Lakh Thirty Eight Thousand Eight Hundred Only) to the Promoter in the following manner:-

- i) Rs.33,52,050/- On or before 18-01-2024  
 ii) Rs.55,86,750/- On or before 20-1-2024

(Other Charges)

The total Other Charges payable by Purchaser to Promoter, in respect of the Premises shall be Rs. 6,24,240/- (Rupees Six Lakh Twenty Four Thousand Two Hundred Forty Only), as mentioned below. The said Other Charges shall be paid by the Purchaser to the Promoter on demand in the following manner, time for such payment being of the essence of allotment:

Sr.No.	Description	Category	Amount (Rs)
1.	Corpus Fund for infrastructure & common facilities	Non Refundable	35,000/-
2.	Club Membership Charges (Excluding GST)	Non Refundable & Non Accountable	2,00,000/-
3.	Advance outgoings for 12 months (Excluding Property Tax)	Deposit	95,904/-
4.	Layout Common Areas maintenance charges for 48 months	Deposit	63,935/-
5.	Share of Security Deposit	Deposit	1,25,000/-
6.	Club Outgoings for 24 months (Excluding GST)	Deposit	28,800/-
7.	Share money, application and entrance fee of the Organization or such other larger sum as may be required at the time. (Additional Rs.100/- per person if number of persons exceeds 1)	Deposit	600/-
8.	Furniture Deposit	Deposit	75,000/-
	<b>Total</b>		<b>6,24,240/-</b>



600/-  
 1003 48/93  
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- In addition to above mentioned Other Charges, the Purchaser shall also be liable to pay following Statutory Dues, as may be applicable, viz;
  - Stamp Duty and Registration charges on Deed of Conveyance of the Land and Building.
  - Goods and Service Tax (GST) on Purchase Price.
  - Goods and Service Tax (GST) on Other Charges.
  - Property Tax at actuals

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- All payments to be made by the Purchaser under this Agreement towards purchase consideration/price as well as towards other charges including taxes, GST, etc., shall be by cheque/demand draft/pay order/any other instrument drawn in favour of "DRL Dosti Eastern Bay PH 2 Master Escrow A/C".

PAN of the parties hereto;

Name as on Pan Card

Dosti Realty Limited  
(Promoter)

PAN NO.

AACCD7714K

- 1) SHARDUL P. DABHOLKAR
- 2) CHANDANA P. DABHOLKAR  
(Purchaser/s)

BIVPD1885Q

AGQPD0435N

**THE FIFTH SCHEDULE REFERRED TO ABOVE**

(Description of Common Areas and Facilities)

- Recreational Ground
- Entrance Lobby Hall
- Lift and Lift Lobby
- Landing on the Floor
- Common Staircase with mid-landing

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R.R.R.			

**THE SIXTH SCHEDULE REFERRED TO ABOVE**

(Description of Restricted Common Areas and Facilities)

- Club-House with Swimming Pool and Fitness Center
- Parking Space
- Overhead Water Tank/s
- Lift Machine Room
- Meter Room
- Fire Control Room

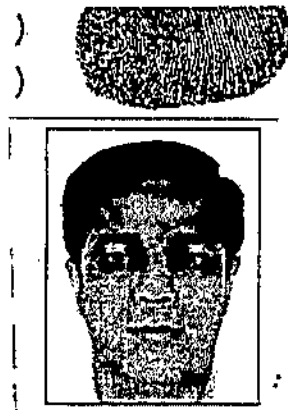


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*[Handwritten signature]*

PS

Withinnamed "Promoter"  
DOSTI REALTY LIMITED  
through its Authorized Signatory  
PANKAJ SHAH



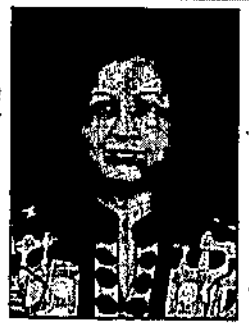
*Pankaj Shah*

in the presence of

(1) *Shashikumar Tiwari*

(2) *Dhruvra Tripathi*

SIGNED AND DELIVERED by the  
Withinnamed "Purchaser/s"  
SHARDUL P. DABHOLKAR



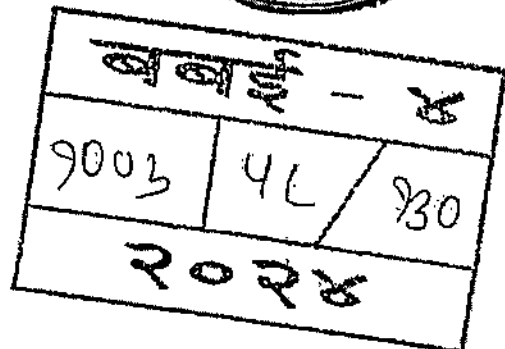
CHANDANA P. DABHOLKAR



In the presence of

(1) *Shashikumar Tiwari*

(2) *Dhruvra Tripathi*



# ANNEXURE 1

## THE LARGER LAND



बवक - ४  
 १००३ / ४९ / १३०  
 २०२४

THE AMENITY PLOT

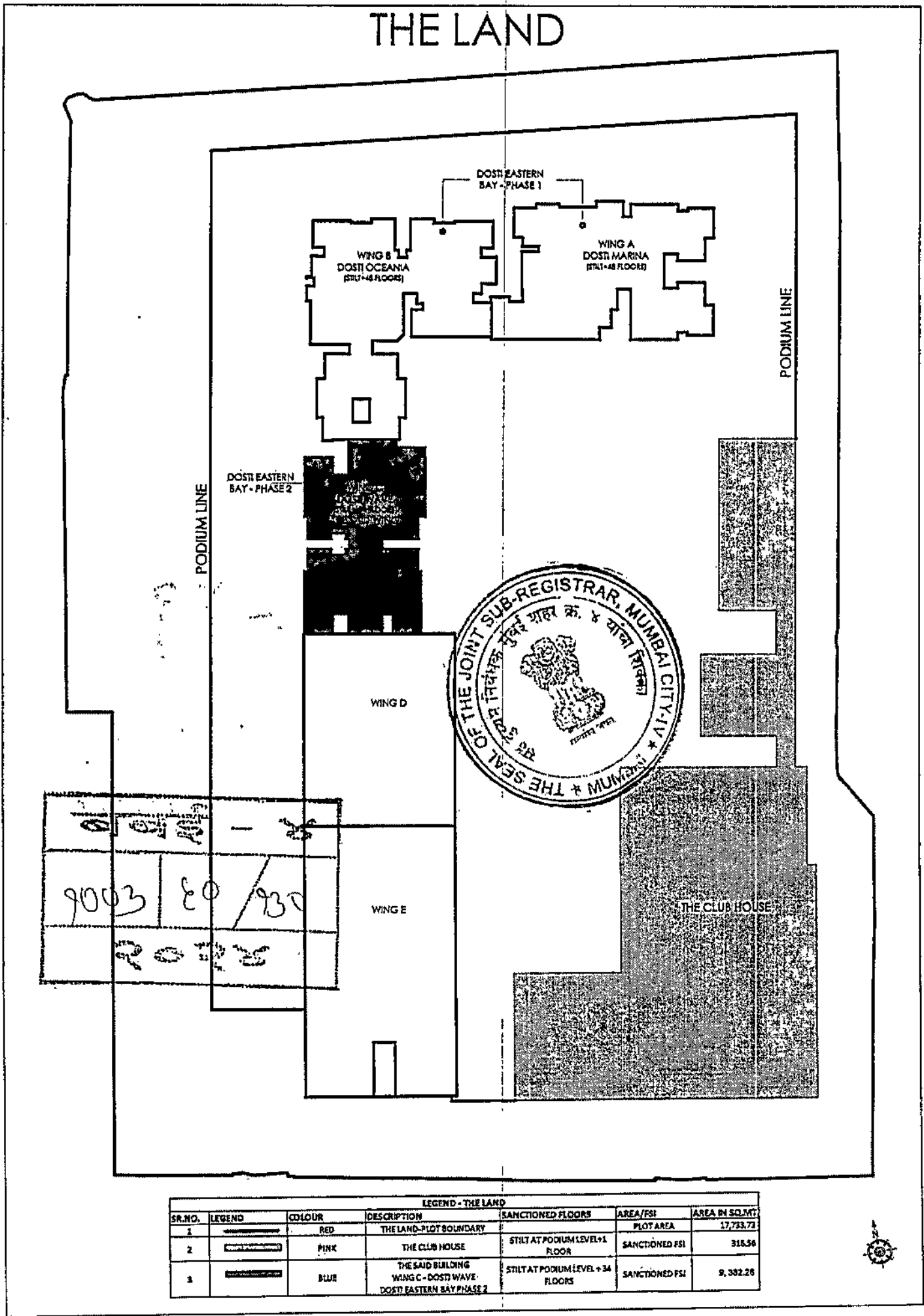
LEGEND - LARGER LAND				
SER.NO.	LEGEND	COLOUR	DESCRIPTION	AREA IN SQ.MT.
1	[Symbol]	BLACK	LARGER LAND PLOT BOUNDARY	21,677.04
2	[Symbol]	BLUE	AMENITY PLOT	933.33

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# ANNEXURE 2 THE LAND



01

*EPA*

*EPA*





**KIRAN BADGUJAR**  
B.A., LL.B.

Advocate High Court

Ref. No.: KSLTCL/Phase-2

To,

Maha RERA,

Bandra Kurla Complex, Mumbai

**LEGAL TITLE REPORT**



Date: 2 SEP 2021

4/576, Suryodaya C.H.S., Ltd.,  
Ambarnath, Thane - 421 501.  
Mobile: 98228 24181  
Email: advocate\_kiran2008@yahoo.co.in

Subj:- Title clearance certificate with respect to plot bearing Cadastrol Survey No. 4/356, (part of Matunga Real Estate Project called "Dost Eastern Bay - Phase 2", lying, being and situated at Antop Hill, Wadala (East), Taluka and District Mumbai, Mumbai 400037, (more details mentioned below and hereinafter referred to as "said Plot").

1/- I have investigated the title of said Plot on the request of Dost Realty Limited, a Company duly incorporated under the provisions of the Companies Act, 1956, having its registered office at Lawrence & Mayo House, First Floor, Dr. D. N. Road, Fort, Mumbai 400 001, the Promoter and Developer and following documents i.e.:-

**1) Description of the Property:**

All that piece and parcel of plot bearing Cadastrol Survey No. 2/116 of Salt Pan Division & Cadastrol Survey No. 4/356 of Matunga Real Estate Project called "Dost Eastern Bay - Phase 2", lying, being and situated at Antop Hill, Wadala (East), Taluka and District Mumbai, Mumbai 400037.

**2) The Documents of allotment of said Plot:**

1. By and under a Deed of Conveyance dated 18<sup>th</sup> June, 2010, registered at Sr. No. BOM-1/4601 of 2010 on 18<sup>th</sup> June, 2010, entered into by and between Golden Falcon Falcon Pacific Ltd, as "the Vendors" of one part and Dost Realty Limited as "the Purchasers" of the other part, said Golden Falcon Pacific Ltd, have sold, conveyed and transferred larger property comprising the said plot for consideration and as per the terms more particularly contained therein to and in favour of said Dost Realty Limited and put the said Dost Realty Limited in vacant and peaceful possession of said Plot.

ii. The Property Card dated 02.09.2021 from the Office of Survey Register of Mumbai City in respect of larger property comprising the said plot, reflecting the name of said Dost Realty Limited as the Owner.

iii. Search Report for 30 years issued by Shri. S. D. Jadhav for the period 1958 to 2005 and further Search Report till date issued by Shri.

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2/116 of Salt Pan Division		

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Chandrashekhar Athalye in respect of larger property comprising the said plot.

2/- On perusal of above mentioned documents and all other relevant documents relating to the title of said property, I am of the opinion that, the title of Dosti Realty Limited, the Promoter and Developer is clear and marketable subject to the encumbrances as more particularly described in Annexure B.

**Owners of the land:**

As reflects from title documents in respect of larger property comprising the said plot, the said plot is owned by Dosti Realty Limited.

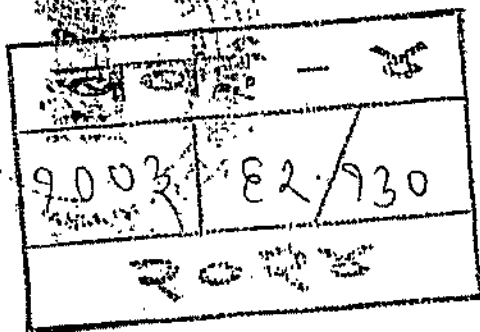
3/- The report reflecting the flow of the title of Dosti Realty Limited, the Promoter and Developer in respect of the said plot is enclosed herewith as Annexure A.

Encl : Annexures as above

Date : 2 SEP 2021



  
(KIRAN BADGUJAR)  
Advocate



01

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*epd*

**ANNEXURE - A**

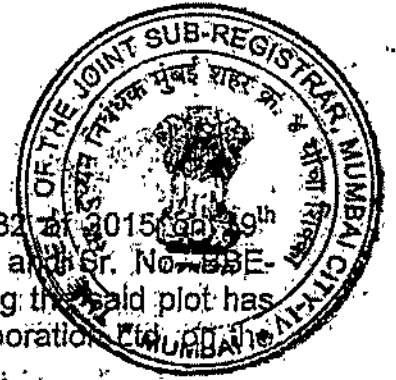
**FLOW OF THE TITLE OF THE SAID PLOT :**

1. On perusal of revenue record and documents submitted, one Golden Falcon Pacific Ltd. was an absolute owner of larger property comprising the said plot.
2. By and under a Deed of Conveyance dated 18<sup>th</sup> June, 2010, registered at Sr. No. BOM-1/4601 of 2010 on 18<sup>th</sup> June, 2010, entered into by and between said Golden Falcon Pacific Ltd, as "the Vendors" of one part and said Dosti Realty Ltd. as "the Purchasers" of the other part, said Golden Falcon Pacific Ltd. have sold, conveyed and transferred the larger property comprising the said plot for consideration and on the terms more particularly contained therein to and in favour of said Dosti Realty Limited and put them in vacant and peaceful possession in respect thereof. By virtue of said Deed of Conveyance, the name of said Dosti Realty Limited has been recorded on the property cards of said property.
3. One Suit bearing No. 757 of 2019 in Hon'ble Bombay High Court, filed by Wadala Heights C.H.S. Ltd. against said Dosti Realty Limited and two others for damages and other reliefs in respect of Plaintiff's boundary wall adjacent to larger property comprising the said plot is pending. In the said suit no order prohibiting said Dosti Realty Limited from developing the said plot and/or affecting the title of said Dosti Realty Limited to larger property comprising the said plot has been passed by Hon'ble Court.

**ANNEXURE - B**

(Details of encumbrances)

4. By way of Deeds of Mortgage, registered at Sr. No. 3832 of 2015 on 19<sup>th</sup> October, 2015, Sr. No. 2894 of 2017 on 8<sup>th</sup> May, 2017 and Sr. No. SE-4/4023/2020 on 20.07.2020, the larger property comprising the said plot has been mortgaged with Housing Development Finance Corporation, Mumbai on the terms and conditions as more particularly contained therein.



Date: 2 SEP 2021

KIRAN BADGUJAR  
(Advocate)



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*epd*

*epd*

PS

1. Name of the transferor	2. Name of the transferee	3. Nature of the property	4. Date of the transfer	5. Collector's No. (Collector's File No.)
...	...	...	...	...

6. Particulars of the property	7. Particulars of the consideration	8. Particulars of the stamp duty
...	...	...

12. Signature of the transferor

13. Signature of the transferee

14. Signature of the Collector

15. Date of the transfer

16. Particulars of the stamp duty

17. Particulars of the consideration

18. Particulars of the stamp duty

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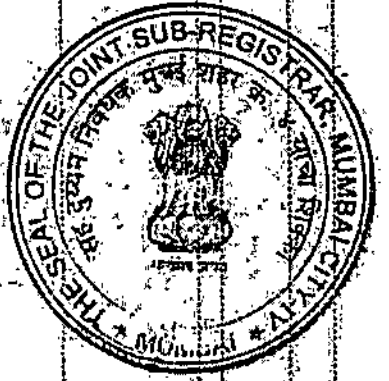
96. Particulars of the stamp duty

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THE JOINT SUB-REGISTRAR, MUMBAI CITY

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12. PANCHA

APPRO TO THIS MATTER AS PER 5997'S DECREE DT. 1.1.1961.  
 AS PER DE 12 59. THE REGISTER FROM C.S. 20,311/60 AND ALSO THIS DECLARATION  
 AS PER 5997'S ORDER DT. 1.1.1961  
 DE 12 59. 20,311/60-10-1959  
 DE 12 59. 20,311/60-10-1959  
 DE 12 59. 20,311/60-10-1959

13. THE INDUSTRIAL CO-OP & PRESIDENT CORPORATION OF INDIA LIMITED.  
 (DEED NO. 165) REGISTERED DT. 11-12-55 FROM 'A' IN COL. 10 'A' IN  
 COL. 2 FOR RS. 20,00,000/- WITH ALSO C.S. 20,311/60 IN MUMBAI DISTRICT  
 AND 20/116 OF SAIT FOR MUMBAI.  
 59/12-59-10-1959

(DEED NO. 165) DEED OF MODIFICATION AND FURTHER CHANGE DT. 12-12-55  
 FROM DEED 'A' IN COL. 10 AND 'B' IN COL. 2 AND FURTHER CHANGE FROM  
 'B' IN COL. 10 'A' IN COL. 2 FOR RS. 20,00,000/- WITH ALSO C.S. 20,  
 311/60 OF THIS DIVISION AND 1/55A OF MUMBAI WITH.  
 59/12-59-10-1959

(DEED NO. 165) DEED OF MODIFICATION, ADDITIONAL SECURITY AND SECOND  
 FURTHER CHANGE DT. 11-12-1955 FROM DEED 'B' IN COL. 10 AND 'A' IN  
 COL. 2 AND FURTHER CHANGE FROM 'B' IN COL. 10 'A' IN COL. 2 FOR  
 RS. 20,00,000/- WITH ALSO C.S. 20,311/60 OF THIS DIVISION, 1/55A OF  
 MUMBAI DIVISION.  
 59/12-59-10-1959

( Rectangular 'T' ) Details shown entry deleted )  
 Note :- This is a true copy of the entries of C.S. Register which forms part of this office record  
 and the area of the property referred to therein is 100.72 Sq. meters.  
 (C.S. 20,311/60-10-1959) WITH ALSO C.S. 20,311/60 OF THIS DIVISION AND 1/55A OF MUMBAI  
 WHICH HAS BEEN FACILITATED WITH THE ORIGINAL RECORD AND FOUND CORRECT.

*[Signature]*  
 Sub-Registrar  
 Mumbai City Court and Land Records

Date of Application: 11th June  
 Date of Application: 02/07/2010  
 Fee received: Rs. 20000.00  
 Reference of Deed: 165/01/1955  
 Date of Issue: 29 JUL 2010



Handwritten marks and signatures at the bottom of the page.

INDIAN BANKING CORPORATION  
No. 1, Market Street,  
Bombay.

STATE OF MUMBAI  
Revenue Department  
Form No. 10 (1927)

Printed and Published by  
The Government of Bombay

(A)

1. Name of the person or firm...

2. Address of the person or firm...

3. Nature of the business...

4. Name of the person or firm...

5. Name of the person or firm...

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40. Name of the person or firm...

