

74/10738

पावती

Original/Duplicate

Saturday, August 04, 2018

नोंदणी क्र. :39म

9:44 AM

Regn.:39M

पावती क्र.: 14797

दिनांक: 04/08/2018

गावाचे नाव: बाळकूम

दस्तऐवजाचा अनुक्रमांक: टनन2-10738-2018

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: बेल्लिसिमो डेव्हलपर्स ठाणे प्रा. लि. तर्फे कु. मु. सुरेन्द्रन नायर तर्फे
कबुलीजबाबासाठी कु. मु. राहुल वंडेकर

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2560.00

पृष्ठांची संख्या: 128

एकूण:

रु. 32560.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

9:54 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 2

सह दुर्यम निबंधक, ठाणे क्र. २

बाजार मूल्य: रु.5194000 /-

मोबदला रु.7090096/-

भरलेले मुद्रांक शुल्क : रु. 425500/-

1) देयकाचा प्रकार: DHC रक्कम: रु.560/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0308201805533 दिनांक: 04/08/2018

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004695950201819R दिनांक: 31/07/2018

बँकेचे नाव व पत्ता: IDBI

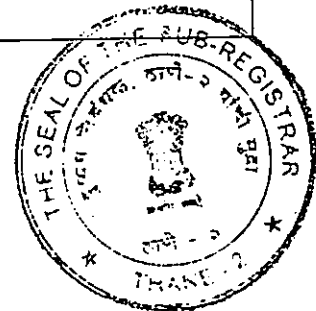
3) देयकाचा प्रकार: DHC रकम: रु.2000/-
डीडी/धनादेश/च ऑर्डर क्रमांक: 0308201804161 दिनांक: 04/08/2018
बँकेचे नाव व पत्ता:

A. K. D. - Thane

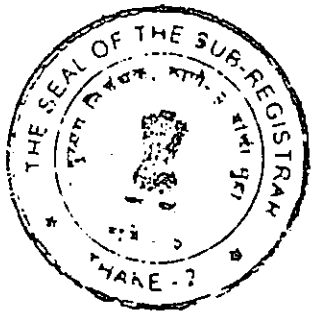
Hot Payment Successful. Your Payment Confirmation Number is 176879488

CHALLAN			
MTR Form Number - 6			
GRN NUMBER	MH004695950201819R	BARCODE	Form ID : Date: 31-07-2018
Department	IGR	Payee Details	
Receipt Type	RE	Dept. ID (If Any)	
Office Name	IGR114-THN2_THANE 2 JOINT SUB REGISTRAR Location	PAN No. (If Applicable)	PAN-AADCI0409D
Year	Period: From : 31/07/2018 To : 31/03/2099	Full Name	Bellissimo Developers Thane Pvt Ltd
Object	Amount in Rs.	Flat/Block No, Premises/ Bldg	Flat 1805 W12 Lodha Amara - Clariant Compound
0030046401-75	425500.00	Road/Street, Area /Locality	
0030063301-70	30000.00	Town/ City/ District	Kolshet Rd Thane Maharashtra
	0.00	PIN	410206
	0.00	Remarks (If Any) :	रकम ४२५५००/- ३१/०७/२०१८
	0.00		9/1925
	0.00		
	0.00		
	0.00		
	0.00		
	0.00		
Total	455500.00	Amount in words	Rupees Four Lakhs Fifty Five Thousand Five Hundred Only
Payment Details: IDBI NetBanking Payment ID : 176879488		FOR USE IN RECEIVING BANK	
Cheque- DD Details:		Bank CIN No: 69103332018080251791	
Cheque- DD No.		Date	31-07-2018
Name of Bank	IDBI BANK	Bank-Branch	
Name of Branch		Scroll No.	

4.7

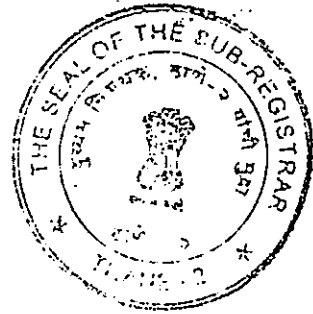


पं. नं. - २
क्र. १०७३८/१००१
२/१९२८



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0308201804161	Date 03/08/2018
Received from BELLISSIMO DEVELOPERS THANE PVT LTD, Mobile number 8080818022, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R.Thane 2 of the District Thane.	
Payment Details	
Bank Name IBKL	Date 03/08/2018
Bank CIN 10004152018080303477	REF No. 176971829
This is computer generated receipt, hence no signature is required.	

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वस्तु क्र. १०७३८/२०१८
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90030/2096
2/1925

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0308201805533	Date 03/08/2018
Received from BELLISSIMO DEVELOPERS THANE PVT LTD, Mobile number 8080818022, an amount of Rs.560/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R.Thane 2 of the District Thane.	
Payment Details	
Bank Name IBKL	Date 03/08/2018
Bank CIN 10004152018080304516	REF No. 176981226
This is computer generated receipt, hence no signature is required.	





04/08/2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 2

दस्त क्रमांक : 10738/2018

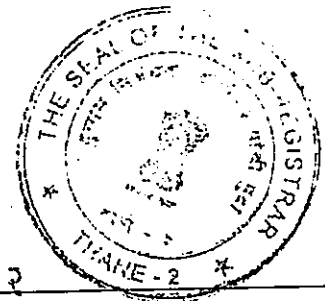
नोंदणी :

Regn:63m

गावाचे नाव : बाळकूम

(1) विलेखाचा प्रकार	करारनामा
(2) मोवदला	7090096
(3) बाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5194000
(4) भू-मापन,पोटहिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :सदनिका नं: 1805, माळा नं: 18वा मजला, इमारतीचे नाव: डब्ल्यु-12,लोढा अमारा, ब्लॉक नं: क्लेरियंट कंपाउंड, रोड नं: कोलशेत रोड, इतर माहिती: सोवत एक कार पार्किंग((Survey Number : 59/1 (P), 60 (P), 61 (P), 62 (P), 63/1 (P), 63/10A (P), 63/2 (P), 63/3 (P), 63/4 (P), 63/ 5 (P), 63/6 (P), 63/7 (P), 63/8 (P), 63/9 (P), 63/10B (P), 64/1 (P), 64/2 (P), 64/3 (P), 64/4 (P), 64/5 (P), 64/6 (P), 64/ 7 (P), 64/8 (P), 64/9 (P), 65/1 (P), 65/2, 65/3 (P), 65/4 (P), 65/5 (P), 66 (P), 67 (P), 68/1 (P), 68/2 (P), 68/3 (P), 68/4 (P), 68/5 (P), 69/1 (P), 69/2 (P), 69/3 (P), 69/4A (P), 69/4B (P), 69/5 (P), 69/6 (P), 70/1 (P), 70/2 (P), 70/3 (P), 70/4 (P), 70/5 (P), 70/6 (P), 70/7 (P), 70/8 (P), 70/9 (P) व दस्तात नमूद केल्याप्रमाणे. ;))
(5) क्षेत्रफळ	1) 44.35 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:-वेल्लिस्मिओ डेव्हलपर्स ठाणे प्रा. लि. तर्फे कु.मु सुरेन्द्रन नायर तर्फे कबुलीजवाबामाठी कु. मु. राहुल वडेकर वय:-38; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 412, 4था मजला, 17जी वर्धमान चेंबर, कावसजी पटेल रोड, हॉर्निमन सर्कल, फोर्ट, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400001 पॅन नं:-AADCI0409D
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-चितेश तिवारी -- वय:-33; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए-204, लोढा कासा अल्टीमा, ऑफ पोखरण रोड नं 2, बॉल्टास लेन, माजिवडे, ठाणे, इंडिया. ब्लॉक नं: -. रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AFDPT6925P
(9) दस्तऐवज करून दिल्याचा दिनांक	04/08/2018
(10)दस्त नोंदणी केल्याचा दिनांक	04/08/2018
(11)अनुक्रमांक,खंड व पृष्ठ	10738/2018
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	425500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

सह दुय्यम निबंधक, ठाणे क्र. २

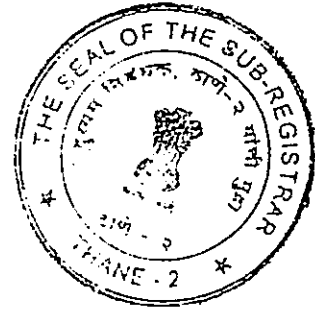


मुल्यांकनासाठी विचारात घेतलेला
तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला
अनुच्छेद :- :

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

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दस्तावेज नं. १०७३५ / २०१८
५ / १२५



AGREEMENT TO SELL

THIS AGREEMENT TO SELL is made at Mumbai this ५th day of Aug, 2018

BETWEEN:

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

AND

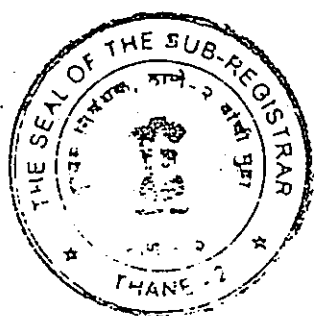
Gitesh Tiwari residing / having its address at A 204, Lodha Casa Ultima, Off Pokharan Road No 2, Voltas Lane, Majiwada, Thane-400601, India. and assessed to income tax under permanent account number (PAN) AFDPT6925P, hereinafter referred to as the "PURCHASER" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include (a) in case of an Individual, such individual's heirs, executors, administrators and assigns; (b) in case of a partnership firm, its partners for the time being, the survivors or the last survivor of them and legal heirs, executors, administrators or the permitted assigns of such last survivor of them; and (c) In case of a company or a body corporate or juristic entity, its successors and permitted assigns) of the Other Part.

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

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सं. ३०७३८/२०१६
६/१२५



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 दफ्तरी १००३८/२०१८
 ७/१२६

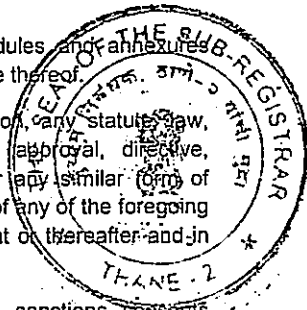
WHEREAS:

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

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

1. DEFINITIONS

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



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4.7. "Building" shall mean the single/multi-storied buildings to be/ being constructed as part of the Project.

4.8. "Building Conveyance" shall have the meaning ascribed to it in Clause 14.3 below.

1.9. "Building Protection Deposit" shall mean the amounts specified in the Annexure 6 (Unit and Project Details).

1.10. "CAM Charges" shall have the meaning ascribed to it in Clause 15.5.

1.11. "CAM Commencement Date" shall mean the day from which the Purchaser will be required to pay BCAM Charges and FCAM Charges (if applicable) and will be the first day of the immediately succeeding month after the Date of Offer of Possession regardless of whether the Purchaser takes possession of the Unit.

1.12. "Car Parking Spaces" shall mean a location where a 4 wheel passenger vehicle can be parked. Car Parking Spaces includes open / stilt / covered parking spaces and maybe located in the basement, car park (including multi-level car park), podium etc.). Shortest walking distance between the Building entrance lobby and entry to location where car is parked shall not exceed 750 meters.

1.13. "Carpet Area" shall mean the net usable area of the Unit including the area covered by the internal partition walls of the Unit but shall exclude the area covered by external walls, areas under service shafts, exclusive balcony/ verandah/open terrace area or any exclusive open terrace area. Carpet area is calculated prior to application of any finishes (i.e. on bare shell basis). Carpet area is subject to tolerance of +/- 3 per cent on account of structural, design and construction variances. In case of any dispute on the measurement of Carpet Area, the same shall be physically measured after removing all finishes that have been applied/fitted and the cost of removal and refitting of such finishes shall be borne by the Party which raises the dispute in relation to the measurement of Carpet Area.

1.14. "Cheque Bouncing Charges" shall mean the charges payable by either Party to this Agreement on account of a cheque issued pursuant to this Agreement is not honoured for any reason whatsoever including 'insufficient funds', 'stop payment' or 'account closed' and shall mean an amount equivalent to of 2.5 (two point five) per cent of the value of the cheque in question. If the amount of the said cheque and the cheque bouncing charges thereto are not paid within a period of 30 days from the date the cheque is not cleared in the first instance, the Cheque Bouncing Charges shall increase to 5 (five) per cent of the value of the cheque issued.

1.15. "Club" shall mean any recreation facility constructed for the use of the purchasers of units in the Project or the Larger Property.

1.16. "Common Areas and Amenities" shall mean the common areas and amenities as are available to and/or in respect of the Building/ Larger Property, as the case may be and more particularly described at Annexure 7 (Common Areas and Amenities).

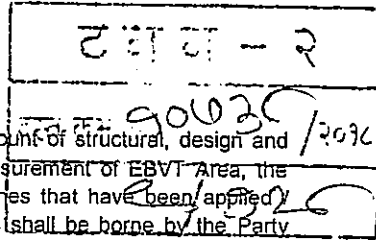
1.17. "Company Notice of Termination" shall have the meaning ascribed to it in Clause 11.2.1.

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

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

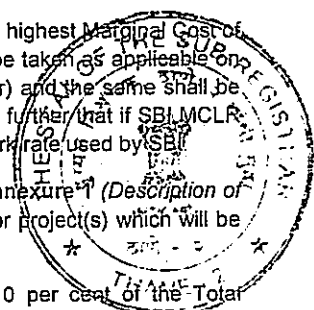
1.20. "Direct Tax" or "Direct Taxes" shall mean income tax, corporate tax, or similar tax or levy, wherever and whenever charged, levied or imposed together with any interest and penalties in relation thereto.

1.21. "Exclusive Balcony/ Verandah/Open Terrace Area" or "EBVT Area" shall mean the floor area of the balcony or verandah or open terrace as the case may be, which is appurtenant to the net usable floor area of the Unit, meant for the exclusive use of the Purchaser. EBVT Area is calculated prior to application of any finishes (i.e. on bare shell

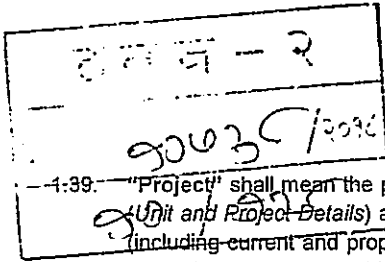


basis) and is subject to tolerance of +/- 3 per cent on account of structural, design and construction variances. In case of any dispute on the measurement of EBVT Area, the same shall be physically measured after removing all finishes that have been applied fitted and the cost of removal and refitting of such finishes shall be borne by the Party which raises the dispute in relation to the measurement of EBVT Area.

- 1.22. "Extended DOP" shall have the meaning ascribed to it in Clause 10.1 below.
- 1.23. "FCAM Charges", if applicable, shall mean the Federation common area maintenance charges payable by the Purchaser *inter alia* for the maintenance of the Larger Property (excluding the Building), but shall not include BCAM Charges. FCAM Charges shall be applicable where the Project consists of more than one Ultimate Organisation and will be as set out at Annexure 6 (*Unit and Project Details*).
- 1.24. "Federation" shall mean the apex body to be formed by and consisting of the ultimate organisations formed in respect of various buildings constructed/to be constructed in the Project, to maintain, administer and manage the Larger Property and the Project. This may be a company or a registered federation or any other management structure as permissible in law.
- 1.25. "Federation Conveyance" shall have the meaning ascribed to it in Clause 14.4 below.
- 1.26. "FEMA" shall have the meaning ascribed to it in Clause 20(y) below.
- 1.27. "FMC" shall have the meaning ascribed to it in Clause 15.1 below.
- 1.28. "Force Majeure" shall mean an event of flood, fire, cyclone, earthquake or any other calamity caused by nature affecting the regular development of the Project.
- 1.29. "FSI Free Constructed Spaces" shall have the meaning ascribed to it in Clause 15.15 below.
- 1.30. "Indirect Tax" or "Indirect Taxes" means goods and services tax, service tax, value added tax, sales tax, stamp duty, customs and import duties, levy, impost, octroi, and, or, duty of any nature whatsoever, whenever imposed and, or, levied, by any Authority, together with any interest and penalties in relation thereto, excluding any Direct Tax.
- 1.31. "Interest" shall mean simple interest at State Bank of India's (SBI) highest Marginal Cost of Lending Rate (MCLR) + 2 per cent per annum. The MCLR shall be taken as applicable on 1st day of each quarter (1st January, 1st April, 1st July, 1st October) and the same shall be deemed to be the applicable MCLR for the said quarter. Provided further that if SBI MCLR is no longer in use, MCLR will be replaced by equivalent benchmark rate used by SBI.
- 1.32. "Larger Property" means the land with details as described in Annexure 1 (*Description of Larger Property*). For clarity, there may be other building(s) and/or project(s) which will be constructed on the Larger Property.
- 1.33. "Liquidated Damages" shall mean an amount equivalent to 10 per cent of the Total Consideration.
- 1.34. "Loan" shall have the meaning ascribed to it in Clause 7.1 below.
- 1.35. "Maintenance Related Amounts" shall include the amounts collected by the Company to be utilized towards the management of the affairs of the Building and/or the Larger Property including but not limited to BCAM Charges, Property Tax and Building Protection Deposit. An indicative list of Maintenance Related Amounts is at Annexure 6 (*Unit and Project Details*).
- 1.36. "Net Area" shall mean the aggregate of the Carpet Area and the EBVT Area.
- 1.37. "OC" shall have the meaning ascribed to it in Clause 10.3 below.
- 1.38. "Possession Demand Letter" shall have the meaning ascribed to it in Clause 10.2 below.



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1.39. "Project" shall mean the project with RERA registration number as stated in Annexure 6 (Unit and Project Details) and with details as available with the concerned RERA authority (including current and proposed parts of the project). The Project may be part of a layout on the Larger Property which may comprise of various other buildings and/or projects.

1.40. "Purchaser Notice of Termination" shall have the meaning ascribed to it in Clause 11.3.1.b) below.

1.41. "Refund Amount" shall mean:

1.41.1. In case of termination pursuant to Clause 11.2.1 and Clause 11.2.2: an amount equivalent to the Total Consideration or part thereof paid by the Purchaser to the Company (excluding Interest or any other charges paid by the Purchaser on account of delayed payments) after deducting therefrom the Liquidated Damages and, if applicable, any amounts paid to 3rd parties by the Company on behalf of the Purchaser including but not limited to stamp duty, registration charges, brokerage charges (including any consideration, monetary or otherwise, paid by the Company to any third party for facilitating, assisting in connection with the sale of the Unit or identifying the Purchaser as a potential purchaser).

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

1.41.2. In case of termination pursuant to Clause 11.2.3 and 11.3.1.b: an amount equivalent to the aggregate of the Total Consideration or part thereof paid by the Purchaser to the Company (excluding Interest or any other charges paid by the Purchaser on account of delayed payments) and Interest on such amounts from the date of receipt of the respective installments, after deducting therefrom any amounts paid to 3rd parties by the Company on behalf of the Purchaser (if applicable) including but not limited to stamp duty, registration charges, brokerage charges (including any consideration, monetary or otherwise, paid by the Company to any third party for facilitating, assisting in connection with the sale of the Unit or identifying the Purchaser as a potential purchaser), till the date of payment of the Refund Amount.

For the avoidance of doubt, it is clarified that Interest will not be payable on any amounts paid by the Purchaser towards any Indirect Tax and, or, any other government levy.

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

1.43. "RERA" shall mean the Real Estate (Regulation and Development) Act 2016 and the rules framed by the relevant State Government thereto and any amendments to the Act or the rules.

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

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

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

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

1.48. "Transfer" shall mean the sale, transfer, assignment, directly or indirectly, to any third party of:

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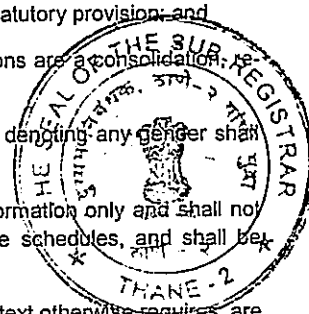
- a. the Unit or any part of the right, title or interest therein; and,
- b. the benefit of this Agreement; and, or,
- c. in case the Purchaser is a company, directly or indirectly, the change in (i) control and, or, management; and, or, (ii) shareholding constituting more than 25 per cent of the voting rights and, or, economic interest;
- d. in case the Purchaser is a partnership firm or limited liability partnership, the change in constitution thereof.

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

- 1.49. "Total Consideration" shall mean the amounts payable/agreed to be paid by the Purchaser for purchase of Unit and will be the aggregate of the Consideration Value set out at Annexure 6 (Unit and Project Details), Reimbursements, the Maintenance Related Amounts and all Indirect Taxes thereto, as well as any changes in Consideration Value as per the terms of Clause 4.2.
- 1.50. "Ultimate Organization" shall mean the company/ condominium/society/other permissible legal entity to be formed in respect of the Building as contemplated in Clause 14.
- 1.51. "Unit" shall mean the unit in the Building with the Carpet Area and EBVT Area as specified at Annexure 6 (Unit and Project Details) and floorplan thereto (with unit shaded) annexed hereto as Annexure 5 (Floor Plan).

2. RULES FOR INTERPRETATION

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



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the act of thing is done and if the last day of the period is not a working day, then the period shall include the next following working day.

- 2.10. The Purchaser confirms and warrants that the Liquidated Damages is a genuine/pre-estimate of the loss or damage that is likely to be suffered by the Company on account of breach of the terms of this Agreement by the Purchaser. The Liquidated Damages is also arrived at having regard to the cost of construction, the cost of funds raised by the Company, the ability or inability of the Company to resell the Unit, among others. The Purchaser waives his right to raise any objection to the payment or determination of Liquidated Damages in the manner and under the circumstances set out herein.
- 2.11. All amounts stated herein are exclusive of Taxes, including but not limited to service tax, Maharashtra value added tax, stamp duty, and all such Taxes, as maybe applicable from time to time, shall be borne and paid by the Purchaser separately, immediately upon the same being demanded by the Company as per Applicable Law.
- 2.12. In case of any conflict between the provisions of Clause 21 and any other provisions of this Agreement, the provisions of Clause 21 shall prevail.
- 2.13. The recitals above, the schedules and annexures hereto shall form an integral part and parcel of this Agreement and shall be read in conjunction with this Agreement.

3. DISCLOSURES AND TITLE

- 3.1. The Purchaser hereby declares and confirms that prior to the execution of this Agreement:
 - (i) the Company has made full and complete disclosure of its title to Larger Property; (ii) he has taken inspection of all the relevant documents; and (iii) he has, in relation to the Unit/Building/Larger Property, satisfied himself of *inter alia* the following:
 - a. Nature of the Company's right, title and encumbrances, if any;
 - b. The Approvals (current and future);
 - c. The drawings, plans and specifications;
 - d. Nature and particulars of fixtures, fittings and amenities.
- 3.2. The Purchaser confirms that the Purchaser has entered into this Agreement out of his own free will and without any coercion, and after reviewing and understanding a draft of this Agreement. The Purchaser has obtained suitable advice prior to entering into this Agreement and the Agreement is being entered into with full knowledge of the obligations and rights under this Agreement and the Applicable Law governing the same.

4. AGREEMENT TO SELL AND CONSIDERATION

- 4.1. The Purchaser hereby agrees to purchase/acquire from the Company and the Company hereby agrees to sell to the Purchaser, the Unit for the Total Consideration as set out at Annexure 6 (*Unit and Project Details*) hereto subject to the terms and conditions mentioned herein and the Approvals.
- 4.2. The Total Consideration shall remain fixed as stated in Annexure 6 (*Unit and Project Details*) hereto, save and except for proportionate share (in ratio of Net Area) of any increase in costs/charges levied by any Authority, after date of start of construction of the Building and on account of any increase in the cost of construction of the Building due to depreciation of the rupee by more than 5 per cent beyond the prevailing exchange rate with the US Dollar (\$) as on the date of start of construction of the Building. Such increase will be certified by any one of the Big 6 accountancy firms (EY, KPMG, PWC, Deloitte, BDO, Grant Thornton in 2017 and as may vary over time) and the Purchaser shall pay such proportionate share, as demanded.
- 4.3. The Total Consideration shall be paid by the Purchaser to the Company from time to time in the manner more particularly described at Annexure 6 (*Unit and Project Details*), time being of the essence. The Purchaser shall be responsible for ensuring that payment of each installment is made within 14 (fourteen) days of the demand for the said installment

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being made by the Company. Payment shall be deemed to have been made when credit is received for the same by the Company in its account.

- 4.4. The Purchaser acknowledges that he has chosen the 'Construction Progress Linked Payment Plan' since it offers several advantages to the Purchaser, including that the installment payments may become due later in time than as envisaged at the time of entering into this Agreement, if the relevant construction milestones are delayed, thus compensating for the impact of any delay in construction on the Purchaser. This significantly reduces the risk of the Purchaser as compared to the 'Time Linked Payment Plan' option and the Purchaser has entered into this Agreement after taking into account the advantages and risks of the 'Construction Progress Linked Payment Plan'.
- 4.5. The Purchaser agrees and understands that Company has agreed to sell the Unit to the Purchaser on the specific assurance of the Purchaser that the Purchaser:
- Shall make payment of the Total Consideration as per the timelines set out at Annexure 6 (*Unit and Project Details*), without any delay or demur for any reason whatsoever;
 - Shall observe all the covenants, obligations and restrictions stated in this Agreement; and
 - Confirms that any breach or failure to observe the aforesaid covenants, obligations and restrictions would constitute a breach of the terms of this Agreement by the Purchaser.
- 4.6. It is clarified and the Purchaser accords his irrevocable consent to the Company to appropriate any payment made by him, notwithstanding any communication to the contrary, in the following manner:
- Firstly, towards the Cheque Bouncing Charges in case of dishonour of any cheque issued by the Purchaser;
 - Secondly, towards Interest due as on the date of payment;
 - Thirdly, towards costs and expenses for enforcement of this Agreement and recovery of the Total Consideration, dues and Taxes payable in respect of the Unit or any other administrative or legal expense incurred by the Company on account of delay in payment by the Purchaser and consequential actions required to be taken by the Company; and
 - Fourthly, towards outstanding dues including Total Consideration in respect of the Unit or under the Agreement.

Under any circumstances and except in the manner as aforesaid, no express intimation or communication by the Purchaser, with regard to appropriation/application of the payments made hereunder shall be valid or binding upon the Company.

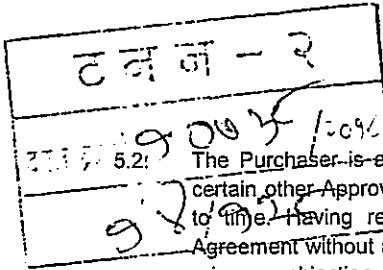
- 4.7. In case of the dishonor of any cheque, the Cheque Bouncing Charges will be payable by the Party which issued the cheque in question.
- 4.8. The Parties agree that, in addition to the Interest, in case of every instance of delayed payment, either Party shall be entitled to recover from the other Party responsible for such delayed payments, all costs associated with the administrative actions related to follow-up and recovery of such delayed payments, which are estimated to be 2 (two) per cent of the amount of the delayed payment per instance (subject to minimum of INR 20,000/- (Rupees Twenty Thousand Only) per instance of delayed payment in 2017 and shall be revised on 1st April of each year as per rate of Reserve Bank of India's consumer price index).

5. CONSTRUCTION AND DEVELOPMENT

- 5.1. The Company shall, subject to the terms hereof, construct the Building in accordance with the Approvals and/or, plans and amendments thereto as approved by the relevant Authorities.

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5.2. The Purchaser is aware that while the Company has obtained some of the Approvals, certain other Approvals (or amendments to current Approvals) may be received from time to time. Having regard to the above position, the Purchaser has entered into this Agreement without any objection or demur and agrees not to raise and waives his right to raise any objection, in that regard.

5.3. The Parties agree that while the Company may make amendments to the plans or layouts of the Building and the Project as required for the execution of the Project or as may be directed by the competent Authorities. This may include any change wherein the Company, if permitted by the relevant Authorities, transferring the construction permissible on the Larger Property to any other property or transferring to the Larger Property the construction permissible on any other property at any time prior to conveyance of the Larger Property to the Federation/Ultimate Organisation. The Purchaser gives his consent for such changes provided such changes shall not result in change in location of the Unit (with respect to its direction on a given floor), lowering of the Unit (with respect to its height above ground) or reduction in the Net Area more than 3 per cent of the Net Area. In case a change is proposed which adversely impact any of the aforesaid factors, separate written consent shall be obtained from the Purchaser.

5.4. The Purchaser is aware and agrees that the Company shall allow various balcony/verandah/ open terraces (including the one located at the top of the Building) to be used, partly or wholly, by one (or more) unit purchaser(s) in the Building and such unit purchaser(s) shall have exclusive right to use the said areas as per the terms of the arrangement between the Company and the said unit purchaser(s). The Purchaser agrees not to raise any objection or make any claims in that regard and the claims in that regard shall be deemed to have been waived. In terms of the above, the Company shall be at absolute liberty to allot/assign the said right to such person/s in the manner as the Company may deem fit and proper.

6. SECURITIZATION OF THE TOTAL CONSIDERATION

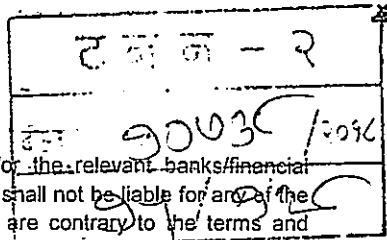
6.1. The Purchaser hereby grants his irrevocable consent to the Company to securitize the Total Consideration and/or part thereof and the amounts receivable by the Company hereunder and to assign to the banks / financial Institutions the right to directly receive from the Purchaser the Total Consideration and / or part thereof and / or the amounts payable hereunder. It is further agreed that any such securitization shall not lead to an increase in the Total Consideration paid by the Purchaser for the Unit and any payment made by the Purchaser to the Company and/or any bank or financial institution nominated by the Company in writing, shall be treated as being towards the fulfilment of the obligations of the Purchaser under this Agreement to the extent of such payment.

