

370/3713

पावती

Original/Duplicate

Monday, February 27, 2023

नोंदणी क्र. :39म

10:42 AM

Regn.:39M

पावती क्र.: 4041 दिनांक: 27/02/2023

गावाचे नाव: पासपोली

दस्तऐवजाचा अनुक्रमांक: करल2-3713-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: आशिष मिस्त्री

नोंदणी फी रु. 30000.00


दस्त हाताळणी फी रु. 2400.00

पृष्ठांची संख्या: 120

एकूण: रु. 32400.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

10:58 AM ह्या वेळेस मिळेल.


 सह दु.निबंधक कुर्ला 2

बाजार मूल्य: रु.10251245.54 /-

मोबदला रु.37811386/-

भरलेले मुद्रांक शुल्क : रु. 2268800/-

सह दुय्यम निबंधक कुर्ला-२
सुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: DHC रक्कम: रु.400/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 2702202301291 दिनांक: 27/02/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.2000/-


डीडी/घनादेश/पे ऑर्डर क्रमांक: 2702202301250 दिनांक: 27/02/2023

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH015705613202223M दिनांक: 27/02/2023

बँकेचे नाव व पत्ता:



सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 2

दस्त क्रमांक : 3713/2023

नोंदणी :

Regn:63m

27/02/2023

गावाचे नाव : पासपोली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	37811386
(3) बाजारभाव(भाडेपट्ट्याच्या वावनिनपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करणे)	10251245.54
(4) भू-मापन, पोट्टिस्मा व घरक्रमांक(अमल्याम)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : मदनिका नं: मदनिका नं.2004, माळा नं: 20 वा मजला, टॉवर टी 03, इमारतीचे नाव: आयबोरा, एल अँड टी रियल्टी एंलिक्विग रिव्हर्व, ब्लॉक नं: पवई मुंबई 400072, रोड : माकी बिहार रोड, इतर माहिती: सोवत 2 सिंगल कारगार्किंग(वी 1 लेवल कार पार्क नं.82 अँड 83) मदनिकेचे एकूण क्षेत्रफळ 107.62 चौ.मी कारपेट((C.T.S. Number : 87(PART) ;))
(5) क्षेत्रफळ	1) 118.42 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात अमेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:- लार्सन अँड टूब्रो लि तर्फे प्राधिकृत व्यक्ती जे हरीश कुमार तर्फे मुख्यतयार दीपक प्रधान वय:-61; पत्ता:- प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: एल अँड टी हाऊस, बॅनार्ड इन्स्ट, ब्लॉक नं: मुंबई, रोड नं: एन. एम. जोशी मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-AAACL0140P
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:- आशिप मिस्त्री वय:-54; पत्ता:- प्लॉट नं: मदनिका नं. वी-404, माळा नं: -, इमारतीचे नाव: एलेमेंट 5, ब्लॉक नं: ऑंध एनेक्मी, पुणे, रोड नं: हॉटेल शिवांग गार्डन जवळ, महाराष्ट्र, पुणे. पिन कोड:-411017 पॅन नं:- ABKPM8824D 2): नाव:- भास्करराय मिस्त्री तर्फे मुख्यतयार ममता मिस्त्री वय:-45; पत्ता:- प्लॉट नं: मदनिका नं. वी-404, माळा नं: -, इमारतीचे नाव: एलेमेंट 5, ब्लॉक नं: ऑंध एनेक्मी, पुणे, रोड नं: हॉटेल शिवांग गार्डन जवळ, महाराष्ट्र, पुणे. पिन कोड:-411017 पॅन नं:- AGCPM6779Q 3): नाव:- नेहल मिस्त्री वय:-48; पत्ता:- प्लॉट नं: मदनिका नं. वी-404, माळा नं: -, इमारतीचे नाव: एलेमेंट 5, ब्लॉक नं: ऑंध एनेक्मी, पुणे, रोड नं: हॉटेल शिवांग गार्डन जवळ, महाराष्ट्र, PUNE. पिन कोड:-411017 पॅन नं:- AXDPM1330R
(9) दस्तऐवज करून दिल्याचा दिनांक	27/02/2023
(10) दस्त नोंदणी केल्याचा दिनांक	27/02/2023
(11) अनुक्रमांक, खंड व पृष्ठ	3713/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	2268800
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण

दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेम पाठविणेन आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

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

Details of this transaction have been forwarded by Email (dated 27/02/2023) to Municipal Corporation of Greater Mumbai.

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


सह दुय्यम निबंधक कुर्ला-२
मुंबई उपनगर जिल्हा

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	LARSEN AND TOUBRO LTD	eChallan	03006172023022200350	MH015705613202223M	2268800.00	SD	0007930020202223	27/02/2023
2		DHC		2702202301291	400	RF	2702202301291D	27/02/2023
3		DHC		2702202301250	2000	RF	2702202301250D	27/02/2023
4	LARSEN AND TOUBRO LTD	eChallan		MH015705613202223M	30000	RF	0007930020202223	27/02/2023

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

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	20230227451			27 February 2023, 10:23:14 AM	
मूल्यांकनाच क्रं	2022				
जिल्हा	मुंबई (उपनगर)				
मूल्य विभाग	119-पारगावोली - कुर्ली				
उप मूल्य विभाग	119/546A 5 हेक्टर पेक्षा जास्त असलेल्या भिळकती.				
सर्व्हे मक / नं. क्रमांक :	डॉर #				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुला जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
	27610	68200	72600	90500	65100
मोठ्यापणाच एकक.	चौंस मीटर				
शाधीन क्षेत्राची माहिती	बांधकाम क्षेत्र (Built Up)-	118.42 चौंस मीटर	भिळकतीचा वापर -	विवाहो मंदिरा	भिळकतीचा प्रकार -
	बांधकामाचे वर्गीकरण-	1-आ सौ सी	भिळकतीचे वर्ष-	0 TO 2वर्ष	बांधकामाचा दर -
	उद्देशाने सुविधा-	आहे	मजला -	21st floor To 30th floor	बांधीव
	प्रकल्पाचे क्षेत्र-	Above 2 hector	गत्ता संस्थ -		Rs.30250/-
Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018					
(मू) प्रकल्पाचे क्षेत्रानुसार दर	= ((भिळकतीचा प्रति चौ. मीटर मूल्यदर) * 105 %)				
प्रकल्पाचे क्षेत्रानुसार	निवासी सदनिका बंगला प्रति चौ. मीटर दर = Rs 71610/-				
मजला निरपेक्ष घट/वाढ	= 115% apply to rate= Rs.82352/-				
धरा-वातानुसार भिळकतीचा प्रति चौ. मीटर मूल्यदर	= (((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * धरा-वातानुसार टक्केवारी) + खुल्या जमिनीचा दर)				
	= (((82352-27610) * (100 / 100)) + 27610)				
	= Rs.82352/-				
A) मुख्य भिळकतीचे मूल्य	= वर्गीत प्रमाणे मूल्य दर * भिळकतीचे क्षेत्र				
	= 82352 * 118.42				
	= Rs 9752123.84/-				
E) घट्टिमन याने तळाचे क्षेत्र	27.88 चौंस मीटर				
घट्टिमन याने तळाचे मूल्य	= 27.88 * (71610 * 25/100)				
	= Rs.499121.7/-				
Applicable Rules	= .5 अ.10.4.16				
एकत्रित अंतिम मूल्य	= A + B + C + D + E + F + G + H + I + J = 9752123.84 + 0 + 0 + 0 + 499121.7 + 0 + 0 + 0 + 0 + 0 = Rs 10251245.54/-				

करल - २

3093 9 920

2023

Home Print



(Signature)
 सह दुय्यम निबंधक कुर्ली-२
 मुंबई उपनगर जिल्हा.



CHALLAN
MTR Form Number-6



GRN	MH01570561320223M	BARCODE		Date	22/02/2023-11:55:40	Form ID	25.2			
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)						
				PAN No.(If Applicable)						
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1			Full Name	LARSEN AND TOUBRO LTD					
Location	MUMBAI									
Year	2022-2023 One Time			Flat/Block No.	FLAT NO.2004 T3 TORA ELIXIR RESERVE					
Account Head Details			Amount In Rs.	Premises/Building						
0030045501	Stamp Duty		2268800.00	Road/Street	SAKI VIHAR ROAD POWAI					
0030063301	Registration Fee		30000.00	Area/Locality	MUMBAI					
				Town/City/District						
				PIN	4	0	0	0	7	2
				Remarks (If Any)	करल - २					
				SecondPartyName=ASHISH MISTRY	3693 2 920					
					२०२३					
				Amount In	Twenty Two Lakh Ninety Eight Thousand Eight Hundre					
Total			22,98,800.00	Words	d Rupees Only					
Payment Details	PUNJAB NATIONAL BANK			FOR USE IN RECEIVING BANK						
Cheque/DD Details				Bank CIN	Ref. No.	03006172023022200350	220223M807492			
Cheque/DD No.				Bank Date	RBI Date	22/02/2023-13:54:32	Not Verified with RBI			
Name of Bank				Bank-Branch	PUNJAB NATIONAL BANK					
Name of Branch				Scroll No. , Date	Not Verified with Scroll					



Department ID :

Mobile No. : 0000000000

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

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Ashish Mistry

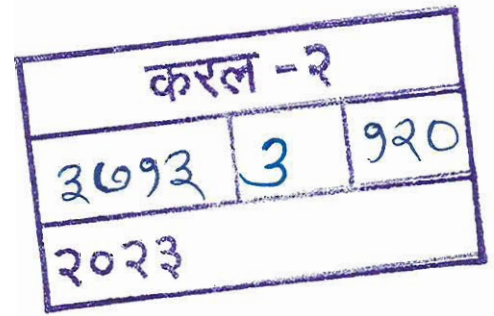
Manmohan Mistry


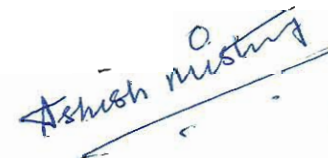


Ashish Mistry

Contents

1. THE RECITALS FORM PART OF THE AGREEMENT:
2. CONSTRUCTION OF REAL ESTATE PROJECT & ENTIRE PROJECT:
3. AGREEMENT AND PAYMENT:
4. OUTGOINGS:
5. PROPERTY TAXES & NA TAXES:
6. BUILDING PROTECTION DEPOSIT:
7. COMPLIANCE OF LAW BY PROMOTER:
8. TIME IS OF THE ESSENCE:
9. DISCLOSURES TO THE ALLOTTEE/S:
 - 9.1 TITLE:
 - 9.2 APPROVALS:
 - 9.3 COMMON GARDEN & COMMON PERIPHERAL ROAD
10. FIXTURES, FITTINGS, AMENITIES AND COMMON AREAS:
11. FLOOR SPACE INDEX PROMOTER:
12. RIGHTS AND ENTITLEMENTS OF THE PROMOTER:
13. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:
14. REPRESENTATIONS AND WARRANTIES OF THE ALLOTTEE/S:
15. OBLIGATIONS OF THE ALLOTTEE/S:
16. COVENANTS OF THE ALLOTTEE/S:
17. ANTI-MONEY LAUNDERING:
18. POSSESSION OF THE SAID PREMISES, FORCE MAJEURE:
19. PROCEDURE FOR TAKING POSSESSION:
20. FAILURE OF ALLOTTEE/S TO TAKE POSSESSION OF THE SAID PREMISES:
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22. NO LIABILITY OF PROMOTER FOR DEFECTS CAUSED DUE TO REPAIR/ RENOVATION BY ALLOTTEES:
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27. ENTIRE AGREEMENT:
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31. PLACE OF EXECUTION:
32. NOTICES AND JOINT ALLOTTEE/S:
33. NOMINEE:
34. INDEMNITY:
35. DISPUTE RESOLUTION AND GOVERNING LAWS:
36. GENERAL PROVISIONS:

SCHEDULES



THE FIRST SCHEDULE: (Description of the said Larger Land)

THE SECOND SCHEDULE: (Description of the said Project Land)

THIRD SCHEDULE: (Description of the said Premises)

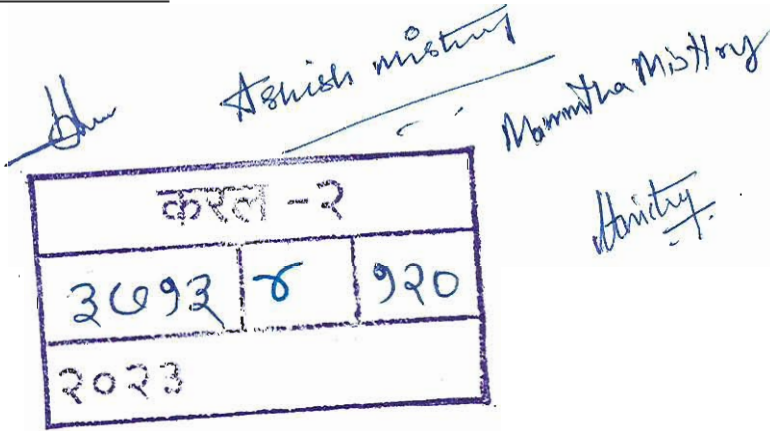
FOURTH SCHEDULE

FIFTH SCHEDULE: (Description of the Premises Facilities)

SIXTH SCHEDULE:

- i. Description of the COMMON AREAS AND FACILITIES AND AMENITIES
- ii. The Key Common Areas and Amenities

LIST OF ANNEXURES



Ashish Mistry
Mamtha Mistry
Ashish

AGREEMENT FOR SALE

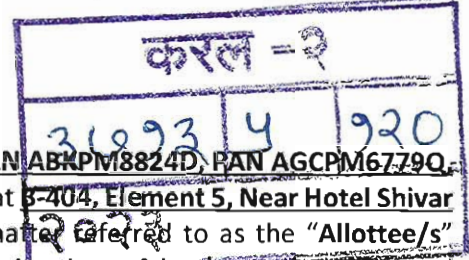
THIS AGREEMENT FOR SALE ("this Agreement") made at Mumbai on this 27 day of February, 2023

BETWEEN

LARSEN AND TOUBRO LIMITED, a company incorporated under the Companies Act, 1956 and having its registered office at L&T House, N.M. Marg, Ballard Estate, Mumbai 400001 and having its Corporate Office at A. M. Naik Tower, L&T Campus, Gate No. 3, Jogeshwari - Vikhroli Link Rd, Powai, Mumbai 400 072, hereinafter referred to as "**the Promoter**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors in title and permitted assigns) of the **ONE PART**;

AND

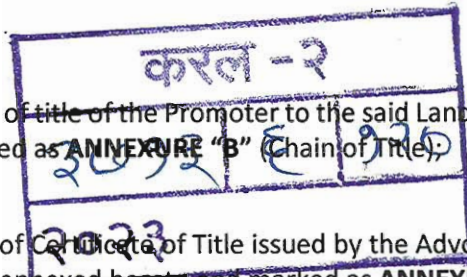
Mr. Ashish Mistry, Mr. Bhaskarrao Mistry and Mrs. Nehal Mistry, PAN ABKPM8824D, PAN AGCPM6779Q, AXDPM1330R having its registered office/place of business/ residing at **S-404, Element 5, Near Hotel Shivar Garden, Aundh Annex, Pune - 411017, Maharashtra, India**, hereinafter referred to as the "**Allottee/s**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include in the case of an individual or individuals, his, her or their respective legal heirs, executors and administrators and permitted assigns; in case of a body corporate, its successors and permitted assigns; in case of a partnership firm, the partners for the time being and from time to time constituting the firm and the survivors or survivor of them and the heirs, executors and administrators of the last survivor of them and their permitted assigns; in case of a Hindu undivided family, the Karta and the members/coparceners for the time being and from time to time of the undivided family and the survivors or survivor of them and the heirs, executors and administrators of the last survivor of them and their permitted assigns; in case of a trust, the trustees for the time being and from time to time of the trust and the survivors or survivors of them and the heirs, executors and administrators of the last survivor of them and their permitted assigns) of the **OTHER PART**.



- A. The Promoter has been in possession of entitled and enjoined land admeasuring 2,84,952.18 sq. mtrs (hereinafter referred as "**the said Larger Land**") is more particularly described in the **FIRST SCHEDULE** hereunder written. Copy of the plan delineating the said Larger Land is annexed hereto and marked as **ANNEXURE "A1 and A2 collectively"**;
- B. The said Larger Land comprises of (i) 1,86,225.17 sq. mtrs. as Industrial plot/I plot (hereinafter referred as "**the Industrial Land**") and (ii) 48,727.01 sq. mtrs. is the plot converted from industrial to residential on 18th December, 2019 (hereinafter referred to as "**the present I to R plot**"). The Promoter is in the process of conversion of further portion of the Industrial Land into I to R, from time to time (hereinafter referred to as "**the future I to R plot**"). The present I to R plot and the future I to R plot is hereinafter collectively referred to as "**the Total I to R Plot**";
- C. The present I to R plot consists of (i) portion of area to be handover to MCGM as Amenity Open Space ("**AOS**") from time to time; (ii) portion of area/plot area being developed as school and its facilities ("**School Plot**"); (iii) portion of area to be setback for road widening; (iv) right of access/way/ road between the School Plot and the Entire Project (defined hereinafter) (v) portion of area towards recreation ground/area and other adjoining road (v) the balance area admeasuring approximately 15,744.90 sq. mtrs. is designated for residential development in the present I to R Plot (hereinafter referred as "**the said Land**");
- D. Out of the said Land admeasuring approximately 15,744.90 sq. mtrs., a portion of land admeasuring 1007.46 sq. mtrs shall be considered as the land to be used for constructing the said Project (defined hereinbelow) hereinafter referred as "**the said Project Land**" and is more particularly described in the **SECOND SCHEDULE** hereunder written;

Ashish

Ashish Mistry
Mamtha Mistry
Ashish



- E. The chain of title of the Promoter to the said Land (as defined hereinbelow) has been annexed hereto and marked as **ANNEXURE "B"** (Chain of Title);
- F. The copy of Certificate of Title issued by the Advocate of the Promoter in respect of the Project Land has been annexed hereto and marked as **ANNEXURE "C"**;
- G. The Promoter is developing the said Land in phases, and is intending to construct on the said Land thereon mixed used development in phases including several residential apartments and retail units on the said Land, alongwith various common amenities and facilities, as may be sanctioned by the concerned authorities, from time to time, in accordance with the building rules and regulations and bye-laws of the MCGM/ State Government/ or any other competent authority and such other laws, rules and regulations as may be in force at present and/or at any time hereafter and also subject to such terms and conditions as may be imposed by the MCGM/ State Government/ or any other competent authority. The entire project comprising of residential and/or commercial/retail/towers/buildings, the common areas and other facilities on the said Land, shall be known as the **"ELIXIR RESERVE PROJECT"** hereunder written (**"the Entire Project"**); A copy of the sanctioned layout for the said Land is annexed hereto and marked as **ANNEXURE "D"**. A copy of the proposed layout (subject to suitable modification from time to time), which also indicate future development for the said Land, is annexed hereto and marked as **ANNEXURE "E"**;
- H. By and under a commencement certificate bearing No. CHE/ES/2335/S/337(NEW)/CC/1/New dated 23rd February, 2022 (**"the said Commencement Certificate"**) issued by the MCGM, the Promoter has been given the permission to commence the construction / development upto top of parking level only (+ 4.50m level) of the said Project. The said Commencement Certificate is annexed hereto and marked as **ANNEXURE "F"**. As per the said Commencement Certificate, the Tower viz. IORA is referred to as T3;
- I. The Promoter shall be entitled and be at liberty to carry out construction/development on the said Larger Land/the said Land, in such manner as the Promoter may deem fit and proper, as per its' sole discretion, provided the Promoter shall not make any change in the location, area and dimensions of the said Premises (defined hereinbelow) sold to the Allottee/s;
- J. The approved plan for the Elixir Reserve Project provides for a common layout wherein certain infrastructures, the Common Areas And Facilities And Amenities (defined hereinbelow), podium, gardens and other open areas, pathways/roads, entrance gates, drainage pipes, electricity substations, water connections, sewage treatment plants (STPs), borewell, parking, water harvesting, etc., are for common use of development of the Elixir Reserve Project;
- K. The present approved layout provides for a right of access/way/road (**"said road"**) through the said Land, from saki vihar road to the future development on the said Larger Land. The UG tanks and utilities for the Entire Project (including Retail Unit Project/s) and for School are/shall be passing under / below the said road;
- L. This Agreement is in connection with developing, constructing, marketing, sales, etc. the residential towers on the said Land, subject to receipt of requisite approvals, in accordance with the plans, height, designs and specifications as approved by the MCGM/concerned local authority, from time to time;
- M. The construction and development of the residential building known as **"IORA"** (**"the said Building"**) on the portion of the said Project Land/the Entire Project, admeasuring 1007.46 sq. mt. area of thereabouts more particularly stated in **SECOND SCHEDULE** hereunder written (hereinafter referred to as **"the Project Land"**), has been registered as the real estate project viz. **IORA at L&T Realty Elixir Reserve** (hereinafter referred to as **"the said Project or the Real Estate Project"**) with the Real Estate Regulatory Authority (**"Authority"**), under the provisions of the Real Estate (Regulation and Development) Act, 2016 (**"RERA"**) read with the provisions of the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017 (**"RERA Rules"**). The Authority has duly issued the Certificate of Registration for the Real Estate Project and a copy of the RERA Certificate is annexed and marked as **ANNEXURE "G"** hereto;