41. Name of the person or firm...

42. Name of the person or firm...

43. Name of the person or firm...

44. Name of the person or firm...

45. Name of the person or firm...

46. Name of the person or firm...

47. Name of the person or firm...

48. Name of the person or firm...

49. Name of the person or firm...



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9003	2	2
9003	2	2





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Office Address  
Plot No. 111  
City -

Project Name: THE NEW LAMP BRAND BRICKS  
Project under Section 52 of the Urban Land Ceiling Act, 1961

Site No. S.O. D. Adhikari

Collector for the  
(Collector's Seal)

1. Name of  
Locality  
2. Street No.  
3. Street No.

4. Categorical  
Survey No.  
5. House  
6. Area in  
sq. feet

7. Sanitation Survey No.  
8. Part No./Sheet  
9. Date of  
Survey

10. Date of  
Survey  
11. Date of  
Survey

1. General Date of issue of Plan to Municipal authority  
for the work.

2. Call

(a) - (b) - (c) - (d) - (e) - (f) - (g) - (h) - (i) - (j) - (k) - (l) - (m) - (n) - (o) - (p) - (q) - (r) - (s) - (t) - (u) - (v) - (w) - (x) - (y) - (z) - (aa) - (ab) - (ac) - (ad) - (ae) - (af) - (ag) - (ah) - (ai) - (aj) - (ak) - (al) - (am) - (an) - (ao) - (ap) - (aq) - (ar) - (as) - (at) - (au) - (av) - (aw) - (ax) - (ay) - (az) - (ba) - (bb) - (bc) - (bd) - (be) - (bf) - (bg) - (bh) - (bi) - (bj) - (bk) - (bl) - (bm) - (bn) - (bo) - (bp) - (bq) - (br) - (bs) - (bt) - (bu) - (bv) - (bw) - (bx) - (by) - (bz) - (ca) - (cb) - (cc) - (cd) - (ce) - (cf) - (cg) - (ch) - (ci) - (cj) - (ck) - (cl) - (cm) - (cn) - (co) - (cp) - (cq) - (cr) - (cs) - (ct) - (cu) - (cv) - (cw) - (cx) - (cy) - (cz) - (da) - (db) - (dc) - (dd) - (de) - (df) - (dg) - (dh) - (di) - (dj) - (dk) - (dl) - (dm) - (dn) - (do) - (dp) - (dq) - (dr) - (ds) - (dt) - (du) - (dv) - (dw) - (dx) - (dy) - (dz) - (ea) - (eb) - (ec) - (ed) - (ee) - (ef) - (eg) - (eh) - (ei) - (ej) - (ek) - (el) - (em) - (en) - (eo) - (ep) - (eq) - (er) - (es) - (et) - (eu) - (ev) - (ew) - (ex) - (ey) - (ez) - (fa) - (fb) - (fc) - (fd) - (fe) - (ff) - (fg) - (fh) - (fi) - (fj) - (fk) - (fl) - (fm) - (fn) - (fo) - (fp) - (fq) - (fr) - (fs) - (ft) - (fu) - (fv) - (fw) - (fx) - (fy) - (fz) - (ga) - (gb) - (gc) - (gd) - (ge) - (gf) - (gg) - (gh) - (gi) - (gj) - (gk) - (gl) - (gm) - (gn) - (go) - (gp) - (gq) - (gr) - (gs) - (gt) - (gu) - (gv) - (gw) - (gx) - (gy) - (gz) - (ha) - (hb) - (hc) - (hd) - (he) - (hf) - (hg) - (hh) - (hi) - (hj) - (hk) - (hl) - (hm) - (hn) - (ho) - (hp) - (hq) - (hr) - (hs) - (ht) - (hu) - (hv) - (hw) - (hx) - (hy) - (hz) - (ia) - (ib) - (ic) - (id) - (ie) - (if) - (ig) - (ih) - (ii) - (ij) - (ik) - (il) - (im) - (in) - (io) - (ip) - (iq) - (ir) - (is) - (it) - (iu) - (iv) - (iw) - (ix) - (iy) - (iz) - (ja) - (jb) - (jc) - (jd) - (je) - (jf) - (jg) - (jh) - (ji) - (jj) - (jk) - (jl) - (jm) - (jn) - (jo) - (jp) - (jq) - (jr) - (js) - (jt) - (ju) - (jv) - (jw) - (jx) - (jy) - (jz) - (ka) - (kb) - (kc) - (kd) - (ke) - (kf) - (kg) - (kh) - (ki) - (kj) - (kk) - (kl) - (km) - (kn) - (ko) - (kp) - (kq) - (kr) - (ks) - (kt) - (ku) - (kv) - (kw) - (kx) - (ky) - (kz) - (la) - (lb) - (lc) - (ld) - (le) - (lf) - (lg) - (lh) - (li) - (lj) - (lk) - (ll) - (lm) - (ln) - (lo) - (lp) - (lq) - (lr) - (ls) - (lt) - (lu) - (lv) - (lw) - (lx) - (ly) - (lz) - (ma) - (mb) - (mc) - (md) - (me) - (mf) - (mg) - (mh) - (mi) - (mj) - (mk) - (ml) - (mm) - (mn) - (mo) - (mp) - (mq) - (mr) - (ms) - (mt) - (mu) - (mv) - (mw) - (mx) - (my) - (mz) - (na) - (nb) - (nc) - (nd) - (ne) - (nf) - (ng) - (nh) - (ni) - (nj) - (nk) - (nl) - (nm) - (nn) - (no) - (np) - (nq) - (nr) - (ns) - (nt) - (nu) - (nv) - (nw) - (nx) - (ny) - (nz) - (oa) - (ob) - (oc) - (od) - (oe) - (of) - (og) - (oh) - (oi) - (oj) - (ok) - (ol) - (om) - (on) - (oo) - (op) - (oq) - (or) - (os) - (ot) - (ou) - (ov) - (ow) - (ox) - (oy) - (oz) - (pa) - (pb) - (pc) - (pd) - (pe) - (pf) - (pg) - (ph) - (pi) - (pj) - (pk) - (pl) - (pm) - (pn) - (po) - (pp) - (pq) - (pr) - (ps) - (pt) - (pu) - (pv) - (pw) - (px) - (py) - (pz) - (qa) - (qb) - (qc) - (qd) - (qe) - (qf) - (qg) - (qh) - (qi) - (qj) - (qk) - (ql) - (qm) - (qn) - (qo) - (qp) - (qq) - (qr) - (qs) - (qt) - (qu) - (qv) - (qw) - (qx) - (qy) - (qz) - (ra) - (rb) - (rc) - (rd) - (re) - (rf) - (rg) - (rh) - (ri) - (rj) - (rk) - (rl) - (rm) - (rn) - (ro) - (rp) - (rq) - (rr) - (rs) - (rt) - (ru) - (rv) - (rw) - (rx) - (ry) - (rz) - (sa) - (sb) - (sc) - (sd) - (se) - (sf) - (sg) - (sh) - (si) - (sj) - (sk) - (sl) - (sm) - (sn) - (so) - (sp) - (sq) - (sr) - (ss) - (st) - (su) - (sv) - (sw) - (sx) - (sy) - (sz) - (ta) - (tb) - (tc) - (td) - (te) - (tf) - (tg) - (th) - (ti) - (tj) - (tk) - (tl) - (tm) - (tn) - (to) - (tp) - (tq) - (tr) - (ts) - (tt) - (tu) - (tv) - (tw) - (tx) - (ty) - (tz) - (ua) - (ub) - (uc) - (ud) - (ue) - (uf) - (ug) - (uh) - (ui) - (uj) - (uk) - (ul) - (um) - (un) - (uo) - (up) - (uq) - (ur) - (us) - (ut) - (uu) - (uv) - (uw) - (ux) - (uy) - (uz) - (va) - (vb) - (vc) - (vd) - (ve) - (vf) - (vg) - (vh) - (vi) - (vj) - (vk) - (vl) - (vm) - (vn) - (vo) - (vp) - (vq) - (vr) - (vs) - (vt) - (vu) - (vv) - (vw) - (vx) - (vy) - (vz) - (wa) - (wb) - (wc) - (wd) - (we) - (wf) - (wg) - (wh) - (wi) - (wj) - (wk) - (wl) - (wm) - (wn) - (wo) - (wp) - (wq) - (wr) - (ws) - (wt) - (wu) - (wv) - (ww) - (wx) - (wy) - (wz) - (xa) - (xb) - (xc) - (xd) - (xe) - (xf) - (xg) - (xh) - (xi) - (xj) - (xk) - (xl) - (xm) - (xn) - (xo) - (xp) - (xq) - (xr) - (xs) - (xt) - (xu) - (xv) - (xw) - (xx) - (xy) - (xz) - (ya) - (yb) - (yc) - (yd) - (ye) - (yf) - (yg) - (yh) - (yi) - (yj) - (yk) - (yl) - (ym) - (yn) - (yo) - (yp) - (yq) - (yr) - (ys) - (yt) - (yu) - (yv) - (yw) - (yx) - (yy) - (yz) - (za) - (zb) - (zc) - (zd) - (ze) - (zf) - (zg) - (zh) - (zi) - (zj) - (zk) - (zl) - (zm) - (zn) - (zo) - (zp) - (zq) - (zr) - (zs) - (zt) - (zu) - (zv) - (zw) - (zx) - (zy) - (zz)

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1. Original date from Survey  
2. Date of issue of Plan to Municipal authority  
for the work.

3. Date of acquisition by State Govt.  
4. Date of issue of Plan to Municipal authority  
for the work.

5. Date of issue of Plan to Municipal authority  
for the work.

पुणे नगरपालिका, पुणे  
नगरपालिका, पुणे  
नगरपालिका, पुणे





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order

order

2003	2003	2003
2003	2003	2003
2003	2003	2003



II. Details

1. The following details are furnished for the year 2003-04:

(a) The total number of cases filed during the year 2003-04 is 1000.

(b) The total number of cases disposed of during the year 2003-04 is 950.

(c) The total number of cases pending at the end of the year 2003-04 is 50.

2. The following details are furnished for the year 2002-03:

(a) The total number of cases filed during the year 2002-03 is 1100.

(b) The total number of cases disposed of during the year 2002-03 is 1050.

(c) The total number of cases pending at the end of the year 2002-03 is 50.

3. The following details are furnished for the year 2001-02:

(a) The total number of cases filed during the year 2001-02 is 1200.

(b) The total number of cases disposed of during the year 2001-02 is 1150.

(c) The total number of cases pending at the end of the year 2001-02 is 50.

4. The following details are furnished for the year 2000-01:

(a) The total number of cases filed during the year 2000-01 is 1300.

(b) The total number of cases disposed of during the year 2000-01 is 1250.

(c) The total number of cases pending at the end of the year 2000-01 is 50.

25 SEP 2004

For first 10 days	1000	950	50
(i) 1-10-2003	1000	950	50
(ii) 11-20-2003	1000	950	50
(iii) 21-31-2003	1000	950	50

I certify that the above details are correct and true to the best of my knowledge and belief.

*[Signature]*  
 Joint Sub-Registrar  
 Mumbai City - IV



25 SEP 2004

S.O. B. ad...  
2017-18

85

2017

2003	2003
00/930	00/930



1. Name of the person to be registered

2. Nature of the property

3. Locality

4. Address

5. Date of registration

6. Fee paid

7. Collector's fee

8. Collector's name

1. State of the person to be registered

2. Nature of the property

3. Locality

4. Address

5. Date of registration

6. Fee paid

7. Collector's fee

8. Collector's name

1. State of the person to be registered

2. Nature of the property

3. Locality

4. Address

5. Date of registration

6. Fee paid

7. Collector's fee

8. Collector's name

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1. Name of the person in whose name the land is held

2. Nature of the land (e.g. agricultural, residential, industrial, etc.)

3. Area of the land in acres and cents

4. Location of the land (e.g. village, taluk, district)

5. Name of the village

6. Name of the taluk

7. Name of the district

8. Name of the State

9. Name of the Union Territory

10. Name of the Country

10

11. Name of the person in whose name the land is held

12. Nature of the land (e.g. agricultural, residential, industrial, etc.)

13. Area of the land in acres and cents

14. Location of the land (e.g. village, taluk, district)

15. Name of the village

16. Name of the taluk

17. Name of the district

18. Name of the State

19. Name of the Union Territory

20. Name of the Country

21. Name of the person in whose name the land is held

22. Nature of the land (e.g. agricultural, residential, industrial, etc.)

23. Area of the land in acres and cents

24. Location of the land (e.g. village, taluk, district)

25. Name of the village

26. Name of the taluk

27. Name of the district

28. Name of the State

29. Name of the Union Territory

30. Name of the Country

31. Name of the person in whose name the land is held

32. Nature of the land (e.g. agricultural, residential, industrial, etc.)

33. Area of the land in acres and cents

34. Location of the land (e.g. village, taluk, district)

35. Name of the village

36. Name of the taluk

37. Name of the district

38. Name of the State

39. Name of the Union Territory

40. Name of the Country

9003 UR/930

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 पृष्ठ 17  
 23.9.2016

2003	130	2003
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(The Registrar) has received the request of the applicant which falls part of this office record  
 and this is a true copy of the record as shown in 1971. It is, therefore,  
 and the area of the property referred to therein is 1971. It is, therefore,  
 (ONE HUNDRED AND SEVENTEEN SQUARE FEET AND SEVEN TENTHS SQUARE METRE OR MORE, OR)

Registrar  
 Municipal Corporation  
 Central City Survey and Land Revenue

23 SEP 2016

1. THE APPLICANT'S NAME IS MR. SURESH K. SHINDE, AGED 45 YEARS, RESIDING AT NO. 12, BANGALORE ROAD, MUMBAI-400 001.  
 2. THE APPLICANT'S ADDRESS IS MR. SURESH K. SHINDE, AGED 45 YEARS, RESIDING AT NO. 12, BANGALORE ROAD, MUMBAI-400 001.  
 3. THE APPLICANT'S ADDRESS IS MR. SURESH K. SHINDE, AGED 45 YEARS, RESIDING AT NO. 12, BANGALORE ROAD, MUMBAI-400 001.  
 4. THE APPLICANT'S ADDRESS IS MR. SURESH K. SHINDE, AGED 45 YEARS, RESIDING AT NO. 12, BANGALORE ROAD, MUMBAI-400 001.  
 5. THE APPLICANT'S ADDRESS IS MR. SURESH K. SHINDE, AGED 45 YEARS, RESIDING AT NO. 12, BANGALORE ROAD, MUMBAI-400 001.  
 6. THE APPLICANT'S ADDRESS IS MR. SURESH K. SHINDE, AGED 45 YEARS, RESIDING AT NO. 12, BANGALORE ROAD, MUMBAI-400 001.  
 7. THE APPLICANT'S ADDRESS IS MR. SURESH K. SHINDE, AGED 45 YEARS, RESIDING AT NO. 12, BANGALORE ROAD, MUMBAI-400 001.  
 8. THE APPLICANT'S ADDRESS IS MR. SURESH K. SHINDE, AGED 45 YEARS, RESIDING AT NO. 12, BANGALORE ROAD, MUMBAI-400 001.  
 9. THE APPLICANT'S ADDRESS IS MR. SURESH K. SHINDE, AGED 45 YEARS, RESIDING AT NO. 12, BANGALORE ROAD, MUMBAI-400 001.  
 10. THE APPLICANT'S ADDRESS IS MR. SURESH K. SHINDE, AGED 45 YEARS, RESIDING AT NO. 12, BANGALORE ROAD, MUMBAI-400 001.

Name of Applicant: MR. SURESH K. SHINDE  
 Date of Application: 23/09/2016  
 Fee received: Rs. 10000/-  
 Reference of Case: 111/2016  
 Date of Issue:

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C-3



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/CTY/0953/F/N/337(NEW)/FCC/9/Amend

COMMENCEMENT CERTIFICATE

To,  
Deepak Goradia  
Lawrence & Mayo House, 1st Floor, 276, Dr.  
D.N.Road, Mumbai-400001

Sir,

With reference to your application No. CHE/CTY/0953/F/N/337(NEW)/FCC/9/Amend Dated, 26 Feb 2018 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 26 Feb 2018 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. D.C.T.S. No. 2A/116 & 4/116 & 4/356 Division / Village / Town Planning Scheme No. Salt Pan & Matunga situated at D.P. Road / Street in F/North 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. Eng. (BP) City I A, F/N Ward Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 8/3/2022



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*(Handwritten signature)*

*(Handwritten signature)*

PS

Issue On : 09 Mar 2021

Valid Upto : 08 Mar 2022

Application Number : CHE/CTY/0953/F/N/337(NEW) - FCC I

Remark :

Approved By

AE (BP) City-V

Assistant Engineer (BP)

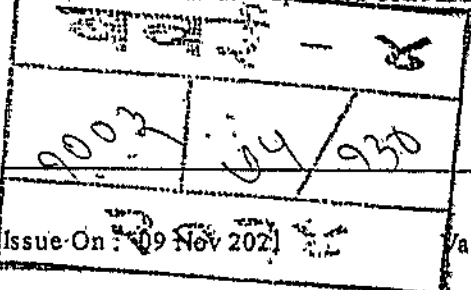
Issue On : 05 Apr 2021

Valid Upto : 04 Apr 2022

Application Number : CHE/CTY/0953/F/N/337(NEW)/FCC/4/Amend

Remark :

This CC is endorsed as per the last approved amended plan dated 17/11/2020. The CC of Wing "A" and wing "B" is extended further up to top of 25th floor as per last approved amended plan dated 17/11/2020.



Approved By

Shri Sanjay R Nirmal A.E (BP) City-V

Assistant Engineer (BP)

Issue On : 09 Nov 2021

Valid Upto : 08 Nov 2022

Application Number : CHE/CTY/0953/F/N/337(NEW)/FCC/6/Amend

Remark :

THIS CC IS ENDORSED AND EXTENDED UPTO TOP OF 44TH FLOOR FOR HEIGHT OF 158.975 M + LMR AND OHWT FOR WING "A" & WING "B" AND UPTO 34TH FLOOR FOR HEIGHT OF 128.975 M + LMR AND OHWT FOR WING "C" & WING "D" AND UPTO TOP OF 16TH FLOOR FOR WING "E" FOR HEIGHT OF 71.975 M ONLY AS PER LAST AMENDED PLAN DT.03.11.2021.

Approved By

Eng. (BP) City I A.F/N Ward

CHE/CTY/0953/F/N/337(NEW)/FCC/9/Amend

2 of 4 On 17-Jul-2023



05

epd

epd

Assistant Engineer (BP)

Issue On : 26 Sep 2022 Valid Upto : 25 Sep 2023

Application Number : CHE/CTY/0953/F/N/337(NEW)/FCC/7/Amend

Remark :

THIS CC IS ENDORSED AND THE FURTHER CC IS EXTENDED FOR WING 'C' UP TO TOP OF 44TH FLOOR AS PER LAST AMENDED PLANS DTD. 02.09.2022.

Approved By

Asst.Eng.(BP)City I A,F/N Ward

Assistant Engineer (BP)

Issue On : 06 Feb 2023 Valid Upto : 05 Feb 2024

Application Number : CHE/CTY/0953/F/N/337(NEW)/FCC/8/Amend

Remark :

THIS FCC IS ENDORSED AND FURTHER CC IS EXTENDED FOR WING 'D' AND WING 'E' UP TO TOP OF 35TH FLOOR AND 33RD FLOOR RESPECTIVELY AS PER LAST AMENDED APPROVED PLAN DTD. 27.01.2023.

Approved By

Asst.Eng.(BP)City I A,F/N Ward

Assistant Engineer



Issue On : 17 Jul 2023 Valid Upto : 12 Apr 2024

Application Number : CHE/CTY/0953/F/N/337(NEW)/FCC/9/Amend

Remark :

THIS FURTHER C. C. IS ISSUED UP TO 38TH FLOOR FOR WING "D" AND UP TO 36TH FLOOR FOR WING "E" AS PER LAST AMENDED APPROVED PLAN DATED. 27.01.2023.

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CHE/CTY/0953/F/N/337(NEW)/FCC/9/Amend

Page 3 of 4 On 17-Jul-2023

PS

APP

APP





Digitally signed by SLRPJ PRADEEP AMBRE  
Date: 17 Jul 2023 18:32:10  
Organization: BThamumal Municipal Corporation  
Designation: Assistant Engineer (BP)

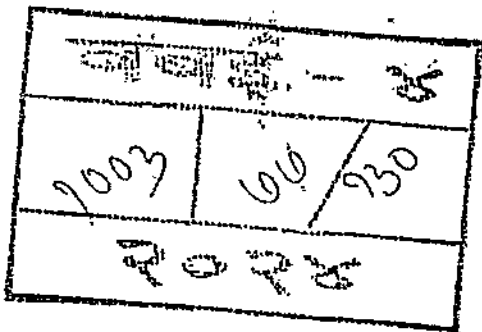
For and on behalf of Local Authority  
Municipal Corporation of Greater Mumbai

Assistant Engineer, Building Proposal

City F/North Ward

Cc to .

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



*epd*

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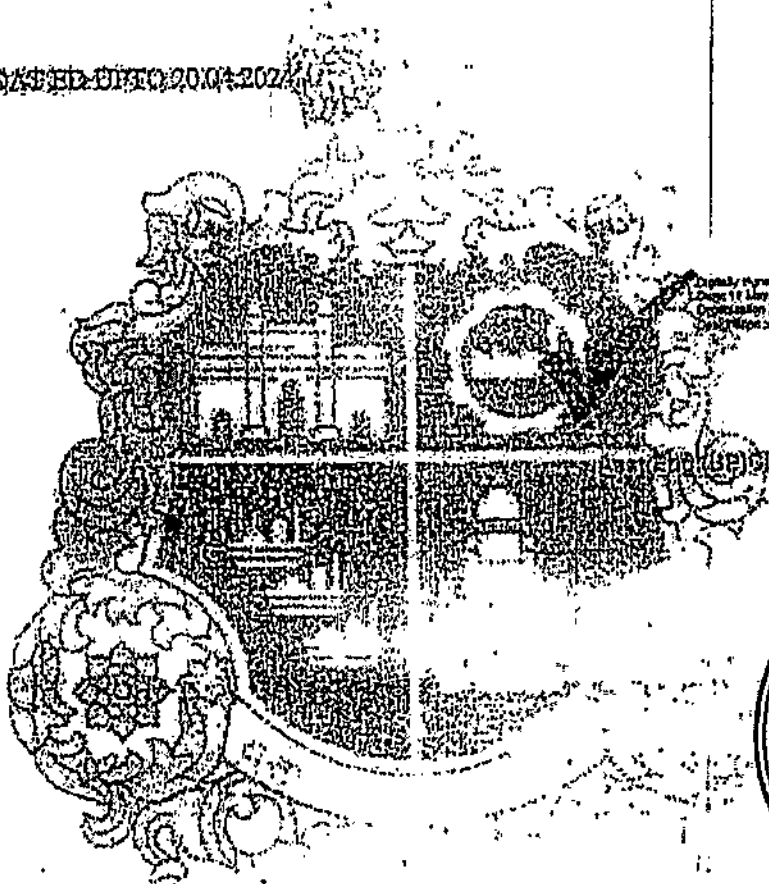
MUNICIPAL CORPORATION OF GREATER MUMBAI

Notice

Application Number: EB/2645/FN/Ward 1A/Nov  
 Ward Name: F/North  
 Issue Date: 22 Nov 2007  
 Issued On: 16 May 2023  
 Architect/Engineer: RAJESH DEVILAS SHEROY

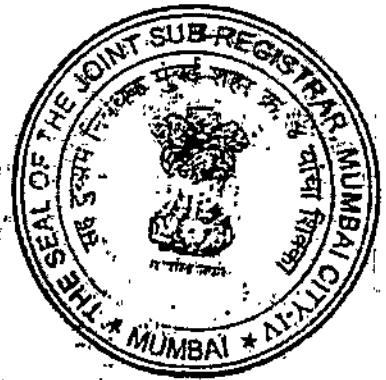
Authority Remark:

THIS CERTIFICATE IS VALID UP TO 20.04.2024



Digitally signed by SURAJ PRADEEP AMBARE  
 Date: 16 May 2023 12:22:59  
 Corporation: Municipal Corporation of Greater Mumbai  
 Profession: Architect/Engineer 1071

(SP) City 1A, FN Ward



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*epd*

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**MUNICIPAL CORPORATION OF GREATER MUMBAI**

**Amended Plan Approval Letter**

File No. CHE/CTY/0953/F/N/337(NEW)/337/6/Amend dated 19.08.2021

To,  
**RAJESH DEVDAS SHENOY**  
G1/2, DOSTI VENUS, OFF S.M.  
ROAS, WADALA(E) G1/2,dosti  
Venus,S.M.D.Rd,Antop hill Wadala  
Mumbai.