7. LOANS AGAINST THE UNIT

7.1. The Parties agree that notwithstanding any loan or financial assistance availed or to be availed by the Purchaser in connection with the payments to be made pursuant to this Agreement (Loan) and any mortgage created or to be created over the Unit in connection with such Loan (which requires the prior written consent of the Company), the Purchaser shall remain solely and wholly responsible for the timely payment of the Total Consideration or the part thereof and/or any other the amounts payable hereunder.

7.2. The Parties further agree that the Company shall not in any way be liable or responsible for the repayment of the Loan taken by the Purchaser. All costs in connection with the procurement of the Loan and creation of a mortgage over Unit and payment of charges to banks or financial institutions in this connection shall be solely and exclusively borne and incurred by the Purchaser. Notwithstanding the provisions hereof, it is clarified that until all the amounts payable hereunder have not been paid, the Company shall have a lien on the Unit to which the Purchaser has no objection and hereby waives his right to raise any objection in that regard.

7.3. The Purchaser hereby expressly agrees that so long as the Loan and the Total Consideration remain unpaid/outstanding, the Purchaser subject to the terms hereof, shall not sell, Transfer, let out and/or deal with the Unit in any manner whatsoever without



obtaining prior written permission of the Company and/or the relevant banks/financial institutions which have advanced the Loan. The Company shall not be liable for any of the acts of omission or commission of the Purchaser which are contrary to the terms and conditions governing the Loan. It shall be the responsibility of the Purchaser to inform the Ultimate Organisation about the lien/charge of such banks/financial institutions and the Company shall not be liable or responsible for the same in any manner whatsoever.

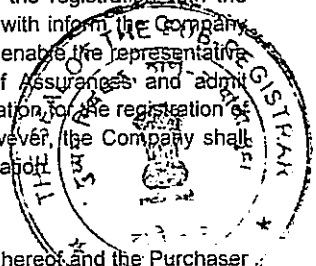
7.4. The Purchaser indemnifies and hereby agrees to keep indemnified the Company and its successors and assigns from and against all claims, costs, charges, expenses, damages and losses which the Company and its successors and assigns may suffer or incur by reason of any action that any bank/financial institution may initiate on account of the Loan or for the recovery of the Loan or any part thereof or on account of any breach by the Purchaser of the terms and conditions governing the Loan.

8. CAR PARKING

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

9. REGISTRATION

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



10. POSSESSION

10.1. Subject to the Purchaser not being in breach of any of the terms hereof and the Purchaser, having paid all the dues and amounts hereunder including the Total Consideration, the Company shall endeavor to provide the Unit to the Purchaser on or before the estimated DOP set out at Annexure 6 (Unit and Project Details) with an additional grace period of 18 (eighteen) months and any further extension as may be applicable pursuant to Clause 10.4 (cumulatively referred to as the Extended DOP i.e. estimated DOP as set out at Annexure 6 (Unit and Project Details) + additional grace period of 18 (eighteen) months + further extension as may be applicable pursuant to Clause 10.4).

10.2. The Purchaser shall make full payment of all amounts payable under this Agreement within 15 (fifteen) days of the Company intimating him, in writing, that the Unit is ready for possession (Possession Demand Letter) and shall thereafter, take possession of the Unit. In the event the Purchaser fails and, or, neglects to take possession of the Unit within 2 (two) months from the date of the Possession Demand Letter, the Purchaser shall be liable to pay demurrage charges to the Company at the rate of INR 10/- per square foot of Net Area per month or part thereof from the expiry of the aforementioned 2 (two) month period till such time the Purchaser takes the possession of the Unit. The amounts payable by the Purchaser pursuant to this Clause 10.2 shall be in addition to the CAM Charges.

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Notwithstanding the aforesaid, it shall be deemed that the Purchaser has taken possession of the Unit on the expiry of the 2 months from the date of the Possession Demand Letter and the Purchaser shall alone be responsible/liable in respect any loss or damage that may be caused to the Unit after this date.

- 10.3. The Company shall obtain occupation certificate for the Unit (OC) (which shall also be deemed to be the Completion Certificate, if required, under Applicable Law) at any time prior to the Extended DOP. The OC may be for part or whole of the Building. Further, the Company shall endeavor to make available the key Common Areas and Amenities in respect of the Building within a period of 1 (one) year from the Extended DOP.
- 10.4. Notwithstanding any other provision of this Agreement, the Company shall, without being liable to the Purchaser in any way including in respect of payment of Interest, be entitled to reasonable extension of time for making available the Unit for possession or completion of said Building if the same is delayed for reasons beyond the control of the Company including on account of any of the following:
- Any event of *Force Majeure*;
 - Riots / other civil disturbances;
 - Any notice, order, rule or notification of the Central or relevant State Government and/or any other public or competent Authority or of the court which affects the Building in which the Unit is located.

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

11. TERMINATION

- 11.1. This Agreement is not terminable under any circumstances, save and except the specific circumstances stated below. Both Parties have entered into this Agreement, knowing fully well that the Total Consideration of the Unit may change (increase or decrease) in accordance with the provisions of this Agreement and both Parties confirm that they shall not seek to terminate this Agreement, under any pretext or guise, in order to benefit from and/or escape from the impact of such change the Total Consideration.

Company's Right to Terminate

- 11.2. Company shall have right to terminate this Agreement only in the following circumstances:
- 11.2.1. Non-Payment: If the Purchaser is in default of any of his obligations under this Agreement, including (but not limited to) making payment of all due amounts as per Schedule of Payment set out at Annexure 6 (*Unit and Project Details*) (and Interest thereon, if any) within 14 (fourteen) days of the date of the demand letter, the Purchaser shall be deemed to be in default. In the event of such default, the Company shall issue to the Purchaser notice of such default and the Purchaser shall be provided with a further period of 14 (fourteen) days from the date of such notice to cure the said default. In the event that the Purchaser fails to cure such default within 14 (fourteen) days from the date of notice of such default (or such default is not capable of being rectified), the Company shall have the option to terminate this Agreement by sending a notice of termination by registered AD/ speed post (Company Notice of Termination).
- 11.2.2. Attempt to Defame: The Purchaser agrees not to do or omit to do or cause to be done by any party known to him any act, deed or thing or behave inappropriately or correspond or communicate in a manner that would in any manner affect or prejudice or defame the Building / Project / Larger Property or the Company or its representatives. In the event the Purchaser does or omits to do any such act, deed or thing then the Company shall, without prejudice to any other rights or remedies available in law, have the option to the terminate this Agreement sending the Company Notice of Termination.
- 11.2.3. Prolonged Stoppage in Construction: In the event the construction of the wing or floor of the Building in which the Unit is located has been stopped for a period of more than 1 (one)

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year due to Applicable Law, the Company shall have the option to terminate this Agreement sending the Company Notice of Termination.

Purchaser's Right to Terminate:

11.3. Purchaser shall have right to terminate this Agreement only in the following circumstances:

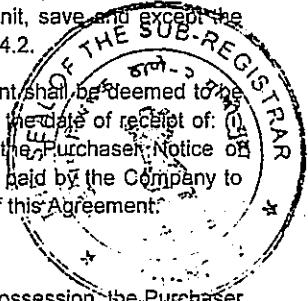
11.3.1. Delay in possession beyond Extended DOP: Subject to the Purchaser having paid all the amounts due and payable hereunder as per the timelines stated in Annexure 6 (*Unit and Project Details*), if the Company fails to offer possession of the Unit by Extended DOP, then:

- a. Within 30 (thirty) days of expiry of Extended DOP, the Company shall inform the Purchaser the revised date by which the Unit is likely to be ready for being offered for possession. On receipt of such written intimation, unless the Purchaser elects to terminate this Agreement in terms of Clause b) the DOP mentioned in Annexure 6 (*Unit and Project Details*) shall stand revised to and substituted by revised date communicated by the Company. The Company shall credit Interest to the Purchaser for the period between the Extended DOP and the date on which possession is finally offered to the Purchaser; or
- b. Within 30 days from expiry of Extended DOP, the Purchaser may by giving notice in writing in the form set out in Annexure 8 (*Purchaser Notice of Termination*) elect to terminate this Agreement (*Purchaser Notice of Termination*). Where the Purchaser Notice of Termination is not received by the Company within the aforementioned period of 30 (thirty) days from expiry of the Extended DOP, the Purchaser shall be deemed to have elected to proceed in accordance and pursuant to the provisions of Clause 11.3.1(a).

11.4. Consequences of Termination and Payment of Refund Amount

11.4.1. On a termination of this Agreement by either Party in accordance with the provisions of this Clause 11, the booking / allotment of the Unit shall stand immediately terminated and the Purchaser shall have no right whatsoever with respect to the Unit, save and except the right to receive the Refund Amount in accordance with Clause 11.4.2.

11.4.2. Pursuant to the termination of this Agreement, the Refund Amount shall be deemed to be due and payable to the Purchaser at the end of 12 months from the date of receipt of: (i) the Company Notice of Termination by the Purchaser; or (ii) the Purchaser Notice of Termination by the Company, as the case may be, and shall be paid by the Company to the Purchaser only on the registration of a Deed of Cancellation of this Agreement.



12. DEFECT LIABILITY

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

13. SET OFF / ADJUSTMENT

13.1. The Purchaser hereby grants to the Company the unequivocal and irrevocable consent to recover / set off / adjust the amounts payable by the Purchaser to the Company including the Total Consideration, Interest and/or Liquidated Damages against any other amounts payable by the Purchaser to the Company or by the Company to the Purchaser pursuant to this Agreement and in relation to the Unit. The Purchaser agrees and undertakes not to

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raise any objection or make any claims with regard to such adjustment / set off and the claims, if any, of the Purchaser, in that regard, shall be deemed to have been waived.

14. ULTIMATE ORGANISATION

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

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

14.3. Within 18 months from the date of occupation certificate in respect of the Building, the Company shall execute a Deed of Conveyance in favour of the Ultimate Organisation (Building Conveyance) in respect of the structure of the Building along with the FSI consumed in the Building subject to the right of the Company(i) to dispose of unsold units, if any and receive the entire consideration amount and outstanding dues from the purchasers; and (ii) to consume the entire balance FSI, balance TDR and any additional future increase in FSI and TDR, additional FSI due to change in law or policies of any Authority on the Larger Property; and (iii) to use all internal roads and all the facilities, amenities and services for such future and/or ongoing development or otherwise.

14.4. Within 18 months from the receipt of the occupation certificate for the last building within the Larger Property, the Company shall execute a Deed of Conveyance in favour of the Federation (Federation Conveyance) in respect of all of the Company's right, title and interest in the Larger Property subject to and excluding the Building Conveyance and also subject to (i) the right of the Company (i) to dispose of unsold units, if any; and receive of the entire consideration amount and outstanding dues from the purchasers; and (ii) to consume the entire balance FSI, balance TDR and any additional future increase in FSI and TDR, additional FSI due to change in law or policies of any Authority on the Project / Larger Property; and (iii) to use all internal roads and all the facilities, amenities and services for such future and/or ongoing development or otherwise.



14.5. The Purchaser hereby agrees and undertakes that the Purchaser along with other unit holders in the Ultimate Organisation/ Federation shall be liable to pay all out of pocket expenses including stamp duty, registration charges, legal fees and all other applicable levies and Taxes, administrative expenses on the Building Conveyance and Federation Conveyance or any kind of document whereby ownership rights of the Building/ Larger Property are transferred to the Ultimate Organisation/Federation.

14.6. It is further clarified that save and except the rights agreed to be conferred upon the Purchaser and/or the Ultimate Organisation and/or the Federation, no other rights are contemplated or intended or agreed to be conferred upon the Purchaser or the Ultimate Organisation or the Federation, in respect of the Unit/ Building/ Larger Property and in this regard the Purchaser for himself and the Ultimate Organisation/Federation, waives all his rights and claims and undertakes not to claim and cause the Ultimate Organisation/Federation not to claim any such right in respect of the Building/ Larger Property.

14.7. The Company hereby agrees that it shall, before execution of Building Conveyance/ Federation Conveyance as contemplated herein, make full and true disclosure of the

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nature of its title to the Larger Property as well as encumbrances and/or claims, if any in/over the Larger Property. The Company shall, as far as practicable, ensure that at the time of such conveyance in favour of the Ultimate Organisation/Federation, the Larger Property is free from encumbrances.

15. FACILITY MANAGEMENT COMPANY, CAM CHARGES, MAINTENANCE RELATED AMOUNTS AND CLUB

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

CAM Charges and Maintenance Related Amounts

- 15.5. The costs related to the upkeep and maintenance of the Building / Project / Larger Property shall be to the account of and jointly borne by the relevant unit purchasers proportionate to the Net Area of each unit and are payable as the BCAM Charges and FCAM Charges (collectively, the CAM Charges) as set out at Annexure 6 (Unit and Project Details). The CAM charges shall not include: (i) the cost associated with diesel (or any other fuel) consumption, water consumption and electricity/HVAC consumption within the Unit which shall be payable by the Purchaser on monthly basis based on actuals and, (ii) Property Taxes.
- 15.6. The Purchaser shall be obliged to pay the same in advance on/before the 1st day of each quarter. The FMC shall provide reconciliation of the expenses towards CAM charges on/before 30th June after the end of the relevant financial year and the Parties hereto covenant that any credit/debit thereto shall be settled on/before 30th August.
- 15.7. For the purposes of avoidance of doubt, it is clarified that the CAM Charges shall commence from the CAM Commencement Date, regardless of whether the Purchaser takes such possession or not.
- 15.8. The Purchaser is aware that the CAM charges stated hereinabove are provisional and based on estimates at the time of sales launch of the development. The said amount is subject to inflation increases as per market factors (currently estimated @ 7.5 to 10 per cent per annum). Further, these charges are subject to the revision every 12 months after the Date of Offer of Possession by 7.5 to 10 per cent per annum. In case the increase is to

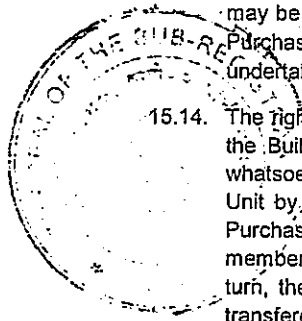
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be higher than this amount, the same will have to be mutually agreed between the Purchaser and the FMC.

- 15.9. The Purchaser undertakes to make payment of the estimated BCAM charges and FCAM charges for the period stated in in Annexure 6 (*Unit and Project Details*) from the CAM Commencement Date on or before the Date of Offer of Possession.
- 15.10. Where units in the Building remain unsold after the expiry of 6 months from the date of the OC, the CAM Charges payable in respect of such units after the expiry of the aforementioned 6 months period shall be borne and paid by the Company.
- 15.11. All Maintenance Related Amounts stated in Annexure 6 (*Unit and Project Details*) are compulsorily payable by the Purchaser in the future upon demand being raised by the Company/Ultimate Organisation, regardless of whether the Purchaser uses some of the facilities or not. Any delay or default in payment of the amounts under this Clause 15.5 shall constitute a breach of the terms of this Agreement and shall lead to suspension of access to the Club and all other facilities provided by the Company/Ultimate Organisation till such time all due amounts are paid together with Interest for the period of delay in payment.
- 15.12. The Company shall provide expense details only in connection of Maintenance Related Amounts (excluding Building Protection Deposit) at the time of handover of the affairs of the Building to the Ultimate Organisation and shall not provide expense details for any other head.

Club and Other Key Common Areas

- 15.13. The number of members of the Purchaser who are permitted to use the Club and/ or other common areas of recreational / food & beverage / commercial use is set out at Annexure 6 (*Unit and Project Details*). For any additional memberships, the same shall be permitted only if they are full-time members of the Unit and on payment of fees as may be decided by the FMC from time to time. Similarly, the guests of the Purchaser may be permitted to use the Club subject to the rules and regulations of the FMC and payment of guest charges, if any as determined by the FMC. The terms and conditions with respect to the operation of the Club and membership of the Club will be subject to the terms and conditions/rules as may be framed and/or charges that may be levied by the FMC from time to time and the Purchaser confirms and agrees to be bound by and abide by the terms and conditions and undertakes not to raise any objections in this regard.
- 15.14. The right to use the facilities at the Club shall be personal to the Purchaser of the Unit in the Building and shall not be transferable in any manner to any third person or party whatsoever, save and except to the transferee of the Unit upon the sale / Transfer of the Unit by the Purchaser. In the event, the Unit in the Building is sold/ transferred by the Purchaser, then the Purchaser along with his family members being the associate members of the Club, shall cease to be members of the Club, as the case may be and in turn, the membership (and all rights and obligations thereto) shall be transferred to the transferee/ new owners of the Unit, upon them making application for the same and agreeing to abide by the terms, rules and regulations of the Club and/ or the FMC. It is, however, clarified that the Company/FMC shall be entitled to grant membership rights to such other person(s) as they may deem fit and the Purchaser shall not be entitled to object to the same.
- 15.15. The Purchaser is aware that the Company seeks to provide a superior quality of services and facilities for its residents and for such purpose, the Company has/shall enter into agreements with various third parties/operators (*Service Providers*) in relation to the operation of certain facilities/amenities which are located in constructed spaces that have not been counted in FSI (*FSI Free Constructed Spaces*) by the concerned authorities on account of such spaces so as to facilitate the recreation/comfort of the purchasers. The terms of such arrangements shall be binding on the Purchaser and the Ultimate Organisation, subject to the following restrictions:

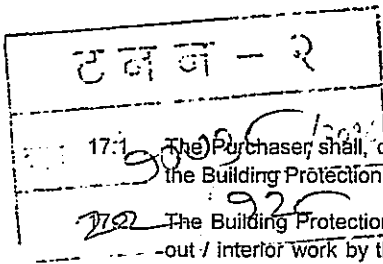


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- a. Such FSI Free Constructed Spaces cannot be sold. The tenure for use of such FSI Free Constructed Spaces by the Service Providers shall not exceed 15 (fifteen) years.
- b. Upon formation of the Ultimate Organisation, the Ultimate Organisation shall have ownership of such FSI Free Constructed Spaces, subject to the other terms and conditions of the arrangements with the Service Providers.
- c. Any external members of such facility shall abide by the security, dress and behavioral guidelines that would apply to the residents of the Building.
- 15.16. The Purchaser is aware that the Company is not in the business of or providing services proposed to be provided by the Service Providers/FMC or through the Service Providers/FMC. The Company does not warrant or guarantee the use, performance or otherwise of these services provided by the respective Service Providers/FMC. The Parties hereto agree that the Company is not and shall not be responsible or liable in connection with any defect or the performance/non-performance or otherwise of these services provided by the respective Service Providers/FMC.
16. PROPERTY TAXES AND LAND UNDER CONSTRUCTION REIMBURSEMENT CHARGES
- 16.1. Property Tax, as determined from time to time, shall be borne and paid by the Purchaser on and from the CAM Commencement Date, separately from any of other consideration / levy / charge/ CAM Charges, etc. The said amount shall be paid by the Purchaser on or before 30th April of each financial year, based on the estimate provided by the FMC, which shall be provided on or before 15th April of the relevant financial year.
- 16.2. The Purchaser undertakes to make payment of the estimated Property Tax for the period stated in in Annexure 6 (*Unit and Project Details*) simultaneously with the CAM Charges becoming payable as per the terms stated herein.
- 16.3. In the event of a shortfall between the amount deposited with the Company by the purchasers towards Property Tax and the demand raised by the authorities (Shortfall Amount), the Company shall inform the purchasers of such shortfall and the purchasers shall be liable to ensure that the same is paid to the Company within 15 (fifteen) days of receipt of intimation from the Company, failing which the Purchaser shall be liable to pay interest as levied by the concerned Authorities together with late payment charges amounting to 5 per cent of the Shortfall Amount or such part of the Shortfall Amount remaining unpaid. The Company shall not be responsible for any penalty/delay/action on account of such Shortfall Amount and the same shall entirely be to the account of the purchasers.
- 16.4. In case there is any surplus amount collected vis-à-vis the demand raised by the Authorities, the same shall be handed over to the Ultimate Organisation at time of handover of the affairs of the Ultimate Organisation to the purchasers.
- 16.5. If the Property Tax demand comes directly in the name of the Purchaser, the amount paid by the Purchaser to the Company towards Property Tax shall be refunded to the Purchaser within 15 (fifteen) days of the Company being informed by the Purchaser that such demand has been raised.
- 16.6. The Property Tax for any unsold units in the Building after the formation of the Ultimate Organization, shall be payable by the Company as charged by the competent Authorities, till such unsold units are sold.
- 16.7. The Purchaser undertakes to pay to the Company, on or before the Date of Offer of Possession, the LUC for the period of start of construction till the Date of Offer of Possession as specified at Annexure 6 (*Unit and Project Details*). The Purchaser is aware that the LUC stated herein is provisional and in case the amount is higher than this amount, the Purchaser shall pay such increased amount as specified by the Company.
17. BUILDING PROTECTION DEPOSIT



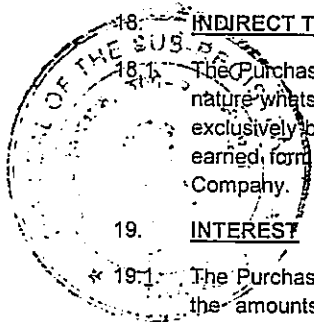
17.1. The Purchaser shall, on or before the Date of Offer of Possession, pay to the Company, the Building Protection Deposit set out in Annexure 6 (*Unit and Project Details*) hereto.

17.2. The Building Protection Deposit shall be returned to the Purchaser after completion of fit-out / interior work by the Purchaser and subject to the possession policy and permissible changes policy of the Company.

17.3. The Purchaser hereto agrees and acknowledges that, in order to claim the return of the said Building Protection Deposit, the Purchaser shall notify the Company about completion of all fit-out or interior works in the Unit. On receiving this notification, the Company representatives/ nominees shall inspect the Unit, its immediate vicinity and attached Common Areas and Amenities like lift lobbies, etc. for compliance with possession policy and policy on permissible changes. If all changes made by the Purchaser are in adherence to permissible changes policy then the Building Protection Deposit shall be returned.

17.4. In the event any violations are observed by the Company's representatives/ nominees then same shall be intimated to the Purchaser and the Purchaser shall get the same rectified within 15 (fifteen) days from the date of the said intimation at his cost and risk. In the event the Purchaser fails to do the same, then the Company shall get the same rectified at cost and risk of the Purchaser. The Purchaser shall be solely responsible for all costs incurred in this regard, which shall be recovered from the Building Protection Deposit.

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



18. INDIRECT TAXES AND LEVIES

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

19. INTEREST

19.1. The Purchaser agrees to pay to the Company, Interest (as defined at Clause 1.31) on all the amounts including the Total Consideration or any part thereof payable by the Purchaser to the Company under the terms of this Agreement from the date the said amount becoming due and payable by the Purchaser to the Company i.e. 14 (fourteen) days from the date the Company raises demand for the payment of such instalment, till the date of realization of such payment. The Purchaser confirms that the payment of Interest by the Purchaser shall be without prejudice to the other rights and remedies of the Company and shall not constitute a waiver of the same by the Company, unless specifically provided by the Company in writing.

20. PURCHASER'S COVENANTS

20.1. The Purchaser, for himself and with the intention to bring all persons into whosoever hands the Unit may come, hereby covenants and undertakes:

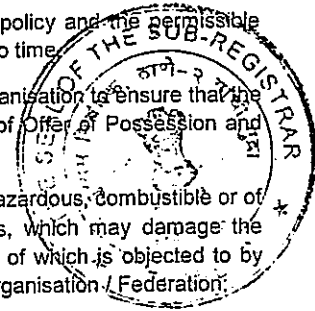
- a. To maintain the Unit at the Purchaser's own cost in good tenable repair and proper condition from the Date of Offer of Possession and shall not do or suffer to be done anything in or to the Building against the rules, regulations or bye-laws of

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the Ultimate Organisation / Federation or concerned local or any other Authority or change / alter or make addition in or to the Unit or the Building or any part thereof and shall:

- (i) Not carry out any additions or alterations in the Unit and, or, Building which affect the structure, façade and/or services of the units/wing (including but not limited to not making any change or to alter the windows and/or grills provided by the Company);
 - (ii) Not make any changes to the common area/lobby and structural changes in the Building;
 - (iii) Not relocate brick walls onto any location which does not have a beam to support the brick wall;
 - (iv) Not change the location of the plumbing or electrical lines (except internal extensions);
 - (v) Not change the location of the wet/waterproofed areas;
 - (vi) Not make any alteration in the elevation and outside color scheme of the Building;
 - (vii) Not chisel or in any other manner damage or cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural elements in the Unit without the prior written permission of the Company and/or the Ultimate Organisation;
 - (viii) Not to put any wire, pipe, grill, plant, outside the windows of the Unit to *inter alia* dry any clothes or put any articles outside the Unit or the windows of the Unit or any storage in any area which is visible from the external facade of the Building, save and except the utility area (if applicable); and
 - (ix) Keep the sewers, drains pipes in the Unit and appurtenant thereto in good tenable repair and condition, and in particular so as to support shelter and protect the other parts of the Building.
- b. The Purchaser agrees to comply with the possession policy and the permissible changes policy of the Company as amended from time to time.
- c. The Purchaser shall ensure and cause the Ultimate Organisation to ensure that the Building is painted once every 5 years from the Date of Offer of Possession and kept in good and proper condition.
- d. The Purchaser shall not store any goods which are of hazardous, combustible or of dangerous nature in the Unit, other than cooking gas, which may damage the construction or structure of the Building or the storage of which is objected to by the concerned local or other Authority or the Ultimate Organisation / Federation.
- e. The Purchaser shall not carry or cause to be carried heavy packages on upper floors which may damage or is likely to damage the staircases, common passages or any other structure of the Building, including entrances of the Building. In case any damage is caused to the Building on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of such breach.
- f. The Purchaser agrees and undertakes to cause the Ultimate Organisation to ratify and confirm that the name of the Building and/or Ultimate Organisation shall not be changed without the prior written consent of the Company.
- g. The Purchaser shall not allow the Unit to be used for user different from the nature of the user that it is intended for use by the Company i.e. residential units shall be used for residential use only, office units for office use only, retail units for retail use



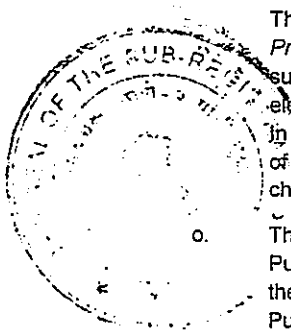
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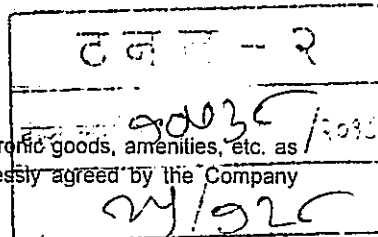
only etc. No residential unit shall be used for commercial use or use as guest house by whatsoever name.

- h. The Purchaser shall use the Car Parking Space only for purpose of parking the Purchaser's own vehicles.
- i. The Purchaser shall ensure that the key common areas of the Building viz. entrance lobby, garden & play areas, temple (if applicable) are maintained to the highest standards with regular cleaning and maintenance. The Purchaser shall further ensure that refurbishing / major overhaul is done every 5 years, starting from Date of Offer of Possession.
- j. Not to put any claim in respect of the restricted amenities including open spaces, any space available for hoardings, gardens attached to other units or terraces and the same are retained by the Company as restricted amenities. The Purchaser is aware that certain parts of the Building shall be allocated for exclusive use of certain users/residents. The price of the Unit has been determined taking this into consideration and the Purchaser waives his right to raise any dispute in this regard.
- k. To pay to the Company within 7 (seven) days of demand by the Company its share of security deposit demanded by concerned local authority or government for giving water, electricity or any other service connection to the Building in which the Unit is situated.
- l. To pay to the Company within 7 (seven) days of demand by the Company, his share of HVAC and diesel consumption charges in the Unit which will be calculated on a pro-rata basis.
- m. To clear and pay increase in Taxes, development charges, water charges, insurance and such other fees, levies, if any, which are imposed by any Authority, on account of change of user of the Unit by the Purchaser viz, user for any purposes other than for residential or otherwise.
- n. In the event the electric meter of the Unit has not been installed by the Date of Offer of Possession, the Company shall be obliged to provide power supply to the Unit. The power supply will be in line with the supply generally provided by the electricity distribution company in that area with regard to the duration and voltage. The Purchaser shall pay a fixed monthly sum as set out at Annexure 6 (Unit and Project Details) as provisional electricity charges to the Company for providing this supply. The Purchaser undertakes to make payment in advance of the provisional electricity charges for the first 4 (four) months from the Date of Offer of Possession. In the event the electric meter of the Unit is not installed within the aforesaid period of 4 months, then the Purchaser undertakes to pay the provisional electricity charges till installation of the electric meter for the Unit.
- o. The Purchaser shall not sell, lease, let, sub-let, Transfer, assign or part with Purchaser's interest or benefit under this Agreement or part with the possession of the Unit till such time that the OC is received and all the amounts payable by the Purchaser are paid in full and the Purchaser is not in breach of any of the terms and conditions of this Agreement. Any sale/Transfer of the Unit after this time shall require written approval from the Ultimate Organisation (and till such time that the Ultimate Organisation is formed, of the Company) to ensure that the inherent nature of the society is not compromised by bringing in any member who does not subscribe to the guidelines and/or objectives of the Ultimate Organisation. Any document for sale/Transfer/lease etc. which is entered into without obtaining written approval of the Ultimate Organisation (and till such time that the Ultimate Organisation is formed, of the Company) shall not be valid and not binding on the Company.
- p. The Purchaser agrees and acknowledges that the sample unit constructed by the Company and all furniture's, items, electronic goods, amenities etc. provided thereon are only for the purpose of show casing the unit and the Company is not



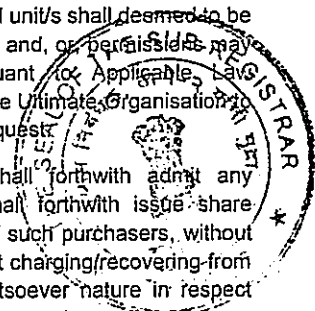
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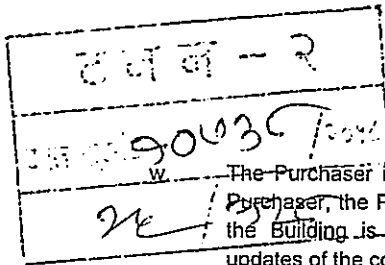


liable/required to provide any furniture, items, electronic goods, amenities, etc. as displayed in the sample unit, other than as expressly agreed by the Company under this Agreement.