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N. The Entire Project consists of multiple buildings, and the following building being constructed/developed on portion of the said Project Land admeasuring 1007.46 sq. mt area of thereabouts, is referred to as "the said Building";

RERA Project	Podium	Stilt	Basements	Plinth	Upper floors (Upto)
IORA at L&T Realty Elixir Reserve	1	1	3	1	26 floors

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The Promoter has an option to increase the floors/habitable residential levels of the said Building, subject to the approvals from the Authorities (defined hereinbelow), if required;

- O. The Allottee/s has applied to the Promoter for allotment of Premises ("the said Premises") more particularly described in the **THIRD SCHEDULE** hereunder written, being constructed/developed on portion of the said Project Land;
- P. The Promoter has entered into a standard agreement with Architect, registered with the Council of Architects and such agreement is as per the agreement prescribed by the Council of Architects. The Promoter reserves the right to change the Architect at the sole discretion of the Promoter;
- Q. The Promoter has appointed Structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the Structural Engineer, till the completion of the building/s in the Project. The Promoter reserves the right to change the structural Engineer at the sole discretion of the Promoter;
- R. The Promoter has sole and exclusive right to sell the apartments/units in the said Project, constructed/to be constructed by the Promoter on the said Land and to enter into agreement/s with the allottee(s)/s of the apartments and to receive the sale consideration in respect thereof;
- S. The Promoter has given inspection, to the Allottee/s, of all the documents of title relating to the said Land and the plans, designs and specifications prepared by the Promoter's Licensed Surveyor and Architect, and of such other documents as are specified under the Act and the Rules and Regulations made thereunder;
- T. The Allottee/s has, prior to the date hereof, examined a copy of the Registration Certificate, in detail, through his/her/its Advocate and Planning and Architectural Consultants. The Allottee/s has agreed and consented to the development of the said Project. The Allottee/s has also examined all the documents and information uploaded by the Promoter on the website of the Maharashtra RERA, as required by the Act and the Rules thereunder, and has understood the documents and information, in all respects thereof;
- U. The copies of Property Register Card showing the nature of the title of the Promoter to the said Land, on which the apartments are constructed or are to be constructed, have been annexed hereto and marked as **ANNEXURE "H"**;
- V. The copies of the plans and specifications of the said Premises, agreed to be purchased by the Allottee/s, as sanctioned/approved and/or being sanctioned/approved by the local authority, are annexed hereto and collectively marked as **ANNEXURE "I"**;
- W. The Promoter has obtained some of the approvals from the MCGM/concerned local authority(s) to the plans, specifications, elevations, sections of the building/s and shall obtain the balance approvals, including approval for commencement of construction, from various authorities, from time to time, so as to obtain the building completion certificate or occupancy certificate of the said Project;
- X. The Allottee/s is aware that all the relevant plans, approvals, etc. are uploaded on the RERA website of the said Project. The Promoter has shown to the Allottee/s, all the relevant plans approvals, plans, etc. and the Allottee/s has satisfied with the same;
- Y. The Promoter has accordingly commenced construction of the said Project, in accordance with the approved/sanctioned and/or being approved/ sanctioned plans;



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- Z. The carpet area of the said Premises is more particularly described in the **THIRD SCHEDULE** hereunder written, and "carpet area" means the carpet area, as defined in RERA;
- AA. Prior to the execution of these presents, the Allottee/s has paid to the Promoter a sum more particularly described in the **FOURTH SCHEDULE** hereunder written, being part payment of the Consideration (defined hereinbelow) of the said Premises, agreed to be sold by the Promoter to the Allottee/s; as advance payment or Application Fee (the payment and receipt whereof the Promoter doth hereby admit and acknowledge) and the Allottee/s has agreed to pay, to the Promoter, the balance of the Consideration, in the manner hereinafter appearing;
- BB. As per the Act, the Promoter is required to execute a written agreement for sale ("**Agreement for Sale or this Agreement**") of the said Premises, with the Allottee/s, being in fact these presents and also to register said Agreement under the Registration Act, 1908;
- CC. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell, and the Allottee/s hereby agrees to purchase the said Premises alongwith ancillary areas (if applicable) and car parking space/s more particularly described in the **THIRD SCHEDULE** hereunder written.
- DD. The Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

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



1. THE RECITALS FORM PART OF THE AGREEMENT:

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

2. CONSTRUCTION OF REAL ESTATE PROJECT & ENTIRE PROJECT:

- 2.1 The Promoter has obtained IOD (Intimation of Disapproval) dated 31st December 2021 bearing no. CHE/ES/2335/S/337(NEW)/IOD/1/New upto 26 floors for the said Project and obtained the said Commencement Certificate.
- 2.2 The Promoter shall construct the said Building/Project as mentioned in below table, subject to receipt of balance requisite approvals, on portion of the said Project Land/the Entire Project admeasuring 1007.46 sq. mt. area of thereabouts, in accordance with the plans, height, designs and specifications as approved by the MCGM/concerned authority/ies, from time to time.

RERA Project	Podium	Stilt	Basements	Plinth	Upper floors (Upto)
IORA at L&T Realty Elixir Reserve	1	1	3	1	26 floors

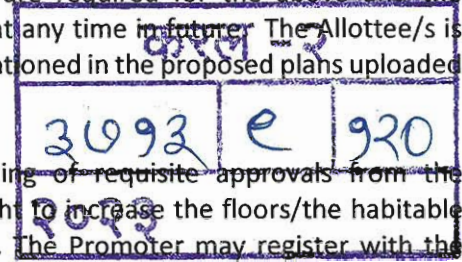
Provided that, the Promoter shall have to obtain prior consent, in writing, of the Allottee/s in respect of variations or modifications which may adversely affect the said Premises of the Allottee/s, except any alteration or addition required by any Government authorities or due to change in law or any change as contemplated by any of the disclosures already made to the Allottee/s in terms of the below sub-clauses, for which no consent of the Allottee/s is/are required.

- 2.3 The Promoter is in the process of obtaining an aviation approval/ permission. If the aviation approval is received for below 26th floor, the Promoter may reduce the number of floors of the said Project. Due to such reduction in the floors, the unutilised FSI shall be allowed to be utilised by the Promoter in the other phases and/ or in the adjacent area of the Larger Land,

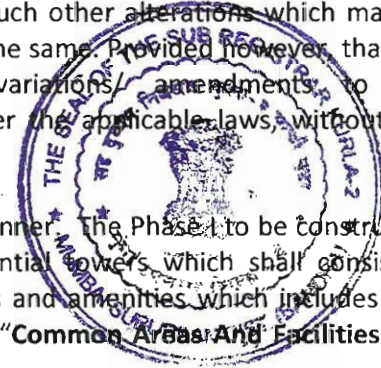
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and no further specific consent of the Allottee/s is/are required for the above and the Allottee/s shall not raise any objection for the above, at any time in future. The Allottee/s is also aware the aforesaid scenario is also specifically mentioned in the proposed plans uploaded on the RERA website of the said Project.



- 2.4 The Allottee/s is/are aware that, subject to obtaining of requisite approvals from the concerned authorities, the Promoter shall have the right to increase the floors/the habitable residential levels above the 26th floor of the Building. The Promoter may register with the Authority, the premises/apartments/units above 26th floor, either as a separate real estate project or as a part of the Real Estate Project, and the possession/ completion date of such separate real estate project may be at a different date, and the Allottee/s give the explicit consent to the Promoter for the same and the Allottee/s agree, confirm and undertake that the Allottee/s shall not raise any objection in this regard, at any time.
- 2.5 It is clarified that the current layout as sanctioned and disclosed to the Allottee/s may be subject to minor changes or revisions as per the requirements of the Architect or Engineer of the Project; or as may be required by the concerned local authority/the Government; or as may ultimately be approved and/or amended and sanctioned by the Municipal Corporation and/or other bodies and/or authorities concerned or such other alterations which may be made, and the Allottee/s hereby give their consent for the same. Provided however, that the Promoter shall be permitted to make such variations/ amendments, to the layout/plans/building plans as may be permitted under the applicable laws, without the consent of the Allottee/s.
- 2.6 The Entire Project shall be constructed in phase wise manner. The Phase I to be constructed on the said Land shall comprise of (a) several residential towers which shall consist of residential apartments, (b) common areas and facilities and amenities which includes club house and swimming pools (hereinafter referred to as "**Common Areas And Facilities And Amenities**"), (c) car parkings, (d) retail units, etc.
- 2.7 The retail units alongwith the car parkings required for retail units may be registered by the Promoter under RERA as separate real estate project(s) (hereinafter referred to as "Retail Unit Project/s"), if required, as per RERA/RERA Rules (defined hereinbelow) amended from time to time;
- 2.8 The Retail Unit Project/s may / may not be part of the Apex Body (defined hereinbelow). The Retail Unit Project/s shall not be allowed to utilise and enjoy the Common Areas And Facilities And Amenities provided to the residential project/s. However, the Retail Unit Project/s may be allowed to access, the common road on the present I to R plot provided by the Promoter, by making proportionate payment/ charges towards the utilities/ maintenance of such common road access facilities availed thereof.
- 2.9 The Entire Project may be extended by the Promoter with one or more parcel of future I to R plot, by developing/constructing various residentials towers/apartments/commercial premises/retails units in further phases after obtaining the future I to R. All the allottees of the further phases shall also enjoy and utilise the Common Areas And Facilities And Amenities alongwith the allottees/occupants of the Entire Project. The residential towers which may be developed/constructed by the Promoter in the adjoining portion of the Larger Land may or may not be part of Apex Body, and, if the Promoter desires to include such residential towers as part of the Apex Body then the allottees/occupants therein shall also be allowed to enjoy and utilise the Common Areas And Facilities And Amenities alongwith the allottees/occupants of the Entire Project and such occupants/allottees and/or their society therein shall make proportionate payment/ charges towards the Common Areas And Facilities And Amenities availed thereof.
- 2.10 The Promoter shall construct and provide a club house and swimming pool (hereinafter referred to as "**Club House**"), which shall be common for and used by all the allottee/s occupant/s of residential towers of all the phases of the Entire Project as well as the extended project/s of future I to R plot. The Promoter shall commence construction of the Club House during the construction /development of Phase I of the Entire Project. The Club House, which will be common for the Entire Project as well as the extended project/s of future I to R plot, may/may not be ready at the time of obtaining occupation certificate of the said Project



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(defined hereinbelow). In the event the Club House is ready, the Allottee/s is/are aware that the Club House shall be operated in phase wise manner by allowing to be utilised /enjoyed partially by all the allottees of the Project till completion of all the phases of the Entire Project and the extended project/s of future I to R plot. The proportionate cost, outgoings & taxes, and CAM charges towards the partial utilisation of the Club House shall be borne by the Allottee/s alongwith the other allottees of the said Project till formation of the Society, and once the Society is formed, the proportionate cost, outgoings & taxes, and CAM charges shall be borne by the Society on behalf of the Allottee/s and other allottees of the said Project. In the event one or more Society/ies request/s for opening/operating the entire Club House before completion of all the phases of the Entire Project and the extended project/s of future I to R plot, then in such an event, the entire cost, outgoings & taxes, and CAM charges towards the utilisation/ enjoyment of the Club House shall be borne by the respective Societies amongst themselves on pro rata basis without any demur or protest.

3. AGREEMENT AND PAYMENT:

- 3.1. The Allottee/s hereby agree/s to purchase from the Promoter, the Promoter hereby agree to sell to the Allottee/s, the said Premises more particularly stated in **THIRD SCHEDULE** (hereinafter referred to as "**the said Premises**"). The Allottee/s has/have applied to the Promoter for allotment of the said Premises. The said Premises is more particularly described in the **THIRD SCHEDULE** hereunder written and hatched in red colour as shown in the Floor Plan thereof hereto annexed and marked as **ANNEXURE "J"** for the consideration more particularly stated in the **FOURTH SCHEDULE** (hereinafter referred to as "**the Consideration**") exclusive of GST and other applicable taxes. Along with said Premises, ancillary area (if applicable) more particularly mentioned in the **THIRD SCHEDULE** ("**the said Ancillary Area**") shown on the Plan at **ANNEXURE "J"** hatched in blue colour has been provided. The amenities, fixtures, fittings appurtenant to the said Premises are more particularly described in the **FIFTH SCHEDULE** hereunder written ("**Premises Facilities**"). The Allottee/s is also aware and further explicitly consents towards proposed changes/amendments in the floor plan which are also uploaded on the REBA website of the said Project. The nature, extent and description of the (a) Common Areas And Facilities And Amenities and (b) The Key Common Areas And Amenities which are more particularly described in the **SIXTH SCHEDULE** hereunder written.
- 3.2. The Allottee/s is further desirous of using car parking space in the Project. Acceding to the aforesaid request of the Allottee/s, and pursuant to the discussions and negotiations between the Allottee/s and the Promoter, the Promoter has agreed to allocate to the Allottee/s without any additional consideration the right to use car parking space(s) more particularly stated in **THIRD SCHEDULE** exclusively for the use of the Allottee/s's own vehicle and/or for parking guests/visitors' vehicle of such Allottee/s and for no other purpose whatsoever, and the exact location and identification of such car parking space/s in the common area of basements/podium/stilt will be finalized by the Promoter only upon completion of the Real Estate Project in all respects ("**the said Car Parking Space**"). The Allottee/s will be bound to abide with the rules and regulations as may be framed in regard to the use of the said Car Parking Space by the Promoter, from time to time. It is clarified that the Promoter has provided a mandated reserved area of car parking for the visitors/guests of the allottees of the Project.
- 3.3. The Allottee/s has/have paid on or before execution of this Agreement, a sum more particularly mentioned in **FOURTH SCHEDULE** (not exceeding 10% of the Consideration) as earnest money or application fee ("**Earnest Amount**") and hereby agree/s to pay to the Promoter the balance amount of the Consideration more particularly in **FOURTH SCHEDULE** payable by the Allottee/s strictly in the manner and as per the payment instalments mentioned in **FOURTH SCHEDULE** ("**Payment Plan**")
- 3.4. The Allottee/s shall pay the above Consideration into the bank account more particularly stated in **FOURTH SCHEDULE** as agreed between the Promoter. Such Consideration towards the said Premises shall be paid in instalments, in accordance with the progress of the construction of the Building and in the manner as set out in the clause 3.3 above as well as **FOURTH SCHEDULE**, time being the essence of the contract. The Promoter shall issue a notice/demand note to the Allottee/s intimating the Allottee/s about the stage-wise completion of the Building as detailed in clause 3.3 as well as **FOURTH SCHEDULE** (the payment at each stage is individually referred to as "**the Instalment**" and collectively referred to as "**the Instalments**"). The payment of the

corresponding instalment (as per the Payment Plan) shall be made by the Allottee/s within 15 (fifteen) days of the Promoter making a demand for the payment of the Instalment, time being the essence of the contract. A notice/ intimation forwarded by the Promoter to the Allottee/s that a particular stage of construction is commenced or completed shall be sufficient proof that a particular stage of construction is commenced or completed.

3.5. It is agreed between the Parties that for the amount which becomes due and payable by Allottee/s on the basis of achieving certain milestones, when irrespective of the proposed date on which such milestone was to be achieved, as per proposed schedule of progress disclosed to Allottee/s, the amount shall become payable by the Allottee/s on the date on which such milestone is actually achieved. The Promoter shall be entitled to construct the Building/Project faster and complete it earlier than what is disclosed as the proposed schedule of progress and in such scenario the Promoter reserves the right to change/ revise the payment instalment schedule and accordingly, the Allottee/s shall be obligated to make the balance payment of the Consideration as per the revised payment schedule.

3.6. The Consideration shall be paid only to the Promoter or its notified bank(s) and all payments shall be made by way of demand drafts/ pay orders/ cheques/ RTGS/ ECS/ NEFT, in the name more particularly stated in **FOURTH SCHEDULE** which is the bank account as agreed by the Promoter (hereinafter referred to as "**the Bank Account**"). In case of any financing arrangement entered by the Allottee/s with any bank/NBFCs/ financial institution with respect to the purchase of the said Premises, the Allottee/s undertakes to direct such bank/NBFCs/financial institution to, and shall ensure that such bank/NBFC/ financial institution does disburse/pay all such amounts due and payable to the Promoter through an account payee cheque/demand draft/pay order/wire transfer drawn in favour of/to the account of the Promoter mentioned hereinabove. Any payments made in favour of/to any other account other than as mentioned hereinabove shall not be treated as payment towards the said Premises. The Allottee/s shall satisfy the Promoter either through its banker's commitment or in such other manner as shall be determined by the Promoter with regard to the security for the payment of each Instalment of the Consideration. The Promoter shall be entitled to change the account (as set out hereinabove) by giving a written notice to the Allottee/s to this effect in which case the payments of the amounts under this Agreement shall be made by the Allottee/s and/or the aforesaid financial institution in such new account. Such written notice shall be effective only if it is issued jointly by the Promoter and signed by both of them. If such bank/NBFC/financial institution defaults in disbursing/paying the sanctioned amounts or part thereof and/or reduces the eligibility of the loan as sanctioned or part thereof as payable to the Promoter in the manner detailed in the **FOURTH SCHEDULE** hereunder written, then the Allottee/s agree(s) and undertake(s) to pay such amounts to the Promoter in the manner detailed in the **FOURTH SCHEDULE** hereunder written, otherwise, the same shall be construed as a default on the part of the Allottee/s and the Promoter shall be entitled to exercise the provisions of Clause 24.2 herein below. The Allottee/s further agree(s) and confirm(s) that in the event the Allottee/s enter(s) into any loan/financing arrangement with any bank/NBFC/financial institution, then such bank/NBFC/ financial institution shall make/release the payments, from the sanctioned loan, towards the Consideration directly to the bank account of the Promoter, based on the payment schedule as described herein, upon receiving the demand letter/notice from the Promoter addressed to the Allottee/s and to the bank/NBFC/financial institution.

3.7. The Consideration payable in instalments in accordance with Clause 3.3 above as well as **FOURTH SCHEDULE** excludes Taxes (consisting of tax paid or payable by the Promoter by way of Goods and Service Tax (GST), and Cess or any other taxes and/or cesses which may be levied, in connection with the development and construction of and carrying out the Project) up to the date of handing over the possession of the said Premises to the Allottee/s, all of which shall be borne and paid by the Allottee/s alone. Any and all taxes, including GST, and any tax, levy or imposts etc. arising from sale or transfer of the said Premises to the Allottee/s or the transaction contemplated herein shall be borne and paid by the Allottee/s alone.

3.8. The Allottee/s shall deduct tax at source ("**TDS**") from each instalment of the Consideration and any other charges as required under the Income tax Act, 1961 and any applicable law. The Allottee/s shall duly cause the TDS Certificate to be issued in accordance with the Income Tax Act, 1961 within the time stipulated under the Income Tax Act, 1961. In the event of any loss

of tax credit to the Promoter due to the Allottee/s's failure to furnish such TDS Certificates from time to time, then, such loss shall be recovered by the Promoter from the Allottee/s. The Allottee/s agrees and undertakes to pay all such taxes, as may be applicable, in present and future, in respect of the said Premises. The Allottee/s hereby indemnify and shall keep indemnified, the Promoter of all claims, expenses, penalty and charges towards GST and/or any other charges/taxes, as may be introduced by the Government and/or the Local Bodies and the Allottee/s shall be solely liable to bear and pay the same, as and when called upon to do so, by the Promoter. The Allottee/s agrees and confirm that in the event of delay/default in making payment of the TDS or any such taxes or amounts under this Agreement as called upon by the Promoter, then without prejudice to any other rights or remedies available with the Promoter under this Agreement, the Promoter shall be entitled to adjust the said unpaid tax amount (along with interest payable thereon from the due date till the date of adjustment) against any subsequent amounts received from the Allottee/s and the Allottee/s shall forthwith pay the adjusted amount due and payable by the Allottee/s to the Promoter.