CC (Owner),  
Dosti Realty Ltd.  
Lawrence & mayo house, 1st Floor,  
276 Dr. D.N.Road Fort, Mumbai-  
400001

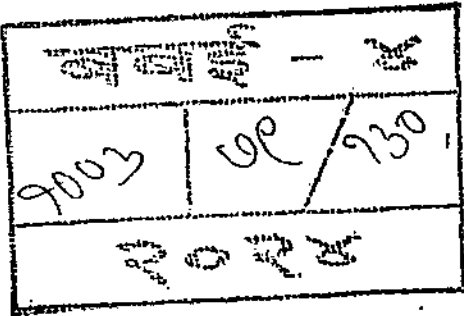
**Subject :** Proposed building on plot bearing C. S. No. 2A/116 & 4/116 of Salt Pan division and 4/356 of Matunga Division in F/North Ward, at Wadala, Mumbai..

**Reference :** Online submission of plans dated 12.08.2021

Dear Applicant/ Owner/ Developer,

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

- 1) That the revised structural design / calculations / details / drawings shall be submitted before extending C.C.
- 2) That the final Structural stability certificate shall be submitted before asking for B.C.C.
- 3) That the Extra water and sewerage charges shall be paid.
- 4) That the C.C. shall be got endorsed as per the amended plan.



✓  
Name : Dinesh Shivram Nalk  
Designation : Executive  
Engineer  
Organization : Municipal  
Corporation Greater Mumbai  
Date : 19-Aug-2021 15: 56:58

For and on behalf of Local Authority  
Municipal Corporation of Greater Mumbai  
Executive Engineer . Building Proposal  
City

Copy to :

- 1) Assistant Commissioner, F/North
- 2) A.E.W.W., F/North
- 3) D.O. F/North

- Forwarded for Information please.



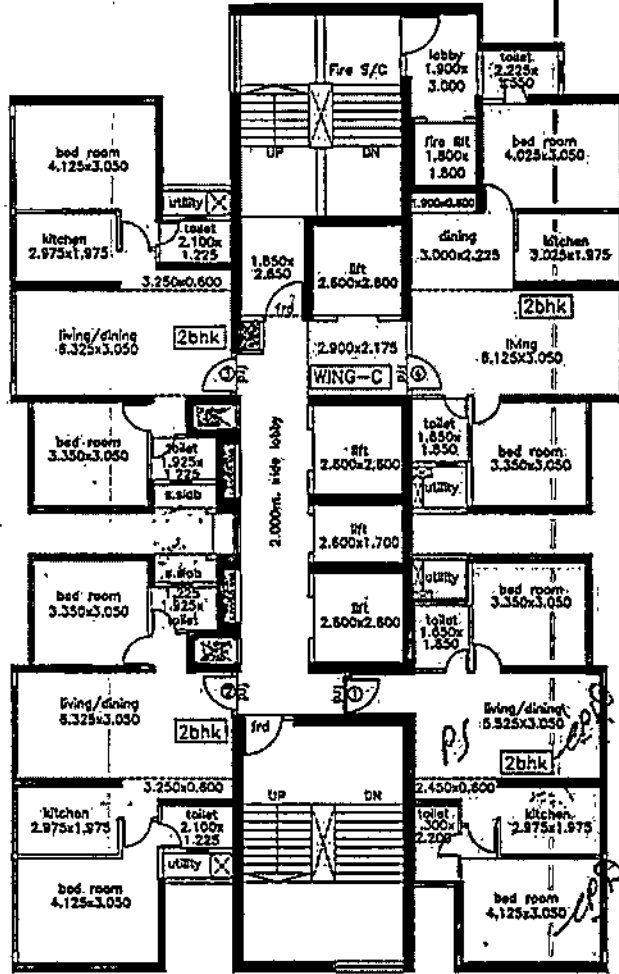
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ANNEXURE 6

TYPICAL FLOOR PLAN  
DOSTI WAVE



BUILDING NAME	DOSTI WAVE
CORRESPONDING BUILDING NAME AS PER MCGM SANCTIONED PLAN	WING C
PREMISES NO	701
FLOOR NO	7



2ND TO 7TH
9TH TO 14TH
16TH TO 21ST
23RD TO 28TH
30TH TO 35TH
37TH TO 42ND
44TH

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2028	

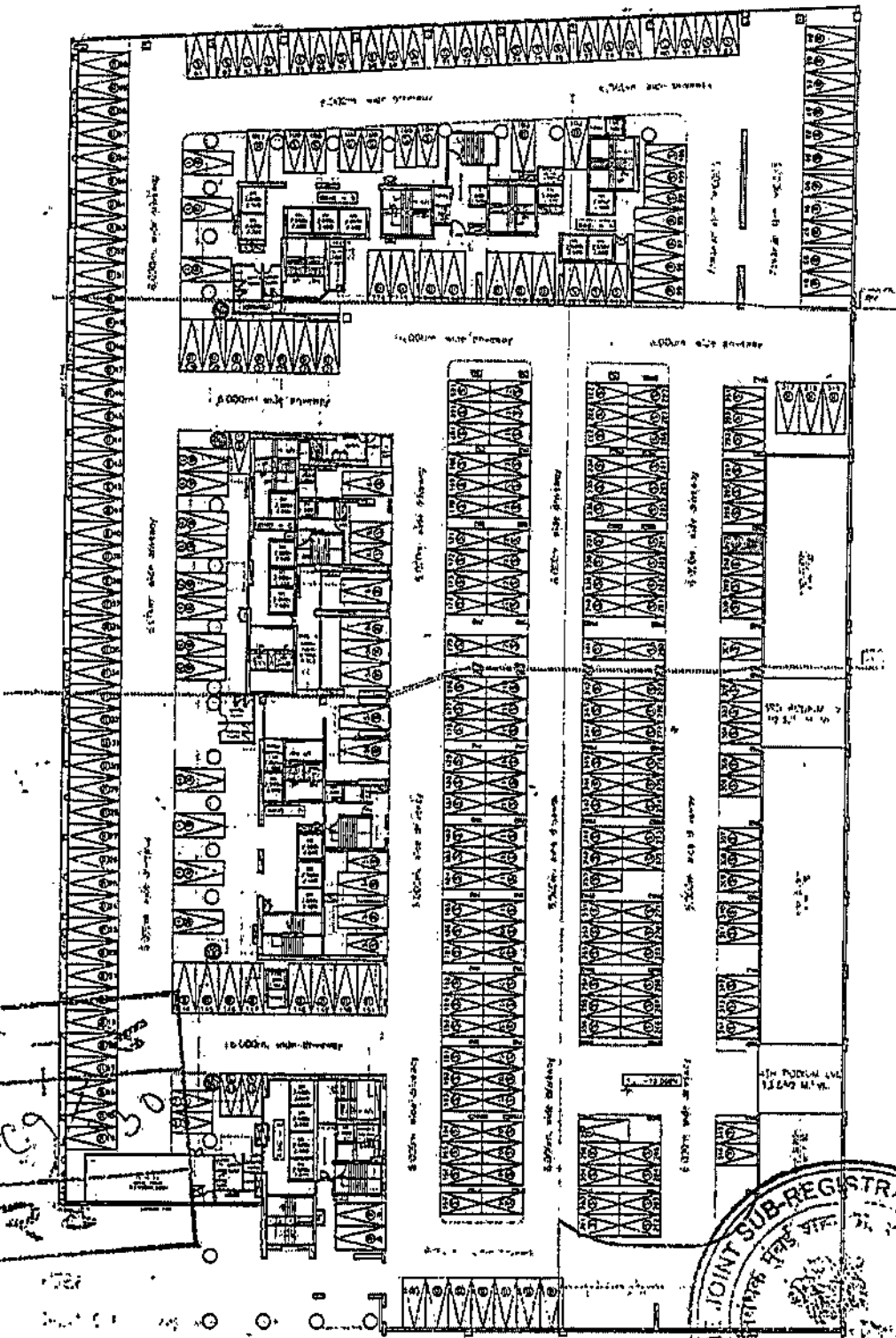
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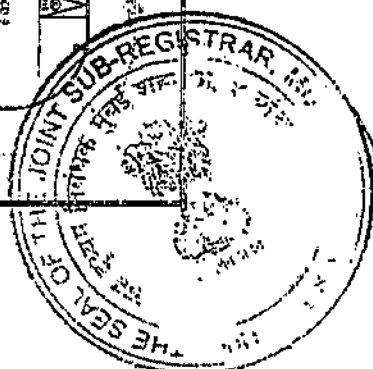
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ANNEXURE 6

PARKING SPACE PLAN  
4TH PODIUM PLAN



BUILDING NAME	DOSTI WAVE
CORRESPONDING BUILDING NAME AS PER MCGM SANCTIONED PLAN	WING C
TYPE OF CAR PARK	<b>SURFACE</b>
NUMBER OF CAR PARK	<b>ONE</b>
PLACE OF CAR PARK	<b>PODIUM-4</b>
ALLOTTED CAR PARK NUMBER	<b>P4 - 297</b>
CAR PARK AREA	<b>10.95 SQ. MTR (2.3 MTR x 4.5 MTR)</b>
CORRESPONDING FLAT NUMBER	<b>701</b>



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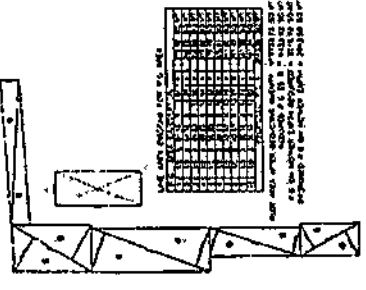
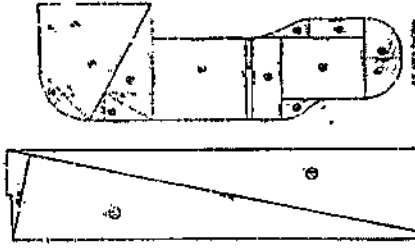
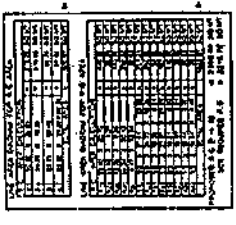
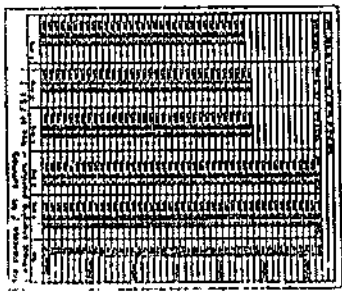
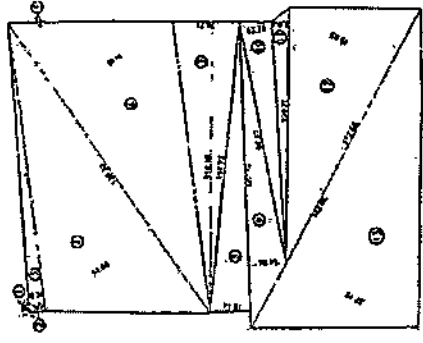
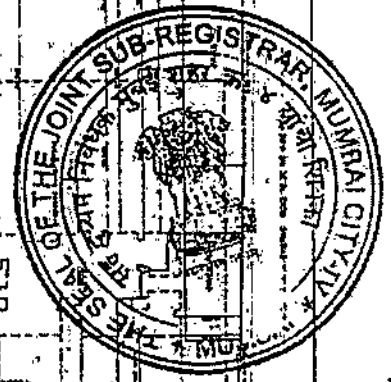
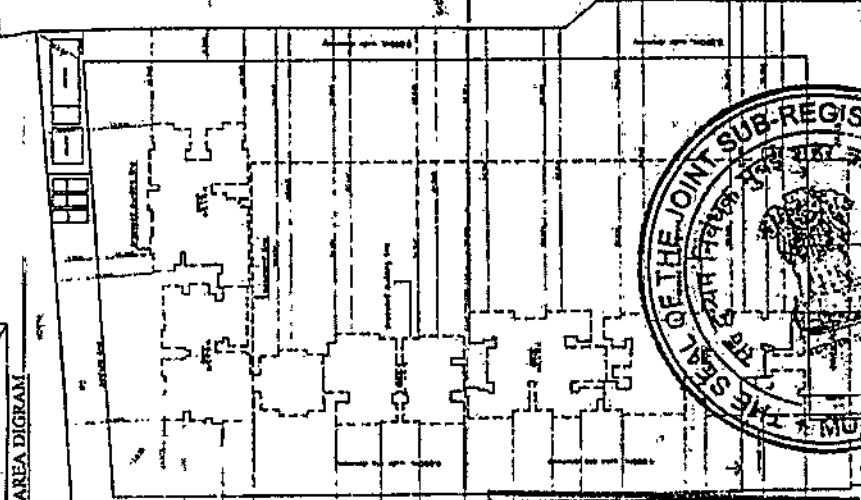
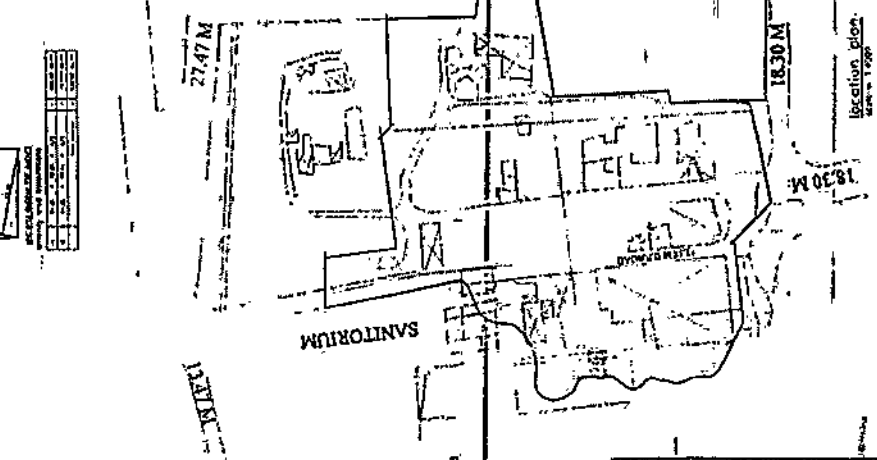
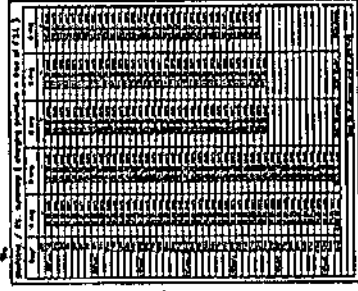


Table with 4 columns and 10 rows, likely containing area calculations or material specifications.



PROFORMA - A table with multiple columns and rows, containing various data points and specifications.



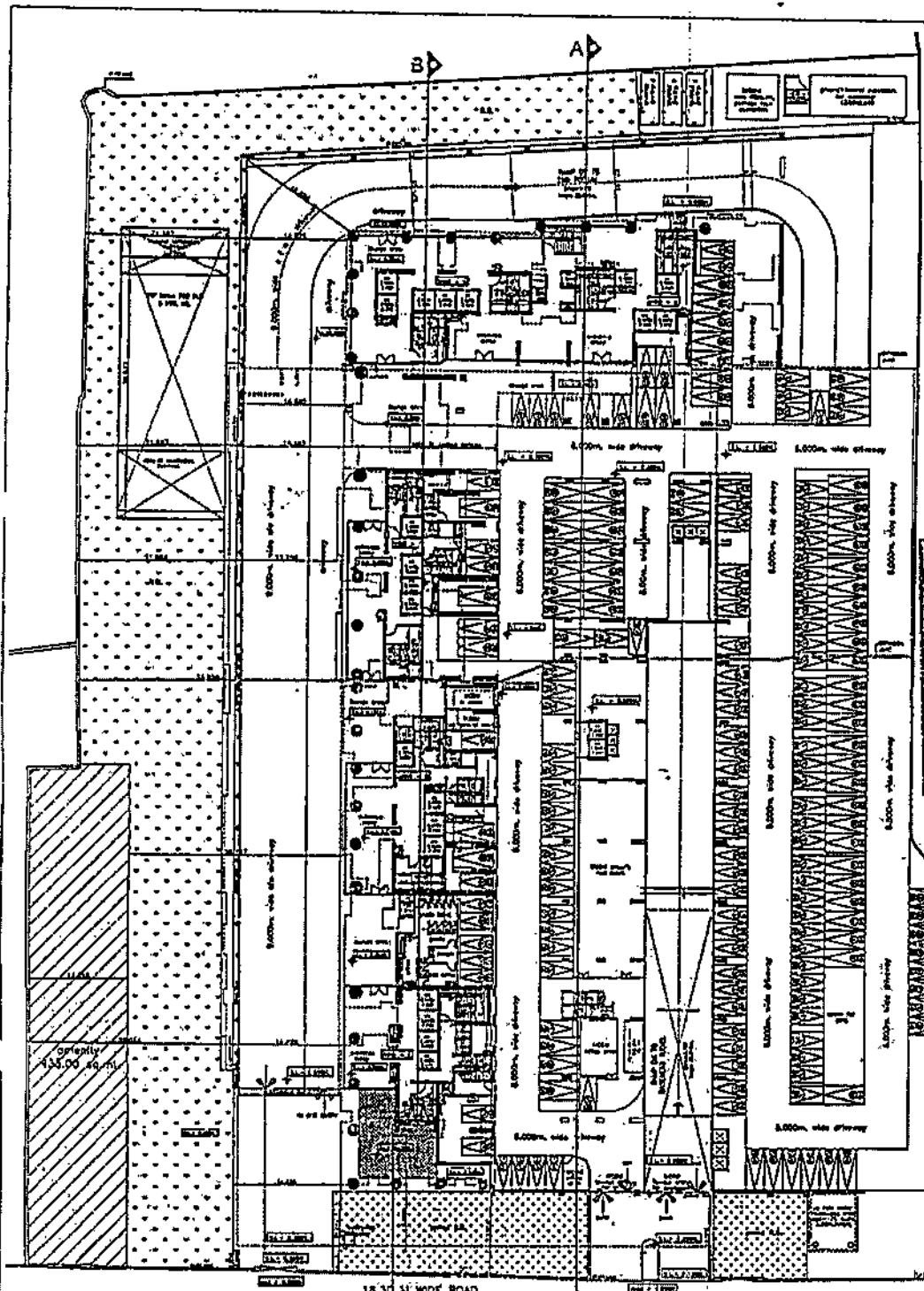
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PROFORMA II table with columns for contract details, dates, and signatures.

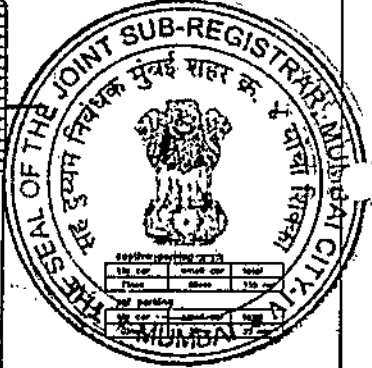
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Handwritten signature or initials.

Handwritten signature or initials.



9003 / 12/930  
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**PROFORMA II**

**CONTENTS OF SHEET**

Sl. No.	DESCRIPTION	DATE	BY
1	GROUND FLOOR PLAN		

**DESCRIPTION OF PROPOSAL AND PROPERTY**

APPROX. SCALE OF PLOT: 1:100  
 1/10th of plot area reserved for  
 1/7th of suitable portion in owner's name,  
 if needed for future.

**SEAL, OFF. AEP. OFF. DED. REPORT**

**NAME OF OWNER**  
 SHRI. P. V. RAMANI

**RAMANI & ASSOCIATES**  
 ARCHITECTS, ENGINEERS, VALUERS  
 & INTERIOR DESIGNERS.

**PROJECT NO.**  
 9003/12/930

**garage parking summary**

Year	No. car	area sqm	LDV	motor cycle	total
2014	2500	2500	2500	2500	10000
2015	2500	2500	2500	2500	10000
2016	2500	2500	2500	2500	10000
2017	2500	2500	2500	2500	10000
2018	2500	2500	2500	2500	10000
2019	2500	2500	2500	2500	10000
2020	2500	2500	2500	2500	10000
2021	2500	2500	2500	2500	10000
2022	2500	2500	2500	2500	10000
2023	2500	2500	2500	2500	10000
2024	2500	2500	2500	2500	10000
2025	2500	2500	2500	2500	10000
2026	2500	2500	2500	2500	10000
2027	2500	2500	2500	2500	10000
2028	2500	2500	2500	2500	10000
2029	2500	2500	2500	2500	10000
2030	2500	2500	2500	2500	10000

**parking area statement as per 2024 regulation 44(2) table 33**

Category	Area (sqm)	Rate (per sqm)	Total (Rs.)
Category 1	1000	1000	1000000
Category 2	2000	2000	4000000
Category 3	3000	3000	9000000
Category 4	4000	4000	16000000
Category 5	5000	5000	25000000
Category 6	6000	6000	36000000
Category 7	7000	7000	49000000
Category 8	8000	8000	64000000
Category 9	9000	9000	81000000
Category 10	10000	10000	100000000

**MOB. PARKING STATEMENT AS PER LOI**  
 U/HO, C.E./3187/Roads & T/C-75/94, DATED 28.03.2018

HOOP	LDV	MCV	Motor
Category 1	100	100	100
Category 2	200	200	200
Category 3	300	300	300
Category 4	400	400	400
Category 5	500	500	500
Category 6	600	600	600
Category 7	700	700	700
Category 8	800	800	800
Category 9	900	900	900
Category 10	1000	1000	1000
<b>TOTAL</b>	<b>4000</b>	<b>4000</b>	<b>4000</b>

**TOTAL AREA OF P.L.** 20000 sqm, net.

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# ANNEXURE 8



HDFC Bank Limited  
Ramon House, H.T. Parekh Marg,  
169, Backbay Reclamation,  
Churchgate Mumbai,  
Maharashtra - 400 020.

Date: 20-DEC-23

DOSTI REALTY LIMITED,  
LAWRENCE & MAYO, HOUSE  
1ST FLOOR, 276  
MUMBAI, maharashtra 400001

Dear Sir/Madam,

Sub: No Objection for the sale of Unit No. 701 Dosti Eastern Bay Wing C admeasuring 666 SQ.FT. ( Carpet area ) in the project Dosti Eastern Bay (C Wing) situate at Antop Hill, Wadala (East), Mumbai, Maharashtra ("said Project") to SHARDUL P. DABHOLKAR & CHANDANA P. DABHOLKAR (the "said Purchaser/s").

Re: Your request letter dated 20-DEC-23 ("said Letter").

This bears reference to your said Letter seeking permission from HDFC Bank Limited ("HDFC Bank") for sale of the said Flat / said Premises to the said Purchaser/s.