- q. The Purchaser confirms that this Agreement is the binding arrangement between the Parties and overrides any other written and, or, oral understanding, including but not limited to the application form, allotment letter, brochure or electronic communication of any form.
- r. Until a Building Conveyance/Federation Conveyance in favour of the Ultimate Organisation/Federation is executed and the entire Project is declared by the Company as completed, the Purchaser shall permit the Company and their surveyors and agents, with or without workmen and others, at all reasonable times to enter into and upon the Unit / Building/ Project / Larger Property and, or, any part thereof to view and examine the state and condition thereof.
- s. The Purchaser agrees and undertakes to not, in any manner, impede and to prevent, to the best of his ability, all other purchasers of units in the Building and, or, Project from impeding, the ability of the Company or its representatives to enter into the Building and, or, the Project and, or, the Larger Property (or any part thereof) for the purposes of showing any unsold units to prospective purchasers or brokers and, or, showing the Building / Project to investors or other 3rd parties and, or, in general for any marketing, promotional, photographic or other legitimate purpose of the Company. In case the Purchaser, directly or indirectly, breaches this undertaking, he shall be liable to pay to the Company an amount equal to 0.5 per cent of the Total Consideration of the Unit for every day that any such breach continues within 15 days from the receipt of a written notice from the Company in this regard and the Company shall have a lien over the Unit for such amount till the payment in full.
- t. The Purchaser agrees and acknowledges (and the Purchaser shall cause the Ultimate Organisation to agree and ratify) that the Company shall have the unconditional and irrevocable right to sell, transfer, lease, encumber and/or create any right, title or interest in the unsold units without any consent/no-objection of any nature whatsoever in this regard from and payment of any transfer fees to the Ultimate Organisation and such purchaser of such unsold unit/s shall deemed to be a member of the Ultimate Organisation. Where consents and, or, permissions may be required from the Ultimate Organisation pursuant to Applicable Law (illustratively, for electricity), the Purchaser shall cause the Ultimate Organisation to issue such consents and, or, permissions forthwith on request.
- u. The Purchaser agrees and acknowledges that it shall forthwith admit any purchasers of units in the Building / Project and shall forthwith issue share certificates and other necessary documents in favour of such purchasers, without raising any dispute or objection to the same, and without charging/recovering from them any fees, donation or any other amount of whatsoever nature in respect thereof. Further, it is hereby agreed that the purchaser/lessees/occupants of these unsold unit/s shall enjoy and shall be entitled to enjoy all rights and privileges with respect to the use of the Common Areas and Amenities and facilities at par with any other member of the Ultimate Organisation/Federation. In the event of a violation or breach of the covenants at Sub-Clause 20(t) and (u), the Purchaser will be liable to pay an amount equivalent to 1 per cent of the Total Consideration of the Unit being sold for each month of delay caused.
- v. The Purchaser hereto agrees and acknowledges that at the time of handover of the Ultimate Organisation, the Company shall earmark certain parking spaces for use by such unsold units and the Purchaser hereby agrees and shall cause the Ultimate Organisation to ensure that these car parking spaces are kept available for use by the purchasers/occupants of the unsold units.

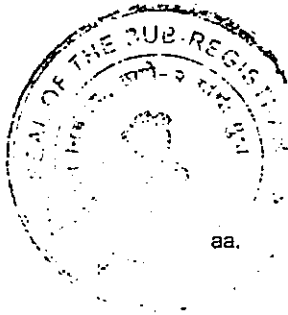


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w. The Purchaser is aware that in order to ensure safety of the workmen and the Purchaser, the Purchaser shall not be allowed to visit the site during the time that the Building is under construction. The Company shall provide photographic updates of the construction progress (quarterly or half-yearly basis). The Purchaser shall be given the opportunity for inspecting the Unit only after making payment of the Total Consideration.

- x. Upon and after handover of the management of the Building to the Ultimate Organisation, the Ultimate Organisation (and its members) will be responsible for fulfilment of all obligations and responsibilities in relation to approvals / permissions as may be required by the concerned Authorities from time to time.
- y. The Purchaser, if resident outside India, shall solely be responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999 (FEMA), Reserve Bank of India Act and Rules made thereunder or any statutory amendment(s) / modification(s) made thereof and all other applicable laws including that of remittance of payment, acquisition/sale/transfer of immovable properties in India, etc. and provide the Company with such permission, approvals which would enable the Company to fulfill its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of FEMA or statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other Applicable Law. The Purchaser understands and agrees that in the event of any failure on his part to comply with the applicable guidelines issued by the Reserve Bank of India, he shall be liable for action under the FEMA as amended from time to time. The Company accepts no responsibility/liability in this regard. The Purchaser shall keep the Company fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Purchaser subsequent to the signing of this Agreement, it shall be the sole responsibility of the Purchaser to intimate the same in writing to the Company immediately and comply with necessary formalities if any under the applicable laws. The Company shall not be responsible towards any third party making payment/remittances on behalf of any Purchaser and such third party shall not have any right in the application/allotment of the said Unit applied for herein in any way and the Company shall be issuing the payment receipts in favour of the Purchaser only.
- z. The Purchaser is aware that various purchasers have chosen to buy unit(s) in the development with the assurance that the conduct of all users of the development shall be appropriate and in line with high standards of social behavior. Similarly, the Company has agreed to sell this Unit to the Purchaser on the premise that the Purchaser shall conduct himself in a reasonable manner and shall not cause any damage to the reputation of or bring disrepute to or cause nuisance to any of the other purchasers in the project and/or the Company and/or the development. Any Purchaser who indulges in any action which does not meet such standards shall be construed to be in default of his obligations under this Agreement.
- aa. The Purchaser undertakes to observe all other stipulations and rules which are provided herein in order to enable the Building/wing to be well maintained and enable all purchasers/members to enjoy the usage of these areas as originally designed.

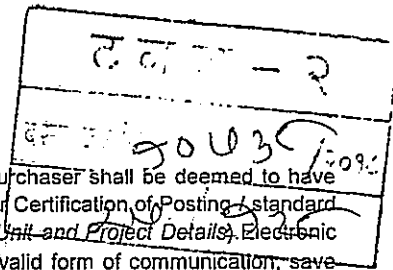


21. SPECIAL CONDITIONS

- 21.1. The Parties agree to adhere to the conditions set out in Annexure 9 (Special Conditions) and agree that these conditions shall prevail over any other conflicting provision of this document.

22. MISCELLANEOUS

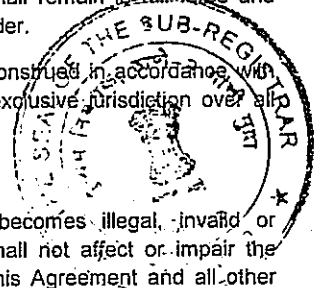
- 22.1. Nothing contained in this Agreement is intended to be or shall be construed as a grant, demise or assignment in law of the Building, Project or Larger Property or any part thereof.



- 22.2. All notices to be served on the Company and/or the Purchaser shall be deemed to have been duly served if sent by Registered Post A.D. / Under Certification of Posting / standard mail or courier at the address set out at Annexure 6 (~~Unit and Project Details~~). Electronic communication (eg. Email) shall not be deemed to be valid form of communication, save and except in case of intimation of demand for payment installment being due and receipt for payment thereto.
- 22.3. The Parties agree that unless a Party informs the other Party in writing about a change in address/email ID, the address/email ID available at the time of this Agreement shall be deemed to be the valid address/email ID for all communication.
- 22.4. Any correspondence from the Purchaser should carry the customer ID quoted in Annexure 6 (*Unit and Project Details*) hereto in the subject line in following manner "CI: xxxxxxx". Any correspondence not mentioning the customer ID shall be deemed to be non-est/null and void.

23. **DISPUTE RESOLUTION AND GOVERNING LAW**

- 23.1. If any dispute or difference arises between the Parties at any time relating to the construction or interpretation of this Agreement or any term or provision hereof or the respective rights, duties or liabilities of either Party hereunder, then the aggrieved Party shall notify the other Party in writing thereof, and the Parties shall endeavor to resolve the same by mutual discussions and Agreement.
- 23.2. If the dispute or difference cannot be resolved within a period of 7 (seven) days, from the notice by the aggrieved Party under Sub-Clause 23.1 above, then the dispute shall be referred to arbitration to be conducted in accordance with the provisions of the Arbitration and Conciliation Act, 1996 or any other statutory modifications or replacement thereof. All arbitration proceedings will be in the English language and the venue and seat of the arbitration will be Mumbai. The arbitration shall be conducted by a sole arbitrator who shall be appointed by the Company (Arbitrator).
- 23.3. The decision of the Arbitrator shall be in writing and shall be final and binding on the Parties. The arbitral award may include costs, including reasonable attorney fees and disbursements. Judgment upon the award may be entered by the Courts in Mumbai.
- 23.4. This Agreement and rights and obligations of the Parties shall remain in full force and effect pending the Award in any arbitration proceeding hereunder.
- 23.5. This Agreement shall be governed and interpreted by and construed in accordance with the laws of India. The courts at Mumbai alone shall have exclusive jurisdiction over all matters arising out of or relating to this Agreement.



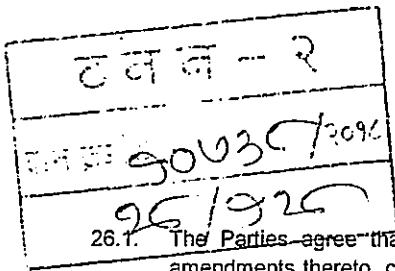
24. **SEVERABILITY**

- 24.1. If at any time, any provision of this Agreement is or becomes illegal, invalid or unenforceable in any respect under Applicable Law that shall not affect or impair the legality, validity or enforceability of any other provision of this Agreement and all other provisions of the Agreement shall survive.
- 24.2. The Parties shall negotiate in good faith to replace such unenforceable provisions so as to give effect nearest the provision being replaced, and that preserves the Party's commercial interests under this Agreement.

25. **WAIVER**

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

26. **ENTIRE AGREEMENT**



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

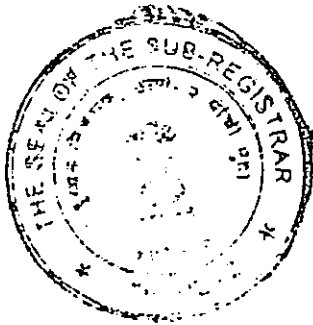
27. CONFIDENTIALITY

27.1. The Parties hereto agree that all the information, documents etc. exchanged to date and which may be exchanged including the contents of this Agreement and any documents executed in pursuance thereof (Confidential Information) is confidential and proprietary and shall not be disclosed, reproduced, copied, disclosed to any third party without the prior written consent of the other Party. The confidentiality obligations under this Clause shall survive even after handing over of the Unit and is legally binding on the Parties and shall always be in full force and effect.

27.2. Either Party shall not make any public announcement regarding this Agreement without prior consent of the other Party.

27.3. Nothing contained hereinabove shall apply to any disclosure of Confidential Information if:

- a. such disclosure is required by law or requested by any statutory or regulatory or judicial/quasi-judicial authority or recognized self-regulating Organisation or other recognized investment exchange having jurisdiction over the Parties; or
- b. such disclosure is required in connection with any litigation; or
- c. such information has entered the public domain other than by a breach of the Agreement.



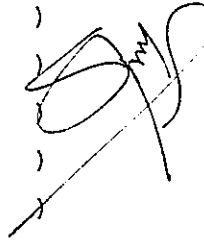
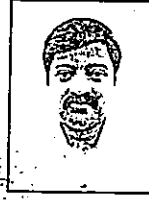
IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and seals on the day and year first hereinabove written.

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SIGNED AND DELIVERED

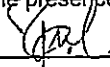

By the Company within named
Bellissimo Developers Thane Private Limited
through the hands of Constituted Attorney
MR. SURENDRAN NAIR
authorised vide Power of Attorney

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dated _____

In the presence of:

- 1.  _____
- 2.  _____

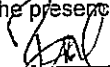

SIGNED AND DELIVERED

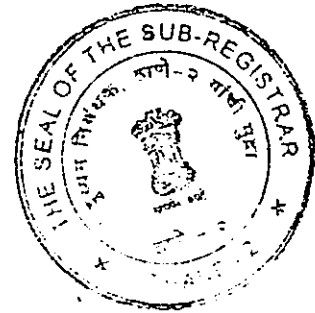
By the within named Purchaser
Gitesh Tiwari

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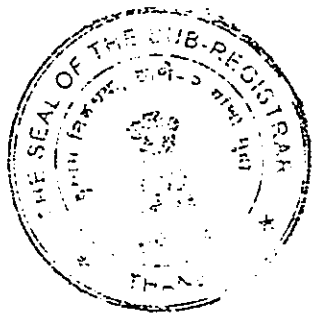



In the presence of:

- 1.  _____
- 2.  _____



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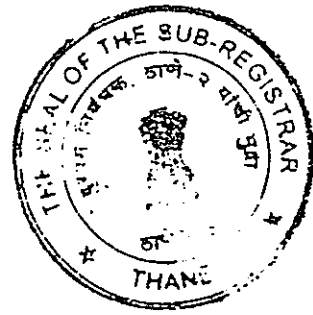


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Annexure 1

(Description of Larger Property)

All those pieces and parcels of lands lying, being and situated at Villages Balkum, Kolshet and Dhokali, Kolshet Road, Thane within the Registration District of Thane and more particularly described in the Report on Title annexed at Annexure 3 (Report on Title) hereto.



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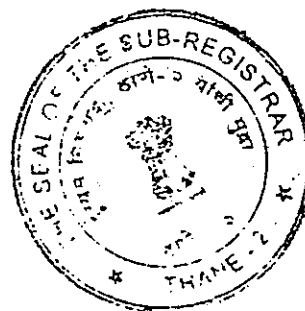
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Annexure 2
(Chain of Title)

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३३/१२८

1. By two separate Deeds of Conveyance both dated 13th March 2015 (registered with the office of Sub-Registrar of Assurances at Thane under serial nos. TNN-9/1794/2015 and TNN-9/1796/2015 on 13th March, 2015), Clariant Chemicals (India) Limited, therein referred to as Vendor, sold and transferred the Larger Property (more particularly described in the Report on Title annexed hereto) in favour of the Company.
2. Thus the Company is well and sufficiently entitled to the said Larger Property. The chain of title of the Company to the said Larger Property is more particularly described in the Report on Title annexed hereto.



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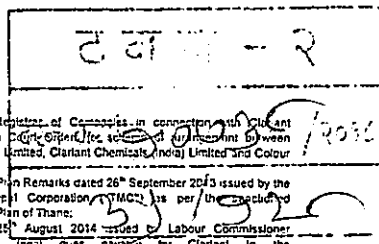


REPORT ON TITLE

Ishwer Realty and Technologies Private Limited (ex-parte)

Sub: Land lying being and situate at Village Balkum, Kolshet and Dhokali, Taluka and District Thane admeasuring 351741.49 sq. mtrs. or thereabouts alongwith the structures standing thereon bearing various Survey Numbers and Hissa Numbers in the registration district of Thane ("Property")

1. Upon the instructions of my clients Ishwer Realty and Technologies Private Limited ("Company"), I have investigated their title to the land lying being and situate in Villages Balkum, Dhokali and Kolshet which comprises of Freehold Lands admeasuring 66097.43 sq. mtrs sq mtrs or thereabouts and Sanad Lands admeasuring 255543.97 sq mtrs along with structures standing thereon, more particularly described in the Annexure-A, annexed hereto (for the sake of brevity briefly and collectively referred to as "the said Property") which has been acquired by my clients from Clariant Chemicals (India) Limited (formerly known as Sandoz Products Limited or Sandoz (India) Limited) ("Clariant").
2. I have perused the documents, revenue records and permissions/clearance in respect of the said Property, details whereof are as follows :-
 - a) Revenue Records in respect of the said Property;
 - b) Various Deeds of Conveyance executed and registered between the original land owners and Clariant for acquiring the Freehold Lands;
 - c) Sanads issued by Government of Maharashtra for grant of Sanad Lands to Clariant;
 - d) Non Agricultural Use (NA) Permissions under the provisions of Maharashtra Land Revenue Code, 1978;
 - e) Permissions under Section 20 of Urban Land (Ceiling and Regulation) Act, 1976 (now repealed);
 - f) Permissions issued by the Collector under the relevant provisions of the Maharashtra Tenancy and Agricultural Lands Act, 1948 ("MTAL Act");



- g) Records of Registrar of Companies in connection with Clariant including High Court Order dated 10/11/2016 in the matter of Clariant Chemicals (India) Limited, Clariant Chemicals (India) Limited and Colour Chem Limited.
- h) Development Plan Remarks dated 26th September 2013 issued by the Thane Municipal Corporation (TMC) in respect of the said Property.
- i) NOC dated 23rd August 2014 issued by Labour Commissioner, carrying no irregularities payable by Clariant to the Labourers/employees.
- j) Agreement for Sale dated 31st December 2014 between Clariant and the Company in respect of Freehold Land coupled with Power of Attorney of even date;
- k) Agreement for Sale dated 31st December 2014 between Clariant and the Company in respect of Sanad Land coupled with Power of Attorney of even date;
- l) Order dated 10th March 2015 issued by the Collector, Thane for sale and conversion from industrial to residential use in respect of Sanad Land.
- m) By Order No.ULC/TA/ATP/Industries Section 20/SR GAD/338/52 dated 12th March 2015 issued by Additional Collector and Competent Authority, Thane Urban Agglomeration - Thane;
- n) Letter dated 15th April 2015 issued by Government of India, Minister of Environment Forest and Climate Change to the Company Environmental Clearance for the Proposed Project on the said Property;
- o) Two separate registered Indenture of Conveyance both dated 13th March 2015 for respective Freehold Land and Sanad Land by Clariant in favour of the Company.
- p) Indenture of Mortgage dated 15/04/2015 executed by the Company in favour of the financial institution for credit facilities in respect of the part of Property more particularly described in Schedule thereunder written;
- q) Gathered information and explanation in connection with the aforesaid documents and permissions.

3. On perusal of the aforesaid documents, I state as hereunder:-

A) TITLE OF CLARIANT IN RESPECT OF FREEHOLD LANDS :

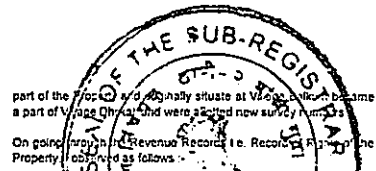
- (i) By virtue of the various Deeds of Conveyances (the details whereof

are more particularly set out in Annexure-B annexed hereto) (collectively referred to as "Deeds of Conveyance"). Clariant acquired the Freehold Lands more particularly described in the Annexure-A under subtitle Freehold Lands, annexed hereto from the original land owners, for the consideration and on the terms and conditions set out therein.

- (ii) While acquiring Freehold Lands, Clariant was granted relevant permission by Collector of Thane under section 43 of MTAL Act in respect of Free hold land which are subjected to provision of Section 32G of the MTAL Act. Apart from that Clariant was also granted permission by Collector of Thane, under Section 63 (1A) of the MTAL Act for acquiring agricultural land for non-agriculture use. The details of the permissions under Section 43 and Section 63 of the MTAL Act are set out in detail in Annexure-C annexed hereto.
 - (iii) In the premises aforesaid, Clariant became entitled to the said Freehold Lands as absolute owner thereof.
- B) TITLE OF CLARIANT IN RESPECT OF SANAD LANDS :
- (i) By virtue of various Sanads issued by the Collector of Thane (details whereof are set out in the Annexure-D annexed hereto), Clariant became entitled to the Sanad Lands more particularly described in the Annexure-A under subtitle Sanad Lands, annexed hereto for the consideration and on the terms and conditions set out therein.
 - (ii) It is to be noted that for the sale/alienation/transfer/mortgage of the Sanad Lands, prior permission is required to be obtained by Clariant from the Collector.
 - (iii) On taking into account Sanads issued by the Collector, Clariant is entitled to the Sanad Lands as absolute owner subject to conditions prescribed by the Collector.

C) OBSERVATIONS ON THE REVENUE RECORDS OF THE PROPERTY

- (i) By reason of sub-division of Village Balkum after 1968, a new Village Dhokali came into existence and some of the land forming



part of the property originally situate at Village Balkum became a part of Village Dhokali and were recorded new survey numbers.

- (ii) On going through the Revenue Records i.e. Records of the Property collected as follows :-
 - (a) The agricultural Survey No. 5585P and 5587P acquired by Clariant under Sanad LAC-SR-10 was in the name of Nishal Prasad Media Limited entered on 7/12 extract of Survey No. 5585 Part and 5577 Part of Village Kolshet (forming part of Balkum Lands). Clariant has informed that the name of Nishal Prasad Media Limited has been retrospectively entered into the 7/12 extracts of said Survey No. 5585P. Clariant has made application dated 6th September 2014 to the Sub-Divisional Office, Thane for amendment of revenue records in connection therewith. The said application is pending disposal.
 - (b) Sanad Land bearing Survey No. 274/1 and Survey No. 104 in Village Kolshet are standing in the names of Sandoz Products Private Limited / Sandoz Fedates Private Limited / Sandoz India Limited in the revenue records. Clariant has made application dated 6th September 2014 for amendment of revenue record in connection therewith. The said application is pending disposal.
 - (c) The name of RIN Akbar Camp is reflected for the portion of Sanad land comprised in Old Survey No. 168/2 (now bearing Survey No. 322A and 322B) in Village Dhokali on 7/12 extract. In case of New Survey No. 322B which is a Sanad Land I observe as under -
 - (i) By Sanad dated 29th January 1955, Survey no. 168/2 admeasuring - 1 Acre - 2 Gunthas i.e. - 4247 sq.mtrs or thereabouts was granted to Clariant.
 - (ii) Survey no. 168/2 has been Inter alia subdivided into 2 parts i.e. 322A and 322B.

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(iii) The name of RIN Akbar Camp has been mutated in the Occupants column of the 7/12 extract of the New Survey No. 32/2B in pursuance of Mutation Entry No. 100 dated 16th October 1964.

(iv) On perusal of Mutation Entry No. 1003 dated 19th December 1964, it is seen that Survey no. 165/1st part admeasuring 4563 sq.mtrs. for therabouts (and not Survey no. 168/2nd part) is granted to RIN Akbar Camp vide LCO Order dated 5/8/64. Accordingly the name of RIN Akbar Camp "RIN" has been mutated in 7/12 extract of Survey no. 165/1st part i.e. New Survey no. 32/1B and not New Survey No. 32/2B for area of around 3300 sq.mtrs. or therabouts.

(v) On perusal of the above it is seen that the entry of RIN Akbar Camp has been wrongly reflected on New Survey no. 32/2B, which was granted to Clariant under aforesaid Sanad dated 29th January 1965.

The Company has informed that Clariant has made application dated 6th September 2014 for mutation of revenue record in connection therewith. The said application is pending disposal.

D) NON AGRICULTURAL USER PERMISSIONS GRANTED TO CLARIANT

The Collector of Thane has issued various permissions for non-agricultural use/industrial purpose of the said Property, the details whereof are more particularly set out in Annexure-E annexed hereto.

E) EXEMPTION UNDER URBAN LAND (CEILING AND REGULATION) ACT, 1976 ("ULCRA")

By the Order bearing No.ULCS-37/MC/CAGAD dated 15th September, 1979 read with letter dated 2nd February, 1983, the Government of Maharashtra inter alia granted to Clariant the exemption under section 20 of ULCRA to hold excess vacant land admeasuring in aggregate 1,89,338.61 square meters subject to the terms and conditions set out

therein. By the said ULC Orders exemption in respect of the vacant land admeasuring around 64,845 square meters was rejected. Pursuant to the aforesaid ULC Orders, from and out of the said exempted lands, an area admeasuring 1811 square meters and bearing Survey No. 60/B and Survey No. 60/B of Village Kolshet was handed over to Wool Research Association ("Wool Research Land"). Clariant has informed that no steps were taken by the Government/Competent Authority to take possession of such exempted lands and/or rejected lands from Clariant. Clariant has further informed that no action or proceedings were initiated and/or are pending in relation to such exempted lands and/or rejected lands and/or the Property under ULCRA and/or any other law against Clariant.

F) RESERVATIONS AFFECTING THE PROPERTY

The said Property is affected by reservations, designations, set-backs and development norms as per the development plan applicable to the City of Thane including the reservation of Hospital on Old Survey No. 147/1 (part) and 148 (part), New Survey No. 10/1B (part) and 11 (part) of Village Onkail ("Hospital Land") as per the Development Plan Remarks dated 26th September, 2013 issued by the TMC. By Letter dated 22nd August 2014, the TMC has requested Clariant to handover the Hospital Land in lieu of which the Clariant shall be entitled to TDR.

G) RE-ORGANIZATION AND RESTRUCTURING OF THE SAID CLARIANT

(i) Originally Clariant was incorporated as Sandoz Products Limited on 2nd January, 1947.

(ii) Pursuant to the resolution and approval from the Government the name of Sandoz Products Limited was changed to Sandoz India Limited on 13th June, 1961.

(iii) By Order dated 26th February, 1996 of the Bombay High Court, in Company Petition No.511 of 1995 on sanction of scheme of arrangement the Sandoz India Limited became Clariant (India) Limited and a fresh Certificate of Incorporation No.11-5454 dated 24th March, 1996 was issued in respect thereof.

(iv) By Order dated 24th February, 2005 read with Order dated 17th March, 2006 of the Bombay High Court, in Company Petition No. 11-5454 dated 24th March, 1996 was issued in respect thereof.

No.692 (i) By the Company Application No.692 of 2005 for sanction of a scheme of amalgamation Clariant (India) Limited, Kanwar Dyeing & Chemicals Limited, BTP (India) Private Limited, Kundalika Chemicals Limited, amalgamated with Colour Chem Limited in terms of the scheme, the name of the Colour Chem Limited has been changed to Clariant Chemicals (India) Limited.

MISCELLANEOUS

(i) By a Lease Agreement dated 17th April 2003 executed between Clariant of the One Part and Senior Superintendent Post Office, Thane Central Division on behalf of President of India of Other Part and registered with the Sub-Registrar of Assurances under Serial No.TNN-52376 of 2003, Clariant occupied the premises known as 'Sandoz Baug Post Office' situated at Kolshet Road, Sandoz Baug, Thane, 400607 standing on a portion of the said Property bearing Survey No. 55 Hissa No. 7(part), Survey No. 55 Hissa No. 12 and Survey No. 55 Hissa No. 13 at Village Kolshet in the District of Thane and having fenced up area admeasuring approximately 8,860 square feet and plinth area admeasuring 1,050 square feet, and which is hereinafter referred to as the "Post Office". The Company has informed that the aforesaid Lease Agreement dated 17th April 2003 has expired on 23rd April 2003. Clariant has by vice various letters requested the Senior Superintendent Post Office Thane Central Division to vacate the Post Office. However the Senior Superintendent Post Office Thane Central Division continues to conduct the Post Office from the said Premises and has not vacated the said Post Office till date.

(ii) Clariant has handed over to the TMC possession of a portion of the said Property admeasuring 2,519 square meters for widening of a road and a portion of the said Property admeasuring 3797.50 sq. mtrs. for widening of a road.

(iii) The manufacturing activity situated on the Property has been formally and permanently closed by Clariant and as such no manufacturing activities of whatsoever nature are being undertaken by Clariant from the said Property. Pursuant thereto, under the cover of letter dated 14th December 2013, Clariant has, in

accordance with the provisions of the Factories Act, 1948, surrendered the Factory License bearing number 64256. In sequel, the Directorate of Industrial Safety and Health has addressed a letter dated 7th March, 2014 to Clariant stating that the name of the Clariant has been removed from the factory register maintained by the Directorate of Industrial Safety and Health.

I) TITLE DOCUMENTS EXECUTED BY CLARIANT IN FAVOUR OF THE COMPANY

(i) By and under No-Objection Letter dated 25th August 2014, the Labour Commissioner has issued a certificate stating therein that there are no legal dues payable to the labourers/employees by Clariant. With that view, Clariant is permitted to sale, transfer, and/or develop the said Property.

(ii) By Order dated 18th June 2014 passed by Hon'ble Revenue Minister in the matter identified as Land No.2714/Chapter No.272-J4, it is inter alia ordered that the said Clariant is allowed to deal with the said Property including development right thereof to prospective purchaser/developer particularly the Company with further direction to Collector Thane in connection therewith.

(iii) By an Agreement for Sell dated 31st December 2014 executed and registered under No.TNN9-8377/2014 with the Sub-Registrar of Assurances at Thane in Book-4 by and between Clariant as Vendor of the One Part and the Company as a Purchaser of the Other Part, Clariant has agreed to sell and transfer their right, title and interest in the Freehold land admeasuring 96097.43 sq. mtrs. or therabouts lying being and situate in Villages Batsum, Kolshet and Dhokali in Taluka and District Thane in favour of the Company for valuable consideration and on terms and conditions stated therein.

(iv) Simultaneously, by Power of Attorney dated 31st December 2014 executed and registered under No.TNN9-8378/2014 registered with the Sub-Registrar of Assurances at Thane by Clariant in favour of the Company, Clariant has appointed the Company as its Constituted Attorney acting through its authorized signatories and conferring upon the Company and any powers and authorities to do and carry out all acts, deeds, matters and things for and on

behalf of Client and its name in connection with the said Sanad land.