- 3.9. Notwithstanding anything contained herein, each payment made by the Allottee/s shall be allocated at the discretion of the Promoter. It will be the sole discretion of the Promoter to appropriate any amounts received from the Allottee/s towards the payment of any Instalments of the Consideration or any amount that may be owed by the Allottee/s to the Promoter.
- 3.10. The Consideration is escalation-free, save and except escalations/ increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority/Local Bodies/ Government from time to time and the Allottee/s shall pay such proportionate share, as demanded by the Promoter. Further the Promoter undertakes and agrees that while raising a demand on the Allottee/s for increase in development charges, cost, or levies imposed by the competent authorities, etc., the Promoter shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee/s, which shall only be applicable on subsequent payments.
- 3.11. The Allottee/s hereby confirm that, from the date of entering into this Agreement, it shall be the obligation of the Allottee/s to bear and pay any additional development charges for layout conditions and fulfillment thereof and the same shall be borne and paid by the Allottee/s along with the other Allottee/s in the Project and the Promoter shall not be responsible or liable to pay the same.
- 3.12. The Consideration excludes all costs, charges and expenses including but not limited to out-of-pocket expenses and/or incidental charges in connection with the documents to be executed for the sale of the said Premises including on this Agreement all of which shall be borne by the Allottee/s, in addition to the Consideration.
- 3.13. The Promoter may allow, in their sole discretion, a rebate for early payments of equal instalments payable by the Allottee/s by discounting such early payments more particularly stated in the **FOURTH SCHEDULE** for the period by which the respective Instalment has been preponed (rates to be determined by the Promoter in their sole discretion). The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to the Allottee/s by the Promoter.
- 3.14. The Promoter shall confirm the final carpet area that has been allotted to the Allottee/s after the construction and development of the Building is complete and the occupancy certificate in respect thereof is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of 3% (three percent) or such other larger percentage provided under applicable laws. The Consideration payable for the carpet area shall be recalculated (if required) upon confirmation by the Promoter. If there is any reduction in the carpet area beyond the abovementioned variation cap, then the Promoter shall refund the excess money paid by the Allottee/s within forty-five (45) days with annual interest at the rate specified under the RERA/RERA Rules, from the date when such an excess amount was paid by the Allottee/s. If there is any increase in the carpet area allotted to Allottee/s, the Promoter shall demand additional amount from the Allottee/s as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in clause 3.1 of this Agreement. For the purpose of this clause, the term "carpet area" shall have the same meaning as described in the Act. However, notwithstanding the foregoing,

it is expressly clarified that no adjustment will be made to the Consideration if the difference between the actual carpet area of the said Premises and the carpet area mentioned under this Agreement is less than or equal to 3% (three percent).

- 3.15. The Allottee/s authorize/s the Promoter to adjust/appropriate all payments made by him/her/it/them under any head(s) of dues against lawful outstanding, if any, in his/her/its/their name/s as the Promoter may in their sole discretion deem fit and the Allottee/s undertake/s not to object/demand/direct the Promoter to adjust his/her/its/their payments in any manner. The amount/s paid by the Allottee/s to the Promoter shall be appropriated firstly towards taxes payable by him/her, then towards interest payable for all outstanding instalments towards the Consideration in respect of the said Premises, cheque bounce charges (if any), then any administrative expenses and lastly, towards consideration/outstanding dues in respect of the said Premises.
- 3.16. The Promoter have agreed to sell to the Allottee/s and the Allottee/s has/have agreed to acquire from the Promoter the said Premises on the basis of the carpet area only and the Consideration agreed to be paid by the Allottee/s to the Promoter is agreed on the basis of the carpet area of the said Premises.
- 3.17. The Promoter has specifically informed the Allottee/s that in case, any inquiry is raised by any statutory or Government or Semi-Government Authority or agency or Revenue Authorities or any other statutory authority pertaining to the amount paid by the Allottee/s to the Promoter, then the Allottee/s shall be liable to provide the source of the amount paid by the Allottee/s to the satisfaction of such authorities or agency. The Allottee/s hereby indemnify/ies the Promoter and continue/s to keep the Promoter indemnified against all the expenses, charges and payments arising out of failure of providing satisfactory reply to the statutory or Government or Semi-Government Authority or agency or Revenue Authorities or any other statutory authorities for any amount paid by the Allottee/s either from his/her/its/their own account or made through third party. In the event the Allottee/s is/are not able to satisfy the statutory authorities about the source of the payment made to the Promoter then, the Promoter shall be entitled to withhold the possession of the said Premises or exercise the option to terminate this Agreement.
- 3.18. The Promoter shall be entitled to securitize the Consideration and other amounts payable by the Allottee/s under this Agreement (or any part thereof), in the manner permissible under RERA, in favour of any persons including banks/NBFCs/financial institutions and shall also be entitled to transfer and assign to any persons the right to directly receive the Consideration and other amounts payable by the Allottee/s under this Agreement or any part thereof. Upon receipt of such intimation from the Promoter, the Allottee/s shall be required to make payment of the Consideration and other amounts payable in accordance with this Agreement, in the manner as intimated.

4. OUTGOINGS:

- 4.1. On and from the Handover Date (defined hereinbelow), the Allottee/s shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the said Premises) of Outgoings including local taxes, betterment charges or development tax or security deposit for the purpose of providing the provision for water connection, provision for the drainage connection and/or provisions for the electricity connection and any other charges of similar nature or such other levies by the concerned local authority and/or Government and also including charges, insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and maintenance charges, charges and fees payable to any third party/agency engaged by the Promoter as per this clause and all other expenses necessary and/or incidental to the management and maintenance of the said Land/ Elixir Reserve Project and/ or the Project (collectively referred to as "the Outgoings"). In determining such proportionate share of the Allottee/s in the Outgoings the discretion of the Promoter shall be conclusive and binding upon the Allottees/s. Until the Society/association for individual Project and/or Building(s) (hereinafter is referred to as "the Association") is formed and the said structure of the Building (excluding basements and podiums) is conveyed/transferred/assigned/sub-leased to the Association, the Allottee/s shall pay to the Promoter, the Outgoings.

4.2 The Allottee/s shall pay adhoc maintenance charges, as detailed in the **FOURTH SCHEDULE** hereunder, to the Promoter ("Adhoc Maintenance Charges") towards proportionate maintenance charge/expenses of (a) the said Building and (b) Common Areas And Facilities And Amenities from the Handover Date. The Allottee/s agrees and confirms that at the time of the hand over of Society by the Promoter, the balance of Adhoc Maintenance Charges, if any, shall be handed over to the Society/ Association without any interest, subject to deduction of any dues, if any, payable by the Allottees.

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Notwithstanding anything contained in Clause 4.2 herein, until the handover of charge to the Society/Association, the Allottees shall continue to pay the monthly maintenance charges to the Promoter and/or its nominee.

4.3 The Allottee/s shall keep deposited with the Promoter an amount as detailed in the **FOURTH SCHEDULE** hereunder, towards "Refundable Deposit". The said Refundable Deposit shall remain with the Promoter and shall not carry any interest. The Allottee/s agrees and confirms that upon conveyance and/or handover to the Apex Body, the said Refundable Deposit shall be handed over to the Apex Body, subject to deduction of any dues, if any, payable by the Allottee/s and/or Society/Association.

Notwithstanding anything contained in Clause 4.3 herein, from the date of handover to the respective Society until conveyance of the said Land/handover to Apex Body, the respective Society/Association shall continue to pay to the Promoter or legal entity, the proportionate monthly maintenance charge/expenses of the Common Areas And Facilities And Amenities.

4.4 The Promoter shall maintain separate account in respect of Adhoc Maintenance Charges and the Refundable Deposit received by the Promoter from the Allottee/s, and shall utilize the amounts only for the purposes for which they have been received.

4.5 The Allottee/s shall, on or before delivery of possession of the said Premises, deposit/pay to the Promoter certain amount more particularly stated in **FOURTH SCHEDULE** (hereinafter referred to as the said "**Other Charges**"). At the time of hand over of the Society by the Promoter, the share application amount collected by the Promoter referred in Other Charges, shall be handed over to the Society, without interest.

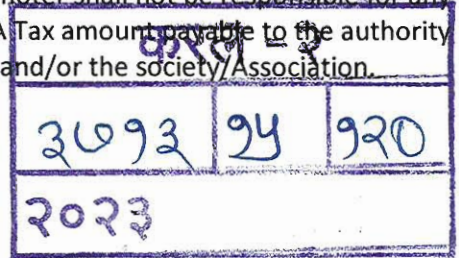
4.6 The Promoter shall be entitled, at its sole discretion to engage the services of any third-party service provider(s) for the purpose of maintenance and management of the Common Area and Facilities And Amenities, on such terms and conditions as the Promoter may deem fit. The decision of the Promoter in this regard shall be binding on the Allottee/s. The costs, charges, fees and expenses for availing such services from the third-party forming part of the Outgoings shall be payable by the Allottee/s. It is clarified that the Promoter may (at its sole discretion) charge the Outgoings proportionately to the Allottee/s or to the Association or the Apex Body.

4.7 The Allottee shall make payment towards formation and registration of the Apex Body; and all legal costs, charges and expenses including professional costs of the Advocates of the Promoter in connection with preparation of the conveyance/lease deed etc. The Allottee/s agrees that the Promoter shall not be required to give details of these expenses;

5 PROPERTY TAXES & NA TAXES:

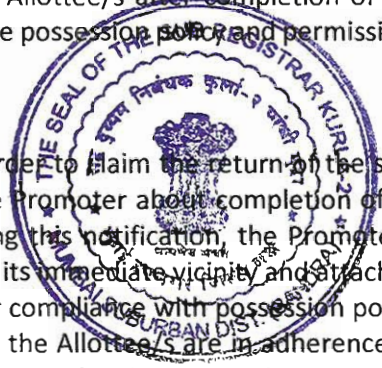
Until formation of society/Association, the property tax and NA tax (hereinafter referred to as "**Property Tax & NA Tax**"), as determined from time to time, shall be borne and paid by the Allottee/s on and from the Handover Date, separately from any of other consideration / levy / charges, etc. After formation of the society/Association, the Property Tax & NA Tax as determined from time to time, shall be borne and paid by the society/Association. The said amount shall be paid by the Allottee/s or the society/Association (as the case may be) on or before 30th April of each financial year in advance, based on the estimate provided by the Promoter/facility management agency for the

next financial year, which shall be provided on or before 15th April of the relevant financial year. If the Allottee/s or the society/Association fail to make the Property Tax & NA Tax on or before 30th April of each financial year, in advance, for the next financial year, the Allottee/s and/or the society/Association shall be liable to pay interest as levied by the concerned Authorities together with late payment charge amounting to 5% (five per cent). The Promoter shall not be responsible for any penalty/delay/action on account of such the Property Tax & NA Tax amount payable to the authority and the same shall entirely be to the account of the Allottee/s and/or the society/Association.



6 BUILDING PROTECTION DEPOSIT:

- 6.1 The Allottee/s shall, on or before the Handover Date, pay to the Promoter, the Building Protection Deposit set out in the **FOURTH SCHEDULE** hereto.
- 6.2 The Building Protection Deposit shall be returned to the Allottee/s after completion of fit-out/interior work by the Allottee/s, if any, and subject to the possession and permissible changes policy of the Promoter.
- 6.3 The Allottee/s hereto agrees and acknowledges that, in order to claim the return of the said Building Protection Deposit, the Allottee/s shall notify the Promoter about completion of all fit-out or interior works in the said Premises. On receiving this notification, the Promoter's representatives/ nominees shall inspect the said Premises, its immediate vicinity and attached Key Common Areas And Amenities like lift lobbies, etc. for compliance with possession policy and policy on permissible changes. If all changes made by the Allottee/s are in adherence to permissible changes policy then the Building Protection Deposit shall be returned.
- 6.4 In the event any violations are observed by the Promoter's representatives/ nominees then the same shall be intimated to the Allottee/s and the Allottee/s shall get the same rectified within 15 (fifteen) days from the date of the said intimation at his/her/their/its cost and risk.
- 6.5 In the event the Allottee/s fails to do the same, then the Promoter shall get the same rectified at cost and risk of the Allottee/s. The Allottee/s shall be solely responsible for all costs incurred in this regard, which shall be recovered from the Building Protection Deposit.
- 6.6 The Promoter/facility management agency shall be entitled to get the said cheque and deposit the same for recovery of the amount. The Allottee/s 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 Allottee/s hereto provides unconditional and irrevocable consent to the Promoter to insert date on the cheque, as per its sole discretion and the Allottee/s has no objection to the same and waives all his / her/ its rights to raise any objection in future. Further, in case any excess amounts are to be recovered from the Allottee/s, the Promoter/facility management agency shall raise bills/invoices on the Allottee/s and the Allottee/s undertakes to pay the same within 15 (fifteen) days from the date of such invoice. In case the Allottee/s refrains from paying the additional amount, the same shall be adjusted from the common area maintenance charges duly paid by the Allottee/s and shall be reflected as arrears and shall be claimed from the Allottee/s by the society/Association, at the time same is formed.



7 COMPLIANCE OF LAW BY PROMOTER:

The Promoter hereby agrees to respectively observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the said Premises to the Allottee/s, obtain from the concerned local authority Occupancy and/or Completion Certificate in respect of the said Premises /Project.

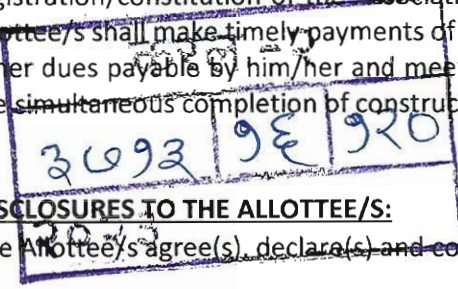
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8 TIME IS OF THE ESSENCE:

Time is essence for the Promoter as well as the Allottee/s. The Promoter shall abide by the time schedule for completing the Project and handing over the said Premises to the Allottee/s and the structure of the Building (excluding basements and podium) to the Association within three months from the date of issuance of the Occupancy Certificate for the Building or within one month from the registration/constitution of the Association (whichever is later), as the case may be. Similarly, the Allottee/s shall make timely payments of the Instalments as provided in Clause 3.3 herein above and other dues payable by him/her and meeting the other obligations under this Agreement subject to the simultaneous completion of construction by the Promoter.



9 DISCLOSURES TO THE ALLOTTEE/S:

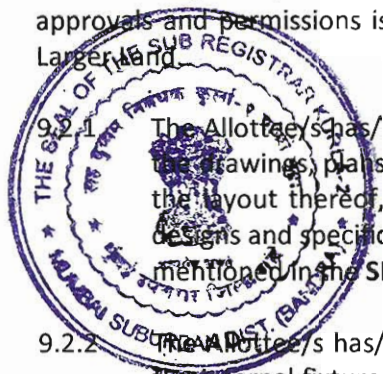
The Allottee/s agree(s), declare(s) and confirm(s) that:

9.1 TITLE:

The Allottee/s has/have satisfied himself/herself/itself/themselves about the title of the Promoter to the said Larger Land/the said Land and the entitlement of the Promoter to develop the said Larger Land/the said Land. The Allottee/s shall not be entitled to further investigate the title of the Promoter and no requisition or objection shall be raised on any matter relating thereto.

9.2 APPROVALS:

The Allottee/s has/have satisfied himself/herself/itself/themselves with respect to the approvals and permissions issued in respect of the development of the said Land, the said Larger Land



9.2.1 The Allottee/s has/have satisfied himself/herself/ itself/ themselves with respect to the drawings, plans and specifications in respect of the said Building, the said Land, the layout thereof, the layout of the Project, IOD, CC, building plans, floor plans, designs and specifications, Common Areas And Facilities And Amenities (including as mentioned in the **SIXTH SCHEDULE** hereunder written).

9.2.2 The Allottee/s has/have satisfied himself/herself/itself/ themselves with respect to the internal fixtures and fittings to be provided in the said Premises, as listed in the **FIFTH SCHEDULE** hereunder written and undertakes that the Allottee/s shall not raise any objection in respect thereof hereafter.

9.2.3 The Allottee/s has/have satisfied himself/herself/itself/ themselves with respect to the designs and materials for construction of the buildings/structures on said Land and undertakes that the Allottee/s shall not raise any objection in respect thereof hereafter.

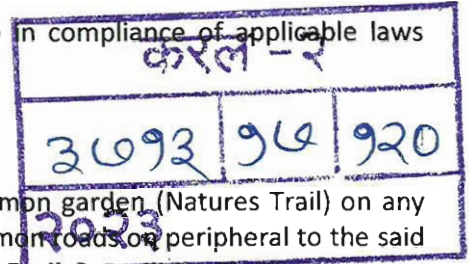
9.2.4 At present, the Promoter estimates that the full and maximal development potential of the said Larger Land may permit utilisation of the full development potential on the said Larger Land. The aforesaid development potential may increase during the course of development of the said Land/ the said Larger Land, and accordingly, the Promoter shall be entitled to all such increments and accretions thereto.

9.2.5 The Promoter currently envisages that the Project included amenities, shall be provided in the layout of the Project and the said Land. Whilst undertaking the development of the Project and the said Larger Land to its full and maximal potential, there may be certain additions/modifications to the Project included Amenities and/or relocations/realignments/re-designations/ changes, and the Allottee/s hereby consents and agrees to the same.

9.2.6 The Allottee/s has/have carried out his/her/it's/their independent due diligence and search in respect of the development of the said Project, the said Land, the said Larger Land and the Project being undertaken by the Promoter and pursuant thereto, find no inconsistency in the development/ construction of the said Project, the said Land,

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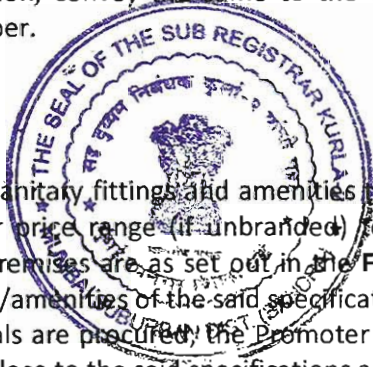
the Project and the said Larger Land, and also in compliance of applicable laws including but not limited to the Act/DCR.



9.3 COMMON GARDEN & COMMON PERIPHERAL ROAD

The Promoter may at its sole discretion develop the common garden (Natures Trail) on any portion of the said Larger Land and may also develop common roads or peripheral to the said Larger Land (hereinafter referred to as "the said Natures Trail & Facilities."). The Promoter reserves its rights towards the said Natures Trail & Facilities and the same may be allowed to be used and enjoyed by the Allottee/s, other allottees of the said Project/ Retail Unit Project(s) / commercial premises / School/ occupants of the residential projects alongwith the occupants of the projects, if any, developed/to be developed on the Larger Land and/or adjacent land owned by the Promoter, and each occupants/ allottee/s shall pay the proportionate charges or costs respectively, towards the maintenance of the said Natures Trail & Facilities, without any demur or protest. The Promoter shall always, at its sole discretion, reserve the right to allows the third party(es) to enter and use of said the Natures Trail & Facilities, and maintenance of the same may be given by the Promoter to third party(ies) including collections of required charges/cost thereto. The ownership of the said Natures Trail & Facilities shall be retained by the Promoter and the Promoter shall at its sole discretion, convey the same to the third party(ies) in part or full, if the Promoter deems fit and proper.

10 FIXTURES, FITTINGS, AMENITIES AND COMMON AREAS:



10.1 The fixtures and fittings with regard to the flooring and sanitary fittings and amenities to be provided in the said Premises with particular brand, or price range (if unbranded) to be provided by the Promoter in the Building and the said Premises are as set out in the **FIFTH SCHEDULE** hereunder written. In the event of such fittings/amenities of the said specifications are not available in the market wherefrom other materials are procured, the Promoter may provide fittings/amenities of similar brand or make or as close to the said specifications as the circumstances may permit or their near substitutes.