Please note that HDFC Bank has considered your request and hereby conveys its "No Objection" to your selling the said Flat / said Premises to the said Purchaser/s SUBJECT HOWEVER TO the condition that the mortgage / charge / security interest created over the said Flat / said Premises in favour of HDFC Bank shall continue unabated till such time the entire sale proceeds / sale consideration (excluding TDS as applicable) received from the said Purchaser/s or paid on behalf of the said Purchaser/s is received in full into the Collection Account / Escrow Account No. 5750000744875 established for the said Project with HDFC BANK LIMITED ("said Account"). Upon receipt and/or realisation of the entire sale proceeds / sale consideration (excluding TDS as applicable) pertaining to the said Flat / said Premises in the said Account, the exclusive mortgage / charge created over the said Flat / said Premises in favour of HDFC Bank shall automatically stand satisfied / released.

This permission is granted for the limited purpose of facilitating sale of the said Flat / said Premises in favour of the said Purchaser/s and shall automatically stand withdrawn, cancelled and revoked in the event of breach of the conditions contained herein or in the event of non-consummation of the transaction contemplated with the said Purchaser/s.

You shall not enter into any agreement or arrangement with the said Purchaser/s that is contrary to the terms and conditions contained in the Transaction Documents.

This permission is not transferrable and shall be valid and effective only in this specific instance and for the specified purpose for which it is given (i.e. for sale of the said Flat / said Premises to the said Purchaser/s only) and for no other purpose. You shall seek fresh permission in the event of non-consummation of the transaction contemplated with the said Purchaser/s.

Please also note that the sale of the said Flat / said Premises to the said Purchaser/s shall not affect the mortgage/charge created and subsisting over all other properties (including without limitation, over the underlying land and the said Project) as and by way of security for the facilities availed from HDFC Bank.

Yours faithfully;

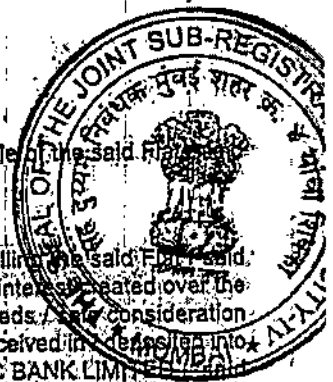
For HDFC Bank Limited

Authorized Signatory

[www.hdfcbank.com](http://www.hdfcbank.com)

Regd. Office: HDFC Bank Ltd., HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai - 400 013  
Corporate Identity No.: L65920MH1994PLC080618

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2025



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## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT

#### FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : P51900030769

Project: DOSTI EASTERN BAY- PHASE 2, Plot Bearing / CTS / Survey / Final Plot No.: 2A/116 OF SALT PAN DIVISION AND 4/356 OF MATUNGA DIVISION at FNorth-400037, Ward FNorth, Mumbai City, 400037;

1. Dosti Realty Ltd having its registered office / principal place of business at Tehsil: Ward ABCD, District: Mumbai City, Pin: 400001.
2. This registration is granted subject to the following conditions, namely:
  - The promoter shall enter into an agreement for sale with the allottees;
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

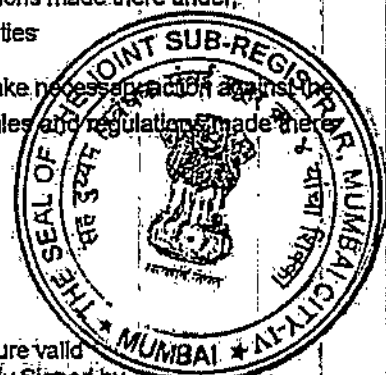
OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

  - The Registration shall be valid for a period commencing from 13/09/2021 and ending with 30/09/2027, unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - That the promoter shall take all the pending approvals from the competent authorities

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

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9003	14	930
2028		



Signature valid  
Digitally Signed by  
Dr. Vasantrao Remanand Prabhu  
(Secretary, MahaRERA)  
Date: 13-09-2021 13:46:53

Dated: 13/09/2021

Place: Mumbai

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

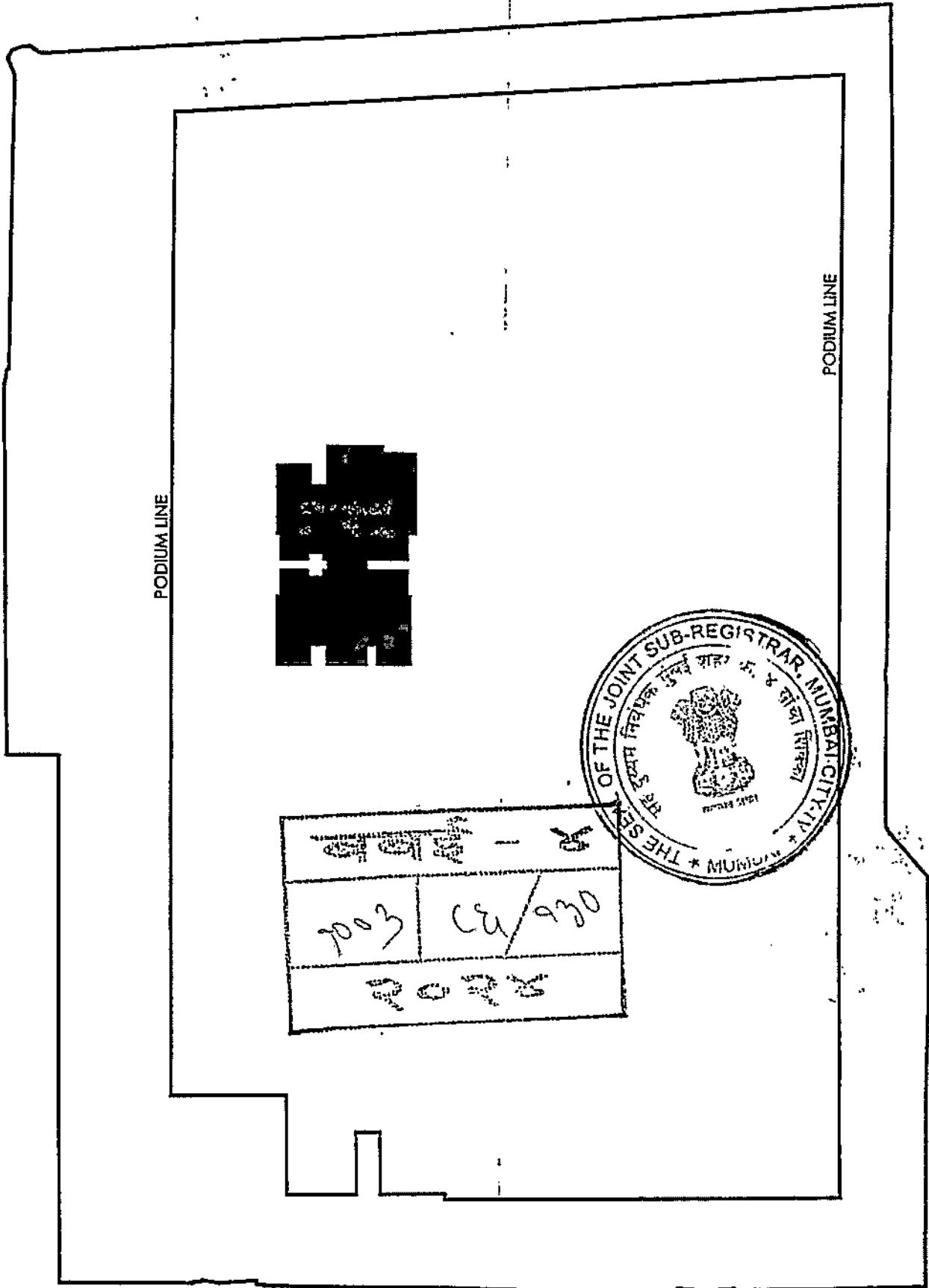
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# ANNEXURE 10

## THE PROPOSED PLANS



LEGEND - THE PROPOSED PLANS						
SR. NO.	LEGEND	COLOR	DESCRIPTION	FLOORS	AREA/PSI	IN SQ.MT.
1	[Red Line]	RED	THE LAND			17,752.73
2	[Black Shaded Area]		WING C-DOSTI WAVE APPROVED PLANS	STILT AT PODIUM LEVEL + 04 FLOORS	SANCTIONED PSI	9,262.26
3	[Blue Shaded Area]	BLUE	WING C-DOSTI WAVE PROPOSED FLOORS	23TH TO 48TH FLOORS	PROPOSED PSI	3,867.31
4			WING C-DOSTI WAVE TOTAL FLOORS	STILT AT PODIUM LEVEL + 04 FLOORS	TOTAL PSI	13,129.58

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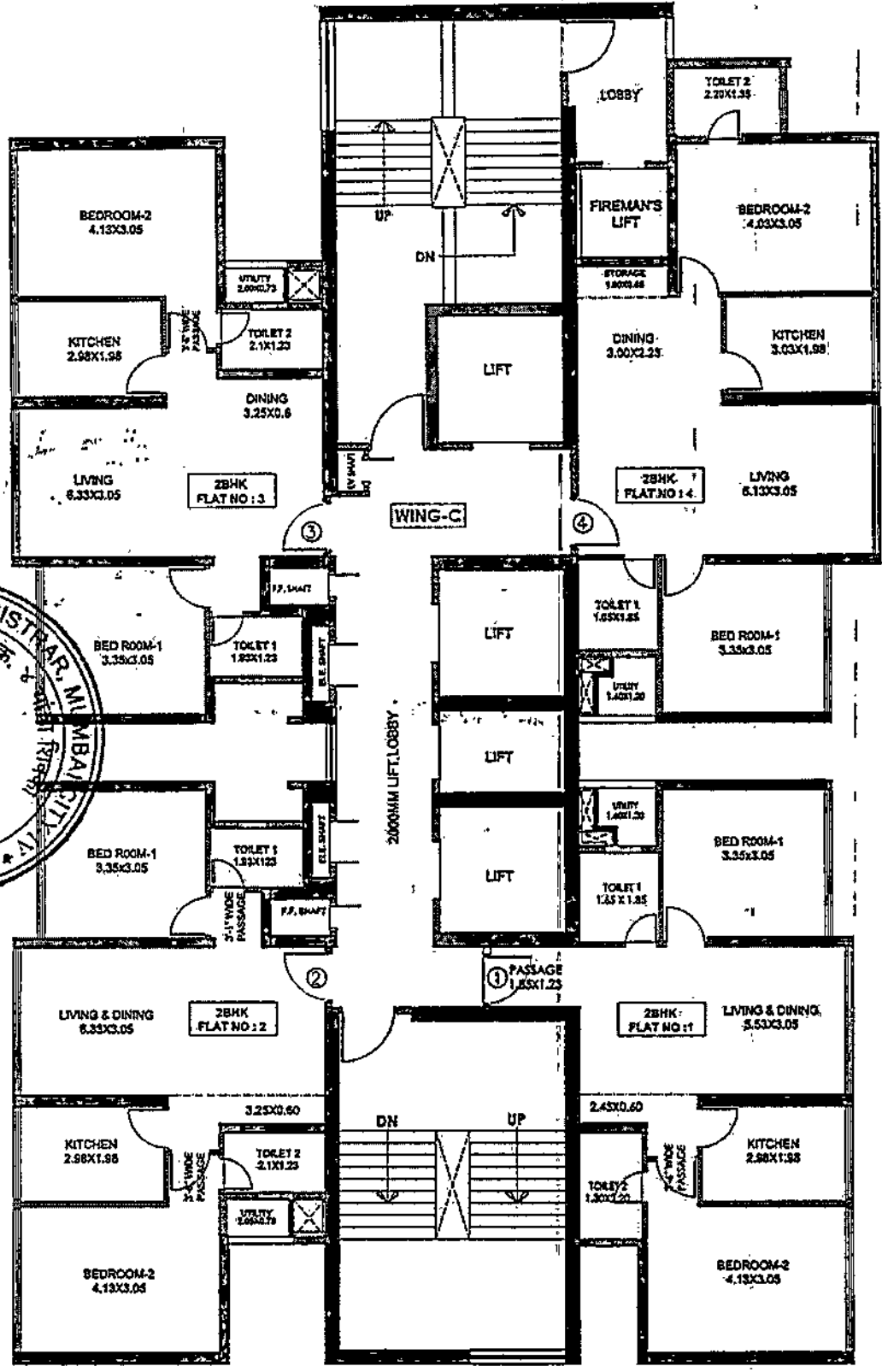
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 2028

# ANNEXURE 10

## THE PROPOSED PLAN



DOSTI WAVE - WING C - TYPICAL PLAN FOR 35TH FLOOR TO 48TH FLOOR

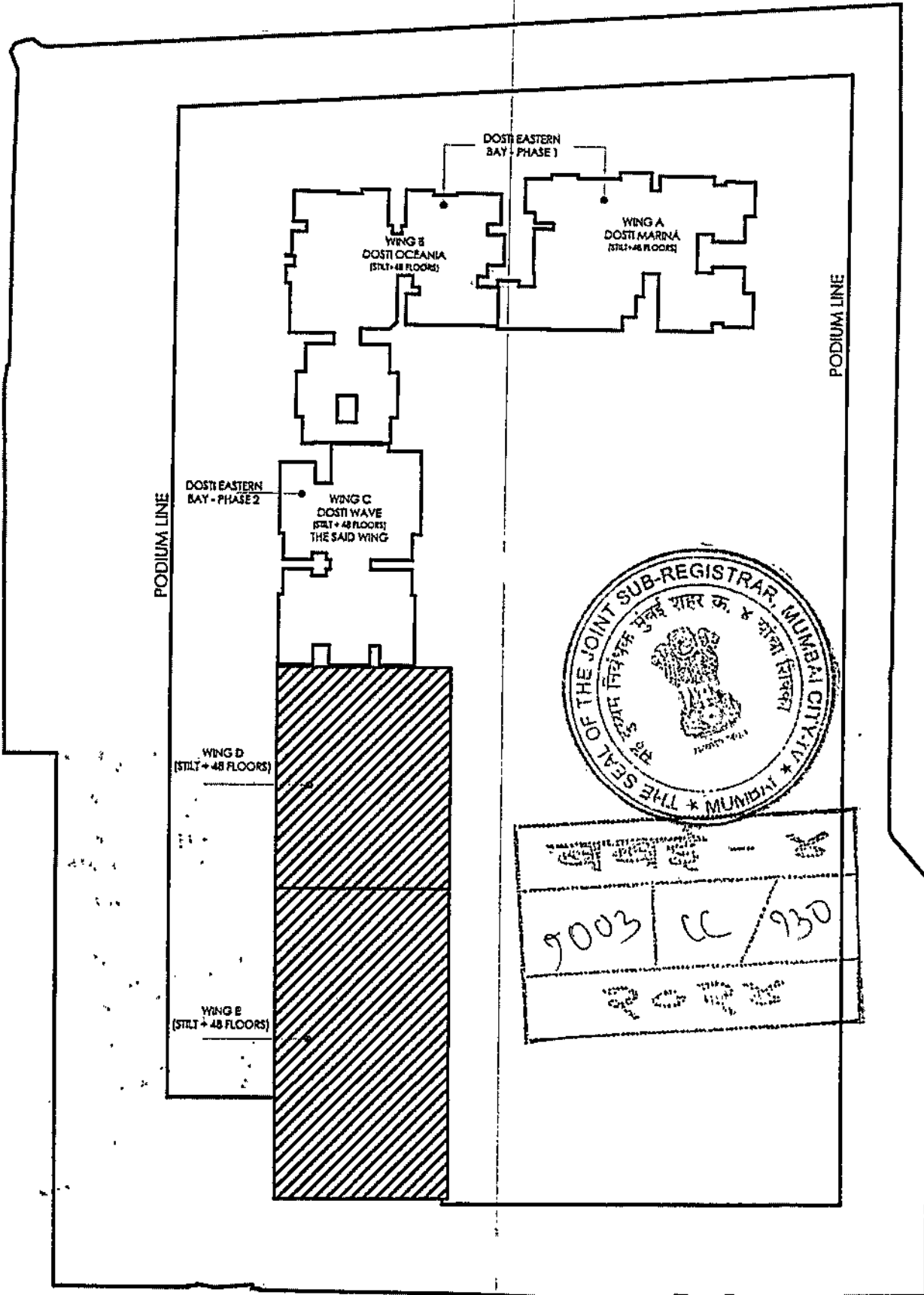
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# ANNEXURE 11

## THE FURTHER PROPOSED PLANS



LEGEND - FURTHER PROPOSED PLAN				
SR.NO.	LEGEND	COLOUR	DESCRIPTION	PROPOSED FLOORS
1		RED	THE LAND	
3		PURPLE	WING D	STILT AT PODIUM LEVEL + 48 FLOORS
4		PURPLE	WING E	STILT AT PODIUM LEVEL + 48 FLOORS



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## FIXTURES, FITTINGS &amp; AMENITIES OF THE PREMISES

## FLOORING

- Vitrified flooring in living, dining, bedrooms, kitchen & common passage
- Premium tiles in utility

## KITCHEN

- Quartz agglomerated platform with marble support
- Stainless steel kitchen sink of reputed make
- Vitrified tiles dado upto beam bottom
- Geyser connection for kitchen sink

## TOILETS

- Premium tiles for flooring
- Toilet dado upto beam bottom
- State of the art water efficient CP fitting & sanitary fixtures
- 15 ltr electric boiler with hot & cold mixer in all toilets
- Glass partition in the shower area of all toilets

## ELECTRICAL

- Electrical wiring & fitting of concealed type PVC conduit with good quality wires
- All switches of reputed make
- One ELCB in each flat & one MCB in each room
- Provision for television, telephone & AC in living room/dining & all the bedrooms
- Provision for Intercom in kitchen
- Provision for Ceiling fan with regulator in living, dining, kitchen & all bedrooms
- Provision for microwave, refrigerator & chimney in kitchen
- Provision for washing machine point in the utility/kitchen

## DOORS

- Flushed door with laminate finish in living room, bedrooms and toilets
- 2 hours fire resistant main door

## WINDOWS

- Sliding windows of reputed make
- Railing in living room
- Mosquito net shutter for living room & bedroom

## PAINTING

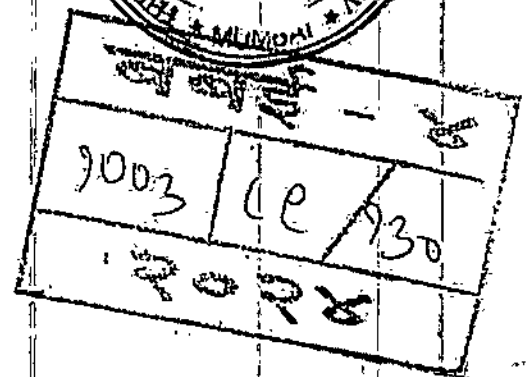
- Premium quality, eco-friendly paint for walls & ceiling
- Gypsum coating on internal walls

## SECURITY

- Central Intercom system with CCTV & video door phone
- 24 hours gated security
- Security access control at podium & main entrance lobby
- Provision of access control cards for residents
- Fire fighting & fire alarm system for entire building
- Fire sprinkler in each apartment, lobbies & podiums
- High speed fireman's evacuation elevator of reputed make
- High speed passenger elevators of reputed make

## AMENITIES OF THE BUILDING

- Water Efficient Fixtures to Reduce Water Consumption
- Electricity and Power Backup for Common Areas
- Energy Efficient Lights in Common Areas
- EV Charging Stations for Electrical Car Charging
- Solar Panels
- BMS (Building Maintenance System) Room



- Society office
- Rain Water Harvesting
- Sewerage Treatment Plant
- Organic Waste Composter

### COMMON AMENITIES OF THE PROJECT

(These amenities shall be common across all the phases of Dosti Eastern Bay (the Project) and shall be used and enjoyed by all the purchasers/occupant of the premises in the Project subject to their compliance with the terms and conditions applicable thereto, as may be modified from time to time)

1. Box Cricket
2. Banquet Hall with outdoor Dining Deck
3. Shallow lounge pool
4. Reflecting Pools
5. Floating deck with reflecting pool
6. Toddlers Pool
7. Childrens Pool
8. Bubble Play Pool
9. Jacuzzi
10. Water wall feature
11. BBQ garden
12. Look out deck
13. Lounge Deck

(Please note that the common amenities listed above shall be completed and will be available for use and enjoyment by 31<sup>st</sup> March, 2025)

14. Tennis Court
15. Football Pitch
16. Sunning Lawn
17. Party/Multi- purpose Lawn
18. Lookout Deck
19. Lounge Deck
20. Reflexology Path
21. Fitness Station
22. Fitness Lawn
23. Outdoor Chess
24. Putting Lawn
25. Squash Court
26. sky deck
27. gymnasium
28. spa
29. Indoor games rooms, Carrom, Chess
30. Medical Dispensary

(Please note that the common amenities listed above shall be completed and will be available for use and enjoyment by 30<sup>th</sup> September, 2025)

31. Elderly Fitness Zone
32. Kid's Play Area
33. Play Lawn
34. 30 mtr. lap pool with infinity pool

(Please note that the common amenities listed above shall be completed and will be available for use and enjoyment by 31<sup>st</sup> December, 2025)



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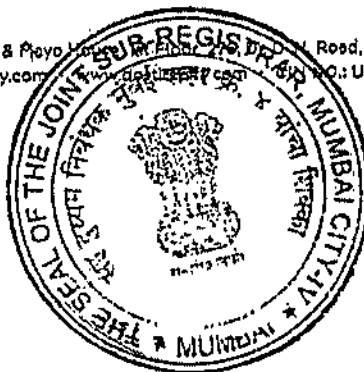
CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF DOSTI REALTY LIMITED AT THEIR MEETING HELD AT THE REGISTERED OFFICE AT LAWRENCE & MATO HOUSE, 276, 1<sup>ST</sup> FLOOR, DR. D.N. ROAD, FORT, MUMBAI-400001 ON , 3<sup>RD</sup> December, 2020 AT 10:30 AM AND CONCLUDED AT 11:00 AM.

"RESOLVED THAT (1) Pankaj Narottamdas. Shah, (2) Kartik Himatlal Goradia, (3) Preeti Atul Ashar, (4) Kishore Jagannath Kambli and (5) Prashant Eknath Sawant be and are hereby authorized and empowered for and on behalf of the Company to do jointly and/or severally the following acts, deeds and things with regard to all or any the residential premises and/or commercial premises, parking spaces etc. being constructed and developed by the company in it's Real Estate project called "Dosti Eastern Bay", situated at C. S. Nos: 2A/116 and 4/116 of Salt Pan Division and and C.S. No. 4/356 of Matunga Division , lying and being at Antop Hill, Wadala (East), Mumbai - 400 037 (said Project).