- (v) By an Agreement for Sell dated 31st December 2014 executed and registered under No.TNN9-8374/2014 registered with the Sub-Registrar of Assurances at Thane in Book-I by and between Client as Vendor of the One Part and the Company as a Purchaser, Client has agreed to sell and transfer all its right, title and interest in the Sanad land admeasuring 255643.67 sq. mtrs. or thereabouts lying being and situate in Village Balkum, Kolshet and Dhokad in Taluka and District Thane in favour of the Company for valuable consideration and on terms and conditions stated therein.
- (vi) Simultaneously, by Power of Attorney dated 31st December 2014 executed and registered under No.TNN9-8375/2014 registered with the Sub-Registrar of Assurances at Thane, Client in favour of the Company, Client has appointed the Company as its Constituted Attorney acting through its authorised signatories, and conferring all and any powers and authorities to do and carry out on all acts, deeds, matters and things for and on its behalf and its name in connection with the said Sanad land
- (vii) By an Order dated 10th March 2015 issued by the Collector Thane, the permission for sale and for conversion from industrial to residential use inter alia of the said Sanad land is granted for an area in aggregate in all admeasuring 283574.33 sq. mtrs. mentioned in Schedule - A annexed thereto, on terms and conditions stated therein.
- (viii) By Order No.U/C/TA/ATP/Industries/Section 20/SR GAD/33B/82 dated 12th March 2015 issued by Additional Collector and Competent Authority, Thane Urban Agglomeration - Thane, the restrictions imposed on Freehold and Sanad Land for industrial use and alienation are deleted, in respect of certain land described hereunder, which are forming part of the Freehold and Sanad land mentioned in Schedule hereunder written.
- (ix) Pursuant thereto, by Indenture of Conveyance dated 13th March 2015 executed and registered under No.TNN9-1795/2015 on 13/03/2015 registered with the Sub-Registrar of Assurances at

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Thane in Book-I by Client as Vendor of the One Part in favour of the Company as a Purchaser of the Other Part. Client has sold, conveyed and transferred of its right, title and interest in the Freehold land (more particularly described in Schedule hereunder and hereunder written) for valuable consideration and on terms, covenants and conditions stated therein.

- (x) By another Indenture of Conveyance dated 13th March 2015 executed and registered under No.TNN9-1704/2015 on 13/03/2015 registered with the Sub-Registrar of Assurances at Thane in Book-I by Client as Vendor of the One Part in favour of the Company as a Purchaser of the Other Part, Client has sold, conveyed and transferred their right, title and interest in the Sanad land (more particularly described in Schedule hereunder and hereunder written), for valuable consideration and on terms, covenants and conditions stated therein.
- (xi) By and under letter dated 15th April 2015 issued by Government of India, Minister of Environment Forest and Climate Change, the Government has accorded to the Company environmental clearance for the construction of proposed Residential and Commercial Project on the said Property on the terms and conditions stated therein.

MORTGAGE :

With due permission dated 10/04/2015 from Divisional Commissioner, Konkan Division, by an Indenture of Mortgage dated 15/04/2015 executed and registered under No.TNN9-2597/2015 on 15/04/2015 with the Office of Sub-Registrar Thane-9 by the Company as a Mortgagor / Borrower of the One Part in favour of IDBI Trusteeship Services Private Limited as the Security Trustee of the Other Part, the Company has inter alia mortgaged a portion of the Property more particularly described in the Schedule - 1 hereunder written admeasuring in aggregate 1,13,482 sq. mtrs. known as Plot C1 comprised in Village Balkum and Kolshet and forming a part of the Annexure - A herein (Freehold and Sanad land), for credit facility on terms, conditions and covenants stated therein and the title documents in relation to the said Property have been deposited with IDBI Trusteeship Services Limited as the trustee/custodian for and on behalf of the lenders.

CONCLUSION :

In the light of what is stated hereinabove and subject to the mortgage, I hereby certify that Ishwer Realty and Technologies Private Limited, is entitled to the Freehold land and Sanad Land as absolute Owners thereof and entitled to carry out development in respect of the same.

ANNEXURE-A
(DESCRIPTION OF PROPERTY)
SANAD LANDS
VILLAGE BALKUM

Serial No.	New Survey No./Hissa No.	Old Survey No./Hissa No.	Name of the Land Holder as recorded in 7/12 Extract	Area (in square meters)
1.	62	170	Client Chemicals (India) Limited	22562.00
2.	63/1	172/1	Client Chemicals (India) Limited	1520.00
3.	63/2	172/2	Client Chemicals (India) Limited	981.09
4.	63/3	172/3	Client Chemicals (India) Limited	2230.00
5.	63/4	172/4	Client Chemicals (India) Limited	3354.00
6.	63/5	172/5	Client Chemicals (India) Limited	1240.00
7.	63/6	172/6	Client Chemicals (India) Limited	760.00

S.No.	Plot No.	Survey No.	Name of the Land Holder as recorded in 7/12 Extract	Area (in square meters)
8.	63/7	172/7	Client Chemicals (India) Limited	1366.00
9.	63/8	172/8	Client Chemicals (India) Limited	1850.00
10.	63/9	172/9	Client Chemicals (India) Limited	1441.63
11.	63/10A	172/10A	Client Chemicals (India) Limited	1720.00
12.	63/10B	172/10B	Client Chemicals (India) Limited	404.67
13.	64/1	173/1	Client Chemicals (India) Limited	1315.18
14.	64/2	173/2	Client Chemicals (India) Limited	6905.00
15.	64/3	173/3	Client Chemicals (India) Limited	2440.00
16.	64/4	173/4	Client Chemicals (India) Limited	1920.00
17.	64/5	173/5	Client Chemicals (India) Limited	1871.60
18.	64/6	173/6	Client Chemicals (India) Limited	1745.14
19.	64/7	173/7	Client Chemicals (India) Limited	860.00

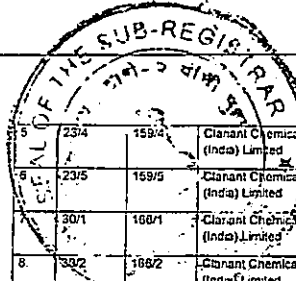
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20.	64/8	173/8	Clariant Chemicals (India) Limited	1720.00
21	64/9	173/9	Clariant Chemicals (India) Limited	80.00
22.	65	174	Clariant Chemicals (India) Limited	430.00
23	67	175	Clariant Chemicals (India) Limited	230.00
24.	69/1	176/1	Clariant Chemicals (India) Limited	506.00
25	68/2	176/2	Clariant Chemicals (India) Limited	465.58
26	68/3	176/3	Clariant Chemicals (India) Limited	303.62
27.	69/1	177/1	Clariant Chemicals (India) Limited	4200.00
28	69/2	177/2	Clariant Chemicals (India) Limited	3399.00
29.	69/3	177/3	Clariant Chemicals (India) Limited	4710.00
30.	69/4A	177/4P	Clariant Chemicals (India) Limited	710.00
31.	69/5	177/5	Clariant Chemicals (India) Limited	505.84

32	73/8	181/6	Clariant Chemicals (India) Limited	1188.00
33.	65/1	256/1	Clariant Chemicals (India) Limited	6700.00
34.	65/5	256/5	Clariant Chemicals (India) Limited	2023.50
35.	69/1	285A(part)	Clariant Chemicals (India) Limited	1821.15
36	61	286B	Clariant Chemicals (India) Limited	3541.12
37.	65/4	256/4	Clariant Chemicals (India) Limited	152.00

VILLAGE DHOKALI

Sr. No.	New Survey No./Hissa No.	Old Survey No./Hissa No.	Name of the Land Holder as recorded in 7/12 Extract	Area (in square meters)
1.	11	148	Clariant Chemicals (India) Limited	4755.22
2.	92	151	Clariant Chemicals (India) Limited	8915.15
3.	93/2B	158/2P	Clariant Chemicals (India) Limited	6930.49
4	23/2	169/2	Clariant Chemicals (India) Limited	4200.00



5	23/4	159/4	Clariant Chemicals (India) Limited	3971.12
6	23/5	159/5	Clariant Chemicals (India) Limited	880.00
7	30/1	160/1	Clariant Chemicals (India) Limited	2834.80
8.	30/2	160/2	Clariant Chemicals (India) Limited	4380.00
9	30/3	160/3	Clariant Chemicals (India) Limited	130.00
10	30/4	160/4	Clariant Chemicals (India) Limited	6424.61
11.	31/1	167/1	Clariant Chemicals (India) Limited	7140.00
12	31/2	167/2	Clariant Chemicals (India) Limited	505.85
13.	31/3	167/3	Clariant Chemicals (India) Limited	2301.73
14.	31/4	167/4	Clariant Chemicals (India) Limited	3010.00
15	32/1A	168/1P	Clariant Chemicals (India) Limited	27772.54
16	32/2A	168/2P	Clariant Chemicals (India) Limited	4249.35
17.	32/2B	168/2	RIN Akbar Camp	
18.	32/3	168/3	Clariant Chemicals (India) Limited	8400.00
19	33/1	169/1P	Clariant Chemicals (India) Limited	5591.09

VILLAGE KOLSHET

Sr. No.	Survey No./Hissa No.	Name of the LAND Holder as recorded in 7/12 Extract	Area (in square meters)
1	49/1C	Clariant Chemicals (India) Limited	101.17
2.	50/12B/3	Clariant Chemicals (India) Limited	760.00
3.	50/12B/2	Clariant Chemicals (India) Limited	697.05
4.	50/13	Clariant Chemicals (India) Limited	230.00
5	51/1B	Clariant Chemicals (India) Limited	1315.28
6.	51/2	Clariant Chemicals (India) Limited	430.00
7.	51/3	Clariant Chemicals (India) Limited	101.16
8.	52/1C	Clariant Chemicals (India) Limited	7082.25
9.	52/2	Clariant Chemicals (India) Limited	1140.00
10.	52/3	Clariant Chemicals (India) Limited	1159.22
11.	52/4	Clariant Chemicals (India) Limited	1880.00
12.	52/5	Clariant Chemicals (India) Limited	1289.88
13.	52/6	Clariant Chemicals (India) Limited	1112.92

		Limited	
14.	53/1B	Clariant Chemicals (India) Limited	2150.00
15.	53/2	Clariant Chemicals (India) Limited	151.76
16.	53/3	Clariant Chemicals (India) Limited	252.94
17.	53/4	Clariant Chemicals (India) Limited	430.00
18.	53/5	Clariant Chemicals (India) Limited	455.29
19.	53/6	Clariant Chemicals (India) Limited	834.83
20.	53/7B	Clariant Chemicals (India) Limited	5539.33
21.	53/8	Clariant Chemicals (India) Limited	860.00
22.	54	Clariant Chemicals (India) Limited	8300.00
23.	55/5	Nicholas Piramal India Ltd.	75.58
24.	55/7	Nicholas Piramal India Ltd.	708.22
25.	55/10A	Clariant Chemicals (India) Limited	1112.84
26.	55/10B	Clariant Chemicals (India) Limited	
27.	55/11	Clariant Chemicals (India) Limited	303.50
28.	55/12	Clariant Chemicals (India) Limited	1090.00

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29.	55/13	Clariant Chemicals (India) Limited	11062.34
30.	55/14	Clariant Chemicals (India) Limited	404.70
31.	55/15	Clariant Chemicals (India) Limited	623.00
32.	60/11A	Clariant Chemicals (India) Limited	1214.10
33.	60/12	Clariant Chemicals (India) Limited	1715.59
34.	60/13	Clariant Chemicals (India) Limited	1517.63
35.	60/14	Clariant Chemicals (India) Limited	4350.53
36.	60/15	Clariant Chemicals (India) Limited	709.22
37.	60/17	Clariant Chemicals (India) Limited	1011.75
38.	60/18	Clariant Chemicals (India) Limited	101.16
39.	60/19	Clariant Chemicals (India) Limited	1600.00
40.	60/20A	Clariant Chemicals (India) Limited	1441.74
41.	104	Sandoz India Limited	5080.00
42.	274/1	Sandoz Products Private Limited / Sandoz Fedeles Private Limited	60.58

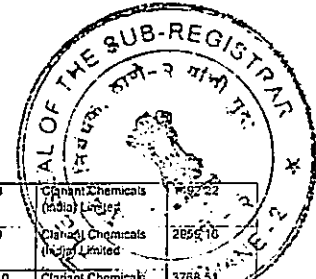
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FREEHOLD LANDS

VILLAGE BALKUM

Sr. No.	New Survey No./Hissa No.	Old Survey No./Hissa No.	Name of the Land Holder as recorded in 7/12 Extract	Area (in square metres)
1.	60	171	Clariant Chemicals (India) Limited	809.38
2.	60/4	176/4	Clariant Chemicals (India) Limited	303.52
3.	60/5	176/5	Clariant Chemicals (India) Limited	809.40
4.	60/4B	177/4P	Clariant Chemicals (India) Limited	1466.93
5.	60/5	177/5	Clariant Chemicals (India) Limited	607.00
6.	70/1	178/1	Clariant Chemicals (India) Limited	2276.44
7.	70/2	178/2	Clariant Chemicals (India) Limited	1770.44
8.	70/3	178/3	Clariant Chemicals (India) Limited	80.00
9.	70/4	178/4	Clariant Chemicals (India) Limited	1180.00
10.	70/5	178/5	Clariant Chemicals (India) Limited	1163.43
11.	70/6	178/6	Clariant Chemicals (India) Limited	4530.00
12.	70/7	178/7	Clariant Chemicals (India) Limited	784.05

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13.	70/8	178/8	Clariant Chemicals (India) Limited	1962.22
14.	70/9	178/9	Clariant Chemicals (India) Limited	2656.10
15.	70/10	178/10	Clariant Chemicals (India) Limited	3788.51
16.	71/1	170/1	Clariant Chemicals (India) Limited	1770.44
17.	71/2	179/2	Clariant Chemicals (India) Limited	2478.61
18.	71/3	179/3	Clariant Chemicals (India) Limited	3110.50
19.	71/4	179/4	Clariant Chemicals (India) Limited	1542.81
20.	71/5	179/5	Clariant Chemicals (India) Limited	1644.00
21.	71/6	179/6	Clariant Chemicals (India) Limited	1264.60
22.	71/7	179/7	Clariant Chemicals (India) Limited	1011.75
23.	71/8	179/8	Clariant Chemicals (India) Limited	354.11
24.	72/1	180/1	Clariant Chemicals (India) Limited	379.36
25.	72/2	180/2	Clariant Chemicals (India) Limited	151.76
26.	72/3	180/3	Clariant Chemicals (India) Limited	2048.65
27.	72/4	180/4	Clariant Chemicals (India) Limited	607

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28	72/5	180/5	Clariant Chemicals (India) Limited	657.59
29	72/6	180/6	Clariant Chemicals (India) Limited	666.38
30	72/7	180/7	Clariant Chemicals (India) Limited	632.34
31	72/8	180/8	Clariant Chemicals (India) Limited	2908.78
32	72/9	180/9	Clariant Chemicals (India) Limited	1062.34
33	73/1	181/1	Clariant Chemicals (India) Limited	505.84
34	73/2	181/2	Clariant Chemicals (India) Limited	809.34
35	73/3	181/3	Clariant Chemicals (India) Limited	708.17
36	73/4	181/4	Clariant Chemicals (India) Limited	810.51
37	73/5	181/5	Clariant Chemicals (India) Limited	733.52
38	73/7	181/7	Clariant Chemicals (India) Limited	610.00
39	65/2	256/2	Clariant Chemicals (India) Limited	700.00
40	65/3	256/3	Clariant Chemicals (India) Limited	1720.00
41	68/2	176/2	Clariant Chemicals (India) Limited	5059.75
42	65/4	256/4	Clariant Chemicals (India) Limited	281.16

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II. VILLAGE DHOKALI

Sr. No.	New Survey No./Hissa No.	Old Survey No./Hissa No.	Name of the Land Holder as recorded in 7/12 Extract	Area (in square metres)
1.	23/1	159/1	Clariant Chemicals (India) Limited	2225.69
2	23/3	159/3	Clariant Chemicals (India) Limited	5235.44
3.	23/6	159/6	Clariant Chemicals (India) Limited	303.50
4.	25	161	Clariant Chemicals (India) Limited	6559.53
5.	26	162	Clariant Chemicals (India) Limited	5792.27
6	30/5	166/5	Clariant Chemicals (India) Limited	1112.93
7.	10/1B	147/1P	Clariant Chemicals (India) Limited	12140.17

VILLAGE KOLSHET

Sr. No.	New Survey No./Hissa No.	Name of the Holder as recorded in 7/12 Extract	Area (in square metres)
1.	60/8B	Clariant Chemicals (India) Limited	1467
2	60/9B	Clariant Chemicals (India) Limited	75.67

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3	69/70A	Clariant Chemicals (India) Limited	1517.62
4	60/11B	Clariant Chemicals (India) Limited	1700.00

The area mentioned above is more or less revenue records or respective title documents.

ANNEXURE-B

Details of Deeds of Conveyance

Sr. No.	Date and registration No.	Particulars of the Conveyance	Old Survey Number	New Survey Number
1.	16 th September, 1957 (Regd no 450)	Deed of indenture (along with map) executed by and between Mangalabai Chahu Mhatre of the One Part and M/s. Sandoz Products Pvt. Ltd. of the Other Part	171	60
2.	14 th July, 1958 (Regd no 371)	Deed of indenture (along with map) executed by and between Mangalabai Chahu Mhatre of the One Part and M/s. Sandoz Products Pvt. Ltd. of the Other Part	168/5	30/5
3.	17 th March, 1954 (Regd no. 305)	Deed of indenture executed by and between Indrapal Ganpat Patil of the One Part and Sandoz India Pvt. Ltd. of the Other Part	258/2 256/4(P) 178/2 180/2 181/1	65/2 05/4 71/2 72/2 73/1

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4.	25 th March, 1954 (Regd no 363)	Deed of indenture executed by and between Mrs. Bridget Edam Ambosta of the First Part, Mr. Joseph Martin Ambosta, Ms. Mary Ambosta, Mrs. EDeen Taiva, Mrs. Flora Ellen Aguilar, Mr. William Ambosta, Mrs. Stella Mary Pinto of the Second Part and Sandoz India Ltd. of the Other Part	178/3 178/4 180/5 180/6 181/3 181/7 258/3 178/5	70/3 70/4 72/5 72/6 73/3 73/7 65/3 71/5
5.	31 st March, 1954 (Regd no. 390)	Deed of indenture (along with map) executed by and between Ramachandra Janu Bhoir, Gajanan Janu Bhoir and Pandurang Janu Bhoir of the One Part and Sandoz India Ltd. of the Other Part	177/6	
6.	31 st March, 1954 (Regd no. 392)	Deed of indenture (along with map) executed by and between Ramachandra Janu Bhoir, Gajanan Janu Bhoir and Pandurang Janu Bhoir of the One Part and Sandoz India Ltd. of the Other Part	178/8	70/8
7.	31 st March, 1954 (Regd no. 391)	Deed of indenture executed by and between Ramachandra Janu Bhoir, Gajanan Janu Bhoir and Pandurang Janu Bhoir of the One Part and Sandoz India Ltd. of the Other Part	178/1	70/1
8.	31 st March, 1954	Deed of indenture (along with map) executed by	159/1	73/1

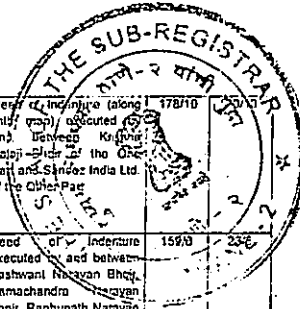
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	(Regd no. 389)	and between Kashinath Kamlya Patil of the One Part and Sandoz India Ltd. of the Other Part		
9.	31 st March, 1964 (Regd no. 388)	Deed of Indenture executed by and between Silaram Patsiya Bhoir of the One Part and Sandoz India Ltd. of the Other Part	178/6	70/6
10.	3 rd August, 1964 (Regd no. 1030)	Deed of Indenture (along with map) executed by and between Bakshiram Okaji of the One Part and Sandoz India Ltd. of the Other Part	178/4	70/4
11.	22 nd April, 1964 (Regd no. 595)	Deed of Indenture executed by and between Shinwar Barik Shekta of the One Part and Sandoz India Pvt. Ltd. of the Other Part	178/5 178/9	70/5 70/9
12.	2 nd June, 1964 (Regd no. 778)	Deed of Indenture (along with map) executed by and between Rama Devu Bhoir, Sadashiv Rama Bhoir, Parashuram Rama Bhoir of the One Part and Sandoz India Ltd. of the Other Part	180/0 181/2 181/5	72/9 73/2 73/5
13.	8 th October, 1964 (Regd no. 1351)	Deed of Indenture (along with map) executed by and between Tlakraj Tirthram Khanna of the First Part, Nandkishore Jalgepal Khanna of the Second Part and Sushilarani of the Third	147/1 part	10/B Part

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		Part and Sandoz India Ltd. of the Other Part		
14.	8 th May, 1964 (Regd no. 657)	Deed of Indenture (along with map) executed by and between Narayan Rama Bhoir of the One Part and Sandoz India Ltd. of the Other Part.	177/4 (Part)	69/4A
15.	15 th May, 1964 (Regd no. 694)	Deed of Indenture executed by and between Chandrya Ganu Patil and Mathibai, wife of Chandrya Ganu Patil of the One Part and Sandoz India Ltd. of the Other Part.	180/8	72/8
16.	16 th June, 1964 (Regd no. 628)	Deed of Indenture executed by and between Manpramabai, wife of Subrao Bhowanishankar Tonsekar of the One Part and Sandoz India Ltd. of the Other Part.	159/3 161 162	23/3 25 25
17.	22 nd April, 1964 (Regd no. 593)	Deed of Indenture (along with map) executed by and between Raghobai widow of Govind Gosavi Patil of the One Part and Sandoz India Ltd. of the Other Part.	179/4 178/9 180/3	71/4 71/8 72/3
18.	22 nd April, 1964 (Regd no. 589)	Deed of Indenture executed by and between Mangalya Dama Bhoir alias Patil of the One Part and Sandoz India Ltd. of the Other Part	176/5	69/5
19.	22 nd April, 1964	Deed of Indenture (along	179/1	71/1

	(Regd no. 591)	with map) executed by and between Poshibai wife of Vahya Kathod Manera of the One Part and Sandoz India Ltd. of the Other Part	180/1	72/1
20.	25 th August, 1965 (Regd no. 930)	Deed of Indenture executed by and between Pantharam Sadashiv Gokhale of the One Part and Sandoz India Ltd. of the Other Part	178/7 180/4 181/4	70/7 72/4 73/4
21.	17 th July, 1965 (Regd no. 805)	Deed of Indenture executed by and between Ramachandra Janu Bhoir, Gajanan Janu Bhoir and Pandurang Janu Bhoir of the One Part and Sandoz India Ltd. of the Other Part	178/2	70/7
22.	28 th June, 1965 (Regd no. 731)	Deed of Indenture (along with map) executed by and between Pandu Barik Patil of the One Part and Sandoz India Ltd. of the Other Part	180/7	72/7
23.	28 th June, 1965 (Regd no. 720)	Deed of Indenture executed by and between Diwadya Devu Bhoir of the One Part and Sandoz India Ltd. of the Other Part	179/3	71/3
24.	21 st May, 1965 (Regd no. 549)	Deed of Indenture executed by and between Yemunabai widow of Hira Halya Mhatre of the One Part and Sandoz India Ltd. of the Other Part	179/8	71/8



25.	8 th October, 1964 (Regd no. 1353)	Deed of Indenture (along with map) executed by and between Kishore Balaji Patil of the One Part and Sandoz India Ltd. of the Other Part	178/10	73/10
26.	27 th May, 1965 (Regd no. 572)	Deed of Indenture executed by and between Yashwanth Narayan Bhoir, Ramachandra Narayan Bhoir, Raghunath Narayan Bhoir and Pandurang Narayan Bhoir of the One Part and Sandoz India Ltd. of the Other Part	159/3	23/3
27.	15 th February, 1965 (Regd no. 195)	Deed of Indenture (along with map) executed by and between Narayan Nago Joshi, Raghunath Nago Joshi, Bhagirath Narayan Joshi and Jayawant Narayan Joshi of the One Part and Sandoz India Ltd. of the Other Part	179/7	71/7
28.	12 th November, 1964 (Regd no. 1465)	Deed of Indenture executed by and between Rajaram Krishna Tale, Balaram Rajaram Tale and Narayan Rajaram Tale of the One Part and Sandoz India Ltd. of the Other Part.	176/2 (part)	
29.	28 th June, 1963 (Regd no. 366)	Deed of Indenture (along with map) executed by and between Ramanlal	60/8 (part) 60/9	60/8B 60/8B

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		Lakshmidas Shantilal, Khairwala, Luxmidas, Khairwala, Kshinlal, Lakshmidas, Khairwala, Gurbhan, Ramanlal, Khairwala, Narendralal, Rameshlal, Khairwala and Umesh, Ramanlal, Khairwala of the One Part and Sandoz (India) Ltd. of the Other Part	60/10 (part)	60/10B
31.	15 th June, 1973 (Regd no 340)	Deed of indenture (along with map) executed by and between Thakrya Divdyia Gharat, Tukaram, Krishna Gharat, Chandraya alias Ramachandria, Poshya Gharat, Dhama Poshya Gharat, Sitaram Thakrya Gharat, Dattatraya Thakrya Gharat, Ambo Tukaram Gharat, Kastunish Chandraya (Ramachandria) Gharat and Moiram Dhama Gharat of the First Part and Thakrya Divdyia Gharat of the Second Part and Sandoz (India) Ltd. of the Third Part		

ANNEXURE-C

(LIST OF STAT ACT PERMISSIONS)

Sr. No.	Date	Order Details
1.	18 th July,	Order No. TNC/107185 issued by the Collectors Office, Thane granting the owner of the land

Sr. No.	Date	Order Details
	1963	permission to sell the land to M/s. Sandoz (India) Ltd.
2.	21 st May, 1963	Order No. TNC/14070 issued by the Collectors Office, Thane granting the owner of the land permission to sell the land to M/s. Sandoz (India) Ltd.
3.	20 th August, 1963	Order No. TNC/4 issued by the Collectors Office, Thane granting the owner of the land permission to sell the land to M/s. Sandoz (India) Ltd.
4.	17 th September, 1963	Order No. TNC/113 issued by the Collectors Office, Thane granting the owner of the land permission to sell the land to M/s. Sandoz (India) Ltd.
5.	25 th October, 1963	Order No. TNC/24 issued by the Collectors Office, Thane granting the owner of the land permission to sell the land to M/s. Sandoz (India) Ltd.
6.	22 nd April, 1964	Order No. TNC/SR/159 issued by the office of Assistant Collector, Thane Division, Thane granting permission to M/s. Sandoz (India) Ltd. to purchase the land as mentioned in the Schedule to the Order
7.	18 th December, 1963	Order No. TNC/SR-22 issued by the office of the Assistant Collector, Thane Division, Thane granting permission to M/s. Sandoz (India) Ltd. to purchase the land as mentioned in the Schedule to the Order
8.	3 rd July, 1968	Order No. TNC/SR/161 issued by the office of the Dist. Deputy Collector, Thane Division, Thane granting permission to M/s. Sandoz (India) Ltd. to purchase the land as mentioned in the Schedule to the Order
9.	13 th June, 1968	Order No. TNC/SR-338/67-68 issued by the office of the District Deputy Collector, Thane Division Thane granting permission to M/s. Sandoz (India) Ltd. to purchase the land as mentioned in the Schedule to the Order

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ANNEXURE-D
(LIST OF SAHADS)

Serial No.	New Survey No.	Old Survey No.	Village
I. Sanad dated 1st April, 1964 (Acquired Land)			
1.	30/1	165/1	Dhokas
2.	30/3	166/3	Dhokas
3.	30/4	166/4	Dhokas
4.	32/1A	168/1(part)	Dhokas
5.	32/3	168/3	Dhokas
6.	33/1	169/1 (part)	Dhokas
7.	62	170	Bakum
8.	63/1	172/1	Bakum
9.	63/2	172/2	Bakum
10.	63/3	172/3	Bakum
11.	63/6	172/6	Bakum
12.	63/7	172/7	Bakum
13.	63/8	172/8	Bakum
14.	63/10A	172/10/1	Bakum
15.	63/10B	172/10/2	Bakum
16.	64/1	173/1	Bakum
17.	64/2	173/2	Bakum

18.	64/4	173/4	Bakum
19.	65	174	Bakum
20.	67	175	Bakum
21.	68/2	176/2	Bakum
22.	68/3	176/3	Bakum
23.	69/1	177/1	Bakum
24.	73/8	181/6	Bakum
25.	65/1	256/1	Bakum
26.	65/5	256/5	Bakum
27.	64/5	173/5	Bakum
28.	64/6	173/6	Bakum
29.	68/1	176/1	Bakum
30.	64/8	173/8	Bakum
31.	63/9	172/9(part)	Bakum
32.	69/3	177/3	Bakum
33.	69/4A	177/4 (part)	Bakum
II. Order of grant dated 20 th February, 1957 (Allotted Land)			
34.	61	266/B	Bakum
III. Order of grant dated 9 th October, 1961 (Allotted Land)			
35.	59/1	266/A (part)	Bakum
IV. Sanad dated 17 th December, 1963 and Sanad dated 29 th			

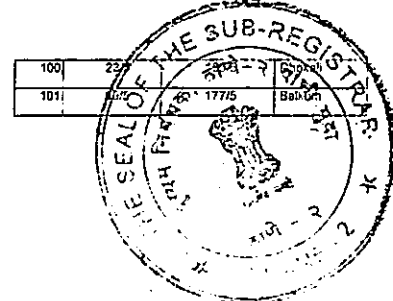
January, 1965			
36.	92	151	Dhokali
37.	30/2	166/2	Dhokali
38.	31/1	167/1	Dhokali
39.	31/2	167/2	Dhokali
40.	31/3	167/3	Dhokali
41.	31/4	167/4	Dhokali
42.	32/2A	168/2 (part)	Dhokali
43.	32/2B	168/2 (part)	Dhokali
44.	63/4	172/4	Balkum
45.	63/8	172/8 (part)	Balkum
46.	63/5	172/5	Balkum
47.	64/3	173/3	Balkum
48.	64/7	173/7	Balkum
49.	64/8	173/8	Balkum
50.	69/2	177/2	Balkum
51.	65/4	258/4	Balkum
52.	69/3	177/3	Balkum
53.	48/1/C		Kolshet
54.	50/12B/3		Kolshet
55.	50/12B/2		Kolshet

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56.	50/2		Kolshet
57.	51/4B		Kolshet
58.	51/3		Kolshet
59.	51/3		Kolshet
60.	52/1C		Kolshet
61.	52/2		Kolshet
62.	52/3		Kolshet
63.	52/4		Kolshet
64.	52/5		Kolshet
65.	52/8		Kolshet
66.	53/1B		Kolshet
67.	53/2		Kolshet
68.	53/3		Kolshet
69.	53/4		Kolshet
70.	53/5		Kolshet
71.	53/6		Kolshet
72.	53/8		Kolshet
73.	53/8		Kolshet
74.	54		Kolshet
75.	55/5		Kolshet
76.	55/7		Kolshet
77.	55/10A		Kolshet
78.	55/10B		Kolshet

79.	55/11		Kolshet
80.	55/12		Kolshet
81.	55/13		Kolshet
82.	55/14		Kolshet
83.	55/15		Kolshet
84.	60/11A		Kolshet
85.	60/11B		Kolshet
86.	60/12		Kolshet
87.	60/13		Kolshet
88.	60/14		Kolshet
89.	60/16		Kolshet
90.	60/17		Kolshet
91.	60/18		Kolshet
92.	60/19		Kolshet
93.	60/20A		Kolshet
94.	104		Kolshet
95.	274/1		Kolshet
96.	11	148	Dhokali
97.	23/4	159/4	Dhokali
98.	93/2B	159-A (159/2 Part)	Dhokali
99.	23/2	159/2	Dhokali



ANNEXURE-E

LIST OF NON-AGRICULTURAL PERMISSIONS

1.	6 th July, 1957	NA permission bearing no. N.A.P. 922 issued by the office of the Prant Officer, Prant, Thane in favour of M/s. Sandoz Products Pvt. Ltd.
2.	12 th February, 1958	NA permission bearing no. LND/184 issued by the office of the Prant Officer, Prant, Thane in favour of M/s. Sandoz Products Pvt. Ltd.
3.	15 th July, 1958	NA permission bearing no. LND/1710 issued by the office of the Prant Officer, Prant, Thane in favour of M/s. Sandoz Products Pvt. Ltd.
4.	20 th June, 1960	NA permission bearing no. N.A.P.-A-WS-1172 issued by the Collectors Office Thane in favour of M/s. Sandoz Products Pvt. Ltd.
5.	8 th February, 1960	NA permission bearing no. N.A.P. 257 issued by the office of the Prant Officer, Prant, Thane in favour of M/s. Sandoz Products Pvt. Ltd.