10.2 The Common Areas And Facilities And Amenities specified in the **SIXTH SCHEDULE** hereunder written shall be made available to the Allottee/s on a non-exclusive basis in a phase wise manner on such terms and conditions as may be applicable. It is clarified that the Allottee/s shall not be entitled to any other amenities other than those provided in the **FIFTH SCHEDULE** hereunder written. In case there are any additional amenities which are not provided for in the **FIFTH SCHEDULE**, the use and allocation thereof shall be at the sole discretion of the Promoter whose decision shall be final and binding. The Promoter shall, post issuance of possession demand letter, take steps to provide access to public utilities including water. However, the Promoter shall not be responsible for water supply and/or delays on the part of utility provider/s. The Promoter shall, however, make alternate arrangements to provide potable water, for initial 3 months from Handover Date or till such time the relevant authority/utility provider does not supply water, whichever is earlier. The location of Common Areas And Facilities And Amenities, if indicated on the Project Layout, is tentative and subject to change with the approval of the authority(ies).

10.3 The Promoter may undertake the development of the subsequent phases and the Allottee/s herein along with the other allottees/ purchasers of subsequent phases may jointly be entitled to use, occupy and enjoy the Common Areas And Facilities And Amenities constructed in the Project including such additional amenities and facilities which the Promoter may construct while undertaking the subsequent phases.

11 FLOOR SPACE INDEX PROMOTER:

11.1 The Promoter hereby declares that the Floor Space Index (FSI) required for said Project is 17,578.80 sq. mtrs. (Including base FSI already sanctioned) and the Promoter has planned to utilize Floor Space Index of 17,578.80 sq. mtrs. by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Promotion & Regulations (DCPR) for Greater Mumbai or based on expectation of increased FSI, which may be available in future on modification to DCPR, which are applicable to the Elixir Reserve Project. The Promoter has disclosed the Floor Space Index

of 17,578.80 sq. mtrs. as proposed to be utilized by the Promoter on the said Project and the Allottee/s has agreed to purchase the said Premises based on the proposed construction and sale of apartments/ units/ premises to be carried out by the Promoter by utilizing the proposed FSI, and on the understanding that the declared proposed FSI shall belong to the Promoter only. The Promoter shall also be entitled, and/or reserve the rights, to increase the floors/residential levels of the said Project beyond the floors/residential levels more particularly stated hereinabove, subject to the approvals from the Authorities, with option to either make the increased floors as part of the Project or register the floors beyond the floors/the residential levels of Buildings more particularly stated hereinabove as separate project, and the Allottee/s shall not have or raise any objection for the same. The Promoter shall utilize the remaining FSI available from time to time, on the said Land anywhere on the said Larger Land. The Promoter shall also be entitled to avail TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various schemes as mentioned in the DCPR or based on expectation of increased FSI which may be available in future in case of modification to the DCPR, which are applicable to the Project. The Promoter shall utilize the remaining available FSI that may become available anywhere on the said Larger Land. The Promoter shall load the TDR/FSI available on payment of premium and future FSI and/or FSI available as incentive FSI to the maximum extent possible on the said Larger Land. The Promoter shall be entitled to the enhanced, future and estimated/projected/envisaged FSI, premium FSI, development rights, development rights certificates, transferable development rights and other development potential, benefits, potential, yield, and/or advantages, and/or as may be available on any account whatsoever, and/or any other rights, benefits and/or any floating rights of any nature whatsoever, and by whatever name called, arising out of and/or available in respect of the said Larger Land including fungible FSI, additional FSI, special FSI, compensatory FSI, incentive FSI, paid FSI, that is, or may be, available, or acquired, under any applicable law, or otherwise howsoever, and/or arising pursuant to and/or by way of hand over and/or transfer, to any Governmental Authority or persons, of any reservations or any part/s of the said Larger Land. The use of FSI shall be at the discretion of the Promoter and be distributed and apportioned, and utilized in respect of the said Larger Land. The FSI that may be generated on account of increased FSI due; to change in Development Plan/DCPR, government policy etc. shall also be used by the Promoter as deem fit and proper in respect of the said Larger Land as a separate phase, without affecting the Project.

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11.2 It is agreed that if the FSI as disclosed is not consumed in full in the construction of the Building/ Project and before the transfer of the said Land to the Apex Body, any further construction on the said Land is allowed in accordance with the Rules and Regulations of the local competent authority, then the Promoter would be entitled to put up additional or other constructions in accordance with this Agreement and the RERA and without any hindrance by the Allottee/s and to sell the additional premises thus available on ownership basis or in any other manner and to receive and appropriate the price in respect thereof.

11.3 The Promoter shall be entitled to consume additional FSI available under the DCPR or by any special concession granted by the Municipal Corporation and/or any other authority in respect of the FSI available in lieu of any reservations on the said Land. The Promoter shall be entitled to any increased/additional FSI which may be available, in future, in respect of the said Land as may be permissible under the applicable laws.

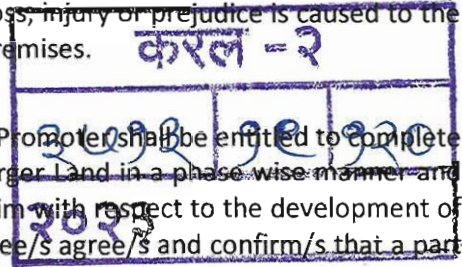
12 RIGHTS AND ENTITLEMENTS OF THE PROMOTER:

12.1 It is expressly agreed that the rights of the Allottee/s under this Agreement are only restricted to the said Premises agreed to be sold by the Promoter to the Allottee/s, and all other apartments/units/ premises shall be the sole property of the Promoter and the Promoter shall be entitled to sell and dispose of the same without any reference or recourse or consent or concurrence from the Allottee/s in any manner whatsoever.

12.2 The Allottee/s hereby grant/s his/her/its/their irrevocable authority, permission and consent to the Promoter that save and except the said Premises, the Promoter shall have the sole and absolute right and authority and shall be entitled to deal with, sell / allot or otherwise dispose of all the other apartments/units/premises and portion or portions of the Building, including the open spaces, terrace/s, parking spaces, lobby, forming part of the said Land and to permit the same to be utilized for any purpose. The Promoter shall be entitled to obtain change of

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user thereof at their discretion, so long as no harm, loss, injury or prejudice is caused to the Allottee/s and/or his/her/its/their rights to the said Premises.



- 12.3 The Allottee/s hereby agree/s and confirm/s that the Promoter shall be entitled to complete the development of the said Land and/or the said Larger Land in a phase wise manner and that the Allottee/s shall not raise any objection or claim with respect to the development of the said Land and/or the said Larger Land. The Allottee/s agree/s and confirm/s that a part of the driveway may not be available for use by the Allottees of the Project, as the Promoter may access the same for carrying out future development on the said Land and/or the said Larger Land and may barricade a part of the driveway for safety purposes. The Allottee/s shall not raise any objection or claim with respect to the development of the said Land and/or the said Larger Land. The Promoter ensure that the driveway provided as per statutory requirement shall not be altered.
- 12.4 The Allottee/s shall not interfere in any manner in any work of development or construction and the Promoter alone shall have full control, absolute authority and say over the unallotted areas, roads, open spaces, gardens, infrastructure facilities recreation facilities and/or any other common facilities or the amenities to be provided in the Project/Development.
- 12.5 The Promoter shall be entitled to make variations in the amenities and specifications, re-locations, water, power, sewage, other service and utility connection, facilities and underground water tanks, pumps, recreation areas and their dimension as the Promoter deem fit and as permitted under the relevant statutory rules and regulations and as per applicable laws.
- 12.6 The Promoter shall have the right to designate and allot any space in the said Larger Land /the said Land to third party service providers for the purpose of facilitating the provision and proper maintenance of utility services (including without limitation, electricity and telecommunication related services) availed by the allottees of all apartments/units/premises and occupants of the Building.
- 12.7 The Promoter shall also be entitled to designate/allot/lease any space in the said Larger Land/the said Land to the Maharashtra State Electricity Distribution Company Ltd, (MSEDCL) or Adani Electricity Mumbai Ltd or the Bombay Electric Supply and Transport Undertaking (BEST) or The Tata Power Company Limited (TATA) or such other entity as the Promoter may appoint for the purpose of installing a power sub-station with a view to service the electricity requirement in the said Land/the said Larger Land. The aforesaid designated spaces may be given to the relevant service provider either on leave and license basis or on leasehold basis and the Allottee/s shall have no objections regarding the same. It is clarified that the service providers will be entitled to operate from and out of such designated spaces even after the said Land is transferred to the Apex Body.
- 12.8 It is expressly agreed that the Promoter shall always have a right and be entitled to put a hoarding/s on the said Land/Building/the said Larger Land including on the terrace and on the parapet wall of the Building and the said hoarding/s may be illuminated or comprising of sign/neon sign, etc. and for that purpose the Promoter are fully entitled to and authorized to construct or allow temporary or permanent construction or erection for installation either on the exterior of the Building or on the said Land/the said Larger Land as the case may be and further the Promoter shall be entitled to use and allow third parties to use any part of the Building and the said Land/the said Larger Land for installation of cables, satellite, communication equipment, cellular telephone equipment, radio, turnkey equipment, wireless equipment etc. The Allottee/s agree/s not to object or dispute the same. It is expressly agreed by the Allottee/s that the Promoter, at their discretion, are entitled to transfer, assign and/or deal with or dispose of their rights under this clause to any person or persons.
- 12.9 The Promoter shall be entitled to put up appropriate signboards in the said Land/the said Larger Land or any part thereof and to publish advertisements and other literature and



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notices relating to the development schemes and the construction of the Building and/or sale of the Building and apartments/units/premises in the newspapers and other media.

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12.10 The Promoter shall be entitled to construct site offices/sales lounge on the said Land/the said Larger Land and shall have the right to access the same at any time without any restriction whatsoever irrespective of whether the said Land or any portion thereof is conveyed/assigned to the society/Association/Apex Body and shall continue until the said Land and/or entire said Larger Land has been developed.

12.11 As and when the circumstances may require or the Promoter may deem fit, the Promoter may introduce safety and security measures for protection of the Building, their occupants and their property, which shall be adhered to by the Allottee/s. These safety measures may be introduced by the society/Association, as and when formed.

12.12 The Promoter shall have a first lien and charge in respect of the said Premises till such time that the Allottee/s has/have made full and complete payment of all monies payable under this Agreement. In case the Allottee/s obtain loan in respect of the said Premises from the bank and/or any financial institution, the bank and/or financial institution shall have a paripassu charge towards the amount released by the bank and/or financial institution and/or towards the balance amount payable by the Allottee/s towards the loan.

12.13 The Promoter may at any time assign or transfer in whole or in part their rights and obligations in respect of the Project as per applicable laws.

12.14 The Allottee/s declare/s that he/she/it/they shall not have any objection to the Promoter creating a mortgage or charge of the Project/Project Land/Building/ the said Larger Land/ the said Land in favour of any bank or financial institution or any other person. Provided that the mortgage shall be cleared by the Promoter at their own expenses and it will not affect the rights or interest of such Allottee/s. For the purpose of availing any loan in respect of the Project, the Promoter shall be entitled to create such security as they may deem fit including creation of a charge over the receivables from the Project.

12.15 The Promoter may complete any part, portion or floor of the Building and obtain part Occupation Certificate and give possession of apartments/units/premises therein to the allottee/s of such apartments/units/premises and the Allottee/s herein shall not be entitled to raise any objection thereto. If the Allottee/s take/s possession of the said Premises in such partly completed Building, part or portion or floor, and the Promoter or its agents or contractors shall carry on the remaining work with the Allottee/s occupying his/her/ their said Premises, then the Allottee/s shall not object to, protest or obstruct in the execution of such work.

12.16 The Promoter have the sole and absolute authority regarding any contracts, arrangements, memoranda and/or writings executed for the Project including appointment of any agency, firm or corporate body or person or any other society or association to maintain and manage, control and regulate the Building or other such buildings in the Project including power and authority to collect the said outgoing, charges and other amounts for such period from the date of the Occupation Certificate of the Building or the Project as the Promoter may determine, for such consideration and on such terms and conditions as the Promoter may deem fit. With regard to the appointment of such external agency for management and maintenance the Allottee/s shall pay such charges and outgoing proportionate to their share and in accordance with the applicable laws.

12.17 The Promoter shall be entitled to call upon the Allottee/s to satisfy the Promoter either through the Allottee/s' banker's commitment or in such other manner as may be determined by the Promoter, with regard to the Allottee/s' financial and other capabilities to pay the Consideration amount, taxes, other charges and all other amounts as per the Agreement to the Promoter and to complete the sale and transfer of the said Premises.

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12.18 In the event of the Promoter having paid or being required to pay any amount by way of premium, betterment charges, development charges, transfer charges, etc. payable to any sanctioning authority or other authority or the Government of Maharashtra, then the same shall be reimbursed by the Allottee/s to the Promoter in proportion to the carpet area of the said Premises or otherwise as may be determined by the Promoter and non-payment of the same, shall constitute a breach of this Agreement.

12.19 Pursuant to conveyance of the habitable floors of the Building i.e. structure (excluding the basements, stilts and podiums) in favour of the society/Association, society/Association shall be responsible for the operation and management and/or supervision of the Building (excluding the basements, stilts and podiums), in accordance with the provisions of this Agreement, the Allottee/s shall extend necessary co-operation and shall do necessary acts, deeds, matter, things as may be required in this regard in accordance with the provisions of this Agreement.

12.20 Pursuant to conveyance of the said Land to be Transferred to the Apex (as defined hereinbelow), the Apex Body shall be responsible for the operation and management and/or supervision of the Common Areas And Facilities And Amenities to be Transferred to the Apex, in accordance with the provisions of this Agreement, the Allottee/s shall extend necessary co-operation and shall do necessary acts, deeds, matter, things as may be required in this regard in accordance with the provisions of this Agreement.

12.21 Post formation of the society/Association, the Promoter shall continue to be entitled to such unsold apartments/units/ premises and to undertake the marketing, sale etc. of such unsold apartments/units/ premises. After the receipt of the Occupancy Certificate, the Promoter shall not be liable or required to bear and/or pay any amount by way of contribution, deposits, transfer fees/charges and/or non-occupancy charges, donation, premium any amount, compensation whatsoever to the society/Association for the sale/allotment or transfer of the unsold apartments/units/ premises in the Building or in the said Land. It is clarified that even after the formation of the Apex Body, the Promoter shall continue to be entitled to such unsold apartments /units/ premises and to undertake the marketing, sale etc. of such unsold apartments/units/ premises.

12.22 The Allottee/s is/are fully aware that the said Land /the said Larger Land is under development as a "layout proposal" and further residential/commercial development is proposed to be constructed on the remaining portion of the said Land/the said Larger Land by the Promoter or its assigns and the Allottee/s has/have no objection in regard to the same. With the approval from the concerned authority(ies), the Promoter shall also be entitled to make changes to the plans and layout of the said Land/said Larger Land, including changes to the type of buildings, height of buildings, change in the name of the Project/buildings, the Common Areas And Facilities And Amenities, common areas, general lay out, etc. and the Allottee/s irrevocably consents to all such changes. The Promoter shall also be entitled, and/or reserve the rights, to increase the floors/residential levels of the said Building beyond the floors/residential levels more particularly stated hereinabove, subject to the approvals from the Authorities, with option to either make the increased floors as part of the Project or register the floors beyond the floors/residential levels of the said Buildings as separate project, and the Allottee/s shall not have or raise any objection for the same. The Promoter shall be entitled to construct multiple buildings having maximum permissible height by way constructing multiple floors on the balance portion of the said Larger Land/the said Land. For future development the layout of the said Land/said Larger Land may be modified/revised/amended without requiring the consent of Allottee/s and/or society/ Association of Allottee/s. The Allottee/s does hereby give his/her/it/their irrevocable consent for further development/ construction of additional buildings by the Promoter and persons claiming through them on the said Larger Land/the said Land (including all changes thereto as mentioned above or otherwise) as contemplated by Section 7 and 7A of Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 and Rules framed thereunder and/or section 14 of the Act.

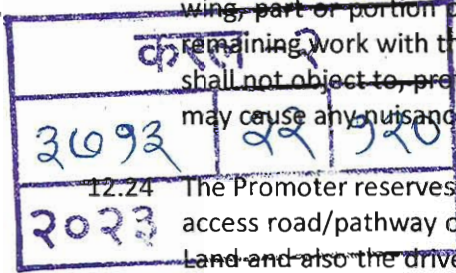
12.23 In addition to the above, the Promoter may complete any wing, part, portion or floor of the Building/Residential Buildings along with part amenities & facilities, and obtain occupancy

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certificate/and obtain part Occupation Certificates and give possession of the said Premises to the Allottee/s hereof and the Allottee/s shall not be entitled to raise any objection thereto. If the Allottee/s take/s possession of the said Premises in such partly completed wing, part or portion or floor, the Promoter or its agents or contractors shall carry on the remaining work with the Allottee/s occupying his/her/their/its said Premises. The Allottee/s shall not object to, protest or obstruct in the execution of such work, even though the same may cause any nuisance or disturbance to him/her/them;



12.24 The Promoter reserves the right to use the vehicular access road/pathway and/or part of the access road/pathway on the ground floor/level of the Project/the said Land/the said Larger Land and also the driveway of the parking/non-tower area on the said Land/the said Larger Land / the Development Land, for the entry/exit of construction vehicles/other heavy vehicles, for completing the balance development of the said Land/the said Larger Land /the Development Land and the Allottee/s shall not object, protest, dispute the same and/or cause any obstruction/hindrance for the use of the said access road/driveway by the Promoter, at any point in time.

12.25 It is further agreed that the Promoter shall be entitled to allow their permanent employees, consultants and caretakers to use and occupy such unsold premises/apartments, without any restriction/ hinderance from the society/ limited company/Association of Allottees and/or its members/residents.

13 REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:

The Promoter hereby represent and warrant to the Allottee/s as follows:

13.1 The Promoter has the requisite rights to carry out development upon the said Land as declared in the title report annexed to this Agreement and also have actual, physical and legal possession of the same for the implementation of the Project;

13.2 The Promoter has lawful rights and requisite approvals from the competent authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the Project;

13.3 The Promoter represents and warrants that there are no encumbrances upon the Project or the said Land except those disclosed in the title report and as disclosed to the MahaRERA under RERA on its website;

13.4 The Promoter represents and warrants that there are no litigations pending before any Court of law with respect to the Project or the said Land except those disclosed herein and/or as disclosed to the MahaRERA under the RERA on its website;

13.5 The Promoter represents and warrants that all approvals, licenses and permits issued by the competent authorities with respect to the Project, the said Land and Building are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, the said Land and Building shall be obtained by following due process of law. The Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, the said Land, Building and common areas;

13.6 The Promoter has the right to enter into this Agreement and have not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee/s created herein, may prejudicially be affected;

13.7 The Promoter has not entered into any agreements for sale or any other agreement/arrangement with any person or party with respect to the said Land, including the Project and the said Premises which will, in any manner, affect the rights of Allottee/s under this Agreement;

13.8 The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Premises to the Allottee/s in the manner contemplated in this Agreement;

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- 13.9 At the time of execution of the conveyance deed of the structure to the society/Association, the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Building (excluding basements and podiums) to the society/Association. It is clarified that those common areas and the Land that are to be handed over to the Apex Body shall be held by the Promoter and shall be handed over to the Apex Body upon its formation in accordance with the timeline mentioned hereunder;
- 13.10 The Promoter have duly paid and shall continue to pay and discharge their respective undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the Project to the competent authorities;
- 13.11 The Promoter represents and warrants that no notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said Land) has been received or served upon the Promoter in respect of the said Land, except those disclosed in the title report and as disclosed to the MahaRERA under the RERA on its website.

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It is clarified that all representations and warranties shall be subject to the qualified disclosures made herein.