- I. To sign, seal, execute, register and deliver Agreement for Sale, Lease Deed, Leave and License Agreement, Deed of Rectification, Deed of Cancellation, Affidavits, undertakings, declarations, receipts, Possession Letters, Demand Letters, Notices and all or any types of deeds, documents and writings of whatsoever nature (said Documents) for, on behalf of and in the name of company with regards to all or any of the residential premises and/or commercial premises, parking spaces etc. being constructed and developed in the said Project from time to time, on what is known as ownership basis and/or on leave and license and/or lease basis as the case may be and to lodge them for registration and/or admit execution thereof before the concerned registering authorities.
- II. To present the said Documents for registration to the concerned registration authority and to admit execution and receipt of consideration thereof and to have the said documents registered.
- III. For any purpose mentioned hereinabove, to sign all applications, forms, petition, papers, undertaking, indemnities, declarations, affidavits, terms and conditions etc. as may from time to time be required by various Government or local authorities or any other person or as may be necessary or required from time to time with respect or relating to or concerning with registration of the said Documents.
- IV. To appoint one or more substitutes or delegates to carry out all or any of the above referred acts, deeds and matters or things, including executing, signing, registering the said Documents and/or admitting execution thereof and receiving it back when it has been duly registered, from the concerned authority, and to remove the said substitute/s or delegates at pleasure and to appoint another or others in their place as they may deem fit.

276 - 1	
9002	2A/116
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Regd. Office: Lawrence & Mato House, 276, 1<sup>ST</sup> FLOOR, DR. D.N. ROAD, FORT, MUMBAI - 400 001.  
T: 91 22 2219 8500 • E: info@dostirealty.com



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V. To do all other acts, deeds, matters and things necessary for execution and registration of the said Documents before the Registrar or Registrar of Assurances at Mumbai City, Mumbai Sub-urban or elsewhere and to receive it back when it has been duly registered and to give proper receipt and discharge for the same.

For Dosti Realty Limited,

  
Rajesh P. Shah  
(Director)  
(DIN - 01240057)

Date : 03<sup>rd</sup> December, 2020  
Place : Mumbai

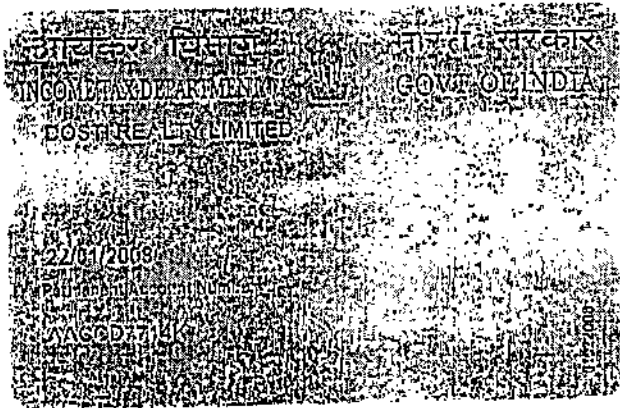


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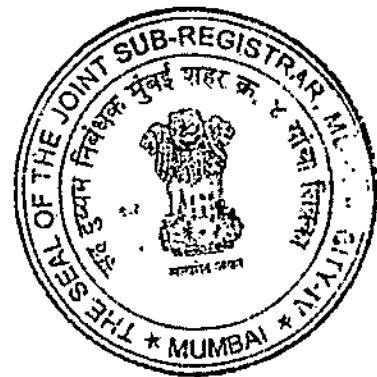
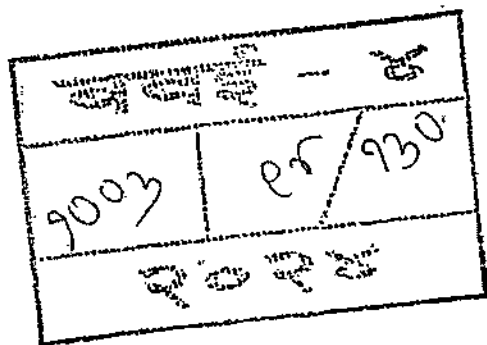




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FORM NO. 5 (REVISED) 2022	SARCODE: 81811000000000000000000000000000	Date: 18/11/2023-12/29/23	Form No: 1482
Department: Inspector General of Registration		Payee Details	
Stamp Duty	TAX ID / PAN (If Any)		
Type of Payment: Registration Fee	PAN No. (If Applicable)		
Other Name: DOSTI SUB REGISTRAR MEMBAJ	Payee Name: DOSTI REALTY LIMITED		
Location: MUMBAI	Document No. AS PDR DOCUMENT		
Year: 2021-2022 One Time	Document No. AS PDR DOCUMENT		
Account Head Details	Amount in Rs.		
100001001 Stamp Duty	200.00		
100000001 Registration Fee	100.00		
Remarks (If Any)			
Amount in Words: 300.00			
Payment Details	FOR USE BY RECEIVING BANK		
Charge-Off Details	Bank Code: 4001001	Ref. No.: 18112023111412310	733401007
Challan No. 2	Bank Date: 18/11/2023	Ref. Date: 18/11/2023	Not Verified with RSI
Name of Bank	Bank Branch: DDI BANK		
Name of Branch	Branch No., Date	Not Verified with Bank	

Sl. No.	Remarks	Discharge No.	Discharge Date	Amount	Discharge Amount
1	100-AM-14148	00041827073122	18/11/2023	100.00	100.00
2	100-AM-14148	00041827073122	18/11/2023	200.00	200.00

Stamp Duty: 200.00

Stamp: 3/30

2023



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3/30  
2023

**POWER OF ATTORNEY  
FOR ADMITTING EXECUTION & REGISTRATION OF  
DOCUMENTS**

TO ALL TO WHOM THESE PRESENTS SHALL COME,  
We, **1) PANKAJ NAROTTAMDAS SHAH**, Age 35 Years, Occupation: Service; (UID No. 5732 1360 7252);  
**2) PREETI ATUL ASHAR**, Age 55 Years, Occupation: Service; (UID No. 7244 2952 6242);  
**3) KISHORE JAGANNATH KAMLI**, Age 45 Years, Occupation: Service; (UID No. 4885 2682 3162);  
**4) PRASHANT EKNATH SAWANT**, Age 46 Years, Occupation: Service; (UID No. 8140 9771 6659);  
**5) KARTIK HIMATLAL GORADIA**, Age 58 Years, Occupation: Service; (UID No. 5416 8080 5353); All Authorised signatories of **DOSTI REALTY LIMITED**, (CIN - U70102MH12008PLC178101) a company incorporated and registered under the Companies Act, 1956 and having its regional office at Lawrence & Mayo House, 276, 1<sup>st</sup> Floor, Dr. D. N. Road, Fort, Mumbai - 400 001 (hereinafter referred to as "the said Company"); SEND GREETINGS;

WHEREAS the said Company is engaged in the business of constructing, developing, selling and/or managing and operating residential, commercial, industrial and other complexes, projects and properties.

Stamp Duty Paid	Stamp Duty Paid	Stamp Duty Paid	Stamp Duty Paid	Stamp Duty Paid
PS	PR	OUT	PS	✓



power of the said documents and writings executed by any one from us by virtue of the authority conferred by us and to admit execution thereof and get the same registered.

AND WHEREAS we have / will be executing the said Documents in respect of the residential/commercial premises in the said Project.

AND WHEREAS the said Company is aware of the fact that, on account of our heavy work schedule, we would not be able to personally attend the offices of the Registrar(s), Sub-Registrar / (s) for lodging and admitting execution of the said Documents executed by us for and on behalf of the said Company and to complete the registration formalities thereof.

AND WHEREAS, for the reasons aforesaid, we desire to appoint 1) **MR. MANOJ ANANT THAKUR**, Age 45 Years, Occupation: Service, (UID No. 3669 5751 5872); having address at Room No. 13, Chawl No. 1, Anand Bhawan Society, Indira Nagar, Kanjur Marg (East), Mumbai - 400 042 2) **MR. VISHWANATH KASHINATH BHOIR**, Age 46 Years, Occupation: Service, (UID No. 4403 7951 1099) having address at 877, S M Road, S M Darga, Antop Hill Mumbai - 400 037; 3) **MR. BHUPESH PRAVIN RANA**, Age 39 Years, Occupation: Service, (UID No. 9264 5641 8846), having their Address at House No. 65, Dr. Samel Road, Sopara Gaon, Nalasopara West, Thane - 401 203; (the said Attorneys), jointly and each of them severally, to represent us or any one among us and appear on our behalf before the Registrar (s) / Sub-Registrar(s), of Assurances concerned and to get Documents executed by us and/or any one among us duly registered, which the said attorneys have conceded to do.

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH THAT  
WE, **1) PANKAJ NAROTTAMDAS SHAH**, Age 35 Years, Occupation: Service; (UID No. 5732 1360 7252); **2) PREETI ATUL ASHAR**, Age 55 Years, Occupation: Service; (UID No. 7244 2952 6242); **3) KISHORE**

Stamp Duty Paid	Stamp Duty Paid	Stamp Duty Paid	Stamp Duty Paid	Stamp Duty Paid
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AND WHEREAS the company is presently constructing, developing, selling and/or managing/operating the residential premises and/or commercial premises, parking spaces etc., at Real Estate project called "Dosti Eastern Bay" comprising of Phase-1 (i.e. Wing A & Wing B as per municipal sanctioned plans), Phase-2 (i.e. Wing C as per municipal sanctioned plans) and Phase-3 (i.e. Wing D & Wing E as per municipal sanctioned plans) situated on Vidyasankar College Road, Wadala (E), Mumbai - 400 037. The said Dosti Eastern Bay project including all 3 Wings i.e. Wing A, Wing B & Wing C hereinafter collectively referred to as "the said Project").

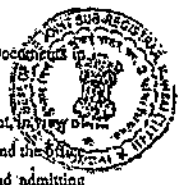
WHEREAS the said Company by its Board Resolution dated 03.12.2020 has appointed and nominated us as its authorised signatory and authorized and empowered us for and on behalf of the Company to do jointly and/or severally various acts, deeds and things more particularly stated in the said Board Resolution including to sign and execute for the Company and on Company's behalf the Agreement(s) for Sale, Lease Deeds, Leave & License agreements, Deeds of Rectification, Deeds of Cancellation, Affidavits, Undertakings, Declarations, Receipts, Possession Letters, Demand Letters, Notices and all types of deeds, documents and writings (said documents) for on behalf of and in the name of Company with regards to all or any of the residential premises and/or commercial premises, parking spaces etc. being constructed and developed in the said Project from time to time, on what is known as ownership basis and/or leave and license and/or lease basis as the case may be and to lodge them for registration and/or admit execution thereof before the concerned registering authorities. (Copy of said Board Resolution dated 03.12.2020 is hereto annexed and marked as Annexure A.)

AND WHEREAS under the said Resolution dated 03.12.2020 the said Company has also authorized us to nominate, constitute and appoint any other person/s as we may deem fit, severally, to appear on our behalf and to lodge for registration with any Registrar or Sub-Registrars of Assurances at appropriate

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वर्क - 3  
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2023

4885 2682 3162); 4) PRASHANT EKNATH SAWANT, (Age 46 Years, Occupation: Service; (UID No. 8140 9771 6639); and 5) KARTIK HIMATLAL GORADIA, Age 58 Years, Occupation: Service; (UID No. 5416 8080 5353) all Authorized Signatories of DOSTI REALTY LIMITED, a company incorporated and registered under the Companies Act, 1956 and having its regional office at Lawrence & Mayo House, 276, 1<sup>st</sup> Floor, Dr. D. N. Road, Fort, Mumbai - 400 001; DO HEREBY NOMINATE, CONSTITUTE AND APPOINT - 1) MR. MANOJ ANANT THAKUR, (Age 45 Years; Occupation: Service; (UID No. 3669 5731 5872); having address at Room No. 13, Chawl No. - 1, Anand Bhavan Society, Indira Nagar, Kanjur Marg (East), Mumbai - 400 042 2) MR. VISHWANATH KASHINATH BHOIR, Age 48 Years, Occupation: Service; (UID No. 4403 7951 1099) having address at 877, S. M. Road, S. M. Darga, Antop Hill Mumbai - 400 037, 3) MR. BHUPESH PRAVIN KANA, Age 39 Years; Occupation: Service; (UID No. 2744 5111 8846); having their address at House No. 65, Dr. Samel Road, Ghat, Nalasopara West, Thane - 401 203; jointly and each of them to be our true and lawful attorney /attorneys for the purposes hereinafter expressed, that is, to say :-

To represent us jointly or severally any one from us who has executed and may execute in future the aforesaid Documents and to appear on our behalf before the Registrar(s) / Sub-Registrar(s) of Assurances at Mumbai / Mumbai Sub-urban District, State of Maharashtra and to present to the said Registrar(s) / Sub-Registrar(s) and/or the Registering Authority / Authorities the said Documents including Agreement(s) for Sale, Lease Deeds, Leave & License Agreements, Deeds of Rectification, Deeds of Cancellation, Affidavits, Certificates, Declarations, Receipts, Possession Letters, Demand Letters, Notices and all types of deeds, documents and writings; executed by us jointly



बवई - ३  
११/११/२०  
२०२१

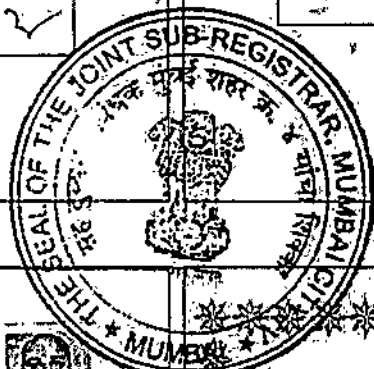
Notarized	Notarized	Notarized	Notarized	Notarized
PS	PS	PS	PS	PS

2. To do and execute any and all the necessary acts, deeds, matters, things for effectually admitting our execution of any Documents and for obtaining or completing the registration thereof as aforesaid.

3. AND We DO HEREBY AGREE AND DECLARE that all the said acts, deeds, things, matters, whatsoever done, executed or performed by the said Attorney/s, pursuant to this power of attorney, shall be valid, conclusive and binding on us to all intents and purposes as if done by us personally AND We do hereby also agree and undertake TO RATIFY AND CONFIRM all and whatsoever our Attorney shall lawfully do or cause to be done in the manner of registration of any and all of the aforesaid deeds or documents executed by us by virtue of the powers contained in these presents.

IN WITNESS WHEREOF We have executed these presents this 16<sup>th</sup> day of November, 2021;

SIGNED AND DELIVERED by the  
withnamed "EXECUTANTS"  
the Authorized signatory of  
DOSTI REALTY LIMITED  
1) PANKAJ NAROTTAM DASSHAR  
2) PREETI ATULASHAR



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2028

3) KISHORE JAGANNATH KAMBLY

4) PRASHANT EKNATH SAWANT

5) KARTIK HIMATLAL GORADIA

In the presence of

1. [Signature]
2. [Signature]

WE ACCEPT THE AFORESAID POWER OF ATTORNEY

1) MR. MANOJ ANANT THAKUR

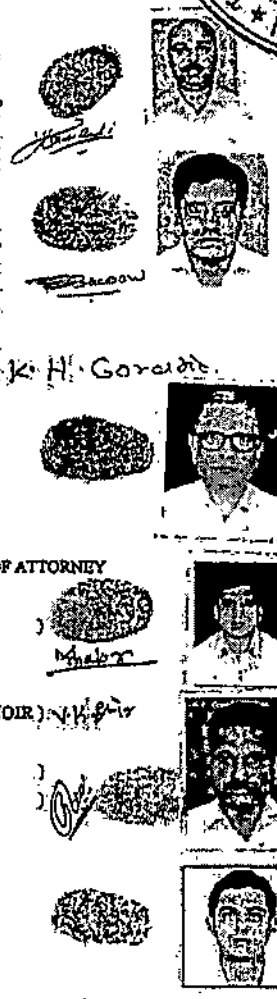
2) MR. VISHWANATH KASHINATH BHOIR

3) MR. BHUPESH PRAVIN KANA

In the presence of

1. [Signature]
2. [Signature]

बवई - ३  
११/११/२०  
२०२१



पारम्प 1  
पंजीकरण प्रमाण-पत्र

संकेत संख्या: U70102MH2008PLC178101

यं प्रकारात पंजीकृत करण हे दो गणती  
DOSTI REALTY LIMITED

यं कंपनीक, कंपनी अधिनियम 1956 (1956 चा. 1) चे लागू प्रमाणित करण दिवस चालू के ओर  
तुं करण के दिवस हे।

यं दिवस-यं आरंभ दिवस यादें करणरी से हणत आरंभ से हणत आरंभ से चालू के चालू दिवस चालू  
हे।

Form 1  
Certificate of Incorporation

Corporate Identity Number (U70102MH2008PLC178101) 2007 - 2008  
I hereby certify that DOSTI REALTY LIMITED is this day incorporated under Part IX of the Companies Act, 1956 (No. 1 of 1956) and that the company is limited.

Given under my hand at Mumbai this Twenty Second day of January Two Thousand Eight.

(MAJAY NAGOORAO KHANDARE)  
Assistant Registrar of Companies  
Maharashtra, Mumbai

बवई - ३  
११/११/२०  
२०२१



CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF DOSTI REALTY LIMITED AT THEIR MEETING HELD AT THE REGISTERED OFFICE AT LAWRENCE ROAD, MAYA HOUSE, 376, 3<sup>RD</sup> FLOOR, DR. D.N. ROAD, FORT, MUMBAI-400021 ON, 2<sup>ND</sup> December, 2020 AT 20130 AM AND CONCLUDED AT 1100 AM.

"RESOLVED THAT (1) Pankaj Narottamdas Shah, (2) Karthik Himmatji Goradia, (3) Prashant Anil Ashar, (4) Kishore Jagannath Kamble and (5) Prashant Eknath Sawant be and are hereby authorized and empowered for and on behalf of the Company to do jointly and/or severally the following acts, deeds and things with regard to all or any of the residential premises and/or commercial premises, parking spaces etc. being constructed and developed by the company in its Real Estate project called "Dosti Eastern Way", situated at C. S. Nos. 2A/115 and 4/116 of Salt Pan Division and end C.S. No. 4/358 of Mithuna Division, lying and being at Antop (III), Wadala (East), Mumbai - 400 037 (said Project).

- I. To sign, seal, execute, register and deliver Agreement for Sale, Lease Deed, Leave and License Agreement, Deed of Recognition, Deed of Cancellation, Affidavits, undertakings, declarations, receipts, Possession Letters, Demand Letters, Notices and all or any types of deeds, documents and writings of whatsoever nature (said Documents) for, on behalf of and in the name of company with regards to all or any of the residential premises and/or commercial premises, parking spaces etc. being constructed and developed in the said Project from time to time, on what is known as ownership basis and/or on leave and license and/or Jassa basis as the case may be and to lodge them for registration and/or admit execution thereof before the concerned registering authorities.
- II. To present the said Documents for registration to the concerned registration authority and to admit execution and receipt of consideration thereof and to have the said documents registered.
- III. For any purpose mentioned hereinabove, to sign all applications, forms, petition, papers, undertaking, indemnities, declarations, affidavits, terms and conditions etc. as may from time to time be required by various Government or local authority or any other person or as may be necessary or required from time to time with respect or relating to or concerning registration of the said Documents.
- IV. To appoint one or more substitutes or delegates to carry out any or any of the above referred acts, deeds and matters or things including executing, signing, registering the said Documents and/or admitting execution thereof and receiving it back when it has been duly registered, from the concerned authority; and to authorize the said substitute/s or delegate/s to execute and to appoint any persons in this behalf as they may deem fit.

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2020/25

V. To do all other acts, deeds, matters and things necessary for execution and registration of the said Documents before the Registrar/Sub-Registrar of Assurances at Mumbai City, Mumbai Sub-urban or elsewhere and to receive it back when it has been duly registered and to give proper receipt and discharge for the same.

For Dosti Realty Limited,

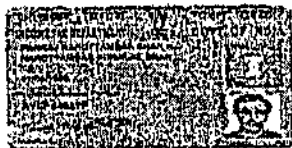
*Rajesh P. Shah*  
Rajesh P. Shah  
(Director)  
(DIN - 01240097)

Date : 02<sup>ND</sup> December, 2020  
Place : Mumbai

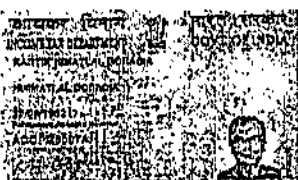


बवई - ३  
११/११/२०  
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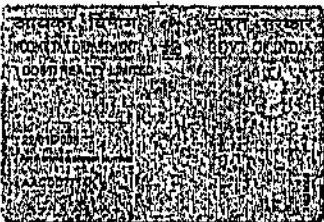
Joint Office Lawrence Road & Maya House, 376, 3<sup>RD</sup> Floor, Fort, Mumbai - 400 021  
Ph: 022 279 9100 - 11 Website: www.dosti.com - www.dosti Realty.com - CIN: U70102MH1990PLC178101



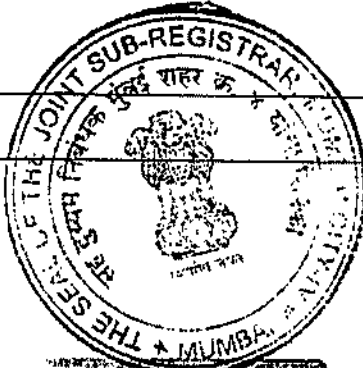
*Pankaj SLH*



*K. H. Goradia*



बवई - ३  
११/१३/२०  
२०२१



*Rajesh*



बवई - ३  
११/११/२०  
२०२१

भारत सरकार  
**GOVERNMENT OF INDIA**  
 अधिकांशतः प्रेषण / Environment No 11D420422/16100  
 To,  
 Mr. Jaganmoh Reddy  
 52, Jaganmoh Road  
 1st Floor, 1st Cross  
 Mahadevi Road  
 5th Survey Park Dornakal East  
 Kalyan  
 Taluk, Kalyan District  
 Maharashtra 421241  
 9793987774  
 Ref: 2017/164/225186/202079/18  
**488526823162**



आपका आधार क्रमांक / Your Aadhaar No. is  
**488526823162**

बचई - ३  
 9793987774 / 30  
 2029

आधार - सामान्य माणसाचा अधिकार

भारत सरकार  
**GOVERNMENT OF INDIA**  
 Mr. Jaganmoh Reddy  
 52, Jaganmoh Road  
 1st Floor, 1st Cross  
 Mahadevi Road  
 5th Survey Park Dornakal East  
 Kalyan  
 Taluk, Kalyan District  
 Maharashtra 421241  
 9793987774  
**488526823162**

आधार - सामान्य माणसाचा अधिकार

7244 2952 6242  
 आधार - सामान्य माणसाचा अधिकार



भारत सरकार  
**GOVERNMENT OF INDIA**  
 Mr. Jaganmoh Reddy  
 52, Jaganmoh Road  
 1st Floor, 1st Cross  
 Mahadevi Road  
 5th Survey Park Dornakal East  
 Kalyan  
 Taluk, Kalyan District  
 Maharashtra 421241  
 9793987774  
**488526823162**

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भारत सरकार  
**GOVERNMENT OF INDIA**  
 Mr. Jaganmoh Reddy  
 52, Jaganmoh Road  
 1st Floor, 1st Cross  
 Mahadevi Road  
 5th Survey Park Dornakal East  
 Kalyan  
 Taluk, Kalyan District  
 Maharashtra 421241  
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K. H. Borahlu.