9.7.

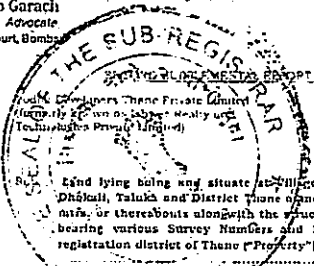
टलज - २		
Pradip Garach Advocate High Court, Bombay	30035/2016	6, Roz-Rio-Apartments, L. B. S. Road, Karama, Kurla (West), Mumbai - 400 070 Mobile : 9820521547 Email: pradipgarach@gmail.com
6 th 19 th December, 1960	NA permission issued by the Collectors Office, Thane in favour of M/s. Sandoz Products Pvt. Ltd.	NA permission bearing no. CBN/A.P./337 issued by the Collectors Office, Thane in favour of M/s. Sandoz Products Pvt. Ltd.
7. 11 th April, 1961	NA permission issued by the Collectors Office, Thane in favour of M/s. Sandoz Products Pvt. Ltd.	NA permission bearing no. CBN/RSR/2572 issued by the Collectors Office, Thane in favour of M/s. Sandoz Products Pvt. Ltd.
8. 6 th March, 1962	NA permission issued by the Collectors Office, Thane in favour of M/s. Sandoz Products Pvt. Ltd.	NA permission bearing no. RBN/RSR/2810 issued by the Collectors Office, Thane in favour of M/s. Sandoz Products Pvt. Ltd.
9. 13 th November, 1962	NA permission issued by the Collectors Office, Thane in favour of M/s. Sandoz India Pvt. Ltd.	NA permission bearing no. RBN/A.P./SR-2958 issued by the Collectors Office, Thane in favour of M/s. Sandoz India Pvt. Ltd.
10. 20 th June, 1966	NA permission issued by the Collectors Office, Thane in favour of M/s. Sandoz Products Pvt. Ltd.	NA permission bearing no. RBN/A.P./VS/295 issued by the Collectors Office, Thane in favour of M/s. Sandoz Products Pvt. Ltd.
11. 20 th May, 1967	NA permission issued by the Collectors Office, Thane in favour of M/s. Sandoz India Pvt. Ltd.	NA permission bearing no. RBN/A.P./722-A issued by the Collectors Office, Thane in favour of M/s. Sandoz India Pvt. Ltd.
12. 24 th May, 1967	NA permission issued by the Collectors Office, Thane in favour of Sandoz India Ltd.	NA permission bearing no. RBN/A.P./722-B issued by the Collectors Office, Thane in favour of Sandoz India Ltd.
13. 5 th January, 1962	NA permission issued by the Collectors Office, Thane in favour of Sandoz (India) Ltd.	NA permission bearing no. REV/DESK/II/HAR/IV-2702 issued by the Collectors Office, Thane in favour of Sandoz (India) Ltd.
14. 24 th May, 1967	NA permission issued by the Collectors Office, Thane in favour of Sandoz India Ltd.	NA permission bearing no. RBN/A.P./722-C issued by the Collectors Office, Thane in favour of Sandoz India Ltd.
15. 13 th June, 1968	NA permission issued by the Office of the Ds. Deputy Collector, Thane in favour of Sandoz India Ltd.	NA permission bearing no. TNC/SR-338/67-68 issued by the Office of the Ds. Deputy Collector, Thane in favour of Sandoz India Ltd.

16. 24 th January, 1969	NA permission issued by the Office of the Deputy Collector, Thane in favour of Sandoz India Ltd.	NA permission bearing no. TNC/SR-338/67 issued by the Office of the Deputy Collector, Thane in favour of Sandoz India Ltd.
17. 22 nd April, 1954	NA permission issued by the Office of the Deputy Collector, Thane in favour of Sandoz India Ltd.	NA permission bearing no. TNC/SR/159 issued by the Office of the Deputy Collector, Thane in favour of Sandoz India Ltd.

Dated this 1st day of June 2016
Pradip Garach
 (Pradip Garach)
 Advocate High Court, Bombay

Pradip Garach
Advocate
High Court, Bombay

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Land lying being and situate at Village Balkum, Kolahet and Dhokali, Taluka and District Thane measuring 351741.40 sq. mtrs. or thereabouts alongwith the structures standing thereon bearing various Survey Numbers and Hina Numbers in the registration district of Thane ("Property")

- This is reference to my Report on Title dated 1st June 2016 in respect of the Property described in Schedule thereunder written read with Supplemental Report on Title dated 26th April 2017 wherein it is therein certified that my client Locha Developers Thane Private Limited (formerly known as Ishwer Realty and Technologies Private Limited) is entitled to the Freehold land and Sanad Land as absolute Owners thereof and is such entitled to carry out development in respect of the same.
- After issuance of the said Reports, there are certain material developments and Mutations of Revenue record have taken place related to the Title of the said Property.
- With a view to incorporate such material developments and mutations so as to update the earlier Title Report, I heretofore issue Second Supplemental to the said Reports as follows:
- For the said purpose I have verified the following further additional documents in connection with the said Property:
 - Revenue Records viz. 7/12 Extracts and Mutation Entries thereof pertaining to Property bearing New Survey No. 22/2B of Village Dhokali and Survey Nos. 55/5, 55/7, 164, 274/1 of Village Balkum.
 - Debenature Trust Deed dated 28th April 2017 executed and registered under Serial No. BHK-4-2794/2017
 - Two Sanad Papers both dated 12/05/2017 issued by Advocate K. P. Manjunath

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5. From the perusal of the above documents, while confirming my earlier Reports dated 1st June 2016 and 26th April 2017 (herein), I hereby further certify as follows:

- Revenue Records viz. 7/12 Extracts and Mutation Entries**
 - Property comprised in Survey Nos 55/5 and 55/7 in Village Kolahet, Taluka and District Thane are duly entered in the name of Ishwer Realty and Technologies Private Limited to the extent of area admeasuring 75 sq. mtrs. and 7.61 sq. mtrs. respectively.
 - Property comprised in Survey No 274/1 of Village Kolahet Taluka and District Thane is duly entered in the name of Ishwer Realty and Technologies Private Limited for area admeasuring 5060 sq. mtrs.
 - Property comprised in New Survey No. 32/2B of Village Dhokali, Taluka and District Thane is duly entered in the name of Ishwer Realty and Technologies Private Limited for area admeasuring 3380 sq. mtrs. and thereupon the discrepancy in the 7/12 extract stand rectified.

Apart from above Property, the 7/12 extract in respect of the remaining Property mentioned in my earlier Reports has already been entered in the name of Ishwer Realty and Technologies Private Limited

- Mortgage:**

By a Debenature Trust Deed dated 28th April 2017 executed amongst Locha Developers Private Limited as the Company of the First Part, Mr. Abhishek Locha as the Personal Director of the Second Part, Shreevansa Cotton Mills Limited of the Third Part, Locha Developers Thane Private Limited of the Fourth Part, Pawan Dwellers Private Limited of the Fifth Part, Ajayash H. Tech Initiators Private Limited of the Sixth Part, Sarvanshu Builders and Farms Private Limited of the Seventh Part in favour of IDBI Trusteeship Services Limited as Debenature Trustee of the Eighth Part wherein Locha Developers Thane Private Limited being one of the Mortgagees have given its Property comprised in Survey Nos. 32/1A, 31/1 of Village

Dhokal and Survey Nos.54, 55/5, 55/7, 55/10A, 55/10B, 55/11, 55/12, 55/13, 55/14, 55/15, 60/9B, 60/10A, 60/11A, 60/11B, 60/12, 60/13, 60/14, 60/16, 60/17, 60/19, 60/19, 60/20A of Village Kolshet in all admeasuring 11,880.66 sq. mtrs. therein referred to as Thane Plot B as Security for Debenture issued by Company for the benefit of debenture holders on terms, covenants and conditions stated therein

c. Search Reports:-

i. Search Report dated 12/05/2017 issued by Advocate K.P. Mahajan for search taken in the Office of Sub-Registrar of Assurances of Thane from the year 1988 to 2017 (30 years) in respect of the Property bearing Survey Nos.10/1B, 11, 23/1 to 6, 25, 26, 30/1 to 5, 31/1 to 4, 34/1A, 32/2A, 32/3U, 32/3, 33/1, 92 and 93/2B of Village Dhokali, Taluka and District Thane and Survey Nos.60/9B, 60/11A and 104 Village Kolshet, Taluka and District Thane.

ii. Search Report dated 12/05/2017 issued by Advocate K.P. Mahajan for search taken in the Office of Sub-Registrar of Assurances of Thane from the year 1988 to 2017 (30 years) in respect of the Property bearing Survey Nos.32/1A and 33/1 of Village Dhokali, Taluka and District Thane and Survey Nos.54, 55/5, 55/7, 55/10A, 55/10B, 55/11 to 55/15, 60/9B, 60/10A, 60/11A, 60/12 to 14 & 16, 60/19 and 60/20A in Village Kolshet, Taluka and District Thane Village

On going through the said Search Reports, I observed that all the registered documents referred in my earlier Reports are duly reflected. Apart from the documents referred in my earlier Reports and this Report, there are not documents registered in connection with the said Property which adversely affect the title of my client to the said Property.

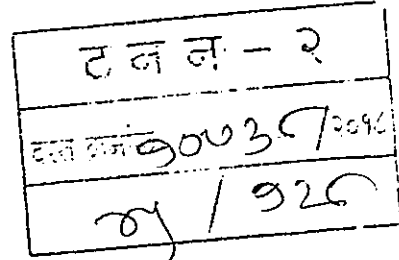
6. Conclusion :

In the premises aforesaid and subject to what is stated herein above read with my Report on Title dated 1st June 2016 and Supplemental Report on Title thereto, I am once again of the opinion that Lodha Developers Thane Private Limited (formerly known as Ishwer Realty and Technologies Private Limited) are entitled to the said Property

more particularly described in the Schedule of Report on Title dated 1st June 2016 as Owners thereof and carry out development thereon and as such otherwise have a marketable title to the same.

Dated this 15th day of June, 2017

Pradip Garach
(Pradip Garach)
Advocate High Court Bombay



THIRD SUPPLEMENTAL REPORT ON TITLE

Lodha Developers Thane Private Limited
(formerly known as Ishwer Realty and
Technologies Private Limited)

(ex-parte)

Sub : Land lying being and situate at Village Dalkum, Kolshet and Dhokali, Taluka and District Thane admeasuring 381741.40 sq. mtrs. or thereabouts alongwith the structures standing thereon bearing various Survey Numbers and Hissa Numbers in the registration district of Thane ("Property")

- 1. This has reference to my Report on Title dated 1st June 2016 in respect of the Property described in Schedule thereunder written read with Supplemental Report on Title dated 26th April 2017 & 15th June 2017 wherein it is interalia certified that my clients Lodha Developers Thane Private Limited (formerly known as Ishwer Realty and Technologies Private Limited), is entitled to the Freehold land and Sanad Land as absolute Owners thereof and as such entitled to carry out development on the same.
- 2. With a view to incorporate such material developments so as to update the said earlier Title Reports, I hereunder issue Third Supplemental to the said Reports as follows:
- 3. For the said purpose I have verified the following additional documents in connection with the said Property:-
 - a) Release Deed dated 30th July 2015 executed and registered under No.TNN2-7976/2017
 - b) Papers and proceedings in respect of (a) Writ Petition No.293/2016 filed before the Bombay High Court and (b) Writ Petition No. 1737/2016 filed before the Bombay High Court
- 4. From the perusal of the above documents and papers and proceedings of the above litigations, while confirming my earlier Reports dated 1st June 2016, 26th April 2017 and 15th June 2017 thereto, I further enunciate as follows:
 - (i) By a Deed of Release dated 20/07/2017 executed and registered under No.TNN2-7976/2017 with the Sub-Registrar of

Assurances of Thane registered in the Office of Sub-Registrar of Assurances of Thane from the year 1988 to 2017 (30 years) in respect of the Property bearing Survey Nos.32/1A and 33/1 of Village Dhokali, Taluka and District Thane and Survey Nos.54, 55/5, 55/7, 55/10A, 55/10B, 55/11 to 55/15, 60/9B, 60/10A, 60/11A, 60/12 to 14 & 16, 60/19 and 60/20A in Village Kolshet, Taluka and District Thane Village

5. I am informed that there are following litigations filed by my client:-

- (a) A Writ Petition No. 1737/2016 has been filed by Ishwer Realty and Technologies Private Limited (Petitioner) against State of Maharashtra and Others (Respondents) before the Hon'ble High Court, Bombay inter alia challenging the Demand Notice No. 31/12/2015 ("Demand Notice") issued by the Sub-Registrar of Thane (SR) demanding a sum of Rs. 11,77,33,925/- allegedly towards deficit stamp duty on the Agreement of Sale dated 31st December 2014 executed between Clarient Chemicals (India) Limited (Vendor) and Ishwer Realty and Technologies Private Limited (Purchasers) in relation to the captioned Property agreed to be acquired therein by the Purchaser. The Division Bench of the Hon'ble High Court granted an interim stay directing the Respondents not to take any coercive steps in pursuance of the Demand Notice. The Writ Petition is pending disposal.
- (b) An another Writ Petition No.290 of 2016 is filed by Ishwer Realty Technologies Private Limited and Others (Petitioners) against State of Maharashtra and Others (Respondents) before the Hon'ble High Court, Bombay inter alia challenging a Demand Notice issued by the Talashidas, Thane demanding a sum of Rs.96,60,33,855/- payable towards Nazrana (assessment) as arrears of land revenue in relation to the subject Property purchased by Petitioner No 1 i.e. Ishwer Realty and Technologies Private Limited (Purchasers) from Clarient Chemicals (India) Limited (Vendor). The Demand Notice is purportedly based on the Report of the Auditor General, Nagpur which states that valuation made by the Assistant Director, Town Planning (Valuation), Kolan Division (ADTP) in respect of the said lands (386.56 Cr) is not correct. Nevertheless the Division Bench of Hon'ble High Court has granted an ad interim stay directing the Respondents not to take any coercive steps in pursuance of the Demand Notice.

Pradip Garach

Pradip Garach
Advocate
High Court, Bombay

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2003/1090

1. Above there are no litigation filed in connection with the said Property. However, I have not taken any independent Search in this behalf.

2. In the premises aforesaid and subject to what is stated herein above with my earlier Report on Title dated 1st June 2016 and Supplemental Report on Title therein, I am once again of the opinion that Lodia Developers Thane Private Limited (formerly known as Ishwer Realty and Technologies Private Limited) are entitled to the said Property more particularly described in the Schedule of Report on Title dated 1st June 2016 as Owners thereof and carry out development thereon and as such otherwise have a marketable title to the same.

3. In view of the above, my earlier Report on Title and Supplementals thereto stand modified and be read and construed accordingly.

Dated this 22nd day of September, 2017

Pradip Garach
(Pradip Garach)
Advocate High Court Bombay

Pradip Garach
Advocate
High Court, Bombay

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SUPPLEMENTAL REPORT ON TITLE

1. I have issued Report on Title dated 1st June 2016 in respect of various land which includes land bearing Survey No.62/0 and 63/1 of Village Balkum, Taluka & District Thane (which is defined under sub-title Plot C in the Deed of Conveyance dated 13th March 2015) wherein I have certified title of my clients Ishwer Realty and Technologies Private Limited to the said land.
2. Ever since issuance of the said Report on Title dated 1st June 2016, there are no material developments taken place which will affect the title of my clients inter alia to the land comprised in Survey No.62/0 and 63/1 in Village Balkum, Taluka and District Thane.
3. While confirming what is stated in my said Report on Title dated 1st June 2016, I once again certify that title of my clients Ishwer Realty and Technologies Private Limited to the land comprised in the said survey numbers 62/0 and 63/1 of Village Balkum is clear and marketable.

Dated this 23rd day of March 2017

Pradip Garach
(Pradip Garach)
Advocate High Court, Bombay

Pradip Garach
Advocate
High Court, Bombay

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Lodia Developers Thane Private Limited
(formerly known as Ishwer Realty and Technologies Private Limited)

Sub 1. Land lying being and situate at Village Balkum, Kolahet and Dhokai, Taluka and District Thane measuring 351741.40 sq. mtrs. or thereabouts alongwith the structures standing thereon bearing various Survey Numbers and Hissa Numbers in the registration district of Thane ("Property")

1. This has reference to my Report on Title dated 1st June 2016 in respect of the Property described in Schedule thereunder written wherein it is inter alia certified that Ishwer Realty and Technologies Private Limited (now known as Lodia Developers Thane Private Limited), is entitled to the Freehold land and Sanad Land as absolute Owners thereof and entitled to carry out development in respect of the same.

2. I give hereunder necessary elucidation and updation in connection with the said Report on Title.

(a) With due permission dated 14th May 2015 issued by Divisional Commissioner, Konkan Division, by an another Indenture of Mortgage dated 7th August, 2015 made between Ishwer Realty and Technologies Private Limited therein referred to as "the Mortgagor/Borrower" of the One Part and IDBI Trusteeship Services Limited referred to as "the Security Trustee" of the Other Part and registered with the office of the Sub-Registrar of Assurances at Thane under Serial No TNN9-6376 of 2015, the Company has inter alia mortgaged a portion of the Property more particularly described in the Schedule - I thereunder written and amounting in aggregate 20 acres or thereabouts known as Plot A comprised in Village Dhokai and Kolahet and forming a part of the Annexure - A in the said Report on Title dated 1st June 2016 (Freehold and Sanad land), for credit facilities on terms, conditions and

covenants stated therein and the title documents in relation to the said Property have been deposited with IDBI Trusteeship Services Limited as the trustee/custodian for and on behalf of the lenders.

(b) I have seen Certificate dated 25th March 2017 issued by Shrawan A. Gupta and Associates, the Practising Company Secretary to the effect that he has carried out an online Search through the official website of the Ministry of Corporate Affairs. The said Certificate inter alia indicates that there is only subsisting charge under Mortgage dated 15/04/2015 and 07/08/2015 on the portion of the said Property.

3. Subsequently, by Certificate of Incorporation dated 17th April 2017 pursuant to name change, the name of Ishwer Realty and Technologies Private Limited has now been changed to Lodia Developers Thane Private Limited from the said date.

4. In the premises aforesaid and subject to what is stated herein above read with my Report on Title dated 1st June 2016, I am of the opinion that Lodia Developers Thane Private Limited (formerly known as Ishwer Realty and Technologies Private Limited) are entitled to the said Property more particularly described in the Schedule of Report on Title dated 1st June 2016 as Owners thereof and carry out development thereon and as such otherwise have a marketable title to the same.

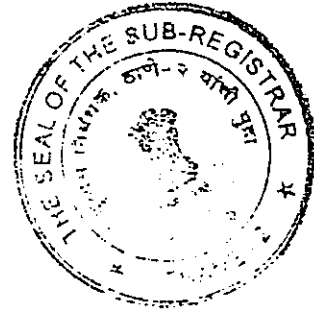
Dated this 20th day of April, 2017

Pradip Garach
(Pradip Garach)
Advocate High Court Bombay

Annexure 4
(Key Approvals)

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०५/१२६

No.	Approval/Document	Date of Document	Document Ref No	Issuing Authority
1.	Sanction of Development Permission/Commencement Certificate	25 March 2015	S05/0083/14/TMC/TDD/1381/15	Thane Municipal Corporation
2.	Amended Sanction of Development Permission/Commencement Certificate	12 April 2017	S05/0083/14/TMC/TDD/2142/17	Thane Municipal Corporation
3.	Amended Sanction of Development Permission/Commencement Certificate	10 August 2017	S05/0083/14/TMC/TDD/2278/17	Thane Municipal Corporation
4.	Amended Sanction of Development Permission/Commencement Certificate	20 January 2018	S05/0083/14/TMC/TDD/2486/18	Thane Municipal Corporation
5.	Environmental Clearance	15 April 2015	F. No. 21-65/2014-IA.III	Ministry of Environment, Government of India

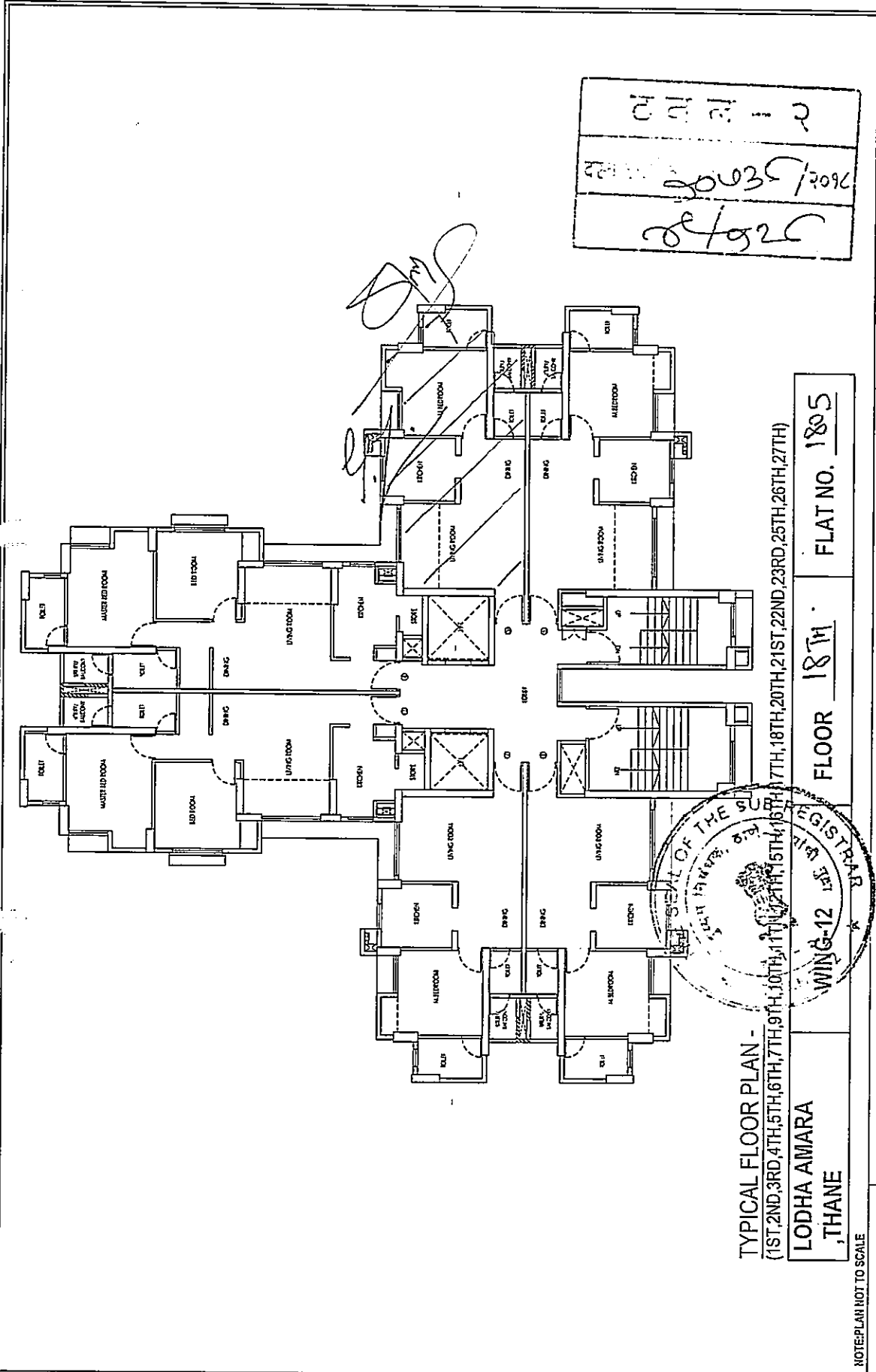


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दस्तावेज नं. १०७३८/२०१६
१८/१२५





TYPICAL FLOOR PLAN -
 (1ST, 2ND, 3RD, 4TH, 5TH, 6TH, 7TH, 9TH, 10TH, 11TH, 12TH, 13TH, 14TH, 15TH, 16TH, 17TH, 18TH, 20TH, 21ST, 22ND, 23RD, 25TH, 26TH, 27TH)

LODHA AMARA
 , THANE

WING-12

FLOOR 18TH

FLAT NO. 1805

NOTE: PLAN NOT TO SCALE

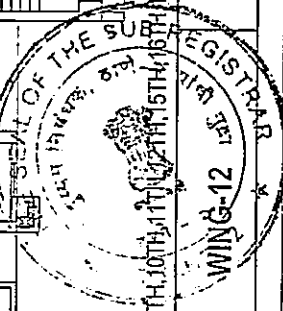
DEVELOPERS:

Belissimo Developers Thane Private Limited
 412, Floor -4, 17G Vardhaman Chambers,
 Cavasji Patel road, Horniman circle,
 Fort, Mumbai-400001

ARCHITECT



ARCHITECT HAFEEZ CONTRACTOR
 FIRST FLOOR, 29, SOMAYAJI BUILDINGS
 DABH STREET, GURUMUDA-400023
 TEL: 91-22-26181920

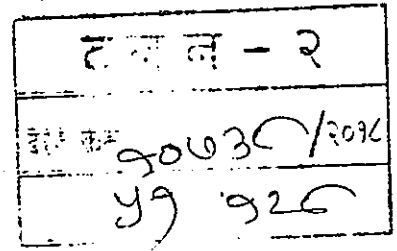


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५०/१२६



Annexure 6
(Unit and Project Details)



- (I) CUSTOMER ID : 1285368
(II) Correspondence Address of Purchaser: A 204, Lodha Casa Ultima, Off Pokharan Road No 2, Voltas Lane, Majiwada, Thane-400601, India.
(III) Email ID of Purchaser: gitesh.tiwari@gmail.com

(IV) Unit Details:

- (i) Development/Project : LODHA AMARA - TOWER 1 - 5, 7 - 19
(ii) Building Name : W12
(iii) Wing : _
(iv) Unit No. : 1805
(v) Area :

	Sq. Ft.	Sq. Mtrs.
Carpet Area	418	38.83
EBVT Area	16	1.49
Net Area (Carpet Area +EBVT Area)	434	40.32

- (vi) Car Parking Space allotted: 01 (One).

- (V) Consideration Value (CV): Rs.7090096/- (Rupees Seventy Lakhs, Ninety Thousand, Ninety Six Only)

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

Sr. No.	Milestone	Payments
1	Application money-1 (20-07-2018)	Rs.108000/-
2	Application money-2 (27-07-2018)	Rs.317406/-
3	Application money-3 (08-09-2018)	Rs.992613/-
4	Timebound Installment 1 (18-10-2018)	Rs.2127029/-
5	Timebound Installment 2 (17-11-2018)	Rs.1772524/-
6	On intimation of possession	Rs.1772524/-

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

- (VII) Reimbursements: Payable on/before the Date of Offer of Possession*:

- (1) Land Under Construction (LUC) Reimbursement:

Rs.6357/- (Rupees Six Thousand Three Hundred Fifty Seven Only) towards reimbursement of LUC from the start of construction till the Date of Offer of Possession.