14 REPRESENTATIONS AND WARRANTIES OF THE ALLOTTEE/S:

The Allottee/s represent/s and warrant/s to the Promoter that:

- 14.1 He/she/it/they has/have not been prohibited from entering into this Agreement and/or to undertake the obligations, covenants etc. contained herein;
- 14.2 He/she/it/they has/have not been declared and/or adjudged to be an insolvent, bankrupt etc. and/or ordered to be wound up or dissolved, as the case may be;
- 14.3 No receiver and/or liquidator and/or official assignee or any person is appointed in the case of the Allottee/s or all or any of his/her/its/their assets and/or properties;
- 14.4 None of his/her/its/their assets/properties is attached and/or no notice of attachment has been received under any rule, law regulations, statute etc.;
- 14.5 No notice is received from the Government of India (either Central, State or Local and/or from any other Government abroad) for his/her/its/their involvement in any money laundering or any illegal activity and/or is declared to be a proclaimed offender and/or a warrant is issued against him/her/it/them;
- 14.6 No execution or other similar process is issued and/or levied against him/her/it/them and/or against any of his/her/its/their assets and properties;
- 14.7 He/she/it/they has/have not compounded payment with his/her/ its/their creditors;
- 14.8 He/she/it/they has/have not been convicted of any offence involving moral turpitude and/or sentenced to imprisonment for any offence not less than 6 (six) months;
- 14.9 He/she/it/they is/are not an undesirable element and/or will not cause nuisance and/or cause hindrances in the completion of the development of the said Land and/or anytime thereafter and will not default in compliance with the terms of this Agreement including making any payments.
- 14.10 The Allottee/s is/are in a good financial position to pay the Consideration and the installments in the manner as stated in this Agreement without any delay or default and shall as and when called upon by the Promoter shall provide such security as may be required by the Promoter towards the payment of the Consideration and the Installments.

15 OBLIGATIONS OF THE ALLOTTEE/S:

- 15.1 The Allottee/s hereby agree/s and confirm/s that the Consideration shall be paid in accordance with the Instalments payable by the Allottee/s under these presents on the due dates (time being of the essence of this Agreement), without any delay or default and any default by the

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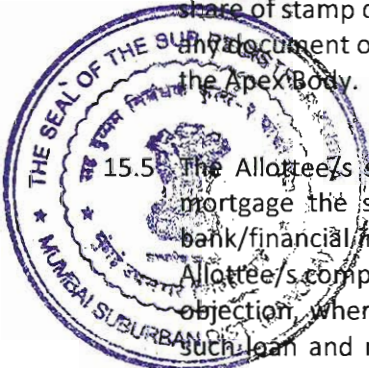
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Allottee/s in this regard shall entitle the Promoter to enforce default remedies as set out hereunder.

15.2 The Allottee/s shall use the said Premises or any part thereof only for residential purpose. He/She/It/They shall use the garage or parking space only for purpose of keeping or parking his/her/its/their car or parking the car of his/her/its/their guest/visitor, if any.

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15.3 The Allottee/s along with other allottees of apartments/units/premises in the Building shall join in forming and registering the society/Association as mentioned in this Agreement and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the society/Association and for becoming a member, including the bye-laws of the proposed society/Association and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Allottee/s, so as to enable the Promoter to register the common society/Association of allottees).

15.4 At the time of registration of conveyance of the structure of the Building, the Allottee/s shall pay to the Promoter, the Allottee/s' share of stamp duty and registration charges payable, by the said society/ Association on such conveyance or any document or instrument of transfer in respect of the structure of the Building. At the time of registration of conveyance of the said Land, the Allottee/s or his/her/its society/Association shall pay to the Promoter, the Allottee/s' share of stamp duty and registration charges payable, by the said Apex on such conveyance or any document or instrument of transfer in respect of the said land to be executed in favour of the Apex Body.



15.5 The Allottee/s shall be entitled to avail of a loan from a bank/financial institution and to mortgage the said Premises by way of security for repayment of the said loan to such bank/financial institution only with the prior written consent of the Promoter. Subject to the Allottee/s complying with its/his/their obligations hereunder, the Promoter shall grant its no-objection, whereby the Promoter shall express its no-objection to the Allottee/s availing of such loan and mortgaging the said Premises with such bank/financial institution, provided however, the Promoter shall not be liable for repayment of the monies so borrowed by the Allottee/s and/or any monies in respect of such borrowings including interest and cost and provided further that such mortgage created in favour of such bank/financial institution in respect of the said Premises shall not in any manner jeopardize the Promoter's right to receive the Consideration and other charges and to develop the balance of the said Land. Such mortgage created in favour of such bank/financial institution shall be subject to the Promoter's first lien and charge on the said Premises in respect of the unpaid amounts payable by the Allottee/s to the Promoter under the terms and conditions of this Agreement and subject to the other terms and conditions contained herein. The Promoter shall issue the said no-objection letter provided that the concerned bank/financial institution agrees to make payment of the Consideration of the said Premises directly to the Promoter as per the schedule of payment of the Consideration amount provided in this Agreement. The Allottee/s agree/s to sign and deliver to the Promoter before taking possession of the said Premises and also thereafter, all writings and papers as may be reasonably necessary and required by the Promoter including possession letter, electric meter, transfer forms and other papers, necessary and expedient for formation and registration of the society/Association/Apex Body as mentioned hereinafter. The Allottee/s hereby indemnifies and agrees to keep indemnified the Promoter and its successors and assigns from and against all claims, costs, charges, expenses, damages and losses which the Promoter 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 Allottee/s of the terms and conditions governing the Loan.

15.6 The Allottee/s shall permit the Promoter and their surveyors and agents with or without workmen and others at all reasonable times to enter into and upon the said Premises or any part thereof for the purpose of making, repairing, maintaining, rebuilding, cleaning, lighting and keep in order and good condition services, drains, pipes, cables, water connection, electric connections, wires, part structures, and other conveniences belonging to, serving or used for the Building and also for the purpose of laying down, maintaining, repairing and testing drainage, gas and water pipes and electric wires and for similar purpose and also for the

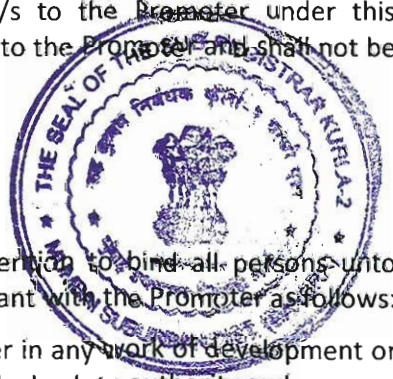
purpose of cutting off the supply of water to the said Premises or any other apartment/units/premises or the Building in respect whereof the Allottee/s or the occupier of any other said Premises as the case may be shall be in default in paying his/her/its/their share of the water charges and maintenance bill issued by the Promoter and/or the said society/Association as the case may be.

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15.7 The Allottee/s hereby agree/s/covenant/s that whenever any notice is received by the Allottee/s or by the Promoter from the Government/ concerned local authority/any other public authority for payment of any GST or any other taxes /duties/levies with regard to Allottee/s' Premises, then the Allottee/s undertake/s to pay the same immediately to the Promoter/Government as desired by the Promoter. The Allottee/s is/are aware that he/she/it/they is/are solely responsible, liable and bound to pay taxes levied by the Government/concerned local authority/any other public authority with respect to said Premises purchased by the Allottee/s as stated above.

15.8 The Allottee/s also agree/s to reimburse to the Promoter the amounts which may be paid by the Promoter to the Government/concerned local authority/any other public authority on the Allottee/s' behalf.

15.9 Irrespective of disputes which may arise between the Promoter and the Allottee/s and/or the said society/Association and/or the Apex Body (as the case may be) all amounts, contributions and deposits including amounts payable by the Allottee/s to the Promoter under this Agreement shall always be paid punctually by the Allottee/s to the Promoter and shall not be withheld by the Allottee/s for any reason whatsoever.



16 COVENANTS OF THE ALLOTTEE/S:

The Allottee/s for himself/herself/itself/themselves with the intention to bind all persons unto whosevers' hands the said Premises may come, doth hereby covenant with the Promoter as follows:

16.1 The Allottee/s shall not interfere or obstruct in any manner in any work of development or construction and the Promoter alone shall have full control, absolute authority and say over the unallotted areas, roads, open spaces, gardens, infrastructure facilities, recreation facilities and/or any other common facilities or the amenities to be provided in the said Land till the same is transferred to the said society/Association/Apex Body and the Allottee/s shall have no right or interest in the enjoyment and control of the Promoter in this regard till the same is transferred to the said society/Association/Apex Body;

16.2 To maintain the said Premises at Allottee/s' own costs in good tenantable repair and condition from the date of possession of the said Premises and shall not do or suffer to be done anything in or to the Project in which the said Premises is situated against the rules, regulations or bye-laws of concerned local authority and/or the said society/Association and/or the Apex Body/Federation (as the case may be) or change/alter or make addition in or to the Project in which the said Premises is situated and the said Premises itself or any part thereof without written consent of the local authorities, if required;

16.3 Not to store in the said Premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the said Building in which the said Premises is situated or storing of which goods is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages which may damage or are likely to damage the staircase, common passages or any other structures of the Building in which the said Premises is situated, including entrance of the Building in which the said Premises is situated and in case any damage is caused to the Building in which the said Premises is situated on account of negligence or default of the Allottee/s in this behalf, the Allottee/s shall be liable for the consequences of the breach;

16.4 To carry out at his/her/its/their own costs all internal repairs to the said Premises and maintain the said Premises in the same conditions, set and order in which it was delivered by the Promoter to the Allottee/s and shall not do or suffer to be done anything in or to the Building or the said Premises which may be against the rules and regulations and bye-laws of the concerned local authority or other public authority In the event of the Allottee/s

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committing any act in contravention of the above provision, the Allottee/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority

16.5 Not to demolish or cause to be demolished the said Premises or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the said Premises or any part thereof, nor any alteration in the elevation and outside colour scheme of the Building in which the said Premises is situated and shall keep the portion, sewers, drains and pipes in the said Premises and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the said Premises is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the said Premises without the prior written permission of the Promoter and/or the said society/Association as the case may be;

16.6 Not to encroach upon external and/or internal ducts/void areas attached to the said Premises by constructing permanent and/or temporary work by enclosing and/or using it, the duct area is strictly provided for maintenance of service utilities such as plumbing pipes, cables, etc. (For breach of any of the terms mentioned hereinabove, the Allottee/s shall be solely responsible for all the consequences arising because of the same).

16.7 Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said Land and/or Project or any part thereof or whereby any increased premium shall become payable in respect of the insurance;

16.8 Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Premises in the compound or any portion of the said Larger Land /the said Land and the Building in which the said Premises is situated;

16.9 Not cause any hardship, annoyance or nuisance to any other allottees;

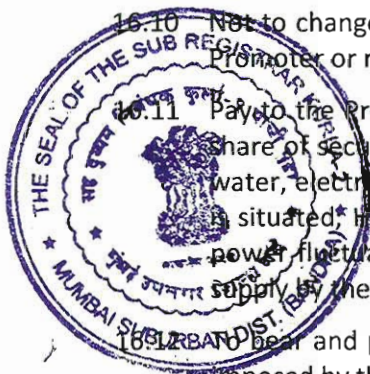
16.10 Not to change user in respect of the said Premises without prior written permission of the Promoter or relevant authority;

16.11 Pay to the Promoter within 15 (fifteen) days of demand by the Promoter, his/her/its/their share of security deposit demanded by concerned local authority of Government for giving water, electricity or any other service connection to the Building in which the said Premises is situated; However, Allottee/s has agreed that the Promoter shall not be responsible for power fluctuation, power failure, delay in interruption of gas supply, power supply, water supply by the concerned authority and/or any other such utility service provider, if any.

16.12 Bear and pay increase in local tax, water charge and such other levies, if any which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the said Premises by the Allottee/s other than the purpose for which it is sold;

16.13 The Allottee/s shall not transfer/sell/sub-let/assign or part with the Allottee/s interest or benefit under this Agreement or part with possession of the said Premises, till the payment of the entire Consideration and other dues and amounts, payable in respect of the said Premises to the Promoter and with the written consent of the Promoter. In the event the Allottee/s intends to transfer/sell/sub-let/assign the said Premises after handover of possession of the said Premises but before the formation of the society/Association of the allottees, the Allottee/s shall require the prior written consent of the Promoter and the Allottee/s shall pay, to the Promoter, assignment/facilitation charges (being pre-determined facilitation and processing charges) calculated at 3% (three per cent) of the Consideration of the said Premises, at the on-going sale value or the resale value, whichever is higher, without demur and protest.

16.14 The Allottee/s shall observe and perform all the rules and regulations which the society/Association/Apex may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said Land/ Project/Building and the apartments/units/premises therein and for the observance and performance of the Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee/s shall also observe and perform all the stipulations and conditions laid down by the said society/Association/Apex regarding the occupancy and use of the said Premises in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement. The Allottee/s shall



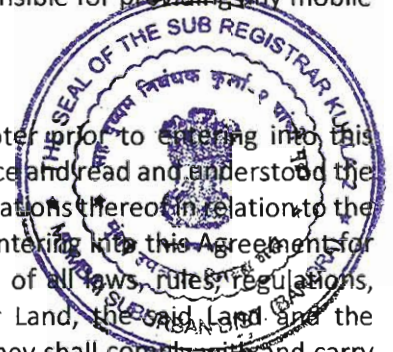
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adhere to, comply with and follow the fit out manuals and house rules issued by the Promoter for carrying out interior/internal works. The said fit out manual and house rules will be given to the Allottee/s on handover/possession of the said Premises;

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- 16.15 Till a conveyance of the said Land is executed in favour of the Apex Body or Federation, the Allottee/s shall permit the Promoter and their successors, surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said Land or any part thereof to view and examine the state and condition thereof;
- 16.16 The Allottee/s shall not be entitled to change the name of the Project and/or the Development. The Allottee/s shall not remove the signage of the Promoter anywhere from the Project/said Land/said Larger Land.
- 16.17 The Allottee/s further agrees that, the Promoter is not responsible for providing any mobile network, cable TV, DTH or similar services.
- 16.18 The Allottee/s has/have confirmed and assured the Promoter prior to entering into this Agreement, that he/she/it/they has/have obtained legal advice and read and understood the RERA as well as MOFA (to the extent applicable) and its implications thereof in relation to the various provisions of this Agreement. The Allottee/s is/are entering into this Agreement for the allotment of the said Premises with the full knowledge of all laws, rules, regulations, notifications applicable to the transaction, the said Larger Land, the said Land and the Building. The Allottee/s hereby undertake/s that he/she/it/they shall comply with and carry out, all the requirements, requisitions, demands and repairs which are required by any Development Authority/Municipal Corporation/Government or any other competent authority in respect of the said Premises at his/her/its/their own cost and keep the Promoter indemnified, secured and harmless against all costs, consequence and all damages, arising on account of non-compliance with the said requirements, requisitions, demands and repairs;
- 16.19 The Allottee/s are aware that various utilities such as water, electricity, etc. may still be in the process of being installed by the relevant utility service providers when possession is offered to the Allottee/s. The Amenities shall be completed in a phased manner and shall be handed over and ready for use, as and when the same are completed. The Amenities may be completed after possession is offered. Non completion of Amenities shall not be a ground for refusing to take possession. The Allottee/s confirm that they will not have any objection to the same.
- 16.20 The Allottee/s shall not interfere or obstruct in any manner in any work of new development and the Promoter alone shall have full control, absolute authority and say over the unallotted areas, roads, open spaces, gardens, infrastructure facilities, recreation facilities, amenities; OR Common Areas And Facilities And Amenities till the same is transferred to the Apex Body, and the Allottee/s shall have no right or interest in the enjoyment and control of the Promoter in this regard.
- 16.21 The Allottee/s shall make payment towards formation and registration of the said society/Association/Apex Body and for meeting all legal costs, charges and expenses including professional costs of the Advocates of the Promoter in connection with preparation of the conveyance etc., it being agreed that the Promoter shall not be required to give details of these expenses;
- 16.22 Not to change the external colour scheme or the pattern of the colour of the Building;
- 16.23 Not to change exterior elevation or the outlay of the Building;
- 16.24 Not to fix any grill to the said Premises, Building or windows except in accordance with the design approved by the Promoter;
- 16.25 The Allottee/s shall not make any changes to the said Premises which may result in the area of the said Premises increasing or decreasing in any manner whatsoever and the Allottee/s covenant/s that the area of the said Premises shall remain the same as it was at the time of handing over possession of the said Premises;
- 16.26 The Allottee/s at no time shall demand partition of his/her/its/their interest in the said Premises and/or Building and/or the said Land and shall not ask for any independent rights, access in the Building and/or said Land. It is being hereby agreed and declared by the Allottee/s that his/her/its/their said interest is inseparable/indivisible;



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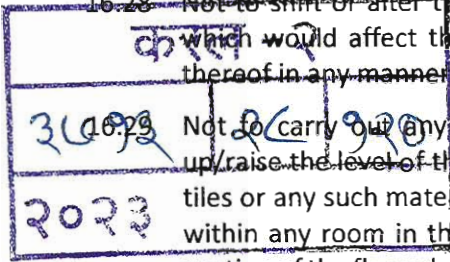
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16.27 Not to relocate the original location of main door and shall not cover or fill ducts and also not to change the location of toilet, kitchen, any plumbing lines in the said Premises and A/c units at any point of time;

16.28 Not to shift or alter the position of either the kitchen, the piped gas system or the toilets which would affect the drainage system of the said Premises or the Building or any part thereof in any manner whatsoever;

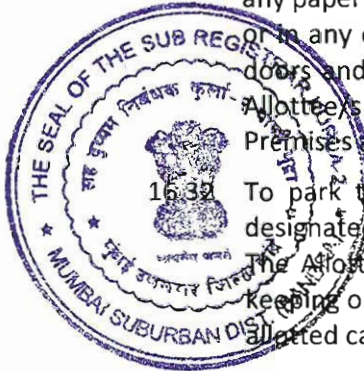


16.29 Not to carry out any unauthorized changes/addition in the said Premises and cover/fill up/raise the level of the area of the flowerbed/s, balconies, deck, if any, with debris, blocks, tiles or any such material and shall not enclose the flowerbed/s, balconies and/or deck area within any room in the said Premises and shall not conceal the pipes passing through the portion of the flowerbed/s, balconies and/or deck and shall not do any such filling which could lead to excess load on the slab of the flowerbed/s or balconies or deck portion which is adjoining any room of the said Premises or otherwise whatsoever;

16.30 Not to use the said Premises as a guest house or let out for the purpose of guest house or setup office or the likes or any other purpose other than for residence, without prior written consent of the Promoter. It is clarified that the Promoter is entitled to give on leave on license/lease basis the unsold units/apartments and/or use the same as accommodation of employees of the Promoter/group companies, till such unsold units/apartments are sold/disposed of by the Promoter;

16.31 Not to display at any place in the Building any bills, posters, hoardings, advertisement, name boards, neon signboards or illuminated signboards nor stick or affix pamphlets, posters or any paper on the walls of the Building or Common Areas And Facilities And Amenities therein or in any other place in the said Land/said Larger Land or the Building or on the window, doors and corridors of Building provided however that the name/sign plate/board of the Allottee/s may be permitted to be displayed on or near the main entrance of the said Premises and where the car parking slot/s allotted to the Allottee/s is/are situate;

16.32 To park the vehicle(s) including the Allottee's visitors' vehicles, if any, in the allotted/ designated parking lots only as may be prescribed by the Promoter and not at any other place. The Allottee/s shall use the Car Parking Space (allotted parking lots) only for purpose of keeping or parking cars. The Allottee/s agree/s that there shall be no unauthorized usage of allotted car parking space/garage;



16.33 Not to obstruct, cause or permit any form of obstruction whatsoever whether by way of depositing or leaving any article, item or thing of whatsoever nature, movable or otherwise, within the said Premises or in or on the common stairways, corridors and passageways in the Building and/or any part of the lay-out of the said Land;

16.34 Not to construct a loft and/or mezzanine floor in the said Premises irrespective of any approval, sanction or even if permissible under any statute and not to do any such act, deed or thing that shall tantamount to consumption/violation of Floor Space Index (FSI) of the said Premises or any part thereof;

16.35 Not to do any such act, deed or thing that shall amount to consumption of additional FSI or violation of DCPR and Regulations for Greater Mumbai;

16.36 To use the passenger lifts in the Building or any part thereof for the period and in accordance with the rules and regulations framed in that regard, from time to time. The Allottee/s shall not cause any damage to the lifts, staircases, common passages or any common facilities or any other parts of the Building or any part thereof including the said Premises;