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भारत सरकार  
**GOVERNMENT OF INDIA**  
 Mr. Jaganmoh Reddy  
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 5th Survey Park Dornakal East  
 Kalyan  
 Taluk, Kalyan District  
 Maharashtra 421241  
 9793987774  
**488526823162**  
 Aadhaar: Aam Admi ka Adhikar

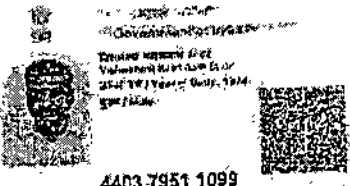
भारत सरकार  
**GOVERNMENT OF INDIA**  
 Mr. Jaganmoh Reddy  
 52, Jaganmoh Road  
 1st Floor, 1st Cross  
 Mahadevi Road  
 5th Survey Park Dornakal East  
 Kalyan  
 Taluk, Kalyan District  
 Maharashtra 421241  
 9793987774  
**488526823162**



बचई - ३  
 9793987774 / 30  
 2029







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सामान्य सांगसाचा अधिकार

*M. P. ...*



बवई - ३  
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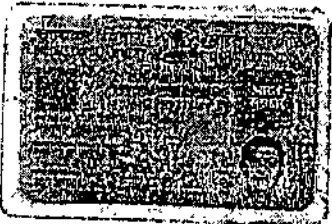
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बवई - ३  
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बवई - ४  
१००३ १०२ / १३०  
२०२४



*M. P. ...*



बवई - ३  
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बवई - ३  
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*M. P. ...*



घोषणापत्र

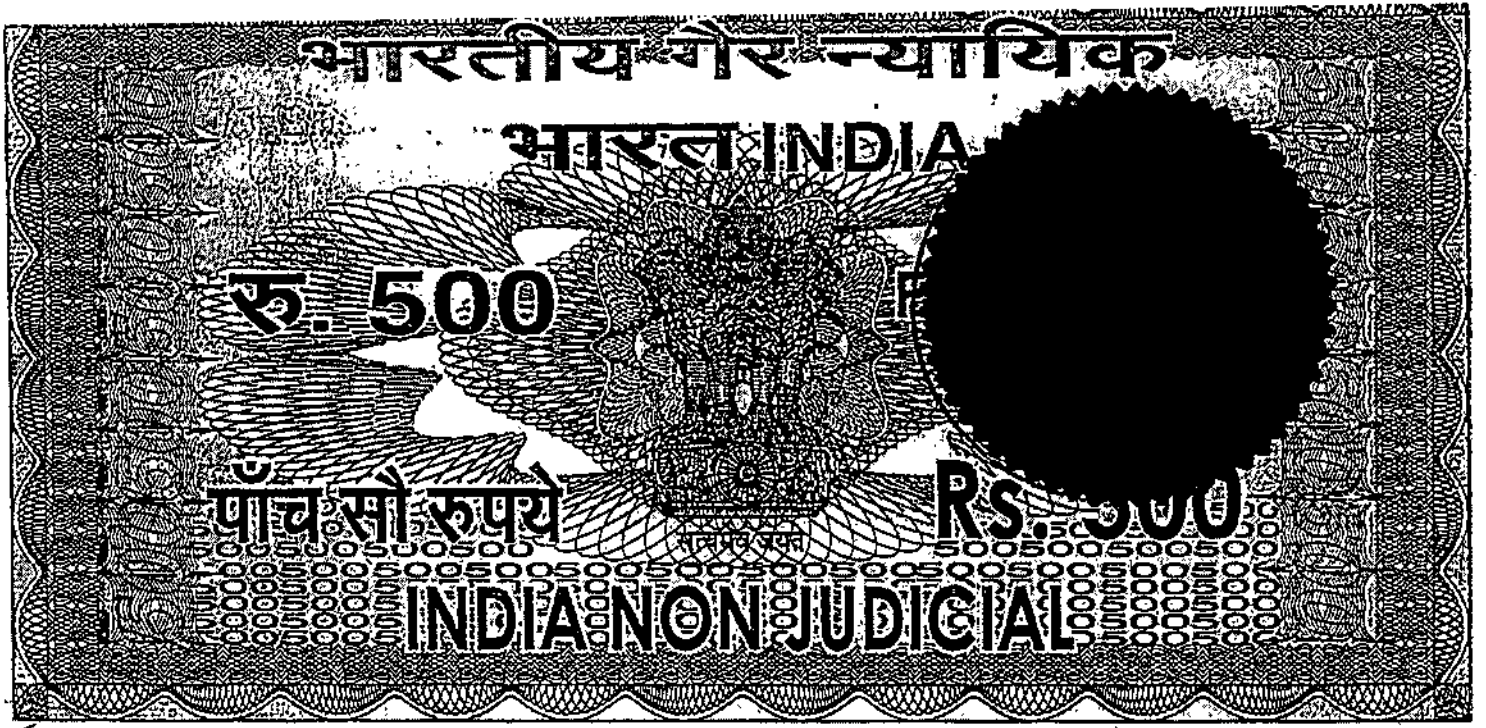
मी चंदना प्रदीप दाभोळकर याद्वारे घोषित करतो की, सह दुय्यम निबंधक मुंबई - ४ यांचे कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदणी साठी सादर करण्यात आला आहे. शार्दुल प्रदीप दाभोळकर यांनी दिनांक ११/१२/२०२३ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीस सादर केला आहे/ निष्पादित करून कवुलीजवाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दवातल ठरवलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वेध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक १७.०१.२०२४



कुलमुखत्यारपत्रधारकाचे नाव व सही

बबई - ४	
१००३	१०२/१३०
२०२४	



महाराष्ट्र MAHARASHTRA

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GD 160982



जिल्हा कोषागार कार्यालय, ठाणे  
E 1 JAN 2024  
मुद्रांक प्रमुख लिपीक / लिपीक

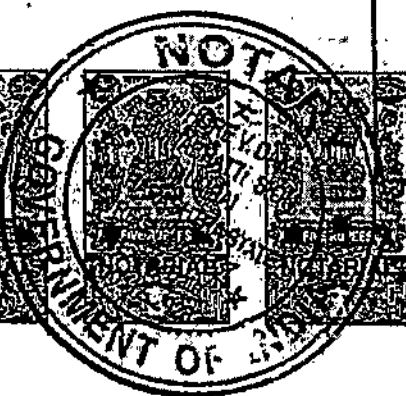


Power of Attorney is executed by  
Shardul P. Dabholkar in favour of  
Mrs. Chandana P. Dabholkar (Attorney)

*Shardul*



(Mrs. Chandana P. Dabholkar)  
(Attorney)



बबई - ४	
१००३	१०५/१३०
१२०२४	

BEFORE ME

*K.M. Dake*  
K.M. DAKE B.Com. LL.B.,  
NOTARY GOVT. OF INDIA  
Advocate High Court, Mumbai  
Janta Market, Shop No. 35,  
Near Chembur Rly. Station, Chembur  
Mumbai-400 071.

Notary Register Page No 171

18 JAN 2024

Notary Register No.	Entry No.	Date
18 JAN 2024	410	18/1/24



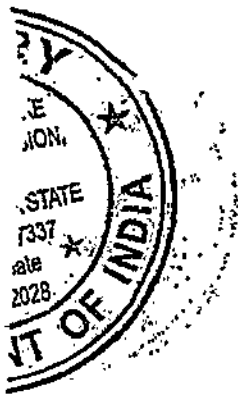
**SPECIAL POWER OF ATTORNEY**

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, MR. **Shardul Pradeep Dabholkar**, Aged about 31 Years adult, at present having address at 16450, Redmond Way, Apt 204, Redmond, WA-98052, USA and having address in India at A/5, Mohan Nagar, Hill Road, Near BMC Hospital, Chunabhatti- Sion, Mumbai 400022, SEND GREETINGS:-

- (a) WHEREAS, I am Member/Joint-member in respect of Flat No. 701, 7<sup>th</sup> floor, Phase 2, C Wing, Dosti Eastern Bay, Antop Hill Uphill Road, new Wadala, Wadala East, Mumbai 400037 (hereinafter referred to as "the Said Immovable property") and more particularly described in the Schedule hereunder written.
- (b) I am desirous of appointing some fit and proper persons as my attorney to look after and manage all the affairs of the Said Immovable property in the following manner.

**NOW KNOW YE THESE PRESENTS WITNESSETH**

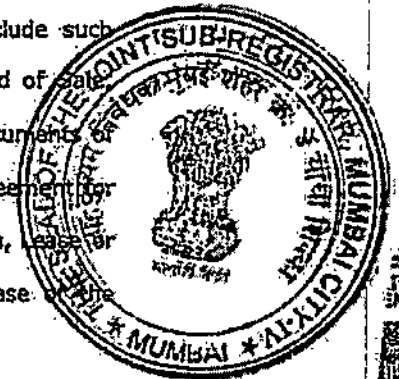
That I, do hereby nominate, constitute and appoint my mother **MRS. Chandana Pradeep Dabholkar (PAN AGQPD0435N)**, Aged 55 Years having address at Flat.No.A/5, on 1<sup>st</sup> floor, Mohan Nagar, Hill Road, Near BMC Hospital Chunabhatti Sion, Mumbai 400022 (hereinafter called "the **ATTORNEY**") as my true and lawful attorney for me and on my behalf or otherwise to lodge and admit execution before the Sub-Registrar of Assurances at Mumbai or anywhere in State of Maharashtra and perform the following acts, deeds, matters and things in respect of said Immovable property and in connection I may be required to sign Agreements and submit several applications, forms, writings, etc. and also approach various authorities concerned. However, since I'm personally unable to attend to those matters, I'm desirous of appointing my mother **MRS. Chandana**



शुभाई - ४		
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Pradeep Dabholkar to act, execute and perform all or any of the following acts, deeds, matters and/or things relating to the same and for the purposes aforesaid and I hereby confer upon the Said Attorney the following powers and authorities:-

1. To take charge, look after and manage all the affairs of the Said Immovable property in all respects, effectively on my behalf.
2. To negotiate with any person/Promoter for Sale/Leave & License and Lease of any immovable property as mentioned in the Schedule hereunder to be sold or leased to any person with the intending Purchasers/Licensee/Lessee and to conclude such negotiations and to enter into Agreement For Sale, Deed of Sale, Deed of Transfer, Deed of Conveyance, Deed of Rectification, Leave & License, Lease of the immovable property and accept earnest or deposit from the intending Purchasers/Licensee/Lessee in respect of sale of said immovable property and issue receipts and discharges for the same.
3. To negotiate for purchase of any Flat/Unit/Shop or premises to be purchased from any Builder/Vendor/Owner and to conclude such negotiations and to enter into Agreement for Sale, Deed of Sale, Deed of Transfer, Deed of Rectification, Lease or any documents of the premises and pay earnest money and to execute Agreement for Sale, Deed of Sale, Deed of Transfer, Deed of Rectification, Lease or any documents and other papers relating to the purchase of the flat/Unit/Shop premises.
4. To sign, enter into and execute necessary documents on my behalf pertaining or pursuant to the Said Immovable Property such as Conveyance, Agreement For Sale, Leave and License Agreement, Deed of Declaration, Affidavit, Indemnity Bond, Rectification Deed,

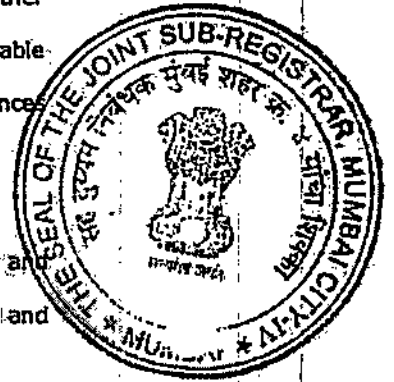


१००३		१०८/१३०	
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Deed of Confirmation, Sale Deed, Deed of Transfer, Agreements, Applications and any other necessary documents/writings in respect of the Said immovable property.

5. To appear before the office of Sub-Registrar of Assurances at Mumbai or any where in State of Maharashtra or any where in India at or any other competent authority on my behalf for Conveyance, Agreement For Sale, Leave and License Agreement and or Deed of Declaration, Affidavit, Indemnity Bond, Rectification Deed, Deed of Confirmation, Sale Deed, Deed of Transfer, Agreements, Applications and any other necessary documents/ writings in respect of the Said Immovable property for registration and all attend the other relevant assurance for registration and to admit execution of the same.
6. To get/or pay payment in respect of the said Immovable property and to discharge the valid Receipts of the same for payment received and deposit the sale proceeds in my bank accounts.
7. To take charge, look after and manage all the affairs of the Immovable property in all respects effectively on my behalf.
8. To obtain or handover possession of the Said Immovable property and to sign and execute letters and all other writing and to do all other acts, deeds, matters and things in relation thereto for effectively transferring the Said immovable property in favor of the intending Purchaser/s/Transferee/s on my behalf.
9. To get the Intending Purchaser's/Transferee's name Included in the records of the Collector, Tehsildar Government, Municipal Corporation, Society and any other authorities concerned on my



बवई - ४	
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*[Handwritten signature]*

behalf and to remove the Vendor's/Transferor's names on and after sale of the Said Immovable Property.

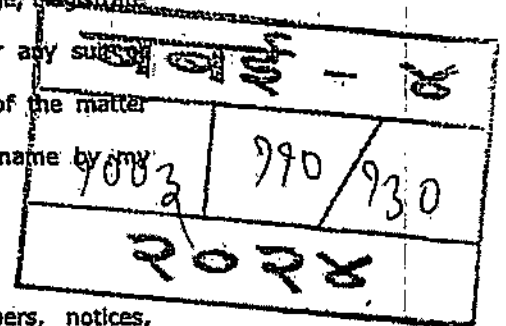
10. To represent me before the Collector, Tehsildar Government, Municipal Corporation, Society and any other authorities concerned on my behalf in all matters connected with the Noc & transfer formalities of the said immovable property in favour of Intending Purchaser/s/Transferee/s.

11. To file Income tax returns, receive demand notices, refund orders on my behalf and to sign appeal memos before the relevant appellate authorities.

12. To appear on my behalf and represent me in any courts and to sign, declare and affirm Plaint, Written Statement, Application, Petitions, Affidavits, Consent terms, Compromises and other necessary documents on my behalf and to appear before any Judge, Magistrate and/or any other officer empowered by law to hear any suits, proceedings or any other enquiries relating to any of the matter concerned for the said immovable property in my name by my Constituted Attorney.

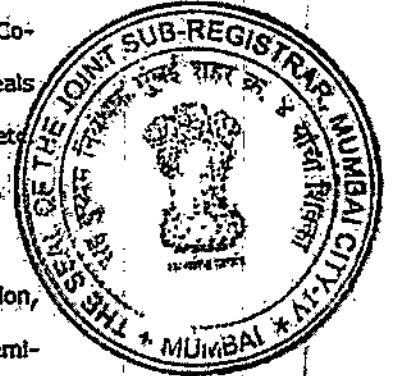
13. To sign, receive and accept all documents, papers, notices, summons, correspondence, letter etc. issued in my name and on my behalf in respect of the Said Immovable Property.

14. To sign, affirm, present submit any or all application, notices, letters, papers, statements, plaints, affidavit, written statement on my behalf.



*[Handwritten signature]*

15. To approach the Tehsildar, Collector, Municipal Corporation, Sub-Registrar, Society and all other Government and Semi-Government, Private and Local authorities in connection with the Said Immovable Property on my behalf.
16. To appoint and constitute on my behalf any Advocate, Pleader, Vakil, Solicitors as and when necessary.
17. To defend/institute any suit, proceedings, litigations, cases, pertaining to the Said Immovable Property in the Civil/Criminal/Co-operative and Appellate Courts and to submit all the appeals applications, rejoinders, affidavits, petitions, written statements, etc. and to sign Vakalatnama to conduct the proceedings on my behalf.
18. To appear before the Tehsildar, Collector, Municipal Corporation, Sub-Registrar, Society and all other Government and Semi-Government, Private and Local authorities in connection with the Said immovable Property and to attend its meetings and do all such acts, deeds, matters and things as may be required in connection with the Said Immovable Property on my behalf.
19. To ask, demand, sue for, recover and receive from every person and every body politic or corporate in India whom it shall or may concern all sums of money, rents, issues, profits, debts, dues, goods wares, merchandise, chattels, effects and things of any nature of description whatsoever which now are or which at any time or times during the subsistence of these presents shall or may be or become due owing payable or belonging to me in or by any right, title ways or means howsoever and upon receipt thereof or of any part thereof to make

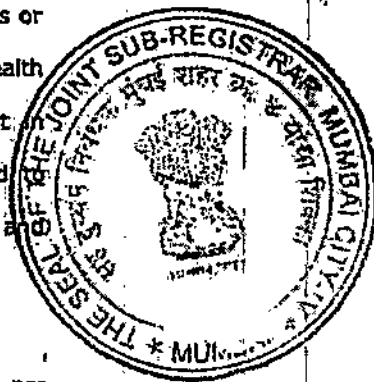


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*[Handwritten signature]*

sign execute and deliver such receipts releases or other discharges for the same respectively as the Attorney shall think fit or be advised.

- 20. To sign on my behalf Income Tax, and Wealth Tax returns and to submit the same on my behalf to the respective taxing Authorities.
- 21. To execute, declare and affirm on my behalf all the applications, documents, declarations and affidavits as may be necessary for the purposes of the Income Tax, Wealth Tax affairs and to submit and file the same with the respective Taxing Authorities.
- 22. To appoint on my behalf such Auditors, Accountants and Advocates as the said Attorney shall deem fit and proper for representing me before the Income Tax, and Wealth Tax and/or Taxing Authorities or any other Tribunal or Court in respect of the Income-Tax, and Wealth Tax and/or Taxing authorities or any other Tribunal or Court in respect of the Income-Tax, and Wealth Tax Assessments and discharge them and appoint new Auditors, Accountants and Advocates as the case may be in their place.



- 23. And in General to do all acts, deeds, matters and things which are necessary to protect the above said Immovable property and any matter relating to the said cause.

१००३ - ४	
१००३	११२ / १३०
२०२४	

- 24. In general to do all other act deeds matters and things whatsoever in respect of the said Immovable property and affairs herein either particularly or generally described as ample and effectual to all intents and purposes as I could do in my own person on my behalf.

- 25. I do hereby ratify and confirm all acts, deeds, as if the same are done or caused to be done by me in my personal capacities in respect of

*[Handwritten signature]*

1/25/24 १००३/१३०/४

the sale of the said immovable property. This Special Power of Attorney is valid, subsisting and I shall not cancel the same.

ESF/12675/23  
No. SANF/CU-5  
Seen at the C  
No. Responsi  
by this Court  
the contents

26. This Special Power of Attorney is given to my mother without any consideration.

**SCHEDULE OF PROPERTY**

- An "Ownership"

IN WITNESSES WHEREOF I, MR. Shardul Pradeep Dabholkar have put my signature to these presents of SPECIAL POWER OF ATTORNEY Redmond, Washington on this 11<sup>th</sup> day of December, 2023.



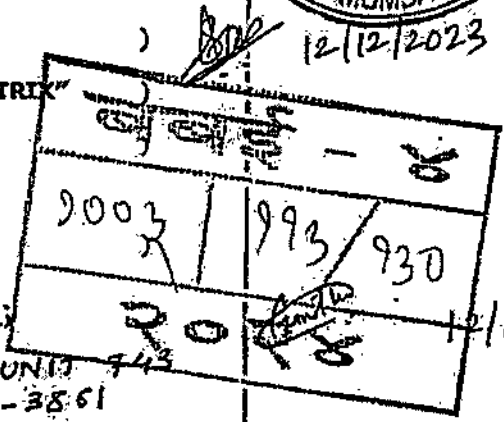
K. Chinna Swamy  
Consul  
Consulate General of India  
San Francisco USA

SIGNED AND DELIVERED BY

The within named "EXECUTOR/EXECUTRIX"  
MR. Shardul Pradeep Dabholkar

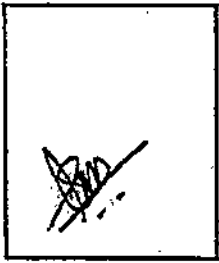
In the presence of

1. Gandhar Satish Joshi  
15522 NE 22ND PL UNIT 743  
BELLEVUE WA 98007-3861
2. NAMAN SANJAY KOTHARI  
15522 NE 22ND PL UNIT 743  
BELLEVUE WA 98007-3861



*Naman* 12/12/2023

MR. Shardul Pradeep Dabholkar



Signature



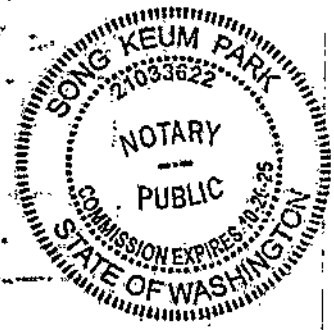
Left hand Thumb Impression

EXECUTOR/EXECUTRIX

SHARDUL PRADEEP DABHOLKAR  
NAMAN SANJAY KOTHARI  
GANDHAR SATISH JOSHI

Subscribed and sworn to before me  
This 12 day of Dec 2023

Notary Public in and for the State of WA  
residing at *Redmond*



DEC 19 2023

I accept this Power of Attorney.