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क्र.सं. १००३९/२०१६ (२) Electricity Deposit Reimbursement:
५२/१२०/- Rs.7000/- (Rupees Seven Thousand Only)

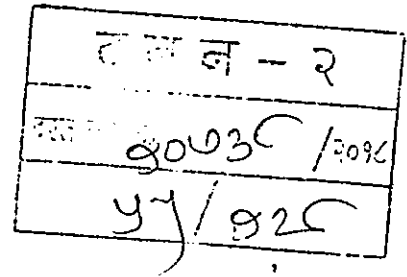
(Rupees Seven Thousand Only) towards provisional amount of reimbursement of deposit paid to Electricity Supply company on the Purchaser's behalf. The benefit of the said deposit shall stand transferred to the Purchaser when meter is transferred to the Purchaser's name.

- (3) Provisional Electricity Charges (if applicable): Rs.NA covering period of 4 months from DOP.
 - (4) Utility connection and related expenses: Rs.76000/- (Rupees Seventy Six Thousand Only)
 - (5) Pipes Gas connection and related expenses (if applicable): Rs.NA/- (Rupees NA Only)
 - (6) Share Money : Rs.1050/- (Rupees One Thousand Fifty Only)
- (VIII) Maintenance Related Amounts:Provisional amounts (subject to actuals) payableon/before the Date of Offer of Possession:
- (1) BCAM Charges: Rs.41716/- (Rupees Forty One Thousand Seven Hundred Sixteen Only) covering period of 18 months from DOP.
 - (2) FCAM CHARGES (if applicable): Rs.66402/- (Rupees Sixty Six Thousand Four Hundred Two Only) covering period of 60 months from DOP.
 - (3) Property Tax (Estimated): Rs.10937/- (Rupees Ten Thousand Nine Hundred Thirty Seven Only) covering period of 12 months from DOP.
 - (4) Building Protection Deposit: Undated cheque of Rs.20000/- (Rupees Twenty Thousand Only) towards Building Protection Deposit which shall be encashed only if there is violation of guidelines in respect of execution of fit outs/interior works.



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- Each Project with its own clubhouse with:
 - Gymnasium
 - Indoor Games Room
 - Outdoor kids play area
- Clubhouse facilities:
 - Cinema (& auditorium) with capacity of 80+
 - Health Club with steam and changing rooms
 - Gymnasium
 - Indoor games area with Table Tennis, Carrom, Chess and Snooker
 - Children's play area
 - 2 covered Badminton Courts
 - Café and library lounge
 - Party halls
- Picnic area with hammocks and outdoor seating
- Barbeque areas
- Mini Amphitheatre
- Multipurpose lawn
- Covered parking with facilities like driver's waiting area and car wash provision
- Best in class 4 tier security system with:
 - Intercom for each apartment
 - Access control to entrance lobby
 - Electronically controlled RFID access for cars
 - 24 X 7 CCTV monitoring for key areas



% above height of 300 mm above Finished Floor level

* Excluding kitchen, toilets and any service areas

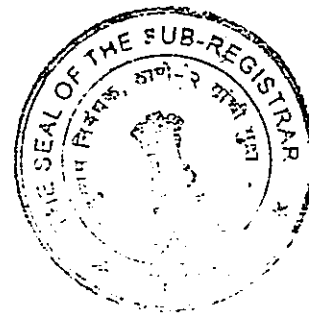
** or equivalent

Only in 2BHK Optima and 2BHK Ultima apartments

§ Only in 2BHK Ultima apartments

^ Monthly services on chargeable basis from provider

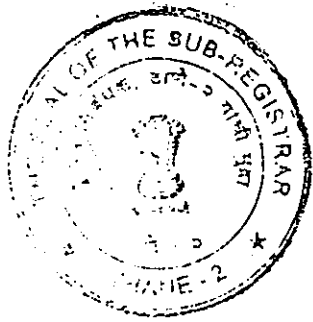
& Only in living room and master bedroom



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५६/१२८



Total Consideration = Consideration Value (CV) + Reimbursements + Maintenance Related Amounts.

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

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

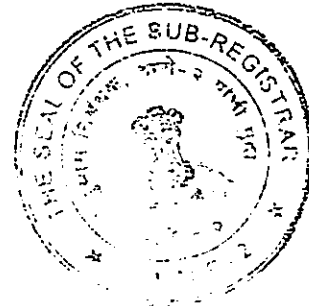
Configuration of Unit	No. of members
1 BHK	4
2 BHK	5
3 BHK	5
4 BHK or larger	6

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५३/१२८

(X) Date of Offer of Possession: 30TH NOV 2018 subject to additional grace period of 18 (eighteen) months and any extension as may be applicable on account of the provisions of Clause 10.4.

(XI) Project Details:

- 1) Project Name: LODHA AMARA - TOWER 1 - 5, 7 - 19
- 2) RERA Registration Number: P51700001065



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Annexure 7

(Common Areas and Amenities)

Amenities for each building:

- Entrance lobby
- Lift lobby on each level
- 2 elevators (including one stretcher elevator) from Otis/Schindler/Kone**
- Fire-fighting equipment
- Domestic help toilet/ shower facilities
- DG power backup for common area lighting, elevator and fire fighting system
- Fibre optic connectivity providing hi speed internet access^
- Direct to Home TV connectivity by select service providers^

Amenities inside each apartment:

- Full height windows% in Living room and Master Bedroom
- Air-conditioned apartments with split unit A/C*
- Marbital® flooring** for living, dining, passage and bedrooms
- Kitchen with granite platform, hi-end stainless steel sink and vitrified tile flooring.
- Toilets finished with sanitary ware from Roca/Kohler/Kerovit** and CP fittings from Jaquar/Kohler/Isenberg**
- Separate Store room in each apartment#
- Separate Pooja room in each apartment\$
- Separate Utility area in each apartment
- Separate cupboard area in each bedroom
- Provision for telephone and TV connectivity&

Complex Amenities:

- Grand entrance to neighbourhood
- Sports arena with sports facilities
- Football field ground
- 400 m athletics track
- 2 multipurpose courts for Basketball/Volleyball / Tennis etc.
- Cricket pitch
- Outdoor kids play area with play equipment and slides
- Children's splash pad
- Children's Play areas
- Ganesha Temple
- Jain Temple
- Swimming Pools
 - Lap Pool
 - Family Pool
 - 2 Kids Pools
 - Toddler Pool
 - Indoor covered pool for ladies

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Annexure 8
(Purchaser Notice of Termination)

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५० / १२८
[dated]

To,

[Name and address of the Company]

Sub: Notice of Termination

Dear Sir,

We refer to the Agreement to Sell dated [date of execution] (ATS) executed in respect of Unit [unit number] (Unit) on the [floor number] floor of the building known as [building name] at [address].

All capitalised terms used in this Letter but expressly defined shall bear the meaning assigned to the term in the ATS.

As estimated DOP as set out at Annexure 6 (Unit and Project Details) of the ATS and the Extended DOP have passed and the Unit has not been offered for possession, I / we would like to exercise my / our right to terminate the ATS pursuant to Clause 11.3.1.b of the ATS.

I / we agree and acknowledge that, pursuant to the provisions of the ATS:

1. This Notice of Termination shall be valid and binding on the Company only if it is received by the Company prior to the expiry of 30 days from the Extended DOP;
2. On and from the receipt of the Notice of Termination by the Company, the ATS shall stand terminated and I / we shall have no further right, title or interest in the Unit except in relation to the Refund Amount;
3. The Refund Amount is to be determined and paid to me/us in accordance with the provisions of the ATS.; and
4. On the receipt of the Refund Amount in accordance with the ATS, I / we shall have no claim of any sort whatsoever against the Company in respect of the Unit or otherwise.

Please treat this as the Notice of Termination referred to at Clause 11.3.1.b of the ATS and proceed with the termination of the ATS in accordance with Clause 11.3.1.b of the ATS.

Yours sincerely,

[name of customer]



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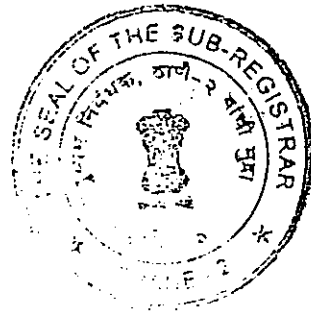
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क्र. १००३८/२०११
५८/१२८



Annexure 9
(Special Conditions)

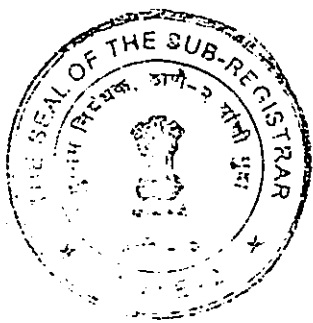
-NIL-

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दस्ता क्रमांक १००३९ / २०१८
५१/१२५



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टजन - २
क्रमांक १०७३८/२०१८
१०/१२८





GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Office of the Registrar of Companies
Everest, 100 Marine Drive, Mumbai, Maharashtra, India, 400002

Certificate of Incorporation pursuant to change of name
[Pursuant to rule 29 of the Companies (Incorporation) Rules, 2014]

Corporate Identification Number (CIN): U45200MH2012PTC235599

I hereby certify that the name of the company has been changed from LODHA DEVELOPERS THANE PRIVATE LIMITED to BELLISSIMO DEVELOPERS THANE PRIVATE LIMITED with effect from the date of this certificate and that the company is limited by shares.

Company was originally incorporated with the name LODHA REALTY AND TECHNOLOGIES PRIVATE LIMITED.

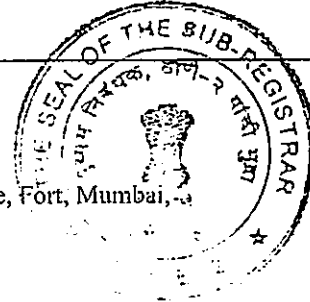
Given under my hand at Mumbai this Seventh day of January two thousand eighteen.

DS MINISTRY
OF CORPORATE
AFFAIRS 23

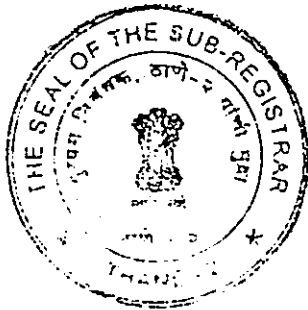
SATYA PARKASHI KUMAR
Registrar of Companies (STS)
Registrar of Companies
RoC - Mumbai

Mailing Address as per record available in Registrar of Companies office:
BELLISSIMO DEVELOPERS THANE PRIVATE LIMITED

412, Floor- 4, 17G Vardhaman Chamber, Cawasji Patel Road, Horniman Circle, Fort, Mumbai,
Mumbai City, Maharashtra, India, 400001



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१२/१२६





Certificate No. 002283

THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24) SANCTION OF DEVELOPMENT PERMISSION / COMMENCEMENT CERTIFICATE

प्रमाणित ज्ञ. योजनेत बांधणीस अनुमतीपत्र

V.P. No. 564/042814 TMC/TDD/152/15 Date: 25/3/15

Site: Siradis Prabhu Kamble & Associates (Architect) M/S. Chaitan Chemicals India Ltd. S.No. (1) Acres. Through Authorized Signatory, Shri. Santosh Padak

With reference to your application No. 2083 dated 20.03.2014 for development permission in terms of commencement certificate under section 45 & 46 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and to erect building No. 123/45678 in Siradis Prabhu Kamble & Associates Sector No. 15, Situated at Road/Sector No. 15, Sector No. 15, S.No. CST No. F.P. Notified Area Thane Municipal Corporation.

This development permission is granted on condition that you shall be bound by the following conditions.

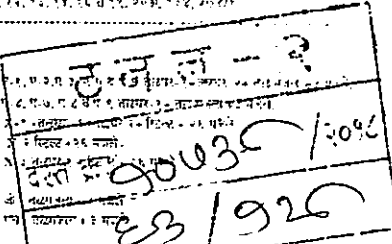
- 1) The land is to be used in accordance with the provisions of the relevant land use plan of the public plan. 2) No other building or part thereof shall be occupied or allowed to be occupied or permitted to be occupied by any person until such permission has been granted. 3) The development permission / commencement certificate shall remain valid for a period of one year commencing from the date of its issue. 4) This permission does not entitle you to develop the land which does not exist in you.

- 5. भूखंडाच्या मालकीद्वारे वरिष्ठ वाढवण्याच्या अर्जाचा प्रयत्न करून घ्यावा आणि अर्जात उल्लेखित असलेले सर्व अटी आणि शर्ती पार पाडण्यात येणे आवश्यक आहे. 6. या परमिशनवर कोणत्याही प्रकारचा अडथळी किंवा बाध असू नये. या परमिशनवर कोणत्याही प्रकारचा अडथळी किंवा बाध असल्यास त्याचा आदेश अमान्यता समजली जाईल.

WARNING: PLEASE USE NOTE THAT THE DEVELOPMENT PERMISSION IS IN VIOLATION OF THE APPROVED PLANS SUBJECTS TO COGNISABLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

Office No. _____ Date _____ Issued _____ Your Sincerely, Municipal Corporation of the City of Thane.

दीर्घकाळीन विकास कार्ये नोंदविल्याची व यापुढील विकास कार्याच्या बाबतची नोंद घ्यावी.



- अन्य शर्ती: ... 1. ... 2. ... 3. ... 4. ... 5. ... 6. ... 7. ... 8. ... 9. ... 10. ...

- नॉटिस नं. ... 1. ... 2. ... 3. ... 4. ... 5. ... 6. ... 7. ... 8. ... 9. ... 10. ... 11. ... 12. ... 13. ... 14. ... 15. ... 16. ... 17. ... 18. ... 19. ... 20. ... 21. ... 22. ... 23. ... 24. ... 25. ... 26. ... 27. ...

(P.T-2)

- 30. ... 31. ... 32. ... 33. ... 34. ...



provisions of the Environmental Impact Assessment Notification, 2006 and all other rules, regulations and Circulars issued thereon and subject to the compliance of the following specific conditions in addition to the general conditions mentioned below.

PART A - SPECIFIC CONDITIONS

I. Construction Phase

- (i) The Project Proponent shall obtain all necessary clearance/permissions from all relevant agencies including town planning authority before commencement of work.
- (ii) "Consent for Establishment" shall be obtained from State Pollution Control Board under Air (Prevention and Control of Pollution) Act 1981 and Water (Prevention and Control of Pollution) Act 1974.
- (iii) The Standing Committee of NBWL has approved the proposal in its meeting held on 14.03.2015 and conditions enumerated therein shall be complied with.
- (iv) The investments made in the project, if any, based on environmental clearance so granted, in anticipation of the clearance from wildlife angle shall be entirely at the cost and risk of the project proponent and Ministry of Environment, Forests & Climate Change shall not be responsible in this regard in any manner.
- (v) The total D.G set of capacity 10945 KVA shall be installed on separately. D.G sets shall be at least 6 m away from the boundary.
- (vi) The project will comprise of 80 nos. of Residential Buildings, 1 Commercial building and Multi-level Car Parking building. FSI area is 6.89, 330.66 m² and total construction area of 18,42,637.37 m². Total 9392 area shall be developed. Maximum height of the building shall be 91.50 m.
- (vii) During construction phase, total water requirement shall be 400 KLD which will be met by tanker water. During the construction phase mobile STP will be provided and treated water will be used for construction purpose. Temporary sanitary toilets will be provided during peak labor force.
- (viii) During operational phase, total water demand of the project shall be 6325 KLD and the same will be met by fresh water from Thane Municipal Corporation and recycled water. Wastewater generated (593 KLD) effluents shall be treated in 4 SPTs of total 6100 KLD capacity. 2340 KLD of treated wastewater will be recycled (2123 KLD for flushing, 217 KLD for gardening). About 3553 KLD will be disposed in to municipal drain.
- (ix) The biodegradable waste (14129 kg/d) shall be processed in Bio-Methanation plant and the non-biodegradable waste generated (9419 kg/d) will be handed over to authorized local vendor.

- (x) The total power requirement during construction phase is 2000 kVA which shall be met from MSEDC. The total power requirement during operation phase shall be met from MSEDC.
- (xi) Rooftop rainwater of buildings shall be collected in 29 RWTH tanks of total 3115 KLD capacity for harvesting after filtration.
- (xii) Parking facility for 10813 four wheelers and 9467 two wheelers shall be provided against the requirement of 10813 and 9477 respectively.
- (xiii) 89 Nos. of Solar street lights shall be provided for common areas such as open spaces, pathways, RO etc.
- (xiv) MSU shall be made with the TSDP for the removal of contaminated soils and safe disposal.
- (xv) The project proponent shall obtain NOC/ permission for disposal of huge quantity of treated sewage in to municipal sewer.
- (xvi) The project proponent shall obtain the approval for decontamination activity and get the site examined and certified by the State Pollution Control Board (SPCB) that there is no contamination.
- (xvii) The project proponent shall obtain all necessary clearances from relevant authorities and ensure that the site is free from contamination and has no future impact to health and safety of the inhabitants.
- (xviii) The project proponent shall comply with the conditions of NOC/Clearance obtained from Fire Department.
- (xix) All the construction shall be in accordance with the local building byelaws. The Project Proponent shall obtain all necessary clearances.
- (xx) The Project Proponent shall put in place a credible enforcement mechanism for compliance of energy conservation measures with its allottees, as projected, in perpetuity. This would be monitored by the designated Energy Conservation/ efficiency Authority in the State. This would be monitored by the designated Energy Conservation/ efficiency Authority in the State.
- (xxi) Suitable toilet fixtures for water conservation shall be provided.
- (xxii) Proponent shall obtain permission for ground water withdrawal from State Ground Water Authority.
- (xxiii) The rainwater harvesting plan should be incorporated by the COWA.
- (xxiv) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
- (xxv) A First Aid Room will be provided in the project both during construction and operation of the project.



- (xi) All the construction activities should be planned for use in accordance with landscape development within the project site.
- (xii) Operation of music during construction phase should not create any adverse effect on the surrounding communities and be disposed taking the necessary precautions for general safety and health aspects. Sample only. All sites with the approval of competent authority.
- (xiii) Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- (xiv) Construction spoils, including aluminium material and other hazardous materials, must not be allowed to contaminate surrounding areas and the dump site for such material must be secured so that there is no seepage into the ground water.
- (xv) All hazardous waste generated during construction phase, should be disposed in to the permissible rules and norms with necessary approvals from the State Pollution Control Board.
- (xvi) The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.
- (xvii) The diesel required for operating DG sets shall be stored in underground tanks and clearance from Chief Controller of Explosives shall be taken, as applicable.
- (xviii) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- (xix) Ambient noise levels should conform to residential standards both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/ SPCB.
- (xx) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September, 1999 and amended as on 27 August, 2003.
- (xxi) Ready mixed concrete must be used in building construction.
- (xxii) Storm water control and its re-use as per COWB and BIS standards for various applications.
- (xxiii) Water demand during construction should be reduced by use of pre-cast concrete, curing agents and other best practices referred.

- (xxiv) Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.
 - (xxv) Separation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water.
 - (xxvi) Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
 - (xxvii) Use of glass may be reduced by up-to 40% to reduce the electricity consumption and load on air-conditioning if necessary, use high quality double glass with special reflective coating in windows.
 - (xxviii) Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.
 - (xxix) Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
- II. Operation Phase
- (i) The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
 - (ii) The treated wastewater of 2340 KLD shall be recycled and reused for flushing of toilets (2123 KLD) and gardening (217 KLD) to reduce the demand of fresh water, as committed.
 - (iii) Solid waste management shall be collected, treated disposed in accordance with the Municipal Solid Waste (Management & Handling) Rules, 2000. No municipal waste shall be disposed off outside the premises.
 - (iv) The Operation and Maintenance of STP shall be made in the MoEF with STP supplier. Project Proponent shall ensure regular operation and maintenance of the STP.
 - (v) Parking facility with 6 m clear driveway shall be provided, as committed.
 - (vi) The Project Proponent shall explore the possibilities of reusing the treated wastewater from nearby projects.
 - (vii) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the Ministry before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/reused to the maximum extent possible. Treatment of 100% grey water by decentralised treatment should be done. Discharge of untreated treated effluent shall conform to the norms and standards of

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the State Pollution Control Board. Necessary measures should be made to mitigate the odour problem from STP.

- (vii) The solid waste generated should be properly collected and segregated. Wet garbage should be composted and dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
- (ix) Diesel power generating sets proposed as source of back-up power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
- (xi) Noise should be controlled to ensure that it does not exceed the prescribed standards. During night time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- (xii) The green belt of the adequate width and density preferably with local species along the periphery of the plot shall be raised so as to provide protection against particulates and noise.
- (xiii) Rain water harvesting for roof run-off and surface run-off, as plan submitted should be implemented. Before recharging the surface run off, pre-treatment must be done to remove suspended matter, oil and grease. The borewell for rainwater recharging should be kept at least 5 mts. above the highest ground water table.
- (xiv) Energy conservation measures like installation of CFLs/TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible.

PART - B, GENERAL CONDITIONS

- (i) A copy of the environmental clearance letter shall also be displayed on the website of the concerned State Pollution Control Board. The EC letter shall also be displayed at the Regional Office, District Industries centre and Collector's Office/ Tehsildar's office for 30 days.
 - (ii) The funds earmarked for environmental protection measures shall be kept in separate account and shall not be diverted for other purpose. Year-wise expenditure shall be reported to this Ministry and its concerned Regional Office.
4. Officials from the Regional Office of MoEF&CC, Nagpur who would be monitoring the implementation of environmental safeguards should be given full cooperation. Facilities and documents/data by the project proponents during their

inspection. A complete set of all the documents submitted to the Ministry forwarded to the CCF, Regional office of MoEF&CC, Nagpur

5. In the case of any change(s) in the scope of the project, the proponent shall require a fresh appraisal by this Ministry.

6. The Ministry reserves the right to add additional conditions subsequently, if found necessary, and to take action including revoking of the environment clearance under the provisions of the Environment (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures within a time bound and satisfactory manner.

7. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, Forest Conservation Act, 1980 and Wildlife (Protection) Act, 1972 etc. shall be obtained, as applicable by project proponents from the respective competent authorities.

8. These stipulations would be enforced among others under the provisions of Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and EIA Notification, 2006.

9. The project proponent should advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded Environmental Clearance and copies of clearance letters are available with the State Pollution Control Board and may also be seen on the website of the Ministry of Environment, Forests & Climate Change at <http://www.mefcc.gov.in>. The advertisement should be made within Seven days from the date of receipt of the Clearance letter and a copy of the same should be forwarded to the Regional Office of this Ministry at Nagpur.

10. This Clearance is subject to final order of the Hon'ble Supreme Court of India in the matter of Goa Foundation v/s. Union of India in Writ Petition (Civil) No.4160 of 2004 as may be applicable to this project.

11. Any appeal against this clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

12. A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, Zilla Parishad/Municipal Corporation, Urban Local Body and the Local NGU, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the company by the proponent.

13. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF&CC, the respective Zonal Office of CPCB and the SPCLB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NOx (ambient levels as well as stack emissions) or critical sectoral parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

14. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF&CC by e-mail.

Yours faithfully,

(Signature)
 (Dr. Ranjini Warrier)
 Director

Copy to:

- 1. The Secretary, Department of Environment, Govt. of Maharashtra, Mantralaya, Mumbai - 400 032.
- 2. The Chairman, CPCH, Pratiksh Bhawan, CBD-run-Office Complex, East Arjun Nagar, Delhi - 32.
- 3. The Chairman, Maharashtra Pollution Control Board, Kalpataru Point, 3rd & 4th floor, Opp. Cine Planet, Shiv Circle, Shiv (E), Mumbai - 400 022.
- 4. The Chief Conservator of Forests, Ministry of Environment and Forests, Regional Office, Nagpur.
- 5. Guard File.
- 6. Monitoring Cell.

(Signature)
 (Dr. Ranjini Warrier)
 Director

Certificate No. 35/2

THE SUB-REGISTRAR

THANE MUNICIPAL CORPORATION, THANE

Amended PERMISSIO...
 BHC-411 situated Amralip...
 NOS/BN/14
 V.P. No. ...
 To: Shri M.A. Prateek M. Kamble, ...
 Shri M.A. Lulla Developers Private Limited, ...

With reference to your application No. ... for development permission - grant of Commencement certificate under Section 22-A of the Maharashtra Regional and Town Planning Act, 1961 to carry out the proposed work at ... Building No. ... village ... S.No. ... T.P.No. ... on back side at Road/Street ...

The development permission - the commencement certificate is issued subject to the following conditions:

- 1) The land situated in consequence of the enforcement of this act shall be reserved for the public street.
- 2) No new building or part thereof shall be occupied or permitted to be occupied by any person until occupancy permit has been granted.
- 3) The development permission - Commencement certificate shall remain valid for a period of one year commencing from the date of issue.
- 4) This permission does not entitle you to develop the land in other way than as shown in the plan.

WARNING: PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNISABLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

Office No. _____
 Office Stamp _____
 Date _____
 Issued _____

(Signature)
 The Sub-Registrar
 Thane Municipal Corporation

ट न व - २

गांव नमुना सात (अधिकार अधिनियम प्रमाण)

(प्रमाणक कर्तव्य अधिनियम अधिनियम १९५१ अन्वये) विधान, १९५१ कर्तव्य विधान १९५१ अन्वये)

Form with fields for name, address, and other details. Includes handwritten entries like 'N.A.' and '20-9-59'.

गांव नमुना सात (अधिकार अधिनियम १९५१ अन्वये)

Table with multiple columns for data entry, including names and dates. Includes handwritten entries like '20-9-59'.

गांव नमुना सात (अधिकार अधिनियम प्रमाण)

(प्रमाणक कर्तव्य अधिनियम अधिनियम १९५१ अन्वये) विधान, १९५१ कर्तव्य विधान १९५१ अन्वये)

Form with fields for name, address, and other details. Includes handwritten entries like 'N.A.' and '20-9-59'.

गांव नमुना सात (अधिकार अधिनियम १९५१ अन्वये)

Table with multiple columns for data entry, including names and dates. Includes handwritten entries like '20-9-59'.

गांव नमुना सात (अधिकार अधिनियम प्रमाण)

(प्रमाणक कर्तव्य अधिनियम अधिनियम १९५१ अन्वये) विधान, १९५१ कर्तव्य विधान १९५१ अन्वये)

Form with fields for name, address, and other details. Includes handwritten entries like 'N.A.' and '20-9-59'.

गांव नमुना सात (अधिकार अधिनियम १९५१ अन्वये)

Table with multiple columns for data entry, including names and dates. Includes handwritten entries like '20-9-59'.

गांव नमुना सात (अधिकार अधिनियम प्रमाण)

(प्रमाणक कर्तव्य अधिनियम अधिनियम १९५१ अन्वये) विधान, १९५१ कर्तव्य विधान १९५१ अन्वये)

Form with fields for name, address, and other details. Includes handwritten entries like 'N.A.' and '20-9-59'. A large circular stamp is visible over the form.

गांव नमुना सात (अधिकार अधिनियम १९५१ अन्वये)

Table with multiple columns for data entry, including names and dates. Includes handwritten entries like '20-9-59'.

गांव नमुना सात (अधिकार अधिकार पत्रक)

Form 1: गांव नमुना सात (अधिकार अधिकार पत्रक) - 2014. Includes fields for applicant name, address, and land details.

Table 1: गांव नमुना सात (अधिकार अधिकार पत्रक) - 2014. Land details table with columns for plot number, area, and owner name.

गांव नमुना सात (अधिकार अधिकार पत्रक)

Form 2: गांव नमुना सात (अधिकार अधिकार पत्रक) - 2014. Includes fields for applicant name, address, and land details.

Table 2: गांव नमुना सात (अधिकार अधिकार पत्रक) - 2014. Land details table with columns for plot number, area, and owner name.

गांव नमुना सात (अधिकार अधिकार पत्रक)

Form 3: गांव नमुना सात (अधिकार अधिकार पत्रक) - 2014. Includes fields for applicant name, address, and land details.

Table 3: गांव नमुना सात (अधिकार अधिकार पत्रक) - 2014. Land details table with columns for plot number, area, and owner name.

गांव नमुना सात (अधिकार अधिकार पत्रक)

Form 4: गांव नमुना सात (अधिकार अधिकार पत्रक) - 2014. Includes fields for applicant name, address, and land details.

Table 4: गांव नमुना सात (अधिकार अधिकार पत्रक) - 2014. Land details table with columns for plot number, area, and owner name.



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गांव नमुना सात (अधिकार अधिनियम प्रमाण)

Form with handwritten entries for village 'गांव नमुना सात'. Includes fields for 'गाव नमुना संख्या' (2093), 'गाव नमुना क्षेत्र' (2), and various land parcels with details like '0-22-C' and '0-22-0'.

Table with columns for 'गाव नमुना संख्या', 'गाव नमुना क्षेत्र', and 'गाव नमुना विभाग'. Includes a large handwritten '0-22-C' and other numerical data.

गांव नमुना सात (अधिकार अधिनियम प्रमाण)

Form with handwritten entries for village 'गांव नमुना सात'. Includes fields for 'गाव नमुना संख्या' (2093), 'गाव नमुना क्षेत्र' (3), and various land parcels with details like '0-30-8' and '0-30-8'.

Table with columns for 'गाव नमुना संख्या', 'गाव नमुना क्षेत्र', and 'गाव नमुना विभाग'. Includes a large handwritten '0-30-8' and other numerical data.

गांव नमुना सात (अधिकार अधिनियम प्रमाण)

Form with handwritten entries for village 'गांव नमुना सात'. Includes fields for 'गाव नमुना संख्या' (2093), 'गाव नमुना क्षेत्र' (3), and various land parcels with details like '0-21-E' and '0-21-R'.