16.37 The Promoter shall be entitled to inspect all interior works carried out by the Allottee/s. In the event the Promoter find that the nature of interior work being executed by the Allottee/s is/are harmful to the said Premises or to the structure, facade and/or elevation of the Building or any part of the Building then, the Promoter can require the Allottee/s to stop such interior work and the Allottee/s shall stop such interior work at once, without raising any dispute;

16.38 The Allottee/s will ensure that the debris from the interior works are dumped in an area earmarked for the same and will be cleared by the Allottee/s, on a daily basis, at no cost to the Promoter and no nuisance or annoyance to the other allottees or occupiers of the Building. All costs and consequences in this regard will be to the account of the Allottee/s;

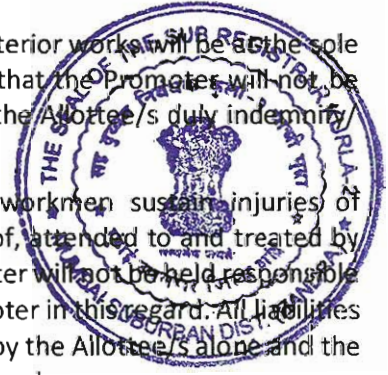
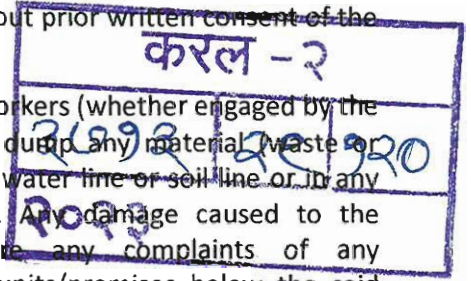
16.39 The Allottee/s shall ensure that the execution of interior works in the said Premises is carried on only between 9 a.m. to 2 p.m. and 4 p.m. to 7 p.m. on all days of the week and no such

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work/activities shall be done on Sundays and Holidays, without prior written consent of the Promoter/Society;

- 16.40 The Allottee/s will further ensure that the contractors and workers (whether engaged by the Allottee/s) during execution of the interior work do not dump any material (waste or otherwise) of whatsoever nature either in the toilet, waste water line or soil line or in any other place other than those earmarked for the same. Any damage caused to the structure/wall/ceiling/flooring due to which there are any complaints of any leakages/seepage in the adjoining or flats/ apartments/ units/premises below the said Premises, then the Allottee/s shall at his/her/its/their sole costs and expenses rectify the same;
- 16.41 The Allottee/s shall ensure that the contractors and workers, do not use or spoil the toilets in the said Premises or in the Building or any part of the Building or anywhere else on the said Land and use only the toilets earmarked by the Promoter for this purpose;
- 16.42 All materials brought into the said Premises for carrying out interior works will be at the sole cost, safety, security and consequence of the Allottee/s and that the Promoter will not be held responsible for any loss/theft/damage to the same and the Allottee/s shall duly indemnify/indemnifies the Promoter in this regard;
- 16.43 If during the course of carrying out interior works, any workmen sustain injuries of whatsoever nature, the same will be insured and taken care of, attended to and treated by the Allottee/s at the Allottee/s's own cost, and that the Promoter will not be held responsible for the same and the Allottee/s shall duly indemnify the Promoter in this regard. All liabilities and damages arising out of such injury will be borne and paid by the Allottee/s alone and the Allottee/s shall duly indemnify/indemnifies the Promoter in this regard;
- 16.44 During the execution of interior works, if any of the Allottee/s' contractor/workmen/agents/representatives misbehaves or is found to be in a drunken state, then the said contractor/workmen/ agents/ representative will be removed forthwith and will not be allowed to re-enter the said Premises or the Building or any part of the said Land/said Larger Land. Further, the Allottee/s shall be responsible for acts of such persons and the Allottee/s shall duly indemnify the Promoter in this regard;
- 16.45 The Allottee/s shall ensure that common passages/common areas are not obstructed or damaged during works or thereafter;
- 16.46 If, after the date on which the Allottee/s has/have taken possession of the said Premises, damage, of whatsoever nature (not due to defect in construction envisaged hereinabove), is caused to the said Premises and/or other units/areas in Building or any part of the Building, neither the Promoter nor their contractor(s) will be held responsible for the cost of reinstating or repairing the same and that Allottee/s alone will be responsible for the same and the Allottee/s shall duly indemnify the Promoter in this regard;
- 16.47 The Allottee/s confirm/s that the Promoter have given full, free and complete inspection of documents of title in respect of the said Land/said Larger Land and the Allottee/s confirm/s that he/she/it/ they has/have entered into this Agreement after inspecting all relevant documents and the Allottee/s has/have inspected the Title Certificate issued by the Advocates & Solicitors of the Promoter;
- 16.48 The Allottee/s has/have confirmed and assured the Promoter prior to entering into this Agreement, that he/she/it/they has/have obtained legal advice and read and understood the RERA as well as MOFA (to the extent applicable) and its implications thereof in relation to the various provisions of this Agreement. The Allottee/s is/are entering into this Agreement for the allotment of the said Premises with the full knowledge of all laws, rules, regulations, notifications applicable to the transaction, the said Larger Land/said Land and the Building. The Allottee/s hereby undertake/s that he/she/it/they shall comply with and carry out, all the requirements, requisitions, demands and repairs which are required by any Development Authority/Municipal Corporation/Government or any other competent authority in respect of the said Premises at his/her/its/their own cost and keep the Promoter indemnified, secured and harmless against all costs, consequence and all damages, arising on account of non-compliance with the said requirements, requisitions, demands and repairs;



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16.49 It is also understood and agreed by the Allottee/s hereto that any space in front of or adjacent to the terrace apartment known as pocket terrace in the Building, if allotted, alongwith the said Premises shall belong exclusively to the respective allottees of the terrace apartment and such terrace spaces are intended for the exclusive use of the respective allottee;

16.50 The amenities/furniture and fixtures displayed in the sample apartment/units/premises are only for display and the Promoter are not required to provide the same to the Allottee/s.

16.51 The Allottee/s shall not be entitled to enclose the verandah, balcony or common passage or make any alterations or changes in the elevation of outside colour scheme of the said Premises and/or the outside glass panels.

16.52 With reference to the electrical appliances and white goods (if any), provided (if any) by the Promoter, the Allottee/s shall maintain the same at his/her own cost. The Promoter shall not be liable for any break downs or defects thereof, in any manner. In case of any problem/issue, the Allottee/s shall directly pursue the concerned manufacturer/agency for getting the same repaired/replaced/ resolved.

16.53 Post possession of the said Premises by the Allottee/s, the Allottee/s agree/s that if the Promoter needs to lay any air conditioner, ducting line, electricity cable and/or any other cable for telephone, television, CCTV cameras, dish antennas or any other services from the walls of the said Premises to any other premises in the Building, then in that event, the Allottee/s shall allow the Promoter to do so, without raising any objection of whatsoever nature for the same.

16.54 The Allottee/s clearly and unequivocally confirm/s that in case remittances related to the Consideration and all other amounts as payable under this Agreement of the said Premises are made by non-resident/s/foreign national/s of Indian origin, it shall be the sole responsibility of the Allottee/s to comply with the provisions of the Foreign Exchange Management Act, 1999 ("FEMA") or statutory enactments or amendments thereof and the rules and regulations of the Reserve Bank of India and/or any other applicable/relevant laws including that of remittance of payments, acquisition/sale or transfer of immovable property/ies in India and provide to the Promoter with such permission/approvals/no objections to enable the Promoter to fulfil its obligations under this Agreement. Any implications arising out of any default by the Allottee/s shall be the sole responsibility of the Allottee/s. The Promoter accepts no responsibility in this regard and the Allottee/s shall keep the Promoter fully indemnified for any harm or injury caused to it for any reason whatsoever in this regard. Whenever there is a change in the residential status of the Allottee/s, subsequent to the signing of this Agreement, it shall be the sole responsibility of the Allottee/s to intimate in writing to the Promoter immediately and comply with all the necessary formalities, if any, under the applicable/relevant laws.

16.55 Notwithstanding what is contained herein to the contrary, it is expressly agreed between the parties that the Promoter shall be entitled to utilize and enjoy, either personally or through any nominee/s, all area or areas forming part of the said Land and/or said Larger Land, as properly as may be available, from time to time, including areas reserved for public utility including recreation, etc., by utilizing the same as the Promoter may deem fit and the Promoter will be entitled inter alia to construct recreation centre, health club, club house, etc., and carry on such other activity or activities, as the Promoter may desire, on professional and/or commercial basis and the ownership of such construction and structures including right to own, manage, run and conduct such area/s or structure/s or with right to transfer or assign benefit thereof and to recover and appropriate consideration received there from including from the day to day business thereof, shall be that of the Promoter alone exclusively and the Allottee/s shall have no right thereto, either in his/her individual capacity or through the society/Association. The Allottee/s hereby declare and confirm for the sake of clarity that the ownership of all such area/s and construction by way of recreation centre, health club, library or club house, etc., shall belong to the Promoter alone exclusively and the Allottee/s shall have no right to the same, in any manner whatsoever.

16.56 Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Premises or of the Building or Project or the said Land or any part thereof. The Allottee/s shall have no claim save and except in respect of the said Premises hereby agreed to be sold to him/her/it/them; and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the



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Promoter until the said structure of the Building (excluding the basements and the podiums) is transferred to the society/Association or other body, and until the said Land is transferred to Apex Body as herein mentioned;

16.57 The Allottee/s shall not enclose the car parking space/s, if any, allotted to them, in any manner whatsoever.

16.58 In the event of any tax liability, levies and any other imposts/ impositions that may be levied by the Central/State Government or any local or statutory authorities or bodies in relation to the Agreement for Sale and/or the consideration payable under the said Agreement and/or in respect of the said Premises, then in such an event, the Allottee/s shall, within 7 (seven) days of receipt of a written demand, made to you by the Promoter, pay and/or reimburse such amount of tax/imposts/impositions (as the case may be) to the Promoter, without any delay or demur and the Allottee/s shall indemnify and keep us fully indemnified the Promoter in respect of the non-payment or delayed payments thereof.

16.59 The Allottee/s shall enter upon, occupy, possess and enjoy the said Premises as per the terms of the Agreement for Sale. The Allottee/s agree, confirm and undertake to comply with the following terms, during the period of any work of making furniture and/or work of interior refurbishing etc., carried out in the said Premises:

- {i} Any internal work in the said Premises including making of furniture and fixtures and/or interior decorations shall be at the Allottee/s own costs, charges and expenses and strictly in accordance with the terms and conditions of this Agreement for Sale and subject to the compliance of all statutory rules and regulations. Allottee/s shall, at his/its/their own cost and expenses, make good the damage, if any, caused to the Building, common areas, passage and staircase, etc. during the course of furnishing the said Premises.
- {ii} Allottee/s shall, under no circumstances, carry out any work related to interior/furniture in the common areas such as lift landing, staircase, parking spaces, any open spaces and / or refuge areas etc.
- {iii} Allottee/s shall not, in any manner whatsoever, make any structural changes which may affect the R.C.C. frame structure of the Building.
- {iv} Allottee/s shall under no circumstances cover/enclose the service duct areas and further, Allottees shall not convert the same into storeroom or servants room, etc.
- {v} Allottee/s shall not do any act, deed, matter or thing which shall disturb the internal and/or external elevation of the Building. Allottee/s shall also not do any act which will change/alter the external façade and/or common areas of the Building.
- {vi} Allottee/s shall not change the outside colour scheme or coating of the Building.
- {vii} Allottee/s shall not install any grills outside the windows and hence undertake not to install or affix any grills outside the windows/window sills.
- {viii} Allottee/s shall not keep any plants in pots or any other objects on the outer side of the windows or on the parapets/chajjas and shall not do anything which may cause discoloration or disfiguration or any damage to the Building.
- {ix} Allottee/s shall not cover any chajjas/terraces/balconies or construct any structure or poles or pergolas or trellis on the chajjas/terraces/balconies.
- {x} Allottee/s shall not fix external unit of split A.C. outside the elevation. Any such external unit of split A.C. shall be located only on the inner side of the duct/space specifically provided for split A.C.
- {xi} The Allottee/s alone shall be liable and responsible for any damage that may be caused to the said Premises or to the adjoining flats/apartments/units/premises or on the upper or lower floors or to the Building, due to any act or omission on the part of the Allottee/s in carrying out such changes and you will indemnify and keep the Promoter indemnified of, from and against all costs, charges and expenses and consequences arising due to such act or omission.
- {xii} Allottee/s will use only the service elevator for carrying all furniture and goods.

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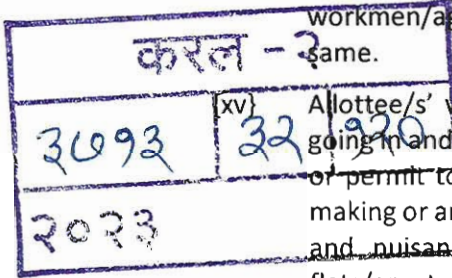


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{xiii} Allottee/s will inform the Promoter, in writing, the names and number of workmen who will be authorized to enter the said Premises, in case of any work to be carried out or undertaken.

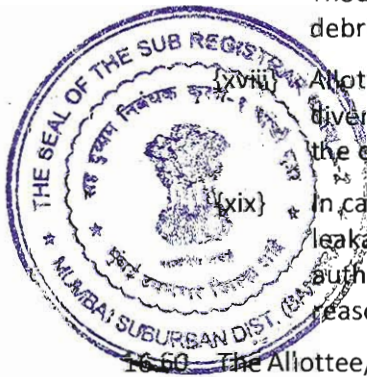
{xiv} Allottee/s will be responsible for any theft/damage of material which are being brought to the Building/said Premises, by the Allottee/s or their contractor, agent, workers, etc. In case of any accident, of any nature, caused either to the Allottee/s workmen/agents or any other person, the Promoter shall not be responsible for the same.



{xv} Allottee/s' workers/labourers/agents shall be checked by the security staff while going in and coming out of the Building. Allottee/s' workmen and agents shall not do or permit to be carried out any work of interior decoration, renovation, furniture making or any other allied work between 7.00 P.M. till 9.00 A.M. in the said Premises and nuisance shall not be caused, at any time, to occupants of the other flats/apartments/units/ premises in the Building. Allottee/s workmen shall leave the Building at 07.00 P.M. everyday. No works will be carried out on Sundays/holidays, without specific written consent of the Promoter/Society.

{xvi} Allottee/s and their workmen and agents shall not do or permit to be carried out any work of interior decoration, renovation, furniture making or any other allied work, which would create any nuisance, disturbance on all days between 02.00 P.M. till 04.00 P.M. and the entire day on Sundays & Public Holidays (if permit to carry out works) and nuisance shall not be caused at any time to the occupants of other flats/apartments/units/ premises and other premises in the Building.

{xvii} Allottee/s are required to make suitable arrangements for removal of debris. In case the debris is not removed, we shall do the same and debit Rs. 5,000/- (Rupees Five Thousand only) or at actuals, whichever is more, for each truck trip for removal of debris, to the Allottee/s' account.



{xviii} Allottee/s will not raise any objection to the terms and conditions contained in diverse agreements made or to be made between the Promoter and purchasers of the other flats/apartments/ units/ premises and premises comprised in the Project.

{xix} In case of any complaints are received from occupants of the Building, in respect of leakage, nuisance, etc. from the said Premises, the Promoter's staff, security and authorized personnel will have the right to visit the said Premises, after giving reasonable notice to the Allottee/s.

16.60 The Allottee/s agree and confirm that the Promotes and their staff, security, servants, agents and authorized personnel will have full right and absolute authority to access and enter upon or remain in the Project, for the purpose of carrying out and completing the development of and construction on the remaining portion of the Project.

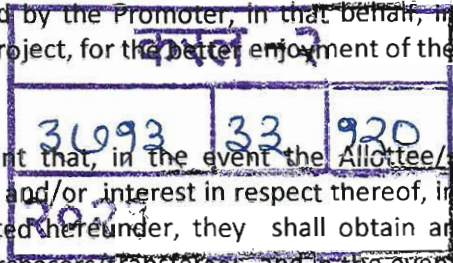
16.61 The Allottee/s are aware that various utilities such as water, electricity, etc. may still be in the process of being installed by the relevant utility service providers when possession is offered to the Allottees. The Common Areas And Facilities And Amenities shall be completed in a phased manner and shall be handed over and ready for use, as and when the same are completed. The Common Areas And Facilities And Amenities may be completed after possession is offered. Non completion of Common Areas And Facilities And Amenities shall not be a ground for refusing to take possession. The Allottee/s confirm that they will not have any objection to the same.

16.62 The Allottee/s have agreed to pay proportionate share in the taxes, ground rent (if any), water taxes, electricity charges, all expenses for maintenance of the said Premises and the Project and all outgoings, whatsoever, as may be determined by the Promoter, until the society/ Association/Apex Body takes charge and control of management of the Project. The account of such amounts and corpus funds shall be rendered to the society/Association or Apex Body as the case may be.

16.63 The Allottee/s are aware that all electricity bills, from date of Possession Notice, shall be paid by the Allottee/s and the Allottee/s will not hold the Promoter responsible for any consequences arising of non-payment thereof.

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- 16.64 The Allottee/s agree and undertake to follow and abide by the rules and regulations that have been made as also those which shall be made hereafter, from time to time, by the Promoter and/or the society/Association/Apex Body in charge of maintaining and/or providing common facilities in the Project. The Allottee/s shall maintain proper code of conduct and discipline in the Project and give every possible co-operation to the Promoter and/or any other person or body that may have been appointed by the Promoter, in that behalf, in maintaining cleanliness and good atmosphere in the Project, for the better enjoyment of the common facilities by all the occupants of the Project.
- 16.65 The Allottee/s hereby declare, confirm and covenant that, in the event the Allottee/s transfer/sell the said Premises and/or their right, title and/or interest in respect thereof, in favour of any person, to the extent and as permitted hereunder, they shall obtain an undertaking to the similar effect from any all such purchasers/transferees, and in the event of their failing to do so, the Promoter or the society/ Association shall be entitled to refuse the transfer of the said Premises, in favour of such prospective purchasers/transferees.
- 16.66 Further, the Allottee/s undertake that, if they give the said Premises on Lease/Leave and License, in addition to the requirement under applicable laws, they shall inform the Promoter in advance in writing and also obtain the necessary POLICE VERIFICATION of the licensee/lessee and submit a copy of the same to the Promoter/ society/Association.
- 16.67 The Allottee/s are aware that, the Promoter can permit one or more FTTH operators or service providers to provide fibre to the home service or the service delivered through FTTH such as voice, data (internet), Video and other value added services within the Project, with a service agreement for maximum 15 years and a minimum period of 1(one) year from the date of signing of such agreement/MOU (memorandum of understanding) with the operators or the service providers. Such arrangement shall continue for the same period as mentioned in such agreement/MOU, even after formation of the society/Association/Apex. All the services delivered through the FTTH network will be by the respective service providers as per the applicable terms and conditions, including tariffs, by the service provider. The Allottee/s shall approach the concerned service provider for delivery of services or any issues related to services delivered through the FTTH network.
- 16.68 As regards the formation of the society/Association/Apex Body, the same shall be formed upon receipt of all dues from all the Allottee/s in the Project.
- 16.69 Not to park at any other place and shall park all cars in the car parking spaces only as may be permitted/allotted by the Promoter.
- 16.70 Shall cause the Society to paint the said Building at least once in every 5 (five) years maintaining the original colour scheme even after the conveyance to the Society and the land comprised in the said Land in favour of the Apex Body and shall bear his/her/it's/their respective share of expenses to paint, repair, water proof and refurbish the said Building and to do all other acts and things for the upkeep and maintenance thereof and to bear and pay the proportionate costs, charges and expenses thereof as the Promoter may determine and to extend all co-operation, assistance and facilities for the same.
- 16.71 Not to object to the permission granted/to be granted by the Promoter to other flats/apartments/units/premises allottees for the use of their respective appurtenant spaces and the car parking spaces.
- 16.72 Not to raise any objection and or claims about the unavailability of supply of water from MCGM and shall not raise any objection and/or claims regarding liability to bear and pay for alternate arrangements for water supply through tankers made for his/her/their convenience. The Allottee/s acknowledge(s) that the water connection from the MCGM shall be subject to availability and the rules, regulations and bye laws of the MCGM and agree not hold the Promoter responsible for the same. The Allottee/s is/are aware that alternate arrangements for water supply through tankers will be made for the Allottee/s' convenience. Expenses incurred for the same will be charged in the maintenance bill till the MCGM water connection is received.