*P. Dabholkar*



Mrs. Chandana P. Dabholkar  
(Attorney)



BEFORE ME

*[Signature]*

K. V. DAKE B.Com. LL.B.,  
NOTARY GOVT. OF INDIA  
Advocate High Court, Mumbai  
Janta Market Shop No. 35,  
Near Chembur Ry. Station, Chembur,  
Mumbai-400 071.

Notary Register	Entry No.	Date
No. 54	410	16/1/24

16 JAN 2024

Notary Register Page No. 71



पुस्तक - ६		
१००३	१२	२३०
२०२४		





**भारत सरकार**  
**Unique Identification Authority of India**  
**Government of India**

नोंदविण्याचा क्रमांक / Enrollment No 1216/00148/00954

To,  
 शार्दुल प्रदीप दामोदर  
 Shardul Pradeep Dabholkar  
 S/O Pradeep Dabholkar  
 Near B.M.C.Hospital A/5, Mohan Nagar, Hill Road,  
 Sion, Chunabhatti  
 Mumbai  
 Maharashtra 400022  
 2224052472

04/03/2012

Ref: 152 / 26D / 283000 / 283073 / P



UE3639336391N



आपला आधार क्रमांक / Your Aadhaar No. :

**3479 4479 3354**

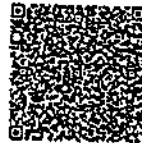
आधार — सामान्य माणसाचा अधिकार



~~भारत सरकार~~  
~~GOVERNMENT OF INDIA~~

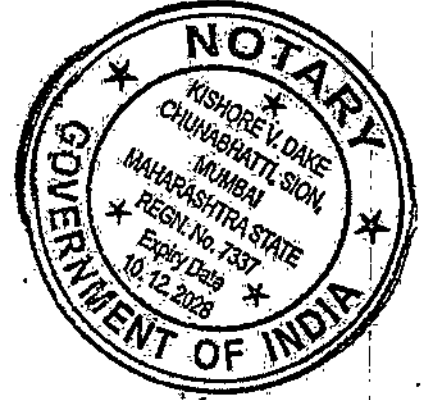


शार्दुल प्रदीप दामोदर  
 Shardul Pradeep Dabholkar  
 जन्म वर्ष / Year of Birth: 1992  
 पुरुष / Male

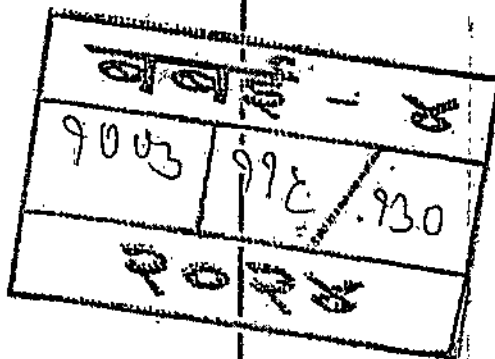
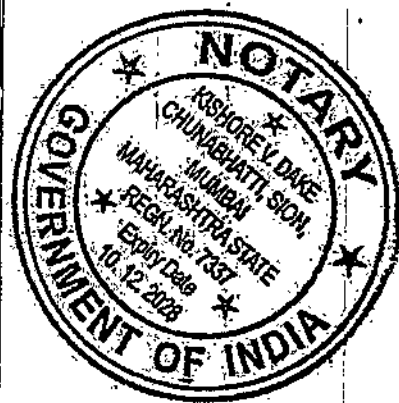
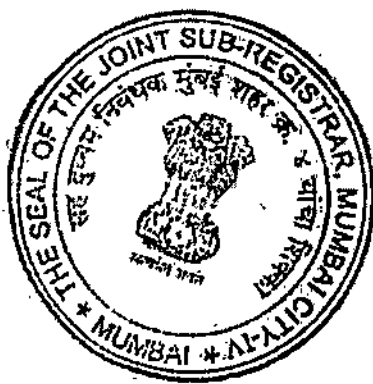
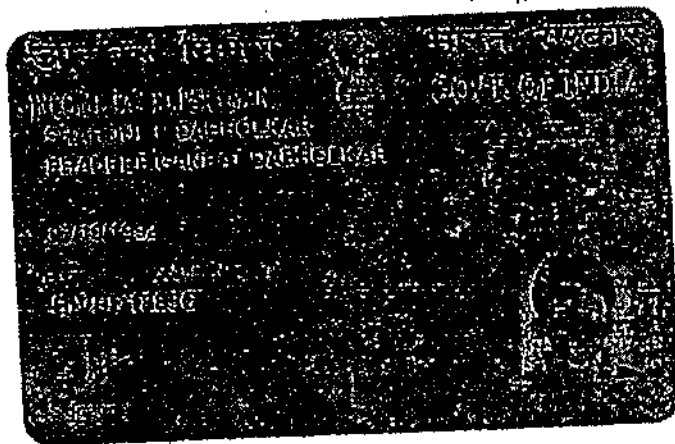


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आधार — सामान्य माणसाचा अधिकार



बबई - २	
१००३	११५ / १३०
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भारत सरकार

Unique Identification Authority of India  
Government of India

नोंदणी क्रमांक : Enrolment No.: 1216/00148/00895

To,

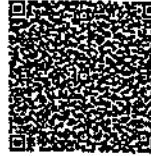
Chandana Pradeep Dabholkar  
चंदना प्रदीप दामोदरकर  
W/O Pradeep Dabholkar  
Near B.M.C. Hospital A/5, Mohan Nagar, Hill Road  
Sion Chunabhatti Mumbai  
Maharashtra 400022

23/10/2011



UC 01623997 2 IN

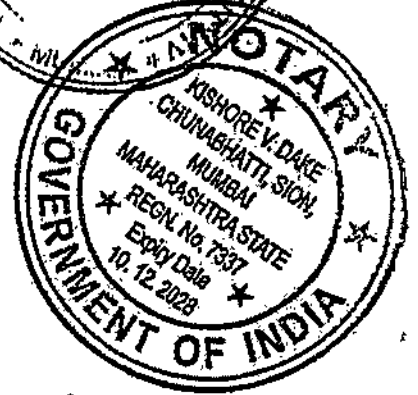
Ref.No.:412B3E9X-1623997



आपला आधार क्रमांक / Your Aadhaar No. :

**2430 6704 7136**

आधार — सामान्य माणसाचा अधिकार



भारत सरकार  
GOVERNMENT OF INDIA



चंदना प्रदीप दामोदरकर  
Chandana Pradeep Dabholkar

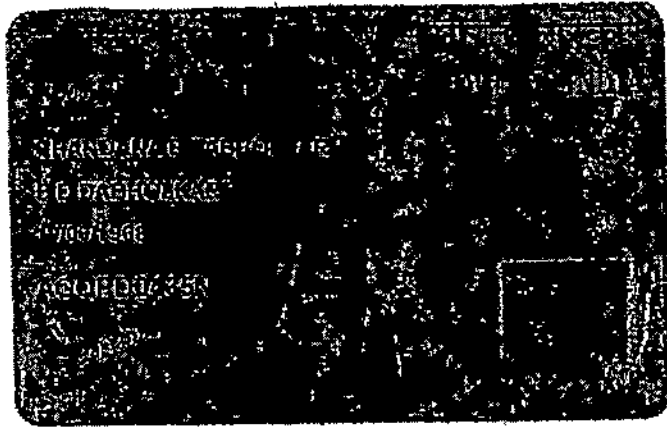
जन्म वर्ष / Year of Birth : 1988  
स्त्री / Female

2430 6704 7136



बबई - ४	
९००३	१९०/९३०
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आधार — सामान्य माणसाचा अधिकार



वर्ग - ४	
1003	994/130
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बजट - ४	
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२०३४	



भारतीय प्रजासत्ताक आधिकार प्रौधिकरण  
**भारत सरकार**  
**Unique Identification Authority of India**  
**Government of India**

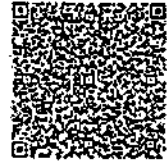
नोंदविण्याचा क्रमांक / Enrollment No 1216/00148/00954

To,  
 शाहूज प्रदीप दामोदरकर  
 Shardul Pradeep Dabholkar  
 S/O Pradeep Dabholkar  
 Near B.M.C. Hospital, A/5, Mohan Nagar, Hill Road,  
 Sion, Churnbhalli  
 Mumbai  
 Maharashtra 400022  
 2224052472

Ref: 152 / 28D / 283000 / 283073 / P



UE363933839IN



आपला आधार क्रमांक / Your Aadhaar No. :

**3479 4479 3354**

आधार — सामान्य माणसाचा अधिकार



भारत सरकार  
 GOVERNMENT OF INDIA



शाहूज प्रदीप दामोदरकर  
 Shardul Pradeep Dabholkar  
 जन्म वर्ष / Year of Birth : 1992  
 लिंग / Male

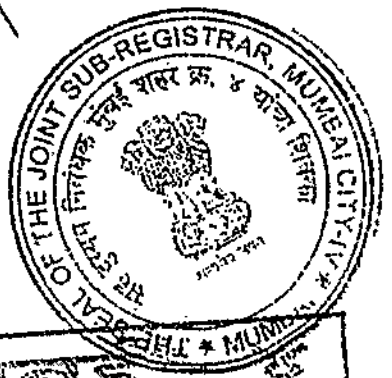


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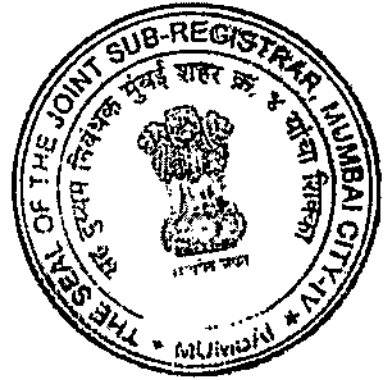
आधार — सामान्य माणसाचा अधिकार

जवळ - ४	
१००३	१२० / १३०
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*Shardul*



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२०२६		



जि.स.र. विभाग भारत सरकार  
INCOME TAX DEPARTMENT GOVT. OF INDIA  
SHARDUL DABHOLKAR  
PRADEEP GANPAT DABHOLKAR  
07/10/1992  
Permanent Account Number  
EIVPD18850  
Signature

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पत्र - ४		
2003	227	930
२०२४		



भारतीय रिपब्लिक चोळोवो माणिसाचो अधिकार

भारत सरकार  
Unique Identification Authority of India  
Government of India

नोंदणी क्रमांक : Enrolment No.: 1216/00148/00895

To,  
Chandana Pradeep Dabholkar  
चंदना प्रदीप दामोदरकर  
W/O Pradeep Dabholkar  
Near B.M.C. Hospital A/5, Mohan Nagar, Hill Road  
Sion Chunabhatti Mumbai  
Maharashtra 400022

23/10/2011



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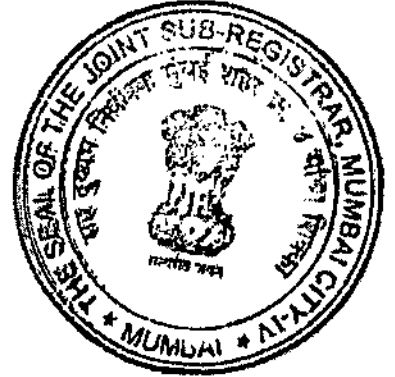
Ref No.:4(2B3E9X-1623997



आपला आधार क्रमांक / Your Aadhaar No. :

**2430 6704 7136**

आधार - सामान्य माणसाचा अधिकार



भारत सरकार  
GOVERNMENT OF INDIA



चंदना प्रदीप दामोदरकर  
Chandana Pradeep Dabholkar

जन्म वर्ष / Year of Birth : 1968  
स्त्री / Female

2430 6704 7136



बवई - ४	
१००३	१२५/४०
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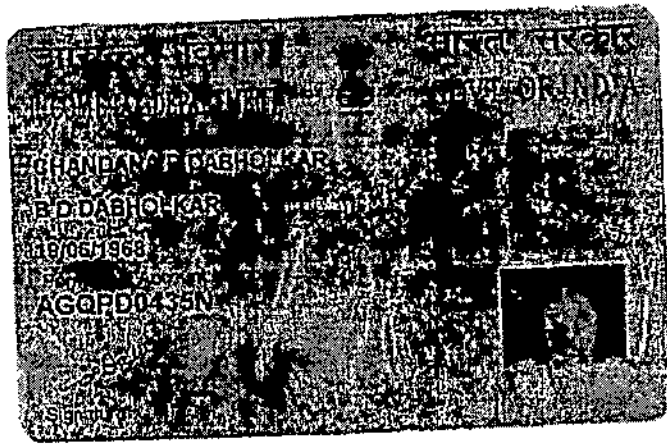
आधार - सामान्य माणसाचा अधिकार

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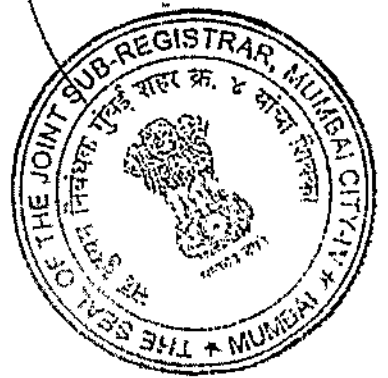
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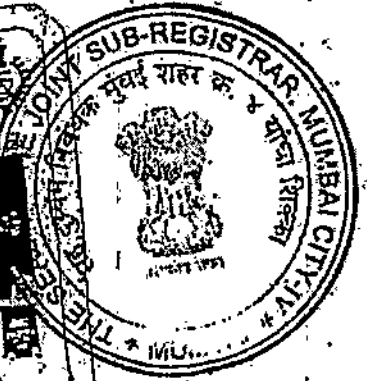
बळई - ४	
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१०३ - १		
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१०३		

THE UNION OF INDIA  
**MAHARASHTRA STATE MOTOR DRIVING LICENCE**  
 DL No: MH01 19930030234      DOI: 30-06-1993  
 Valid Till: 29-06-2013 (NT)      27-07-2013 (TR)  
 AED 30-07-2013  
 AUTHORIZATION TO DRIVE FOLLOWING CLASS  
 OF VEHICLES THROUGHOUT INDIA  
 COV      DOI  
 LMV      30-06-1998  
 MCWG      30-06-1998  
 LMV-TT      29-07-2013  
 DOB : 03-06-1979      BG: B+  
 Name: SHASHI KUMAR TIWARI  
 S/O: M. RAMRAJ TIWARI  
 Add: MADAN SETH CHL 304 B RM  
 SONAPUR LANE WORLI KOLHAWA  
 MUMBAI  
 PIN: 400018  
 Signature & ID of Issuing Authority: MH01 2015192  
 Signature/Thumb Impression of Holder

THE UNION OF INDIA  
**MAHARASHTRA STATE MOTOR DRIVING LICENCE**  
 DL No: MH01 2015022712      DOI: 12-05-2012  
 Valid Till: 12-05-2012 (NT)  
 AUTHORIZATION TO DRIVE FOLLOWING CLASS  
 OF VEHICLES THROUGHOUT INDIA  
 COV      DOI  
 LMV      12-05-2012  
 MCWG      12-05-2012  
 DOB: 12-07-1993      BG: B+  
 Name: SHASHI KUMAR TIWARI  
 S/O: M. RAMRAJ TIWARI  
 Add: MADAN SETH CHL 304 B RM  
 SONAPUR LANE WORLI KOLHAWA  
 MUMBAI  
 PIN: 400018  
 Signature & ID of Issuing Authority: MH01 2012211  
 Signature/Thumb Impression of Holder



14

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२०२६			

दस्तावेज क्रमांक: ववई-4 /1003/2024

वातान मूल्य: रु. 77,63,418/-

मोबदला: रु. 2,23,47,000/-

भरणाचे मूल्यांक शुल्क: रु.13,40,900/-

द. नि. मंत्र. द. नि. ववई-4 यांचे कार्यालयाने

अ. क्र. 1003 वर दि.17-01-2024

संजी 11 13 म.पू. वा. हजर केला.

गावर्ती:1100

गावर्ती दिनांक:17/01/2024

मादरकगणागचे नाव; शार्दूल पी. दाभोलकर तर्फे कुलमुखत्यार चंदना पी. दाभोलकर

नोंदणी फी

रु. 30000.00

दस्तावेजातार्कणी फी

रु. 2600.00

पृथांची संख्या: 130

एकूण: 32600.00

दस्तावेज हजर करणाऱ्याची मती:

*epDellu*

*epDellu*  
नियंत्रक, मुंबई-4

*epDellu*  
नियंत्रक, मुंबई-4

दस्तावेजा प्रकार: करणनामा

मुद्रांक शुल्क (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा म्हालयगत असलेल्या कोणत्याही कटका क्षेत्राच्या हद्दीत किंवा उपखंड (डोन) मध्ये तमुड-न भरलेल्या कोणत्याही नागरी क्षेत्रात

शिक्रा सं. 1 17/01/2024 11:13:59 AM ची वेळ: (सादरीकरण)

शिक्रा सं. 2 17/01/2024 11:17:03 AM ची वेळ: (फी)

**प्रतिज्ञापत्र**

सदर दस्तावेज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तावेजातील संपूर्ण मजकूर निष्पादक व्यक्ती साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्तावेजाची सत्यता, वैधता कायदेशीर-बाबीसत्ये दस्त निष्पादक व कवुलीधारक हे संपूर्णपणे जबाबदार राहतील.





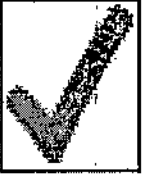
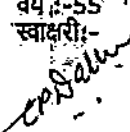


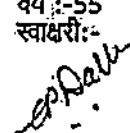

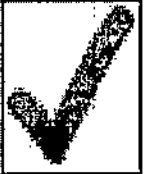
*epDellu*  
लिहून देणारे

*epDellu*  
लिहून देणारे

*epDellu*

दस्त क्रमांक : बबई 4/1003/2024




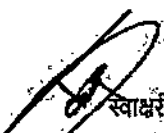
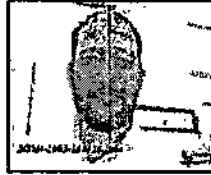
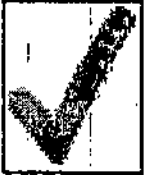
दस्ताचा प्रकार :- करारनामा

अनु.क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव: दोस्ती रीअल्टी लिमिटेड तर्फे अधिकृत, हस्ताक्षरकर्ता पंकज नरोत्तमदास शाह तर्फे कबुलीजबाबासाठी मुखत्यारपत्रधारक मनोज अनंत ठाकुर पत्ता: प्लॉट नं: -, माळा नं: पहिला मजला, इमारतीचे नाव: लॉरेन्स आणि मायो हाऊस, ब्लॉक नं: २७६, डॉ. डी.एन. रोड, रोड नं: फोर्ट, महाराष्ट्र, मुंबई. पॅन नंबर: AACCD7714K	लिहून देणार वय :- 46 स्वाक्षरी:- 		
2	नाव: शार्दूल पी. दाभोलकर तर्फे कुलमुखत्यार चंद्रना पी दाभोलकर पत्ता: प्लॉट नं: ए/5, माळा नं: -, इमारतीचे नाव: मोहन नगर, ब्लॉक नं: हिल रोड, बी एम सी हॉस्पिटलच्या जवळ, रोड नं: चुनाभट्टी सायन, महाराष्ट्र, MUMBAI. पॅन नंबर: BIVPD1885Q	लिहून घेणार वय :- 55 स्वाक्षरी:- 		
3	नाव: चंद्रना पी. दाभोलकर पत्ता: प्लॉट नं: ए/5, माळा नं: -, इमारतीचे नाव: मोहन नगर, ब्लॉक नं: हिल रोड, बी एम सी हॉस्पिटलच्या जवळ, रोड नं: चुनाभट्टी सायन, महाराष्ट्र, MUMBAI. पॅन नंबर: AGQPD0435N	लिहून घेणार वय :- 55 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिकका क्र.3 ची वेळ: 17 / 01 / 2024 11 : 23 : 32 AM

ओळख:-

खालील इ-सम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु.क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	ठसा प्रमाणित
1	नाव: शशिकुमार - तिवारी वय: 43 पत्ता: २/३७, कंधारिया मॅशन, दादर पश्चिम, मुंबई पिन कोड: 400028			
2	नाव: धीरेंद्र - त्रिपाठी वय: 34 पत्ता: २/३७, कंधारिया मॅशन, दादर पश्चिम, मुंबई पिन कोड: 400028			

शिकका क्र.4 ची वेळ: 17 / 01 / 2024 11 : 24 : 03 AM

सह-दुय्यम निबंधक, मुंबई-4

## Payment Details.

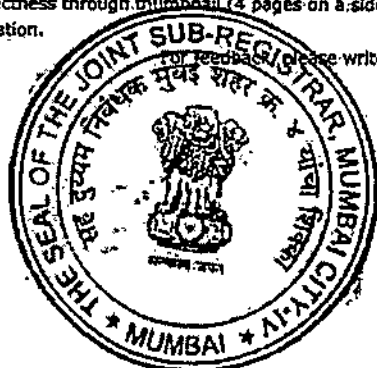
sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	DOSTI REALTY LIMITED	eChallan	69103332024011510359	MH013963191202324E	1340900.00	SD	0007432617202324	17/01/2024
2		DHC		0124170803154	600	RF	0124170803154D	17/01/2024
3	DOSTI REALTY LIMITED	eChallan		MH013963191202324E	30000	RF	0007432617202324	17/01/2024
4		DHC		0124159504210	2000	RF	0124159504210D	17/01/2024

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

1003 / 2024

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout: after registration.
2. Get print immediately after registration.