Table with columns for 'गाव नमुना संख्या', 'गाव नमुना क्षेत्र', and 'गाव नमुना विभाग'. Includes a large handwritten '0-21-E' and other numerical data.

गांव नमुना सात (अधिकार अधिनियम प्रमाण)

Form with handwritten entries for village 'गांव नमुना सात'. Includes fields for 'गाव नमुना संख्या' (2093), 'गाव नमुना क्षेत्र' (3), and various land parcels with details like '0-21-E' and '0-21-R'. A large circular stamp 'THE SUB-REGISTRAR' is visible on the right side.

Table with columns for 'गाव नमुना संख्या', 'गाव नमुना क्षेत्र', and 'गाव नमुना विभाग'. Includes a large handwritten '0-21-E' and other numerical data.

जीजे कोसरोत

Form with handwritten entries: 50, 34, 2011, 2012, 2013, 2014. Includes fields for name, date, and other details.

पांच नमुना सारा (विजयपी नोंदवणी)

Table with multiple columns and rows, containing handwritten data entries.

26 MAY 2014. तलाठी सभा कोसरोत का.पि. दाणे

जीजे कोसरोत

Form with handwritten entries: 50, 33, 2011, 2012, 2013, 2014. Includes fields for name, date, and other details.

पांच नमुना सारा (विजयपी नोंदवणी)

Table with multiple columns and rows, containing handwritten data entries.

26 MAY 2014. तलाठी सभा कोसरोत का.पि. दाणे

जीजे कोसरोत

Form with handwritten entries: 50, 34, 2011, 2012, 2013, 2014. Includes fields for name, date, and other details.

पांच नमुना सारा (विजयपी नोंदवणी)

Table with multiple columns and rows, containing handwritten data entries.

26 MAY 2014. तलाठी सभा कोसरोत का.पि. दाणे

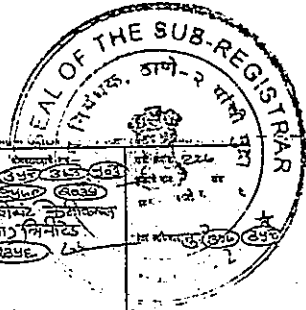
जीजे कोसरोत

Form with handwritten entries: 50, 34, 2011, 2012, 2013, 2014. Includes fields for name, date, and other details.

पांच नमुना सारा (विजयपी नोंदवणी)

Table with multiple columns and rows, containing handwritten data entries.

26 MAY 2014. तलाठी सभा कोसरोत का.पि. दाणे



2090 2097 2099 2092 1092/93 1093/18

जीजे कोलरीय

पुस्तक क्र. ५५	पुस्तक अधिकांक संख्या ११५	पुस्तक वर्ष १९८०-८१
पुस्तक का नाम	विद्यार्थी का नाम (पुस्तक में दर्ज)	
पुस्तक के प्रकार	वर्ग	अवधि
पुस्तक की संख्या	वर्ग	अवधि
पुस्तक की संख्या	वर्ग	अवधि

26 MAY 2014

जीजे कोलरीय

पुस्तक क्र. ५५	पुस्तक अधिकांक संख्या ११५	पुस्तक वर्ष १९८०-८१
पुस्तक का नाम	विद्यार्थी का नाम (पुस्तक में दर्ज)	
पुस्तक के प्रकार	वर्ग	अवधि
पुस्तक की संख्या	वर्ग	अवधि
पुस्तक की संख्या	वर्ग	अवधि

26 MAY 2014

जीजे कोलरीय

पुस्तक क्र. ५५	पुस्तक अधिकांक संख्या ११५	पुस्तक वर्ष १९८०-८१
पुस्तक का नाम	विद्यार्थी का नाम (पुस्तक में दर्ज)	
पुस्तक के प्रकार	वर्ग	अवधि
पुस्तक की संख्या	वर्ग	अवधि
पुस्तक की संख्या	वर्ग	अवधि

26 MAY 2014

जीजे कोलरीय

पुस्तक क्र. ५५	पुस्तक अधिकांक संख्या ११५	पुस्तक वर्ष १९८०-८१
पुस्तक का नाम	विद्यार्थी का नाम (पुस्तक में दर्ज)	
पुस्तक के प्रकार	वर्ग	अवधि
पुस्तक की संख्या	वर्ग	अवधि
पुस्तक की संख्या	वर्ग	अवधि

26 MAY 2014

गौजे कोलसेट

पुस्तक क्रमांक ८०, ११३१, ११६०. दिनांक ०१/१२-०७. कर्नाठी चॅट केमिस्ट्रीस (कॅपिचल) लिमिटेड. २३५६. शा. संख्या ११३१/१३, ११६०/१३. शा. संख्या ११३१/१३, ११६०/१३.

Table with 2 columns: 'पुस्तक क्रमांक' and 'दिनांक'. Rows contain handwritten numbers like 2098, 2099, 2097, 2096, 4094/93, 4093/18.

26 MAY 2014

सहायक रजिस्ट्रार का.जि. ठाणे

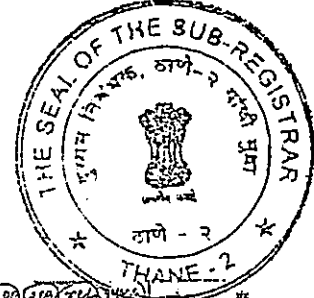
गौजे कोलसेट

पुस्तक क्रमांक ८०, ११६०, ११३१. दिनांक ०१/१२-०७. कर्नाठी चॅट केमिस्ट्रीस (कॅपिचल) लिमिटेड. २३५६. शा. संख्या ११३१/१३, ११६०/१३. शा. संख्या ११३१/१३, ११६०/१३.

Table with 2 columns: 'पुस्तक क्रमांक' and 'दिनांक'. Rows contain handwritten numbers like 2098, 2099, 2097, 2096, 4094/93, 4093/18.

26 MAY 2014

सहायक रजिस्ट्रार का.जि. ठाणे



गौजे कोलसेट

पुस्तक क्रमांक ८०, ११३१, ११६०. दिनांक ०१/१२-०७. कर्नाठी चॅट केमिस्ट्रीस (कॅपिचल) लिमिटेड. २३५६. शा. संख्या ११३१/१३, ११६०/१३. शा. संख्या ११३१/१३, ११६०/१३.

Table with 2 columns: 'पुस्तक क्रमांक' and 'दिनांक'. Rows contain handwritten numbers like 2098, 2099, 2097, 2096, 4094/93, 4093/18.

26 MAY 2014

सहायक रजिस्ट्रार का.जि. ठाणे

गौजे कोलसेट

पुस्तक क्रमांक ८०, ११३१, ११६०. दिनांक ०१/१२-०७. कर्नाठी चॅट केमिस्ट्रीस (कॅपिचल) लिमिटेड. २३५६. शा. संख्या ११३१/१३, ११६०/१३. शा. संख्या ११३१/१३, ११६०/१३.

Table with 2 columns: 'पुस्तक क्रमांक' and 'दिनांक'. Rows contain handwritten numbers like 2098, 2099, 2097, 2096, 4094/93, 4093/18.

26 MAY 2014

सहायक रजिस्ट्रार का.जि. ठाणे

गाव नमुना सात (अधिकार अभिलेख पत्रक)

(महाराष्ट्र ग्रामीण अधिकार अभिलेख आणि संपत्ती (व्याज व बहिष्कार) विधय, 1951 चा नवीन विधय 14, 15 अन्वये)

क. नं. 198/17

पुनरांक संख्या	पुनरांक संख्या/प्रतिबंध	पुनरांक संख्या	222
स. नं. 23			400 222 222

विशेष नोंद

शेतकरी सोसायटी

ह. म. म. म.

0-26-0

0-20-0

0-09-0

0-28-0

98-0

गाव नमुना सात (तक्रारीचे नमूने)

शेतकरी सोसायटी		विशेष नोंद		अन्य नोंद		इतर नोंद	
1	2	3	4	5	6	7	8
2							

गाव नमुना सात (अधिकार अभिलेख पत्रक)

(महाराष्ट्र ग्रामीण अधिकार अभिलेख आणि संपत्ती (व्याज व बहिष्कार) विधय, 1951 चा नवीन विधय 14, 15 अन्वये)

क. नं. 198/18

2003/2018

पुनरांक संख्या	पुनरांक संख्या/प्रतिबंध	पुनरांक संख्या	222
स. नं. 22			400 222 222

विशेष नोंद

शेतकरी सोसायटी

ह. म. म. म.

0-03-0

0-03-0

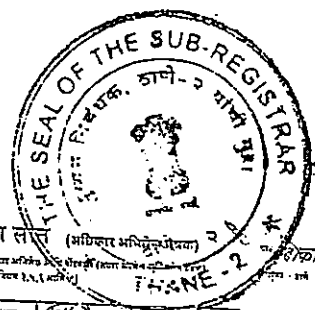
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गाव नमुना सात (तक्रारीचे नमूने)

शेतकरी सोसायटी		विशेष नोंद		अन्य नोंद		इतर नोंद	
1	2	3	4	5	6	7	8
2							



गाव नमुना सात (अधिकार अभिलेख पत्रक)

(महाराष्ट्र ग्रामीण अधिकार अभिलेख आणि संपत्ती (व्याज व बहिष्कार) विधय, 1951 चा नवीन विधय 14, 15 अन्वये)

क. नं. 198/19

N/A

पुनरांक संख्या	पुनरांक संख्या/प्रतिबंध	पुनरांक संख्या	333
स. नं. 24			400 333 333

विशेष नोंद

शेतकरी सोसायटी

ह. म. म. म.

0-27-2

0-27-2

गाव नमुना सात (तक्रारीचे नमूने)

शेतकरी सोसायटी		विशेष नोंद		अन्य नोंद		इतर नोंद	
1	2	3	4	5	6	7	8
2							

गाव नमुना सात (अधिकार अभिलेख पत्रक)

(महाराष्ट्र ग्रामीण अधिकार अभिलेख आणि संपत्ती (व्याज व बहिष्कार) विधय, 1951 चा नवीन विधय 14, 15 अन्वये)

क. नं. 198/20

0

पुनरांक संख्या	पुनरांक संख्या/प्रतिबंध	पुनरांक संख्या	400
स. नं. 25			400 400 400

विशेष नोंद

शेतकरी सोसायटी

ह. म. म. म.

0-24-2

0-24-2

गाव नमुना सात (तक्रारीचे नमूने)

शेतकरी सोसायटी		विशेष नोंद		अन्य नोंद		इतर नोंद	
1	2	3	4	5	6	7	8
2							

गांव नमुना सात (अधिकार अधिनियम प्रकड)

Form with handwritten entries for village sample 1, including fields for registration number, date, and various administrative details.

Table with columns for 'दिनांक' (Date), 'विवरण' (Details), and 'नियंत्रण' (Control). Includes handwritten entries and a signature.

गांव नमुना सात (अधिकार अधिनियम प्रकड)

Form with handwritten entries for village sample 2, including fields for registration number, date, and various administrative details.

Table with columns for 'दिनांक' (Date), 'विवरण' (Details), and 'नियंत्रण' (Control). Includes handwritten entries and a signature.



गांव नमुना सात (अधिकार अधिनियम प्रकड)

Form with handwritten entries for village sample 3, including fields for registration number, date, and various administrative details.

Table with columns for 'दिनांक' (Date), 'विवरण' (Details), and 'नियंत्रण' (Control). Includes handwritten entries and a signature.

गांव नमुना सात (अधिकार अधिनियम प्रकड)

Form with handwritten entries for village sample 4, including fields for registration number, date, and various administrative details.

Table with columns for 'दिनांक' (Date), 'विवरण' (Details), and 'नियंत्रण' (Control). Includes handwritten entries and a signature.



GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Office of the Registrar of Companies
Everest, 100 Marina Drive, Mumbai, Maharashtra, India, 400002

Certificate of Incorporation pursuant to change of name
(Pursuant to rule 19 of the Companies (Incorporation) Rules, 2014)

Corporate Identification Number (CIN): U45200MH2012PTC235599

I hereby certify that the name of the company has been changed from ISHWER REALTY AND TECHNOLOGIES PRIVATE LIMITED to LODHA DEVELOPERS THANE PRIVATE LIMITED with effect from the date of this certificate and that the company is limited by shares.

Company was originally incorporated with the name ISHWER REALTY AND TECHNOLOGIES PRIVATE LIMITED.

Given under my hand at Mumbai this Seventeenth day of April two thousand seventeen.

Secretary of
Corporate Affairs
&
Chief of India

TRUPTI SUDHASH SHARMA

Registrar of Companies
RoC - Mumbai

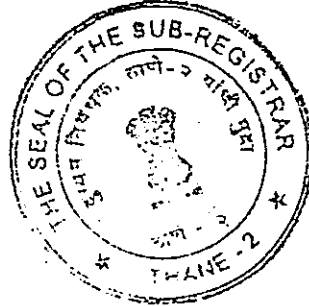
Mailing Address as per record available in Registrar of Companies office:

LODHA DEVELOPERS THANE PRIVATE LIMITED

412, Floor- 4, 17G Vardhaman Chamber, Cawasji Patel Road, Horniman Circle, Fort, Mumbai,
Mumbai City, Maharashtra, India, 400001



ट न न - २
दस्तावेज क्र. १००३९ / २०१६
१०५ / १२९



टकन - २
प्लान नं० १००३८/२०१६
१०६/१२८



ट व व - २

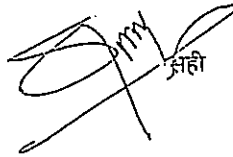
दस्तावेज क्र. १००३८/२०१८

१००/११८

घोषणापत्र

मी, श्री. श्री. सुरेन्द्रन नायर या द्वारे घोषित करतो की, दुय्यम निबंधक टाटे-२ यांचे कार्यालयात वराकलास या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. बंकीम अशोक दोषी, श्री. मनोज रामचंद्रन, श्री. अतुल तिवारी, श्री. सुशांत हिरवे व श्री. भरतकुमार जैन व इतर यांनी दिनांक 22/03/2018 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, दर दस्त नोंदणीस सादर केला आहे / निष्पादीत करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही, किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्द बातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पुर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये मी पात्र राहिन याची मला जाणीव आहे.

ठिकाण : टाटे
दिनांक : २१/८/१८


अही

कुलमुखत्यार पत्राचे घोषणापत्र लिहून देणार



ट न न - २

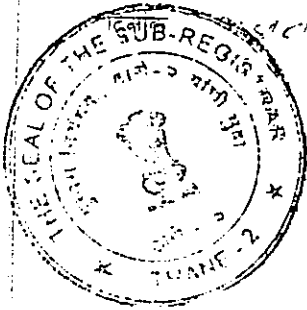
पत्र क्र. १००३५/२०१८

१०८/१२६

घोषणापत्र

मी. श्री. पंढरी केसरकर / श्री. रामनाथ रावल / श्री. राहुल वंडेकर / श्री. प्रमोद कांबळे / श्री. प्रताप सातवेकर / शैलेश मोरे या द्वारे घोषित करतो की, दुय्यम निबंधक हाटे-२ यांचे कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. सुरेन्द्रन नायर यांनी दिनांक 22/03/2018 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीस सादर केला आहे / निष्पादीत करून कवुलीजबाब 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 रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्याये शिक्केस मी पात्र राहिन याची मला जाणीव आहे.

टिकाण : हाटे



सही

कुलमुखत्यार पत्राचे घोषणापत्र लिहून देणार

4502501 वावरी Original/Duplicate
Thursday, March 22 2018 १०:०५ ११६
7:27 PM Regn: 1918
माहिती क्र. 2826 दिनांक: 22-03-2018

संस्थाचे नाव: वावरी मंडळ
संस्थाचे पत्ता: वावरी - 2501, 2018
संस्थाचे पत्ता: वावरी मंडळ, वावरी
संस्थाचे पत्ता: वावरी मंडळ, वावरी

संस्थाचे पत्ता: वावरी मंडळ, वावरी
संस्थाचे पत्ता: वावरी मंडळ, वावरी
संस्थाचे पत्ता: वावरी मंडळ, वावरी

संस्थाचे पत्ता: वावरी मंडळ, वावरी
संस्थाचे पत्ता: वावरी मंडळ, वावरी

संस्थाचे पत्ता: वावरी मंडळ, वावरी
संस्थाचे पत्ता: वावरी मंडळ, वावरी

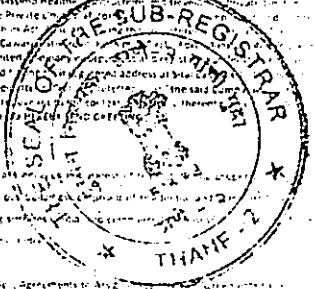
1) संस्थाचे पत्ता: eSBIR/SimpleReceipts वावरी ४ 100:
संस्थाचे पत्ता: वावरी मंडळ, वावरी 22-03-2018
2) संस्थाचे पत्ता: By Cash वावरी ४ 580

Shahdeo
संस्थाचे पत्ता: वावरी मंडळ, वावरी
संस्थाचे पत्ता: वावरी मंडळ, वावरी

Handwritten notes and stamps on a document, including a large stamp with the text 'दिनांक - २' and '२०१८/३/२५'.

SPECIAL POWER OF ATTORNEY

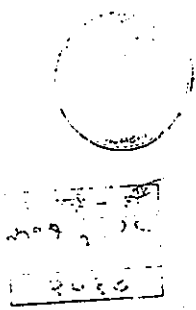
TO ALL TO WHOM THESE PRESENTS SHALL COME, We I, *[Name]*, of the City of *[City]*, State of *[State]*, do hereby certify that *[Name]* is the duly authorized representative of the said *[Company Name]* and is authorized to execute and deliver all such instruments and documents as may be necessary in connection with the business of the said *[Company Name]*.



WHEREAS

- A. The said *[Company Name]* is a company registered in the State of *[State]* and is engaged in the business of *[Business]* and is authorized to execute and deliver all such instruments and documents as may be necessary in connection with the business of the said *[Company Name]*.
- B. The said *[Company Name]* is a company registered in the State of *[State]* and is engaged in the business of *[Business]* and is authorized to execute and deliver all such instruments and documents as may be necessary in connection with the business of the said *[Company Name]*.
- C. Pursuant thereto the said *[Company Name]* is authorized to execute and deliver all such instruments and documents as may be necessary in connection with the business of the said *[Company Name]*.

NOW KNOW YE ALL AND THESE PRESENTS WITNESS that all the said *[Company Name]* is a company registered in the State of *[State]* and is engaged in the business of *[Business]* and is authorized to execute and deliver all such instruments and documents as may be necessary in connection with the business of the said *[Company Name]*.



Chambers, Conaway Patel & Co. Chartered Accountants, Fort, Mumbai - 400 001 do hereby
 certify that the contents of the Special Power of Attorney and the Agreements to Sell, Lease and
 License Agreements to Assign, Registration Agreements to Sell, Lease and License Agreements to Assign,
 Deeds, Deeds of Rectification or Cancellation or Confirmation relating to the sale/transfer of the residential and
 commercial units and other ancillary and incidental documents, papers, forms and deeds in connection
 therewith are true and correct and that the said Special Power of Attorney and the Agreements to Sell,
 Lease and License Agreements to Assign, Registration Agreements to Sell, Lease and License Agreements to Assign,
 Deeds, Deeds of Rectification or Cancellation or Confirmation are in conformity with the provisions of the
 Companies Act, 1956 and the Companies (Registration of Documents) Act, 1932.

Special Power of Attorney
 To execute the terms of Agreements for the purpose of sell and assignment of residential
 and commercial units and other ancillary and incidental documents, papers, forms and deeds in connection
 therewith in favour of the prospective purchasers.

To execute Agreements to Sell, Lease and License Agreements to Assign, Registration Agreements to Sell,
 Lease and License Agreements to Assign, Deeds, Deeds of Rectification or Cancellation or Confirmation of the
 residential and commercial units and other ancillary and incidental documents, papers, forms and deeds in connection
 therewith and to execute the ancillary and incidental documents, papers, forms and deeds in connection
 therewith with the said prospective purchasers and/or Agreements to Assign and/or
 Registration Agreements to Sell, Lease and License Agreements to Assign.

1. Subject to prior approval of the management of the said Companies, to execute all forms, writings, affidavits and other instruments and documents as may be required to enable the prospective purchasers of the residential and/or commercial units to obtain loans and finance assistance from the banks and financial institutions for the purpose of payment of the consideration payable by such prospective purchasers, to the said Companies, without incurring any monetary or other commitments or any other liabilities of any nature whatsoever on behalf of or against the said Companies in or by the banks or financial institutions.
2. To execute Deeds of Rectification or Cancellation or Confirmation or any other documents as may be required in connection with such Agreements to Sell and/or Agreements to Lease and/or Registration Agreements to Sell and/or Lease and License Agreements and/or units, Deeds of Rectification or Cancellation or Confirmation of the residential and/or commercial units in the various buildings constructed by the said Companies.
3. To execute and tender for registration with the concerned Sub-Registrar of Assurances the said Agreements to Sell, Agreements to Assign, Registration Agreements to Sell, Lease and License Agreements, Lease Deeds, Deeds of Rectification or Cancellation or Confirmation relating to the sale/transfer of the residential and commercial

units and other ancillary and incidental documents, papers, forms and deeds in connection therewith

6. To appear and admit execution before the concerned Sub-Registrar of Assurances of the Agreements to Sell, Agreements to Assign, Registration Agreements to Sell, Lease and License Agreements, Lease Deeds, Deeds of Rectification or Cancellation or Confirmation relating to the sale/transfer of the residential and commercial units and other ancillary and incidental documents, papers, forms and deeds in connection therewith.
7. To comply with all the requisitions and complete all the formalities to register such Agreements to Sell/Agreements to Assign/Registration Agreements to Sell, Lease and License Agreements/Lease Deeds/Deeds of Rectification or Cancellation or Confirmation relating to the sale/transfer of the residential and commercial units and other ancillary and incidental documents, papers, forms and deeds in connection therewith under the Registration Act, 1908.
8. For the better doing, performing and executing of the matters and things aforesaid, we hereby further grant unto the Attorneys full power and absolute authority to substitute and appoint in their place one or more substitutes on such terms as they shall deem fit and proper and to exercise all or any of the powers and authorities appurtenant to all acts, things, matters and things under this Special Power of Attorney and to revoke such appointments from time to time and to substitute or appoint any other person in his place as the Attorney from time to time as they think fit and/or proper subject to the terms stated therein.

AND GENERALLY to do all acts, deeds, matters or things relating to the execution and registration of the Agreements to Sell/Agreement to Assign/Registration Agreements to Sell/Lease and License Agreements/Lease Deeds/Deeds of Rectification or Cancellation or Confirmation relating to the sale/transfer of the residential and commercial units and other ancillary and incidental documents, papers, forms and deeds in connection with such Agreements to Sell/Agreement to Assign/Registration Agreements to Sell/Lease and License Agreements/Lease Deeds/Deeds of Rectification or Cancellation or Confirmation entirely at the risk and cost of the said Attorneys.

PROVIDED that notwithstanding anything herein before contained, the said Attorneys shall always act within and not outside the instructions or directions received by them from the management or Board of Directors of the said Companies and the said Companies hereby agree

to carry and perform all acts and things lawfully done by the said Attorneys pursuant to the powers hereinbefore contained.
 This Power of Attorney shall remain valid and in force till the same is revoked or cancelled by all or any one of the said Companies and/or so far as the Attorneys are in enjoyment of any of the said Companies and this Power of Attorney shall not be deemed to be a company registration only.

IN WITNESS WHEREOF, the said Attorneys have hereunto subscribed their respective

SIGNED AND DELIVERED
 By the within named
 Bellissimo Realty Associates Dwellers Private Limited

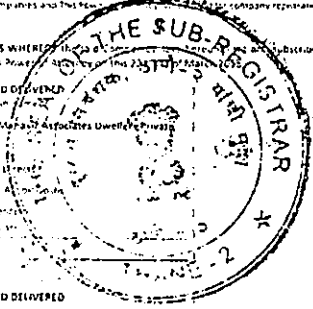
Through its Director
 Mr. Suresh Anand Dastur
 in the presence of

SIGNED AND DELIVERED
 By the within named
 Bellissimo Vreck Enterprises Ewellers Private Limited

Through its Director
 Mr. Suresh Anand Dastur
 in the presence of

SIGNED AND DELIVERED
 By the within named
 Bellissimo Land Dwellers Limited

Through its Director
 Mr. Suresh Anand Dastur
 in the presence of



SIGNED AND DELIVERED
 By the within named
 Bellissimo Healthy Constructions and Developers Private Limited
 Through its Director
 Mr. Atul Tewari
 in the presence of

SIGNED AND DELIVERED
 By the within named
 Bellissimo Developers Thane Private Limited
 Through its Director
 Mr. Sushant Dave
 in the presence of

SIGNED AND DELIVERED
 By the within named
 Sitaldas Estate Private Limited
 Through its Director
 Mr. Bharatkumar Jam
 in the presence of

Attended signature and Photograph of the Constituted Attorney by holder

Stamp Name Signature Photograph

Mr. Surendran Nair



Handwritten notes and signatures at the bottom of the page.

BELLISSIMO VIVEK ENTERPRISES DWELLERS PRIVATE LIMITED

(INCORPORATED IN INDIA UNDER THE COMPANIES ACT, 2013)

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF BELLISSIMO VIVEK ENTERPRISES DWELLERS PRIVATE LIMITED HELD ON 15TH MARCH, 2018 AT 10TH FLOOR, LODHA EXCELUS, APOLLO MILLS COMPOUND, NARAJOSHI MARG, MAHARASHTRA, MUMBAI - 400 011.

Execution of Special Power of Attorney

"RESOLVED THAT consent of the Board be and is hereby, accorded to execute Special Power of Attorney in favor of Mr. Surenjit Ran and Mr. Manish Chhabra to authorize them to execute, file and carry out all the deeds, matters and things as more particularly described in the Special Power of Attorney.

RESOLVED FURTHER THAT the said Special Power of Attorney ("POA") as dated before the meeting be and is hereby approved and Mr. Brijendra Kumar and Mr. Sumanjit Singh, Directors of the Company, be and are hereby severally authorized to sign, execute and complete the registration of the POA and to do all such deeds and things as may be required in this regard.

RESOLVED FURTHER THAT Mr. Surenjit Ran and Mr. Manish Chhabra, authorized representatives of the Company, be and are hereby, and severally, empowered to authorize any of the executives of the Company to issue a true copy of the resolution to the concerned authorities, carries as may be necessary, and may be requested to do the same.

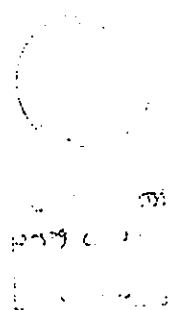
RESOLVED FURTHER THAT any Director of the Company, acting and who may be the Designated Authorized Representative of the Company, be and are hereby authorized to issue a true copy of the resolution to the concerned authorities, carries as may be necessary, and may be requested to do the same.

Certified True Copy
For Bellissimo Vivek Enterprises Dwellers Private Limited

Bankim Doshi
Director
DIN: 07785818

Sanjot Rangnekar
Authorized Representative

15th March, 2018



BELLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE COMPANY AT ITS MEETING HELD ON 16TH FEBRUARY, 2018 AT 10TH FLOOR, LODHA EXCELUS, APOLLO MILLS COMPOUND, NARAJOSHI MARG, MAHARASHTRA, MUMBAI - 400 011.

Execution of Special Power of Attorney

"RESOLVED THAT consent of the Board be and is hereby, accorded to execute Special Power of Attorney in favor of Mr. Surenjit Ran and Mr. Manish Chhabra to authorize them to execute, file and carry out all the deeds, matters and things as more particularly described in the Special Power of Attorney.

RESOLVED FURTHER THAT the said Special Power of Attorney ("POA") as dated before the meeting be and is hereby approved and Mr. Brijendra Kumar and Mr. Sumanjit Singh, Directors of the Company, be and are hereby severally authorized to sign, execute and complete the registration of the POA and to do all such deeds and things as may be required in this regard.

RESOLVED FURTHER THAT Mr. Surenjit Ran and Mr. Manish Chhabra, authorized representatives of the Company, be and are hereby, and severally, empowered to authorize any of the executives of the Company to issue a true copy of the resolution to the concerned authorities, carries as may be necessary, and may be requested to do the same.

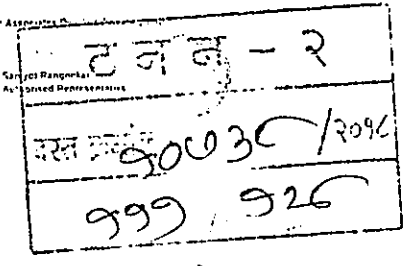
RESOLVED FURTHER THAT any Director of the Company, acting and who may be the Designated Authorized Representative of the Company, be and are hereby authorized to issue a true copy of the resolution to the concerned authorities, carries as may be necessary, and may be requested to do the same.

Certified True Copy
For Bellissimo Mahavir Associates Dwellers Private Limited

Bankim Doshi
Director
DIN: 07785818

Sanjot Rangnekar
Authorized Representative

16th March, 2018



BELLISSIMO LAND DWELLERS LIMITED

(INCORPORATED IN INDIA UNDER THE COMPANIES ACT, 2013)

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF BELLISSIMO LAND DWELLERS LIMITED AT THE MEETING HELD ON 08TH MARCH, 2018 AT 10TH FLOOR, LODHA EXCELUS, APOLLO MILLS COMPOUND, NARAJOSHI MARG, MAHARASHTRA, MUMBAI - 400 011.

Execution of Special Power of Attorney

"RESOLVED THAT consent of the Board be and is hereby, accorded to execute Special Power of Attorney in favor of Mr. Surenjit Ran and Mr. Manish Chhabra to authorize them to execute, file and carry out all the deeds, matters and things as more particularly described in the Special Power of Attorney.