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16.73 Shall accept, follow abide by the Fit-Out Guidelines framed by the Promoter from time to time for maintenance and management of the said Premises and other rules and regulations, the said Land, the said Building and the Project and/or the security thereof or of the aesthetics and ambience of the said Building/the Project, it being clearly agreed that in the event the Allottee/s violate(s) the Fit-Out Guidelines and such other rules/regulations made from time to time, the Allottee/s shall be liable to make good and/or compensate for any loss and/or damage whatsoever, caused by the Allottee/s and/or by his employees or agents. Further, the Allottee/s shall ensure that the labourer, contractors appointed by the Allottee/s shall also strictly follow the same.

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16.74 Not to do any act, deed, matter or thing during the course of fit-out/furnishing the said Premises resulting in leakage/damage to the said Premises or other flats/units/apartments/premises in the Real Estate Project or its common passages, staircases etc. and shall be responsible to make good such leakages, damages (if any caused) entirely at his/her/their costs and expenses.

16.75 Not to make any structural/internal masonry/dummy flooring/ plumbing changes in any manner whatsoever.

16.76 Not to obstruct/close the drain out points of the aluminium window tracks while laying the flooring materials, in order to avoid any water seepage and retention in the slab.

16.77 Shall on completion of the fit-outs of the said Premises, submit to the Promoter without delay a completion letter stating therein that the fit-outs of the said Premises have been carried out in accordance with the approved plans.

16.78 Not to do or permit to be done any act or thing which may render void or voidable any insurance on the said Land, the Entire Project on the said Land, the said Building and the Project or any part thereof or whereby any increase in the premium shall become payable in respect of the insurance.



16.79 If any Allottees/occupants in the Real Estate Project including the Allottee/s make any internal structural/non-structural changes to any apartments/units/premises in the said Building, the Project including the said Premises, the Promoter shall stand discharged of all its expressed and implied warranties under this Agreement.

16.80 The Allottee/s agree(s), confirm(s) and covenant(s) that the issuance of the Occupation Certificate with respect to the said Building/the Project by the competent authority(ies) shall mean and shall be construed that the Promoter has carried out the development and construction of the said Building/the Project in conformity with the sanctioned plans, approvals and permissions issued by the competent authority(ies) and the Allottee/s shall not raise any dispute(s), claim(s) and/or demand(s) with respect to the development and construction of the said Building/the Project.

16.81 The Allottee/s is/are aware that the said Land and Project, is a single integrated common layout. The Allottee/s is/are further aware that the buildings/towers/structures/areas/spaces comprised in the said Land and the Project, would require to be renovated, repaired, redeveloped, restored and/or reconstructed at some point in the future, especially having regard to the life of buildings/structures/ areas and/or events (including force majeure circumstances) that may necessitate any or all of the aforesaid. In light of what is stated hereinabove, the Allottee/s and all his/her/its/their successors /assigns (in any manner howsoever) with intention to become bound by the terms of this Agreement including this Clause, hereby covenant with the Promoter and all their assigns and/or any other persons as may be authorised by the Promoter, that until the conveyance of the land / handover to the Apex Body, the Promoter, its workmen, staff, employees, representatives and agents and their assigns and/or any other persons as may be authorised by the Promoter, shall always be entitled and authorised (without being obliged) to repair, reconstruct, redevelop, restore and/or renovate in any manner howsoever and whatsoever, without any restriction or interference whatsoever and the Allottee/s hereby undertakes and covenants to not raise any objection and/or claim in this regard and/or restrict any of the aforesaid. This Clause is the essence of this Agreement.

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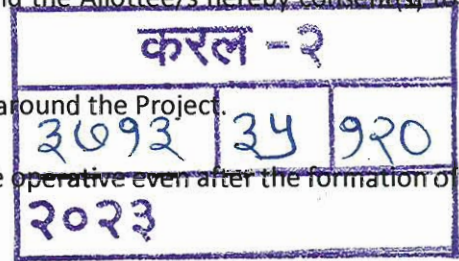
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16.82 The Allottee/s agree(s) and confirm(s) that the Promoter shall at all times have the right to propose joint open space for fire tender movement between the Project and the remaining portions of the Project and/or the said Larger Land and the Allottee/s hereby consent(s) to the same.

16.83 Not to demand that a compound wall be constructed around the Project.

These covenants shall be binding on the Allottee/s and shall be operative even after the formation of the society/Association/Apex Body.



17 ANTI-MONEY LAUNDERING:

The Allottee/s hereby declare(s), agree(s) and confirm(s) that the monies paid/payable by the Allottee/s under this Agreement towards the said Premises is not involved directly or indirectly to any proceeds of the scheduled offence and is/are not designed for the purpose of any contravention or evasion of the provisions of the Prevention of Money Laundering Act, 2002, rules, regulations, notifications, guidelines or directions of any other statutory authority passed from and/or amended from time to time (collectively "Anti Money Laundering"). The Allottee/s further declare(s) and authorize(s) the Promoter to give personal information of the Allottee/s to any statutory authority as may be required from time to time. The Allottee/s further affirms that the information/details provided is/are true and correct in all respect and nothing has been withheld including any material facts within his/her/their/its knowledge. The Allottee/s further agree(s) and confirm(s) that in case the Promoter becomes aware and/or in case the Promoter is notified by the statutory authorities of any instance of violation of Money Laundering Regulations, then the Promoter shall at its sole discretion be entitled to cancel/terminate this Agreement for Sale. Upon such termination the Allottee/s shall not have any right, title or interest in the said Premises neither have any claim/demand against the Promoter, which the Allottee/s hereby unequivocally agree(s) and confirm(s). In the event of such cancellation/termination, the monies paid by the Allottee/s shall be refunded by the Promoter to the Allottee/s, (in case of joint Allottee/s whose name appears first), in accordance with the terms of this Agreement for Sale only after the Allottee/s furnishing to the Promoter a no-objection/consent letter from the statutory authorities permitting such refund of the amounts to the Allottee/s.

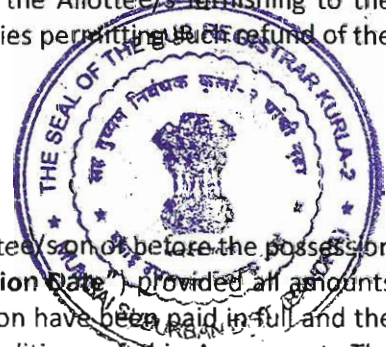
18 POSSESSION OF THE SAID PREMISES, FORCE MAJEURE:

The Promoter shall give possession of the said Premises to the Allottee/s on or before the possession date more particularly stated in **FOURTH SCHEDULE** (the "Possession Date") provided all amounts due and payable by the Allottee/s herein including the Consideration have been paid in full and the Allottee/s have/has otherwise complied with the terms and conditions of this Agreement. The Promoter shall be entitled to a grace period of 6 (six) months beyond the Possession Date ("**Extended Possession Date**"). The Promoter shall endeavour to complete the construction of the Building/Project on or before the Extended Possession Date. Further, the Promoter shall endeavour to make available the "**Key Common Areas And Amenities**" as defined in **SIXTH SCHEDULE** hereunder in the Project within a period of 1 (one) year from the Extended Possession Date.

Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of the said Premises on the aforesaid date, if the completion of Building in which the said Premises is situated is delayed on account of any or all of the following factors:

18.1 Any force majeure events -war (national or war between other nations or group), civil commotion, strikes or any act of God, epidemics, pandemics, lockdown or by reason of any national or international happening or events and the resultant repercussions or it affects directly or indirectly to the date of offer of possession;

18.2 Any delay in granting the approval/permissions; or receipt of any notice, order, rule, regulation, notification or directive of the Government, and/or any local or public or private body or authority and/or any other competent authority or any Court, or Tribunal or any quasi-judicial body or authority, whereby the execution of the said Project is delayed;



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18.3 Any delay on the part of any statutory/regulatory authority in giving any permissions, approvals, licenses, sanctions that may be necessary in connection with the development of the said Land/said Larger Land/ the said Project;

18.4 Any notice, order, rule, notification of the Government and/or other public or competent authority/court, which adversely affect the development of the said Land/said Larger Land/the said Project,

18.5 Any stay order/injunction order issued by any Court of Law, competent authority, regulatory authority, statutory authority etc., which adversely affect the development of the said Land/said Larger Land/ the said Project.

18.6 Any other circumstances that may be deemed reasonable by the authority under RERA;

18.7 Any delay caused due to changes in any law, rules, regulations, government policies, bye-laws etc. of various statutory bodies/authorities affecting the development of the said Land/said Larger Land.

18.8 Any delay caused on the part of any statutory authority which may contribute to the delay in completion of the said Building.

19 PROCEDURE FOR TAKING POSSESSION:

19.1 The Promoter shall send the intimation to offer the possession to the Allottee/s in writing within 7 days or within such other period of receiving Occupancy certificate in respect of the said Premises. The Promoter upon the full and timely payment made by the Allottee/s as per the Agreement, the Promoter shall offer possession of the said Premises to the Allottee/s (the "Possession Notice") in terms of this Agreement to be taken within 15 (Fifteen) days from the date of issue of such intimation/notice ("**Handover Date**") and the Promoter shall give possession of the said Premises to the Allottee/s. The Allottee/s agree(s) to pay the Outgoings as determined by the Promoter or association of allottees, as the case may be from the Handover date.

19.2 The Allottee/s shall take possession of the said Premises within 15 (Fifteen) days of the written notice from the Promoter to the Allottee/s intimating that the said Premises is/ are ready for use and occupancy.

19.3 From the Handover Date, the Allottee/s shall be liable to pay, from time to time, all Outgoings and charges mentioned in Clause 4 and anywhere else in this Agreement, to the Promoter on such date when the same are due and payable in the hands of the Allottee/s.

19.4 In the event, the Promoter completes the construction of the said Premises and obtain the occupancy certificate/part occupancy certificate, prior to the Possession Date, in such an event, the Allottee/s shall take the possession of the said Premises upon receiving intimation from the Promoter by making the balance payment towards the Consideration, as per the Payment Plan in **FOURTH SCHEDULE** hereunder.

19.5 In the event, the Allottee/s intends to take early possession/charge of the said Premises for carrying out any interior work/fit-out work, then the Allottee/s shall be liable to pay, all Outgoings and charges (including maintenance charges) from the date of handing over the said Premises for interior/fit-out work. Further, in such an event, the Allottee/s shall take inspection of the said Premises before handing over the same for interior/fit-out work, to rectify defects/snags (if any). The Allottee/s shall be allowed to take inspection only once and upon inspection of the said Premises, the Promoter shall rectify defects/snags (if any) reported by the Allottee/s, prior to handing over the said Premises for interior/fit-out work and thereafter, the Promoter shall not be under any obligation to rectify any further work/defects/snags in the said Premises.

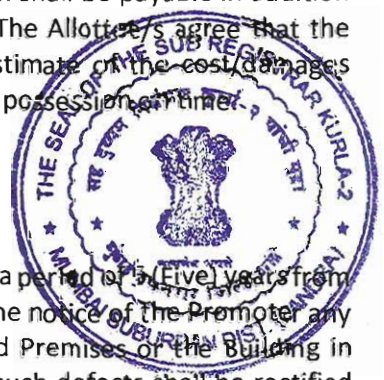
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20 FAILURE OF ALLOTTEE/S TO TAKE POSSESSION OF THE SAID PREMISES:

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- 20.1 Upon receiving a written intimation from the Promoter as per Clause 19.1, hereinabove, the Allottee/s shall within the time stipulated in Clause 19.1 hereinabove, take possession of the said Premises from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the said Premises to the Allottee/s. In case the Allottee/s fail/s to take possession within the time provided in clause 19, such Allottee/s shall continue to be liable to pay outgoings and all other charges as applicable with respect to the said Premises, as applicable and as shall be decided by the Promoter or the society/Association from the Handover Date. Moreover, from the Handover Date, the upkeep, maintenance and internal condition of the said Premises, shall be the responsibility and at the cost of the Allottee/s alone. The Promoter shall not be responsible for any wear and tear to the said Premises which may occur after the Handover Date. The Promoter shall not in any manner whatsoever be obligated to look after the upkeep, maintenance, and internal condition of the said Premises on and from the Handover date.
- 20.2 It is clarified that though the Promoter are under no obligation to look after the upkeep, maintenance, and internal condition of the said Premises, it may, at its sole discretion, incur expenses for the upkeep and maintenance of the said Premises even after the Handover Date. The Allottee/s shall be liable to pay from the Handover Date to the Promoter, compensation at the rate of INR 40/- per sq. ft. per month plus applicable tax, for the upkeep/cleaning/maintenance of the said Premises, undertaken by the Promoter, in the event the Allottee/s fails to take the possession of the said Premises inspite of receiving the Possession Notice and several communications from the Promoter in respect thereof, within the period stated by the Promoter and as specified in this Agreement. Such compensation shall be payable in addition to the Outgoings and other charges payable by the Allottee/s. The Allottee/s agree that the said rate of compensation is a genuine and reasonable pre-estimate of the cost/damages incurred by the Promoter in case of the Allottee/s failure to take possession of the Premises.



21 DEFECT LIABILITY PERIOD:

- 21.1 If within the time period as stipulated under the RERA or within a period of ~~Five~~ ^{Five} years from the Handover date, whichever is less, the Allottee/s brings to the notice of the Promoter any structural defect (excluding normal wear and tear) in the said Premises or the Building in which the said Premises is situated, then, wherever possible such defects shall be rectified by the Promoter or its contractor at its own cost and in case it is not possible to rectify such defects, then the Allottee/s shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under RERA. However, the Parties agree and confirm that the decision of the Promoter's architect shall be final in deciding whether there is any actual structural defect in the said Premises/Building or defective material being used or regarding workmanship, quality or provision of service.
- 21.2 It is clarified that the Promoter shall not be liable for any such defects if the same have been caused by reason of the default and/or negligence of the Allottee/s (including the Allottee/s appointing vendors/contractors) and/or any other allottees in the Building or acts of third party(ies) or on account of any force majeure events including on account of any repairs/re-decoration/any other work undertaken by the Allottee/s and/or any other allottees/person in the Building. The Allottee/s is/are aware that any change(s), alteration(s) including breaking of walls and/or failure to adhere to the fit out manual and house rules may adversely impact the Building and hence any change(s) or alteration(s) as mentioned hereinabove will result in immediate ceasing of the Promoter's obligation to all allottees of the said Building to rectify any defect(s) or compensate for the same as mentioned in this Clause and the Allottee/s and/or other allottees of the Building shall have no claim(s) of whatsoever nature against the Promoter in this regard. If any major alterations, additions or changes are carried out by the Allottee/s herein, then in such case the Promoter herein shall be released and discharged from the obligation to rectify or repair the structural defect which may arise out of such internal additions or alterations made by the Allottee/s.

22 NO LIABILITY OF PROMOTER FOR DEFECTS CAUSED DUE TO REPAIR/ RENOVATION BY ALLOTTEES:

The Allottee/s may come across cracks in finishes, flooring, ceiling, slab gypsum etc. as a result of such slab/beam deflection or due to any renovation and /or alterations etc. carried out by the

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Allottee/s and any other allottees/ occupants of the other apartments/units/premises in the Building. The Allottee/s agree/s and covenant/s not to hold the Promoter liable and/or responsible for any such defects arising out of inherent properties of concrete and/or caused due to any renovations and/or alterations etc. carried out by the Allottee/s and any other allottees/ occupants of the Building.

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23 - DEFAULT AND CONSEQUENCES THEREOF:		

23.1 If the Promoter fail to abide by the time schedule of Extended Possession Date for handing over the said Premises to the Allottee/s, other than due to the force majeure condition as stipulated in Clause 18.1, the Promoter agree to pay to the Allottee/s, (upon receipt of a written notice from the Allottee/s who do/does not intend to withdraw from the Project), interest as specified in RERA Rules, on the portion of the Consideration paid by the Allottee/s, for every month of delay, till the handing over of the possession. Provided however that once the Promoter obtains the occupation certificate, the Allottee/s shall not be entitled to withdraw from the Project. Similarly, the Allottee/s agree/s to pay to the Promoter, interest at the specified as specified in the RERA Rule, on all the delayed payments which become due and payable by the Allottee/s to the Promoter under the terms of this Agreement from the date the said amount is payable by the Allottee/s to the Promoter.

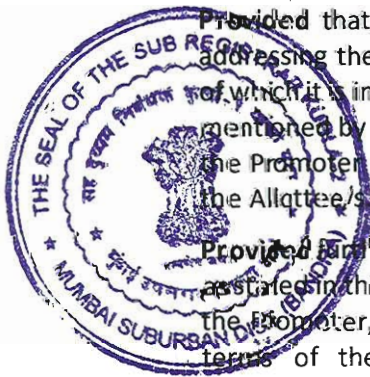
23.2 The Allottee/s agree/s to pay to the Promoter, Rs. 1,000/- (Rupees One Thousand only) per transaction, as charges towards dishonour of cheque/s issued towards payment of the Consideration, along with the applicable taxes, thereon.

23.3 Without prejudice to the right of Promoter to charge interest in terms of Clause 23.1 hereinabove and any other rights and remedies available to the Promoter under this Agreement, on the occurrence of a Default (defined in Clause 23.5 hereinbelow) the Promoter shall at their own option, may terminate this Agreement without any reference or recourse to the Allottee/s.

Provided that, Promoter shall give notice of 15 (Fifteen) days in writing to the Allottee/s, addressing their intention to terminate this Agreement and of the specific breach(s) in respect of which it is intended to terminate the Agreement. If the Allottee/s fails to rectify the breach(s) mentioned by the Promoter within the period of notice then at the end of such notice period, the Promoter shall be entitled to terminate this Agreement by issuance of a written notice to the Allottee/s.

Provided further that upon such termination and cancellation of this Agreement in the manner as stated in this Clause and without prejudice to the other rights, remedies and contentions of the Promoter, the Promoter shall be entitled to forfeiture of the Earnest Amount as per the terms of the Booking Application Form and/or subsequent document/letter, if any, executed/confirmed/exchanged by the Allottee/s, and/or any other amount which may be payable to Promoter as and by way of agreed genuine pre-estimate of liquidated damages and not by way of penalty. Also the Allottee/s shall not be entitled to seek/refund of any amount paid towards GST/tax/stamp duty, pass through charges, etc. Upon registration of the deed of cancellation in respect of the said Premises and upon resale of the said Premises i.e. upon the Promoter subsequently selling and transferring the said Premises to another allottees and receipt of the consideration thereon, the Promoter shall after adjusting the Earnest Amount, amount paid towards stamp duty and registration charges as per clause 28.1 and/or any other amount which may be payable to the Promoter, refund to the Allottee/s, whose name appears first, the balance amount, if any, of the paid-up portion of the Consideration and after also deducting interest on any overdue payments, brokerage/referral fees, administrative charges as determined by the Promoter and exclusive of any indirect taxes. Such refund, however, shall be made on the Allottee/s repaying the loan and producing no lien certificate from the concerned bank/financial institution/ NBFC/housing finance company in respect of any loan availed by the Allottee/s on the said Premises, if any. Further, upon the termination of this Agreement, the Allottee/s shall have no claim of any nature whatsoever on the Promoter and/or the said Premises and the Promoter shall be entitled to deal with and/or dispose off the said Premises in the manner it deems fit and proper.

23.4 Without prejudice to the right of the Promoter to charge interest at the under Clause 23.1 hereinabove, and any other rights and remedies available to the Promoter, if one or more of the events or circumstances set out in Clause 23.5 hereinbelow ("Event of Default") shall have happened, then the Promoter shall call upon the Allottee/s by way of a written notice to rectify



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the same within a period of 15 (Fifteen) days from the date thereof. If the Allottee/s fails to rectify such Event of Default within the notice, then the same shall be construed as a default ("Default").