हस्ताक्षर करणेत येते की सदरोल  
हस्ताक्षर करणेत येते की सदरोल  
पुस्तक क्र. १, बबई-४/..... १३०३ / २०२४ वर  
नोंदला. 8 JAN 2024  
दिनांक

(सुधकर वि. मोरे)  
सह-दुय्यम निबंधक वर्ग-२, मुंबई शहर-४

DOSTI REALTY LIMITED  
PROMOTER

AND

SHARDUL P. DABHOLKAR  
CHANDANA P. DABHOLKAR  
PURCHASER

## AGREEMENT FOR SALE

Flat No. 701 On 7<sup>th</sup> Floor

Dosti Wave Building in Dosti Eastern Bay Project

(MahaRERA No. P51900030769)

Vidyaalankar College Road, Behind BMC Office,

New Wadala, Mumbai - 400 037.

DATED THIS            DAY OF            2024

9.41  
9.48

**DOSTI REALTY LIMITED**Lawrence & Mayo House 1st floor 276 Dr D N Road Fort, MUMBAI, MAHARASHTRA, INDIA,  
PIN:400001GSTIN : 27AACCD7714K1ZH  
PAN : AACCD7714K  
CIN :**Receipt****SHARDUL P DABHOLKAR**A/5, MOHAN NAGAR, HILL ROAD, NEAR BMC HOSPITAL, CHUNABHATTI,  
SION, MUMBAI, MAHARASHTRA, INDIA, PIN:400022

Co Applicant Name : CHANDANA P DABHOLKAR

Email : shardul710@gmail.com  
Contact No : +91-5856293194  
GSTIN : UnRegistered  
PAN : BIVPD1885Q  
Booking No : AAGG/01055/23-24  
Customer No : EVFAPP/00154/23-24

Receipt No : AA0J/29384/23-24

Receipt Date 14/12/2023

Project : DOSTI EASTERN BAY  
Wing PHASE 2>>WAVE - C WING>>FACING EAST  
Unit No : 701  
Adjustment Normal  
Payment Mode : Cheque  
Drawn On : BANK OF BARODA  
Instn. No. : 000019  
Instn. Date 12/12/2023

Remarks : OCR

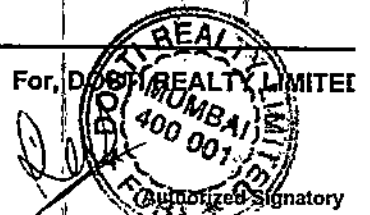
Payment In respect of Unit No.: 701 at WAVE - C WING, in DOSTI EASTERN BAY vide Cheque No. 000019 Dated : 12/12/2023  
Drawn on : BANK OF BARODA

Sl. #	Type	Schedule Name	Revenue Name	Invoice No	Invoice Dt	Particulars	Total Amt
1	Bill	Earnest Money	Unit Cost	AAF7/29224/23-24	04/12/2023	Earnest Money, Unit Cost	1,282,320
2	Bill	Earnest Money	Unit Cost	AAF7/29224/23-24	04/12/2023	Earnest Money, Unit Cost, Taxes	64,116
3	Bill	45 DAYS FROM DATE OF RECEIPT	Unit Cost	AAF7/29225/23-24	09/12/2023	45 DAYS FROM DATE OF RECEIPT, Unit Cost	2,234,699
4	Bill	45 DAYS FROM DATE OF RECEIPT	Unit Cost	AAF7/29225/23-24	09/12/2023	45 DAYS FROM DATE OF RECEIPT, Unit Cost, Taxes	111,735
<b>Total Receipt Amount :</b>							<b>3,692,870</b>
<b>Amount in Words : Rupees Thirty Six Lac Ninety Two Thousand Eight Hundred Seventy Only</b>							

Subject to Realisation

This is Computer generated letter doesn't require Signature

For, DOSTI REALTY LIMITED





**DOSTI REALTY LIMITED**Lawrence & Mayo House 1st floor 276 Dr D N Road Fort, MUMBAI, MAHARASHTRA, INDIA,  
PIN:400001GSTIN : 27AACCD7714K1ZH  
PAN : AACCD7714K  
CIN :**Receipt****SHARDUL P DABHOLKAR**A/5, MOHAN NAGAR, HILL ROAD, NEAR BMC HOSPITAL, CHUNABHATTI,  
SION, MUMBAI, MAHARASHTRA, INDIA, PIN:400022

Co Applicant Name : CHANDANA P DABHOLKAR

Email : shardul710@gmail.com  
Contact No : +91-5856293194  
GSTIN : UnRegistered  
PAN : BIVPD1885Q  
Booking No : AAGG/01055/23-24  
Customer No : EVFAPP/00154/23-24

Receipt No : AA0J/29111/23-24

Receipt Date : 12/12/2023

Project : DOSTI EASTERN BAY

Wing : PHASE 2&gt;&gt;WAVE - C WING&gt;&gt;FACING EAST

Unit No : 701

Adjustment : Normal

Payment Mode : Cheque

Drawn On : BANK OF BARODA

Instn. No. : 000017

Instn. Date : 03/12/2023

Remarks : OCR

Payment in respect of Unit No.: 701 at WAVE - C WING, in DOSTI EASTERN BAY vide Cheque No. 000017 Dated : 03/12/2023  
Drawn on : BANK OF BARODA

Sl. #	Type	Schedule Name	Revenue Name	Invoice No	Invoice Dt	Particulars	Total Amt
1	Bill	Earnest Money	Unit Cost	AAF7/29224/23-24	04/12/2023	Earnest Money, Unit Cost	476,190
2	Bill	Earnest Money	Unit Cost	AAF7/29224/23-24	04/12/2023	Earnest Money, Unit Cost, Taxes	23,810
<b>Total Receipt Amount :</b>							<b>500,000</b>
Amount In Words : Rupees Five Lac Only							

Subject to Realisation

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For, DOSTI REALTY LIMITED



Authorized Signatory

**DOSTI REALTY LIMITED**Lawrence & Mayo House 1st floor 276 Dr D N Road Fort, MUMBAI, MAHARASHTRA, INDIA,  
PIN:400001GSTIN : 27AACCD7714K1ZH  
PAN : AACCD7714K  
CIN :**Receipt****SHARDUL P DABHOLKAR**A/5, MOHAN NAGAR, HILL ROAD, NEAR BMC HOSPITAL, CHUNABHATTI,  
SION, MUMBAI, MAHARASHTRA, INDIA, PIN:400022**Co Applicant Name : CHANDANA P DABHOLKAR**Email : shardul710@gmail.com  
Contact No : +91-5856293194  
GSTIN : UnRegistered  
PAN : BIVPD1885Q  
Booking No : AAGG/01055/23-24  
Customer No : EVFAPP/00154/23-24

Receipt No : AA0J/28900/23-24

Receipt Date 10/12/2023

Project : DOSTI EASTERN BAY  
Wing PHASE 2>>WAVE - C WING>>FACING EAST  
Unit No : 701  
Adjustment Normal  
Payment Mode : Card  
Drawn On : BANK OF BARODA  
Instr. No. : SWIPE8270/000076  
Instr. Date 04/12/2023

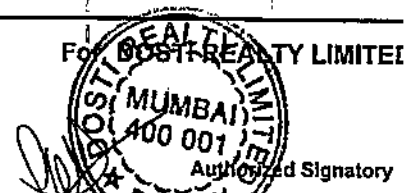
Remarks : TOKEN AGAINST BOOKING AMOUNT OF UNIT C-701

Payment in respect of Unit No.: 701 at WAVE - C WING, in DOSTI EASTERN BAY vide Cheque No. SWIPE8270/000076 Dated : 04/12/2023  
Drawn on : BANK OF BARODA

Sl. #	Type	Schedule Name	Revenue Name	Invoice No	Invoice Dt	Particulars	Total Amt
1	Bill	Earnest Money	Unit Cost	AAF7/29224/23-24	04/12/2023	Earnest Money.Unit Cost	47,619
2	Bill	Earnest Money	Unit Cost	AAF7/29224/23-24	04/12/2023	Earnest Money.Unit Cost.Taxes	2,381
<b>Total Receipt Amount :</b>							<b>50,000</b>
<b>Amount in Words : Rupees Fifty Thousand Only</b>							

Subject to Realisation

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For **DOSTI REALTY LIMITED**

**DOSTI REALTY LIMITED**

Lawrence &amp; Mayo House 1st floor 276 Dr D N Road Fort, MUMBAI, MAHARASHTRA, INDIA, PIN:400001



GSTIN : 27AACCD7714K1ZH  
PAN : AACCD7714K  
CIN :

**Receipt****SHARDUL P DABHOLKAR**

A/5, MOHAN NAGAR, HILL ROAD, NEAR BMC HOSPITAL, CHUNABHATTI, SION, MUMBAI, MAHARASHTRA, INDIA, PIN:400022

**Co Applicant Name : CHANDANA P DABHOLKAR**

Email : shardul710@gmail.com  
Contact No : +91-5856293194  
GSTIN : UnRegistered  
PAN : BIVPD1885Q  
Booking No : AAGG/01055/23-24  
Customer No : EVFAPP/00154/23-24

Receipt No : AA0J/28901/23-24

Receipt Date 10/12/2023

Project : DOSTI EASTERN BAY  
Wing PHASE 2>>WAVE - C WING>>FACING EAST  
Unit No : 701  
Adjustment Normal  
Payment Mode : Card  
Drawn On : ICICI BANK  
Instr. No. : SWIPE6008/000077  
Instr. Date 04/12/2023

Remarks : TOKEN AGAINST BOOKING AMOUNT OF UNIT C-701

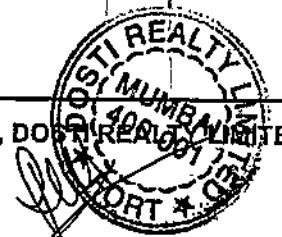
Payment in respect of Unit No.: 701 at WAVE - C WING, in DOSTI EASTERN BAY vide Cheque No. SWIPE6008/000077 Dated : 04/12/2023  
Drawn on : ICICI BANK

Sl. #	Type	Schedule Name	Revenue Name	Invoice No	Invoice Dt	Particulars	Total Amt
1	Bill	Earnest Money	Unit Cost	AAF7/29224/23-24	04/12/2023	Earnest Money.Unit Cost	47,619
2	Bill	Earnest Money	Unit Cost	AAF7/29224/23-24	04/12/2023	Earnest Money.Unit Cost.Taxes	2,381
<b>Total Receipt Amount :</b>							<b>50,000</b>
Amount in Words : Rupees Fifty Thousand Only							

Subject to Realisation

This is Computer generated letter doesn't require Signature

For, DOSTI REALTY LIMITED



Authorized Signatory

**DOSTI REALTY LIMITED**

Lawrence &amp; Mayo House 1st floor 276 Dr D N Road Fort, MUMBAI, MAHARASHTRA, INDIA, PIN:400001



GSTIN : 27AACCD7714K1ZH  
 PAN : AACCD7714K  
 CIN :

**Receipt****SHARDUL P DABHOLKAR**

A/5, MOHAN NAGAR, HILL ROAD, NEAR BMC HOSPITAL, CHUNABHATTI, SION, MUMBAI, MAHARASHTRA, INDIA, PIN:400022

**Co Applicant Name : CHANDANA P DABHOLKAR**

Email : shardul710@gmail.com  
 Contact No : +91-5856293194  
 GSTIN : UnRegistered  
 PAN : BIVPD1885Q  
 Booking No : AAGG/01055/23-24  
 Customer No : EVFAPP/00154/23-24

**Receipt No : AA0J/28903/23-24****Receipt Date 10/12/2023**

**Project : DOSTI EASTERN BAY**  
**Wing : PHASE 2>>WAVE - C WING>>FACING EAST**  
**Unit No : 701**  
**Adjustment : Normal**  
**Payment Mode : Cheque**  
**Drawn On : BANK OF BARODA**  
**Instn. No. : 000018**  
**Instn. Date : 04/12/2023**

**Remarks : TOKEN AGAINST BOOKING AMOUNT OF UNIT C-701**

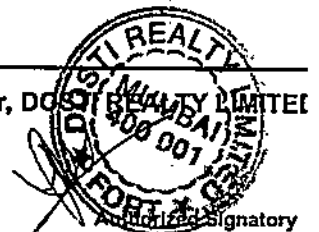
**Payment in respect of Unit No.: 701 at WAVE - C WING, in DOSTI EASTERN BAY vide Cheque No. '000018 Dated : 04/12/2023**  
**Drawn on : BANK OF BARODA**

Sl. #	Type	Schedule Name	Revenue Name	Invoice No	Invoice Dt	Particulars	Total Amt
1	Bill	Earnest Money	Unit Cost	AA0J/29224/23-24	04/12/2023	Earnest Money,Unit Cost	380,952
2	Bill	Earnest Money	Unit Cost	AA0J/29224/23-24	04/12/2023	Earnest Money,Unit Cost,Taxes	19,048
<b>Total Receipt Amount :</b>							<b>400,000</b>
<b>Amount in Words : Rupees Four Lac Only</b>							

Subject to Realisation

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For, DOSTI REALTY LIMITED



Authorized Signatory

**COST SHEET**

DOSTI EASTERN BAY PHASE 2 - (MAHARERA NO. PS1900030769)

Residence Details	Unit Number		701
	Typology		2 BHK
	Project		DEB - WAVE
	Wing		Tower C
	Floor		2
	Rera Carpet Area	Sq mt	60.18
	Open Balcony	Sq mt	0.00
	Utility Area	Sq mt	1.50
	Total Area	Sq mt	61.68
	Rera Carpet Area	*Sq ft	650
Open Balcony	*Sq ft	0	
Utility Area	*Sq ft	16	
Total Area	*Sq ft	666	
Agreement value	Agreement Value	INR	23,991,884
	Less: YEAR-END FIESTA OFFER	INR	(719,760)
	Less: SPECIAL DISCOUNT	INR	(925,224)
	(A) Total Agreement Value	INR	22,547,000
Other Charges	Clubhouse Membership (Non Refundable) + GST	INR	236,000
	(B) Total Other Charges	INR	236,000
<b>TOTAL VALUE (A+B)</b>		INR	<b>22,583,000</b>
GST Payable by the customer 5%		INR	1,117,350
Sub Total statutory Dues		INR	1,117,350
<b>Total</b>		INR	<b>23,700,351</b>

**Please Note:**

\* Please deduct 1% TDS from the installment and Pay/Deposit into Govt Treasury on behalf of Promoters "Dosti Realty Limited", Only If the Agreement Value is More than 50 Lacs. Further Also Note that From 1st April 2022, TDS @ 1% is to be Deducted By Purchaser on Agreement For Transfer of any Immovable Property or the Stamp Duty Value of Such Property Whichever is Higher.

\* Conversion in square feet for convenience purpose and easy understanding

The Flat Purchaser has opted for Construction - Linked Payment Schedule (CLP) and hereby agrees to pay the amount as and when due as per progress of work as per the payment schedule attached herewith

Flat Purchaser has to pay additional at the time of possession the below mentioned charges :

(a) Share money, Corpus fund for Infra & Common Facilities, Share of Security Deposit for 12 months.

(b) Advance outgoings for 12 months (Rs.12 per sq ft on Rera Carpet + Balcony Area)\*, Club Outgoings for 24 months, Layout - Common Area Maintenance Charges for 48 Months (Rs.2 per sq ft) (GST at applicable rate shall be extra).

\*Without Property Tax-Property Tax to be paid by Flat Purchaser at Actuals

Flat Purchaser to pay Rs 75000 (2 BHK), Rs 100000 (3BHK) & Rs 125000 (4BHK) towards Furniture deposit at the time of possession

Payment towards the Agreement Value of the flat and the payment for statutory dues and other charges has to be paid by separate cheque/DD/ Pay-order

DRL DOSTI EASTERN BAY PHASE II MASTER COLLECTION ESCROW ACCOUNT

Scanning charges And Other incidental Charges of Rs 12500 to be paid by the Flat Purchaser at the time of registration

Stamp Duty and Registration charges are payable by Dosti Realty Limited

Presently applicable Statutory obligations like Stamp Duty, Registration Charges and GST are included as stated above. However if any increase / revision / new levy is made applicable, the same will be payable by the purchaser as per rates applicable from time to time

Earnest Money Deposit/Application Fee/Booking Amount of Rs 5 Lac is Non Refundable

This Cost Sheet is valid for the date on which it is issued subject to change without notice before booking amount is received.

I/We agree and accept the above terms and conditions and undertake to make payment as stated above.

Agreement for Sale has to be executed and registered within 29-days of booking. 25% of the consideration value shall stand forfeited towards liquidated damages in case of withdrawal/ cancellation of booking.

The Promoter/Developer reserves its right to initiate and complete one or more milestones simultaneously including but not limited to the work of internal walls, plaster, flooring, windows / façade, doors, sanitary fittings, lift wells, lobbies, staircases, entrance lobbies, general development etc., at any time during the construction cycle and to raise demands for payment of corresponding installments thereof, which may be simultaneous with the demands of other installments for other milestones. The purchaser / allottee / customer agrees and undertakes to make payment of these demands as and when raised and shall not be entitled to nor shall dispute / object / challenge the same in any manner whatsoever

Intending Purchaser/s' Signature

*pp Ballu*  
(on behalf of Shardul)

*pp Ballu*



Unit Number	701
Typology	2 BHK
Project	DEB - WAVE
Wing	Tower C
Floor	2
Rera Carpet Area	Sq mt 60.38
Open Balcony	Sq mt 0
Utility Area	Sq mt 1.5
Total Area	Sq mt 61.88
Rera Carpet Area	Sq ft 650
Open Balcony	Sq ft 0
Utility Area	Sq ft 16
Total Area	Sq ft 666

*epDatta*  
*(on behalf of Shandul)*  
*epDatta*

Payment Schedule* % of Total Agreement	Milestones		Towards Flat Cost	GST	TOTAL	Payment Due date
10%	Earnest Money Deposit/Application Fee/Booking Amount	INR	2,234,700	111,735	2,346,435	
5%	Within 30 days from the date of receipt of Earnest Money Deposit /Application Fee Booking Amount	INR	1,117,350	55,868	1,173,218	
5%	Within 60 days from the date of receipt of Earnest Money Deposit /Application Fee Booking Amount	INR	1,117,350	55,868	1,173,218	
10%	On or before Commencement of 10th Slab of Superstructure of the building or wing in which the said Apartment is located	INR	2,234,700	111,735	2,346,435	
5%	On or before Commencement of 15th Slab of Superstructure of the building or wing in which the said Apartment is located	INR	1,117,350	55,868	1,173,218	
5%	On or before Commencement of 20th Slab of Superstructure of the building or wing in which the said Apartment is located	INR	1,117,350	55,868	1,173,218	
5%	On or before Commencement of 25th Slab of Superstructure of the building or wing in which the said Apartment is located	INR	1,117,350	55,868	1,173,218	
5%	On or before Commencement of 30th Slab of Superstructure of the building or wing in which the said Apartment is located	INR	1,117,350	55,868	1,173,218	
5%	On or before Commencement of 35th Slab of Superstructure of the building or wing in which the said Apartment is located	INR	1,117,350	55,868	1,173,218	
5%	On or before Commencement of 40th Slab of Superstructure of the building or wing in which the said Apartment is located	INR	1,117,350	55,868	1,173,218	
10%	On Completion of Slabs including Podiums and Slit of the building or wing in which the said apartment is located	INR	2,234,700	111,735	2,346,435	
10%	On Completion of walls, internal plaster, floorings, of the said apartment	INR	2,234,700	111,735	2,346,435	
10%	On Completion of external plumbing and external paint, elevation, terraces, with waterproofing of the building or Wing in which the said apartment is located	INR	2,234,700	111,735	2,346,435	
5%	On Completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and other requirements as prescribed in the Agreement of Sale	INR	1,117,350	55,868	1,173,218	
5%	At the time of possession of the said apartment		1,117,350	55,868	1,173,218	
100%	<b>TOTAL</b>	INR	<b>22,347,000</b>	<b>1,117,350</b>	<b>23,464,351</b>	

**Please Note:**  
 Payable at the time of possession of the said premises 236,000 236,000

\* Please deduct 1% TDS from the installment and Pay/Deposit into Govt Treasury on behalf of Promoters "Dosti Realty Limited", Only if the Agreement Value is More than 50 Lacs. Further Also Note that From 1st April 2022, TDS @ 1% is to be Deducted By Purchaser on Agreement For Transfer of any Immoveable Property or the Stamp Duty Value of Such Property Whichever is Higher.

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DRI DOSTI EASTERN BAY PHASE II MASTER COLLECTION ESCROW ACCOUNT

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Intending Purchaser/ s' Signature  
*epDatta*  
*(on behalf of Shandul)*  
*epDatta*





# RAMNANI & ASSOCIATES

ARCHITECTS, INTERIOR - DESIGNERS, STRUCTURAL ENGINEERS & VALUERS

**R. D. SHENOY**

B. Arch, A.I.A, A.I.I.D, A.I.F.I, F.I.I.V

**S. H. PHERWANI**

B.E. (CIVIL); M.E. (IND); F.I.I.V

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EMAIL : ramnan[arch@gmail.com  
WEBSITE : www.raassociates.co

Date: 11<sup>th</sup> October, 2023

## TO WHOMSOEVER IT MAY CONCERN

This is to certify that Building known as "Dosti Wave" of the project "Dosti Eastern Bay" having corresponding name "Wing-C" in municipal sanctioned plan, lying, being and situated on the plot bearing C.S. No 2A/116 & 4/116 of Salt Pan Division and 3/456 of Matunga Division, F/N Ward, Antop Hill, Wadala (E), Mumbai 400037 being Developed by M/s Dosti Realty Limited, the Promoter of the project.

Amended plans for the project Known as "Dosti Eastern Bay" are approved by Municipal Corporation of Greater Mumbai vide file number CHE/CTY/0953/F/N/337(NEW)/337/10 /Amend. The configuration of the said building as per approved drawings dated 27<sup>th</sup> January 2023 is Ground + 4 Podiums + Stilt + Structural transfer Girder & Service Floor + 44 Residential Floors + Terrace. As per the progress of work on site for "Wing C" known as "Dosti Wave", "On completion of external plumbing, flooring, external plaster, Paint, elevation terraces with waterproofing of the wing." has completed on 11<sup>th</sup> October '2023.

Yours Faithfully,

Rajesh  
Devdas  
Shenoy

Digitally signed  
by Rajesh  
Devdas Shenoy  
Date: 2023.10.11  
14:58:04 +05'30'

Ramnani & Associates

Ar. Rajesh Shenoy

Registration Number: CA/85/9351