RESOLVED FURTHER THAT the said Special Power of Attorney ("POA") as dated before the meeting be and is hereby approved and Mr. Manish Bhat, Mr. Chirag Sarwaha, Mr. Manish Ramchandani, Directors of the Company, be and are hereby severally authorized to sign, execute and complete the registration of the POA and to do all such deeds and things as may be required in this regard.

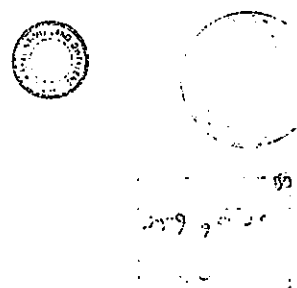
RESOLVED FURTHER THAT Mr. Surenjit Ran and Mr. Manish Chhabra, authorized representatives of the Company, be and are hereby, and severally, empowered to authorize any of the executives of the Company to issue a true copy of the resolution to the concerned authorities, carries as may be necessary, and may be requested to do the same.

RESOLVED FURTHER THAT any Director of the Company, acting and who may be the Designated Authorized Representative of the Company, be and are hereby authorized to issue a true copy of the resolution to the concerned authorities, carries as may be necessary, and may be requested to do the same.

Certified True Copy
For Bellissimo Land Dwellers Limited

Chirag Sarwaha
Director
DIN: 0608473

15th March, 2018



BELLISSIMO DEVELOPERS THANE PRIVATE LIMITED

(FORMERLY KNOWN AS THANE DEVELOPERS THANE PRIVATE LIMITED) (INCORPORATED IN INDIA UNDER THE COMPANIES ACT, 2013)

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF BELLISSIMO DEVELOPERS THANE PRIVATE LIMITED AT 10TH FLOOR, LODHA EXCELUS, APOLLO MILLS COMPOUND, NARAJOSHI MARG, MAHARASHTRA, MUMBAI - 400 011.

"RESOLVED THAT consent of the Board be and is hereby, accorded to execute Special Power of Attorney in favor of Mr. Surenjit Ran and Mr. Manish Chhabra to authorize them to execute, file and carry out all the deeds, matters and things as more particularly described in the Special Power of Attorney.

RESOLVED FURTHER THAT the said Special Power of Attorney ("POA") as dated before the meeting be and is hereby approved and Mr. Manish Bhat, Mr. Chirag Sarwaha, Mr. Manish Ramchandani, Directors of the Company, be and are hereby severally authorized to sign, execute and complete the registration of the POA and to do all such deeds and things as may be required in this regard.

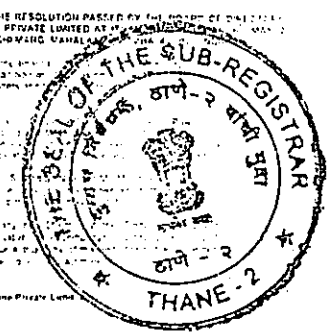
RESOLVED FURTHER THAT Mr. Surenjit Ran and Mr. Manish Chhabra, authorized representatives of the Company, be and are hereby, and severally, empowered to authorize any of the executives of the Company to issue a true copy of the resolution to the concerned authorities, carries as may be necessary, and may be requested to do the same.

RESOLVED FURTHER THAT any Director of the Company, acting and who may be the Designated Authorized Representative of the Company, be and are hereby authorized to issue a true copy of the resolution to the concerned authorities, carries as may be necessary, and may be requested to do the same.

Certified True Copy
For Bellissimo Developers Thane Private Limited

Sanjot Rangnekar
Company Secretary
F1952

15th March, 2018

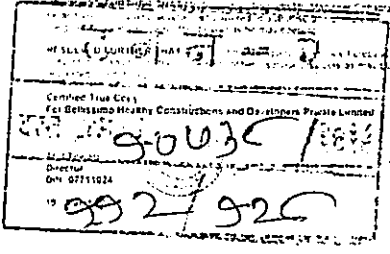


BELLISSIMO HEALTHY CONSTRUCTIONS AND DEVELOPERS PRIVATE LIMITED

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE DIRECTORS OF THE COMPANY ON 27 JUNE 2018

RESOLVED THAT the undersigned, Mr. Sunandan Nar and Mr. Manohar Chopra, authorized persons, do hereby execute the Special Power of Attorney in favour of Mr. Sunandan Nar and Mr. Manohar Chopra to authorize them to execute the Special Power of Attorney.

RESOLVED FURTHER THAT the undersigned, Mr. Sunandan Nar and Mr. Manohar Chopra, authorized persons, do hereby execute the Special Power of Attorney in favour of Mr. Sunandan Nar and Mr. Manohar Chopra to authorize them to execute the Special Power of Attorney.



SITALDAS ESTATE PRIVATE LIMITED

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF SITALDAS ESTATE PRIVATE LIMITED ("THE COMPANY") AT ITS MEETING HELD ON 24th MARCH 2018 AT LODHA EXCELLEN, 14th JOSHJI MARG, APOLLO MILLS COMPOUND, MAHALAKSHMI MUNDRAI - 405 011

Execution of Special Power of Attorney

RESOLVED THAT consent of the Board be and is hereby accorded to execute Special Power of Attorney in favour of Mr. Sunandan Nar and Mr. Manohar Chopra to authorize them to execute the Special Power of Attorney.

RESOLVED FURTHER THAT the said Special Power of Attorney ("SPA"), as stated before the meeting be and is hereby approved and authorized by the Board of Directors of the Company, be and are hereby authorized to sign SPA and to execute the Special Power of Attorney and to do all such acts and things as may be required in this regard.

RESOLVED FURTHER THAT Mr. Sunandan Nar and Mr. Manohar Chopra, authorized persons, do and are hereby also authorized to authorize any of the Executive Director of the Company to do all such acts and things as may be required in this regard.

RESOLVED FURTHER THAT in accordance with the Articles of Association of the Company, any one Director of the Company, along with one of the Designated Authorized Representatives of the Company, do and are hereby authorized to issue a true copy of the resolution to the concerned entities, which proceeds as may be necessary and they be requested to affix their

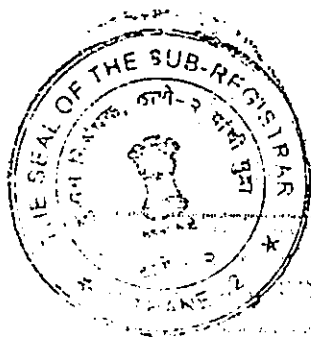
Certified True Copy For Sitaldas Estate Private Limited

Sunandan Nar
Director
DIN 08705168

Manohar Chopra
Authorized Representative

20th March 2018

Regd. Off: 14th Joshji Marg, Apollo Mills Compound, Mahalaxmi Mundrai, Mumbai - 405 011
Tel: 022-26121111



GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Certificate of Incorporation pursuant to change of name

Company Name: BELLISSIMO HEALTHY CONSTRUCTIONS AND DEVELOPERS PRIVATE LIMITED
 Certificate Number: 1818/2018
 Date of Incorporation: 27/06/2018
 Registered Office: 14th JOSHJI MARG, APOLLO MILLS COMPOUND, MAHALAKSHMI MUNDRAI - 405 011

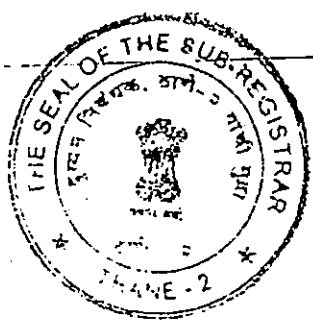


SITALDAS ESTATE PRIVATE LIMITED
 Registered Office
 14th JOSHJI MARG, APOLLO MILLS COMPOUND, MAHALAKSHMI MUNDRAI - 405 011

Address as per record maintained in Registrar of Companies Office
BELLISSIMO HEALTHY CONSTRUCTIONS AND DEVELOPERS PRIVATE LIMITED

112, Jyoti, The Ashokanagar, 14th JOSHJI MARG, APOLLO MILLS COMPOUND, MAHALAKSHMI MUNDRAI - 405 011

टबल - २
 १००३५ / २०१८
 ११२ / १२



PERMANENT ACCOUNT NUMBER
AAACS2570
 BITALDAS ESTATE PVT LTD
 15-11-1954
 DIRECTOR OF INCOME TAX (S&B)

GOVERNMENT OF INDIA
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११/११/११
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११/११/११
 ११/११/११

सरकार विभाग
TECHNICAL UNIT
GOVT. OF INDIA
GAJUL WANDER WANDER
KAMTHAK GANGARAM WANDER
GAJULWANDER
AAW/WO/5590

सरकार विभाग
TECHNICAL UNIT
GOVT. OF INDIA
KAMTHAK GANGARAM WANDER
GAJULWANDER
AAW/WO/5590

2709-2
90035/2096
99) 926

Data of Bank Receipt for GRN MH012184230201718R
Bank - IDBI BANK

Bank Branch: 19600615
Date of Issue: 21/03/2018 20:28:25
Branch Name: 19600615
District: 19600615
Office Name: 19600615

SI Duty Sheet: 19600615
SI Duty Amt: 19600615

Refund Scheme: 19600615
Refund Amt: 19600615

Only for verification (not to be printed and used)

Article: 19600615
Paid To: 19600615
Paid Date: 19600615

Duty Payer: 19600615
Duty Party: 19600615



Sl. No.	Remarks	Disbursement No.	Disbursement Date	Class	Disbursement Amount
1	GAJUL WANDER	19600615	21/03/2018	GAJUL	19600615
2	GAJUL WANDER	19600615	21/03/2018	GAJUL	19600615

2709 22 2018
GAJUL WANDER
GAJUL WANDER

GAJUL WANDER



GAJUL WANDER

GAJUL WANDER

GAJUL WANDER

GAJUL WANDER

GAJUL WANDER

In the presence of Mr. J. K. ... dated 22nd March 2018. The said Companies also ...

... the process of registration and admitting variation of the ...

... Mr. Rajul Wankar, 3 Mr. Anand ...

... Mr. Rajul Wankar, 3 Mr. Anand ...

... Mr. Rajul Wankar, 3 Mr. Anand ...

... Mr. Rajul Wankar, 3 Mr. Anand ...

... Mr. Rajul Wankar, 3 Mr. Anand ...

2 To appear and admit execution before the concerned Sub-Registrar of Assurances of all ...

3 To comply with all the requisites and complete all the formalities to register such Agreements ...

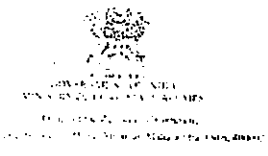
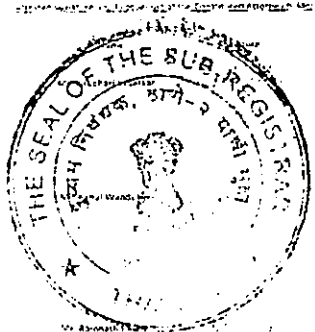
AND GENERALLY to do all acts, deeds, matters or things relating to the admitting execution and ...

The Power of Attorney shall remain valid and in force till the same is revoked or canceled by us and/or ...

AND WE HEREBY ratify and confirm in capacity as Power of Attorney holders of the said Companies ...

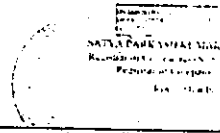
IN WITNESS WHEREOF I, MR. SURENDRAN NAIR have hereunto set and subscribed respective hands to ...

SIGNED AND DELIVERED
By the within named
MR. SURENDRAN NAIR
in the presence of



... Certificate of Incorporation (pursuant to change of name)

... THE HON. THE CHIEF MINISTER, GOVERNMENT OF MAHARASHTRA, ...




... THE HON. THE CHIEF MINISTER, GOVERNMENT OF MAHARASHTRA, ...

2301 11 2018

Certificate of Incorporation pursuant to change of name
 (Form No. INC-26 as amended by the Companies (Incorporation) Rules, 2012)

Certificate Number: INC-26/2012/0101/0101/0101
 The name of the company has been changed from **FOURTH TRAI DIV CONSTRUCTIONS AND DEVELOPMENT PRIVATE LIMITED** to **FOURTH TRAI DIV CONSTRUCTIONS AND DEVELOPMENT PRIVATE LIMITED** as per the resolution of the members of the company, as recorded in the minutes of the meeting held on the date of the incorporation and the company is hereby incorporated.


SAIJI PINKANSHU SHARMA
 Registrar of Companies, CCR
 Chennai - 600 005

Being satisfied that the requirements of the Companies Act, 2013 and the Companies (Incorporation) Rules, 2012 have been complied with, I hereby certify that the company is hereby incorporated.


2
 2012 0101/0101/0101
 2012/0101/0101/0101

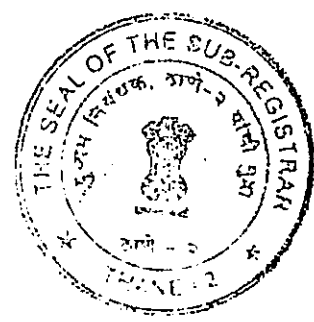
(Form No. INC-26 as amended by the Companies (Incorporation) Rules, 2012)

Being satisfied that the requirements of the Companies Act, 2013 and the Companies (Incorporation) Rules, 2012 have been complied with, I hereby certify that the company is hereby incorporated.

The CIN of the company is: 27010101010101010101

The date of incorporation is: 10th December 2012


SAIJI PINKANSHU SHARMA
 Registrar of Companies, CCR
 Chennai - 600 005



The certificate is issued on the basis of documents and declarations of the subscribers. The certificate is valid for a period of 30 days from the date of issue. The company is required to file the annual returns and other documents as required by law.

For and on behalf of the Registrar of Companies,
 Chennai - 600 005
 101, Park Street, Chennai - 600 005

FORM - 2
90039/2016
920/15/16

MINISTRY OF CORPORATE AFFAIRS

Certificate of Incorporation

The certificate of incorporation is issued to the company in accordance with the provisions of the Companies Act, 2013 and the Companies (Incorporation) Rules, 2014.

The company, **INDIA INVESTMENT MANAGERS PRIVATE LIMITED** is incorporated on the 15th day of 12/2016 at New Delhi, India.

The company is a private company.

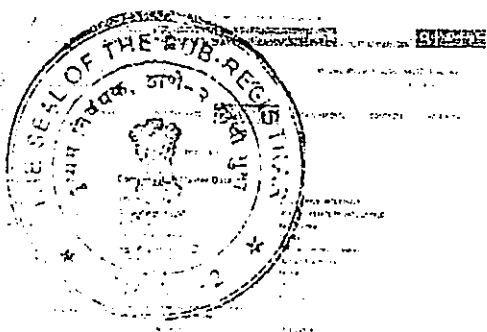
The company is a company limited by shares.

For and on behalf of the Director/Registrar General
 Registrar of Companies
 New Delhi

This certificate is issued to the company on the basis of documents and particulars filed with the Registrar of Companies, New Delhi, and the company is registered as a company limited by shares.

INDIA INVESTMENT MANAGERS PRIVATE LIMITED
 Registered Office: 15, Connaught Place, New Delhi, India.
 Date of Incorporation: 15/12/2016

90039/2016
 920/15/16



For and on behalf of the Director/Registrar General
 Registrar of Companies
 New Delhi

90039/2016
 920/15/16

PERMANENT ACCOUNT NUMBER
AAACS2570

SITALDAS ESTATE PVT LTD

19-12-1954

Handwritten signature

DIRECTOR GENERAL OF INCOME TAX

भारत सरकार
GOVERNMENT OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT

आयकर अधिनियम, 1922
INCOME TAX ACT, 1922

दस्तावेज - २

क्रमांक १००३८/२०१८

१२१/१९२५

भारत सरकार
GOVERNMENT OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT

आयकर अधिनियम, 1922
INCOME TAX ACT, 1922

भारत सरकार
GOVERNMENT OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT

आयकर अधिनियम, 1922
INCOME TAX ACT, 1922

भारत सरकार
GOVERNMENT OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT

आयकर अधिनियम, 1922
INCOME TAX ACT, 1922

भारत सरकार
GOVERNMENT OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT

आयकर अधिनियम, 1922
INCOME TAX ACT, 1922

भारत सरकार
GOVERNMENT OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT

आयकर अधिनियम, 1922
INCOME TAX ACT, 1922

१००३८/२३

भारत सरकार
GOVERNMENT OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT

आयकर अधिनियम, 1922
INCOME TAX ACT, 1922

भारत सरकार
GOVERNMENT OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT

आयकर अधिनियम, 1922
INCOME TAX ACT, 1922

भारत सरकार
GOVERNMENT OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT

आयकर अधिनियम, 1922
INCOME TAX ACT, 1922

भारत सरकार
GOVERNMENT OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT

आयकर अधिनियम, 1922
INCOME TAX ACT, 1922

भारत सरकार
GOVERNMENT OF INDIA

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INCOME TAX DEPARTMENT

आयकर अधिनियम, 1922
INCOME TAX ACT, 1922

भारत सरकार
GOVERNMENT OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT

आयकर अधिनियम, 1922
INCOME TAX ACT, 1922



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FORM NO. 1

2018
04/02/2018

214 0-11 443 02/02/2018

कार्यालय क्र. 010- महाराष्ट्र, प. 00-

कार्यालय क्र. 500

श्री. ए. ए. 443 का अर्जनामा

कार्यालय क्र. 00-03/2018

म. नं. 2502 दि. 12-03-2018

महाराष्ट्र शासन, मुंबई

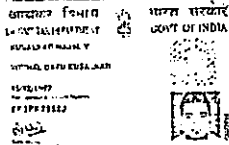
महाराष्ट्र शासन, 1. अर्जनामा, 2. अर्जनामा, 3. अर्जनामा, 4. अर्जनामा, 5. अर्जनामा, 6. अर्जनामा, 7. अर्जनामा, 8. अर्जनामा, 9. अर्जनामा, 10. अर्जनामा

कार्यालय क्र. 010

कार्यालय क्र. 100 00
कार्यालय क्र. 400 00
कार्यालय क्र. 20

पृष्ठ सं. 5/6

Handwritten form with text: 2, 90630/2018, 822 985



Signature: Sahaboo

Signature: Sahaboo

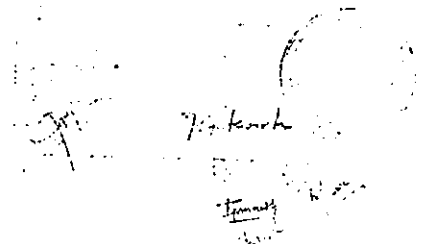
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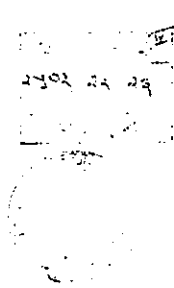
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कार्यालय क्र. 010 का अर्जनामा, 010 का अर्जनामा, 010 का अर्जनामा, 010 का अर्जनामा, 010 का अर्जनामा, 010 का अर्जनामा, 010 का अर्जनामा, 010 का अर्जनामा, 010 का अर्जनामा, 010 का अर्जनामा



Large official form with a circular seal that reads 'THE SEAL OF THE SUB-REGISTRAR, MUMBAI, MAHARASHTRA, INDIA'. The form contains multiple rows of text and small portrait photos of individuals.

कार्यालय क्र. 010 का अर्जनामा, 010 का अर्जनामा, 010 का अर्जनामा, 010 का अर्जनामा, 010 का अर्जनामा, 010 का अर्जनामा, 010 का अर्जनामा, 010 का अर्जनामा, 010 का अर्जनामा, 010 का अर्जनामा



बिना दस्तावेज के नए प्रमाण पत्र जारी करने के लिए आवेदन।
दिनांक: 03/07/2016 03:03:14 PM

प्रमाण पत्र जारी करने के लिए आवेदन करने वाले व्यक्ति का फोटो, निम्नलिखित स्थान पर दिखाना।

1. आवेदक का नाम: पता:
2. आवेदक का पता: पता:
3. आवेदक का फोटो:

	<input type="text"/>
	<input type="text"/>

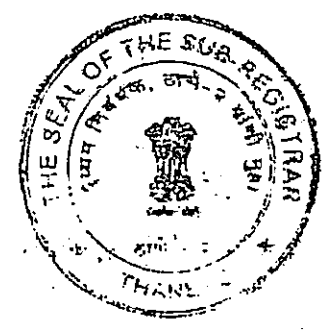
टंक नं - २
दस्तावेज नं १०७३५/२०१८
११/१२५

दिनांक: 03/07/2016 03:03:14 PM

दिनांक: 03/07/2016 03:03:14 PM

Payment Number: 1/01012124212517135
Delegation Number: 0005661579201715

आवेदन करने वाले व्यक्ति का नाम:
आवेदन करने वाले व्यक्ति का पता:
आवेदन करने वाले व्यक्ति का फोटो:



टंक - २
वस्तु १००३६ / १०१६
१२१ / १२६



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GITESH TIWARI

GIRJESH TIWARI

31/03/1985

Permanent Account Number
AFDPT6925P

Signature



03/12/2005

Handwritten signature

ट न न - २
दस्तावेज नं. १००३९/२०१८
१२/१२/१९८५

Handwritten signature

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

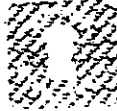
SUMIT VYAS

KAILASH CHANDRA VYAS

01/01/1981

Permanent Account Number
ADUPV9709J

Signature



03/12/2005



भारत सरकार
GOVERNMENT OF INDIA

सुधीर कशीराम फाके
Sudhir Kashiram Phake

जन्म वर्ष / Year of Birth : 1957
पुंसद / Male

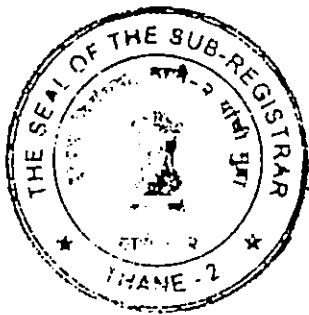


6812 7122 6262

Handwritten signature



ट न न - २	
दल न	/२०१८
/	

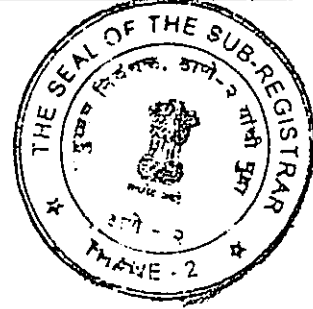


मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)	
Valuation ID	2018080427
	04 August 2018,08:16:33 AM
मूल्यांकनाचे वर्ष	2018
जिल्हा	ठाणे
मूल्य विभाग	तालुका : ठाणे
उप मूल्य विभाग	9/36-3अ-1) ठाणे शिवंदी रस्त्याच्या दोन्ही बाजूचे लगतचे सर्व नंबर
क्षेत्राचे नांव	Thane Municipal Corporation सव्हे नंबर /न. भू. क्रमांक :
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	
खुली जमीन	निवासी सदनिका
30300	103000
कार्यालय	दुकाने
113200	131800
औद्योगिक	मोजमापनाचे एकक
113200	चौ. मीटर
बांधीव क्षेत्राची माहिती	
बांधकाम क्षेत्र(Built Up)-	44.35चौ. मीटर
बांधकामाचे वर्गीकरण-	1-आर सी सी
उद्बवाहन सुविधा	आहे
	मिळकतीचा वापर-
	निवासी सदनिका
	मिळकतीचे वय -
	0 TO 2वर्षे
	मजला -
	11th to 20th Floor
	मिळकतीचा प्रकार-
	वांधीव
	मूल्यदर/बांधकामाचा दर-
	Rs.103000/-
Sale Type -	
First Sale	
Sale/Resale of built up Property constructed after circular dt.02/01/2018	
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी) * मजला निहाय घट/वाढ
	=(103000 * (100 / 100)) * 110 / 100
	= Rs.113300/-
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
	= 113300 * 44.35
	= Rs.5024855/-
D) खुल्या जमिनीवरील वाहन तळाचे क्षेत्र	13.94चौ. मीटर
खुल्या जमिनीवरील वाहन तळाचे मूल्य	= 13.94 * (30300*40/100)
	= Rs.168952.8/-
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य +तळपराचे मूल्य + भेईनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + वंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इनारती भोवतीच्या खुल्या जागेचे मूल्य + वंदिस्त बाल्कनी
	= A + B + C + D + E + F + G + H + I
	= 5024855 + 0 + 0 + 168952.8 + 0 + 0 + 0 + 0 + 0 + 0
	=Rs 5193807.8/-

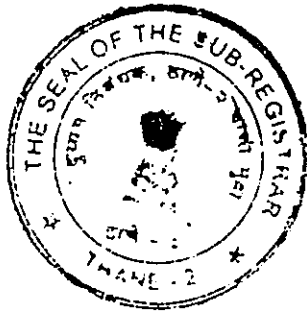
Home Print

सह दुय्यम निबंधक, ठाणे क्र. २

२
दस्त क्रमांक १००३८ / २०१८
१२/१२



₹ १०० = ₹	
३१/१०/१९	१९०५
/	



74/10738

शनिवार, 04 ऑगस्ट 2018 9:44

म.पू.

दस्त गोशवारा भाग-1

टनन2

920192

दस्त क्रमांक: 10738/2018

दस्त क्रमांक: टनन2 /10738/2018

बाजार मूल्य: रु. 51,94,000/- मोबदला: रु. 70,90,096/-

भरलेले मुद्रांक शुल्क: रु.4,25,500/-

दु. नि. सह. दु. नि. टनन2 यांचे कार्यालयात

पावती:14797

पावती दिनांक:

अ. क्र. 10738 वर दि.04-08-2018

04/08/2018

रोजी 9:32 म.पू. वा. हजर केला.

सादरकरणाराचे नाव: बेल्लिस्सिमो डेव्हलपर्स ठाणे प्रा.

लि. तर्फे कु.मु.सुरेन्द्रन नायर तर्फे कबुलीजबाबासाठी

कु. मु. राहुल वंडेकर

नोंदणी फी

रु.

30000.00

दस्त हाताळणी फी

रु.

2560.00

पृष्ठांची संख्या: 128

एकुण: 32560.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Thane 2

Joint Sub Registrar Thane 2

दस्ताचा प्रकार: करारनामा

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

शिवका क्र. 1 04 / 08 / 2018 09 : 32 : 34 AM ची वेळ: (सादरीकरण)

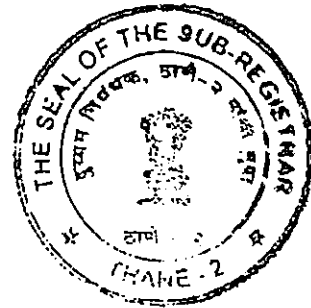
शिवका क्र. 2 04 / 08 / 2018 09 : 34 : 12 AM ची वेळ: (फी)

- प्रतिज्ञा पत्र -

सदर दस्तऐवज नोंदणी केल्या १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीत दाखल केला आहे. दस्तामधील संपुर्ण मजकूर निष्पादक व्यक्ती, साक्षीदार व सोबत नोंदलेले खर्चदपत्रे दस्ताची सत्यता करण्यासाठी घावीसाठी खालील निष्पादक व्यक्ती संपुर्णपणे जबाबदार आहेत. तसेच सदर हस्तांतरण दस्तांमुळे राज्यशासन/केंद्रशासन यांच्या कोणत्याही कायदा/नियम/परिपत्रक यांचे उल्लंघन व्हात नाही.

किडुन वेणार सही

किडुन वेणार सही





04/08/2018 10 18:54 AM

दस्त गोषवारा भाग-2

दनन2

920192

दस्त क्रमांक:10738/2018

दस्त क्रमांक :दनन2/10738/2018

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:वैल्लिमिमो डेव्हलपर्स ठाणे प्रा. लि. तर्फे कु.मु सुरेन्द्रन नायर तर्फे कवुलीजवावासाठी कु. मु. राहुल वडेकर पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 412, 4था मजला, 17जी वर्धमान चेंबर, कावसजी पटेल रोड, हॉर्निमन सर्कल, फोर्ट, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पॅन नंबर:AADCI0409D	लिहून देणार वय :-38 स्वाक्षरी:-		
2	नाव:चितेश तिवारी - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए-204, लोडा कामा अल्टीमा, ऑफ पोखरण रोड नं 2, वॉल्टान लेन, माजिवडे, ठाणे, इंडिया, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:AFDPT6925P	लिहून देणार वय :-33 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कवुल करतात.
शिक्रा क्र.3 ची वेळ:04 / 08 / 2018 09 : 51 : 47 AM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:सुमित व्यास - - वय:37 पत्ता:ए 806 कासा अल्टीमा पाचपाखाडी ठाणे पिन कोड:400606		
2	नाव:सुधिर के फाळके - - वय:50 पत्ता:412, 4था मजला, 17जी वर्धमान चेंबर, कावसजी पटेल रोड, हॉर्निमन सर्कल, फोर्ट, मुंबई पिन कोड:400001		

शिक्रा क्र.4 ची वेळ:04 / 08 / 2018 09 : 53 : 19 AM

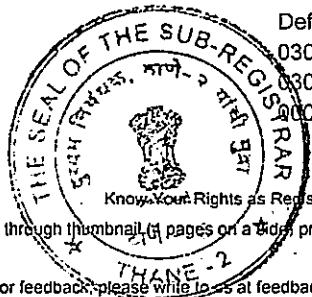
शिक्रा क्र.5 ची वेळ:04 / 08 / 2018 09 : 53 : 35 AM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Thane 2

प्रमाणित करण्यात येते की खबर
दस्त क्रं. 920192 मध्ये 926...
पाने आहेत.
पहीले नंदराचे बुकात अ. नं.
....920192...वर नोंदला

EPayment Details.

sr.	Epagement Number	Defacement Number
1	0308201805533	0308201805533D
2	0308201804161	0308201804161D
3	MH004695950201819R	02471613201819



सह. दुय्यम निबंधक ठाणे क्र. २

दि. 04/08/2018

10738 /2018

1. Verify Scanned Document for correctness through thumbnail of pages on a wider printout after scanning.

2. Get print immediately after registration. -

For feedback, please write to: al.feedback.isarita@gmail.com