23.5 The following shall be construed as an 'Event of Default' on the part of the Allottee/s:

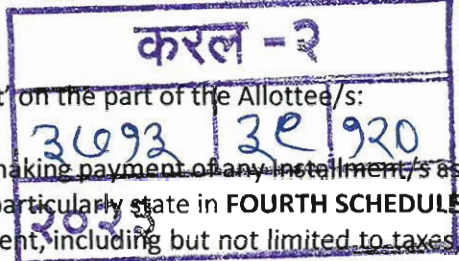
- (i) If the Allottee/s delay(s) or commit(s) default in making payment of any installment/s as mentioned in Clause 3.4 hereinabove and more particularly state in **FOURTH SCHEDULE** or any other amount payable under this Agreement, including but not limited to taxes, cess, duties etc. or otherwise, including as set out in this Agreement;
- (ii) If the Allottee/s fails to take possession of the said Premises within the stipulated time, despite receipt of the Possession Notice;
- (iii) If the Allottee/s commit(s) breach of any terms, conditions, covenants, undertakings and/or representations and/or warranties as given by him/her/it in this Agreement and/or any other writings and/or the terms and conditions of layout, / Commencement Certificate, N.O.C. and other sanctions, permissions, undertakings and affidavits etc.;
- (iv) If the Allottee/s has/have been declared and/or adjudged to be insolvent, bankrupt etc.;
- (v) If the Allottee/s is/are, convicted of any offence involving moral turpitude and/or sentenced to imprisonment for any offence for more than 6 (six) months;
- (vi) If a Receiver and/or a Liquidator and/or Official Assignee and/or Insolvency Resolution Professional is appointed for the Allottee/s or in respect of all or any of the assets and/or properties of the Allottee/s;
- (vii) If the Allottee/s has/have received any notice from the Government of India (either Central, State or Local) or any foreign Government for the Allottee's involvement in any money laundering or any illegal activity and/or is declared to be a proclaimed offender and/or a warrant is issued against him/her/them;
- (viii) If any of the aforesaid have been suppressed by the Allottee/s;
- (ix) If the Allottee/s has/have availed any housing loan from any bank/NBFC/FI for purchase of the said Premises, such bank/NBFC/FI has intimated the Promoter about the default of servicing/repayment of pre-EMI towards the housing loan amount disbursed.
- (x) The Allottee/s 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/the Larger Land or the Promoter or its representatives. In the event the Allottee/s does or omits to do any such act, deed or thing then the Promoter shall, without prejudice to any other rights or remedies available in law, have the option to terminate this Agreement sending the Allottee/s Notice of Termination

23.6 On the occurrence of an Event of Default/Default, the Promoter shall, without prejudice to any and all other rights and remedies available to it under law, be entitled (but not obliged) to exercise its rights as mentioned at Clauses 24.2 hereinabove. All the rights and remedies of the Promoter, including aforesaid rights and remedies of the Promoter are cumulative and without prejudice to one another.

23.7 The Allottee/s agree/s that in the event of termination of this Agreement by the Promoter as provided in this Agreement, and in the event of the said Premises being in the possession of the Allottee/s, then the Promoter shall forthwith be entitled to and have the right to re-enter upon the said Premises and the car parking space and resume possession of the same and the Allottee/s shall thereupon be liable to immediate ejection there from as trespasser.

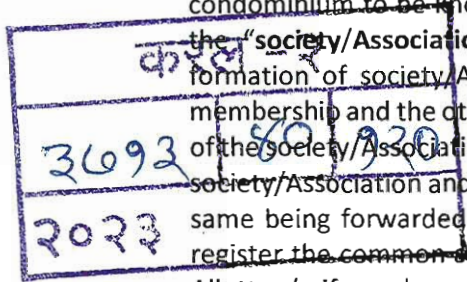



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24 SOCIETY /ASSOCIATION AND APEX:

24.1 The Allottee/s along with other allottees of other apartments/units/ premises in the Building shall join in forming and registering the society or association or a limited company or condominium to be known by such name as the Promoter may decide (herein referred to as the "society/Association"). The Allottee/s shall from time to time for this purpose of formation of society/Association sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the society/Association and for becoming a member, including the bye-laws of the proposed society/Association and duly fill in, sign and return to the Promoter within 7 (seven) days of the same being forwarded by the Promoter to the Allottee/s, so as to enable the Promoter to register the common society/Association of the allottees. No objection shall be taken by the Allottee/s, if any changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, except such change as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other competent authority.



24.2 The society/Association so formed shall admit all allottees of the Building as members in accordance with its constituent document.

24.3 The Promoter shall submit relevant application for the purpose of formation of a society or an association or a limited company as the case may be of the Allottee/s along with the other allottees of the said Building to the competent authority in accordance with the applicable provisions read with the RERA Act and RERA Rules and regulation made thereunder.

24.4 The Promoter shall be entitled, but not obligated to, join as a member of the society in respect of the unsold apartments/units/premises in the Building.

24.5 The Promoter shall, within three months from the date of issuance of the Occupancy Certificate in respect of the Building and sale of all apartments/ units/premises thereto or within one month from the registration of the society/Association, as aforesaid, whichever is later, convey/transfer/assign/sub-lease to the Association or cause to be transferred to such society /Association all the right, title and the interest of the Promoter in the habitable floors of the said structure of the Building (excluding basements, stilts and podiums) in which the said Premises is situated vide a registered Deed of Conveyance. However, the Promoter shall be entitled to (but not obligated to) convey/transfer/assign/sub-lease to the Association, all the right, title and the interest of the Promoter in the structure of the Buildings (excluding basements and podiums) within three months from the date of issuance of the Occupancy Certificate for all the Buildings, subject to the Promoter's right to dispose of the remaining apartments/units/premises, if any.

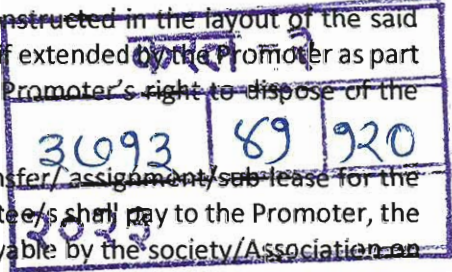


24.6 If for any reason, prior to the completion of the Building and the disposal of all unsold apartments/units/premises, car parking spaces and other premises therein and the receipt by the Promoter of the Consideration of money receivable by them, a Deed of Conveyance or any other transfer deed is executed in favour of the society/Association, then in that event the Promoter shall continue to have the right to construct and complete the Building and dispose of unsold premises/apartments /units therein and/or to make additional constructions on the said Land and/or to sell and/or otherwise utilize or consume by carrying on construction on the same and for the said purpose utilize the unconsumed F.S.I. and/or the additional FSI which may arise or become available by way of TDR in respect of the same (as permissible under the RERA) and/or avail of any other benefits whatsoever which may arise or become available in respect of the said Land or portion thereof under the existing Development Control Regulations or Building Bye-Laws or Rules or Regulations or under any subsequent regulations or other relevant provisions of law and/or to receive the full consideration money becoming due in any of the events mentioned above.

24.7 The Promoter shall have the right to incorporate and register an apex body (hereinafter referred to as "Apex Body") in respect of the said Land (or part thereof) within a period of three months from the date of (a) receipt of the occupancy certificate of the last building which is to be constructed in the said Land /entire Project/one or more parcel of future I to R plot if extended by the Promoter as part of the Entire Project, or (b) sale of all apartments/units/premises which is to be constructed in the layout of the said Land /entire Project/one or more parcel of future I to R plot if extended by the Promoter as part of the Entire Project (whichever is later). The Promoter shall thereafter, within three months, convey/transfer/convey/assign/sub-lease to the Apex body all the right, title and the interest of the Promoter in the entire undivided or inseparable land underneath all buildings of the said

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Land /entire Project/one or more parcel of future I to R plot if extended by the Promoter as part of the Entire Project (as the case may be) jointly or otherwise (hereinafter referred to as the "Property to be Transferred to Apex"). It is clarified that all common areas which are part of the **Property to be Transferred to the Apex** shall (subject to what is stated in **SIXTH SCHEDULE** hereunder written in respect of Common Area and Facilities And Amenities) be shared by all the allottees and/or members within the said Land. There will be certain common areas which shall also be shared between the allottees within the said Land and the owners of any other structures/buildings. However, the Promoter shall be entitled to (but not obligated to) convey/transfer/assign/sub-lease to the Apex Body, all the right, title and the interest of the Promoter in the entire undivided or inseparable land underneath all buildings (forming part of the Apex) along with structures of basements and podiums constructed in a layout jointly or otherwise on the said Land, within three months from the date of issuance of the occupancy certificate of the last building which is to be constructed in the layout of the said Land/entire Project/one or more parcel of future I to R plot if extended by the Promoter as part of the Entire Project (as the case may be), subject to the Promoter's right to dispose of the remaining apartments/units/premises, if any.



24.8 At the time of registration of the Deed of Conveyance /transfer/ assignment/sub-lease for the said Building (excluding basements and podiums), the Allottee/s shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable by the society/Association on such transfer/assignment of leasehold rights/sub-lease in respect of the said Building (excluding basements and podiums) in favour of the society/Association by the Promoter. At the time of registration of the conveyance of the Property to be Transferred to the Apex in favour of the Apex Body by the Promoter, the Allottee/s or the society/Association shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable by the said Apex Body on such document to be executed in favour of the Apex Body.

24.9 Notwithstanding the foregoing instead of forming Societies and Apex Bodies, the Promoter may, at their sole discretion, submit the Project and/or the development to a condominium as per the provisions of the Maharashtra Apartments Ownership Act, 1970.



25 PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE:

After the Promoter executes this Agreement, it shall not mortgage or create a charge on the said Premises and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee/s who has taken or agreed to take such Premises.

26 BINDING EFFECT:

If the Allottee/s fail/s to execute and deliver to the Promoter, this Agreement within 30 (thirty) days from the date of its receipt by the Allottee/s and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall be entitled (but not obligated) to serve a notice to the Allottee/s for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee/s, application of the Allottee/s may be treated as cancelled at the discretion of the Promoter and the Consideration paid by the Allottee/s (excluding the advance amount and any other amount payable by the Allottee/s to the Promoter) shall be returned to the Allottee/s, whose name appears first, without any interest or compensation whatsoever, after forfeiture of the Earnest Amount as per the terms of the Booking Application Form and/or any other amount which may be payable to Promoter as and by way of agreed genuine pre-estimate of liquidated damages and not by way of penalty and deducting all the expenses incurred by the Promoter. Also, the Allottee/s shall not be entitled to seek/refund of any amount paid towards GST/tax/stamp duty, pass through charges, etc.

27 ENTIRE AGREEMENT:

This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, application letter, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said Premises.

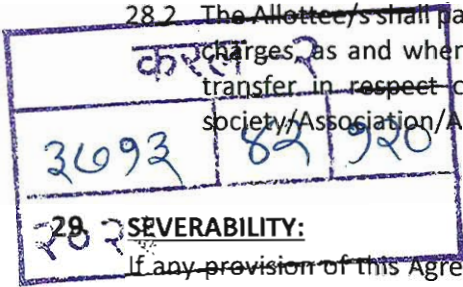
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28 STAMP DUTY AND REGISTRATION:

28.1 The Promoter shall bear and pay the stamp duty and the registration charges for and in connection with execution and registration of this Agreement all other deeds and documents to be registered with the Sub-Registrar of Assurances and shall also incur all the costs and expenses towards the same. Upon termination and / or cancellation of this Agreement, the Promoter shall deduct the stamp duty and the registration charges paid by the Promoter as per this Clause, and refund the balance amount if any as per above clause no.23.3.

28.2 The Allottee/s shall pay to the Promoter, his/her/its/their share of stamp duty and registration charges, as and when payable in respect of conveyance or any document or instrument of transfer in respect of the Building and the said Land to be executed in favour of the society/Association/Apex Body, as and when demanded by the Promoter.



SEVERABILITY:

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

30 FURTHER ASSURANCES:

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

PLACE OF EXECUTION:

The execution of this Agreement shall be completed only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee/s, and after the Agreement is duly executed by the Allottee/s and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Mumbai.

32 NOTICES AND JOINT ALLOTTEE/S:

32.1 All important notices to be served on the Allottee/s and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee/s or the Promoter by Registered Post A.D./Courier and through Email, and all normal/routine communications shall be deemed to have been duly served if sent to the Allottee/s or the Promoter by notified Email ID at their respective addresses more particularly stated in **FOURTH SCHEDULE** specified below:

32.2 It shall be the duty of the Allottee/s and the Promoter to inform each other of any change in address and email id, subsequent to the execution of this Agreement in the above address by registered post failing which, all communications and letters posted at the above address shall be deemed to have been received by the Promoter or the Allottee/s, as the case may be.

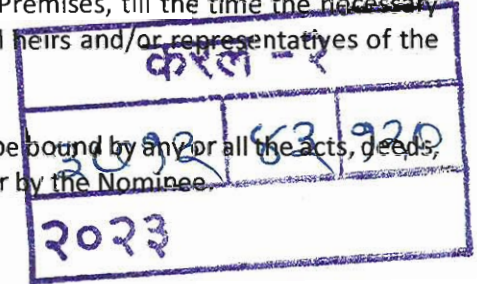
32.3 In case there are Joint Allottees, all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her/it/them which shall for all intents and purposes be considered as properly served on all the Joint Allottee/s.

[Handwritten signatures and initials]
Mamtha Misra
[Signature]

33 NOMINEE:

33.1 The Allottee/s hereby nominate/s the person identified in the **FOURTH SCHEDULE** hereunder written ("**said Nominee**") as his/her/their nominee in respect of the said Premises. On the death of the Allottee/s, the remaining joint Allottee/s, if any, or if no joint Allottee/s, the said Nominee shall assume all the obligations of the Allottee/s under this Agreement and in respect of the said Premises, and shall be liable and responsible to perform the same, so far as permissible in law. The Allottee/s shall at any time hereafter be entitled to substitute the name of the Nominee. The Promoter shall only recognize the Nominee or the nominee substituted by the Allottee/s (if such substitution has been intimated to the Promoter in writing) and deal with him/her/them in all matters pertaining to the said Premises, till the time the necessary order of the Court of law has been obtained by any legal heirs and/or representatives of the Allottee/s.

33.2 The heirs and legal representatives of the Allottee/s shall be bound by any or all the acts, deeds, dealings, breaches, omissions, commissions etc. of and/or by the Nominee.



34 INDEMNITY:

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

35 DISPUTE RESOLUTION AND GOVERNING LAWS:

35.1 The rights and obligations of the Parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India and reference to the term laws shall be construed accordingly and the courts at Mumbai shall have exclusive jurisdiction in respect of the same.

35.2 In the event of any dispute, the Parties shall attempt to settle such dispute amicably by way of mediation. In the event that any dispute is not resolved, even after mediation then the same shall be referred to the competent authority under the provisions of RERA and shall be resolved as provided in the RERA.



36 GENERAL PROVISIONS:

36.1 This Agreement and all annexures as incorporated into this Agreement by reference, constitute the entire agreement between the Parties hereto and there are no other representations, warranties, conditions or collateral agreements, express or implied, written or oral, whether made by the Promoter, any agent, employee or representative of the Promoter or any other person including, without limitation, arising out of any marketing material including sales brochures, models, photographs, social media/SMS/Whatsapp messages, videos, illustrations, provided to the Allottee/s or made available for the Allottee/s' viewing.

36.2 This Agreement shall form the only binding agreement between the Parties hereto subject only to the terms and conditions contained herein and this Agreement fully supersedes and replaces any previous agreements concerning the said Premises between the Parties hereto.

36.3 This Agreement may only be amended in writing with the consent of all the Parties hereto.

36.4 The invalidity of any term, conditions or stipulation of this Agreement shall not affect the validity of the remaining terms, conditions or stipulations of this Agreement or the validity of the Agreement itself.

Mamtha Misra
HR

36.5 Wherever in this Agreement it is stipulated that the Allottee/s has/have to make any payment, in common with other allottees in the Project, the same shall be in proportion to the carpet area of the said Premises to the total carpet area of all the apartments/units/premises in the Project.

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

36.7 It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent allottees/transferees of the said Premises, in case of a transfer, as the said obligations go along with the said Premises for all intents and purposes.

36.8 If there is more than one Allottee/s named in this Agreement, all obligations hereunder of such Allottee/s shall be joint and several.

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

36.10 This Agreement shall always be subject to the provisions of RERA Act and the rules and regulations made thereunder and to the other applicable laws.

36.11 The Allottee/s and/or Promoter shall present this Agreement as well as the conveyance at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

36.12 For the purpose of this transaction, the details of the PAN of the Promoter and the Allottee/s are more particularly stated in **FOURTH SCHEDULE** hereunder written

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



SCHEDULES

THE FIRST SCHEDULE: (Description of the said Larger Land)

All that piece or parcel of land or ground bearing City Survey Nos. 86, 86/1, 86/2, 86/3, 87, 87/1, 87/2A, 87/2B, 87/3, 87/4, 87/5, 87/6, 87/7, 87/8, 87/9, 87/10, 87/11, 87/12, 87/13, 87/14, 87/15, 87/16, 87/17, 87/18, 87/19, 112, 115, 116B admeasuring 2,34,952.18 (2,36,919.3 sq.mtrs plot area as per the Property Card) (36,716.2 sq.mtrs in Village Tungwa and 2,00,203.1 sq.mtrs. in Village Paspoli) in Powai Estate, in the registration district and sub-district of Mumbai city and Mumbai Suburban and bounded as under:

- On or towards the NORTH by : MCGM Waterworks Plot
On or towards the SOUTH by : JVLR
On or towards the EAST by : Saki Vihar Road
On or towards WEST by : Milind Nagar (No development Zone)

THE SECOND SCHEDULE: (Description of the said Project Land)

All that piece and parcel of land or ground, lying and being a demarcated part admeasuring 1007.46 sq. mtrs. for the project known as " IORA at L&T Realty Elixir Reserve" ("the said Project") on the portion of CTS No. 87 (Part) being part of all those parts and parcels of the said Larger Land, more particularly described in

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Mamtha Mistry
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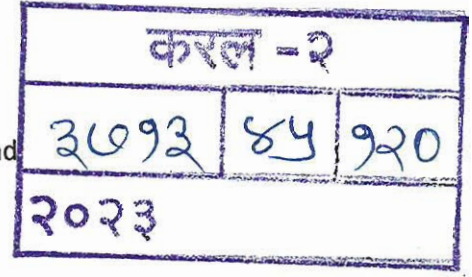
the FIRST SCHEDULE in Powai Estate, in the registration district and sub-district of Mumbai city and Mumbai Suburban and bounded as under:

On or towards NORTH by: 87 (Part) of village Paspoli

On or towards SOUTH by: 87 (Part) of village Paspoli

On or towards EAST by: 87(part) of village Paspoli/ Saki vihar road

On or towards WEST by:87(part) of village Paspoli



THIRD SCHEDULE: (Description of the said Premises)

Premises bearing No. **2004** admeasuring **99.020** sq. mtrs. carpet area i.e. approximately **1065.850** square feet, alongwith ancillary areas admeasuring **8.600** sq. mtrs. approximately (**92.570** Sq. ft.), on **20th** floor in Tower **T03** of the Project known as "**IORA at L&T Realty Elixir Reserve**", alongwith **2 SINGLE** covered car parking space/s at **B1** level car park bearing No(s) **082 & 083**.

FOURTH SCHEDULE



Sr. No.	Terms and Expressions	Meaning/Description																																																
1	Consideration	Rs. 3,78,11,386/- (Rupees Three Crore Seventy Eight Lakh Eleven thousand Three hundred Eighty Six Only)																																																
2	Earnest Money	A sum of Rs. 37,81,138/- (Rupees Thirty Seven Lakh Eighty One thousand One hundred Thirty Eight Only) (not exceeding 10% of the Consideration) as earnest money or application fee																																																
3	Payment Plan	<table border="1"> <thead> <tr> <th>Sr No.</th> <th>Particulars</th> <th>Amount (Rs.)</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Application Money</td> <td>10,47,619.00</td> </tr> <tr> <td>2</td> <td>Earnest Money</td> <td>27,33,519.60</td> </tr> <tr> <td>3</td> <td>Execution of Agreement</td> <td>22,68,683.16</td> </tr> <tr> <td>4</td> <td>On Completion of Raft</td> <td>18,90,569.30</td> </tr> <tr> <td>5</td> <td>On Completion of Basement 2 Slab</td> <td>18,90,569.30</td> </tr> <tr> <td>6</td> <td>On Completion of Podium Slab 1/Upper Ground Floor Slabs.</td> <td>18,90,569.30</td> </tr> <tr> <td>7</td> <td>On Completion of Plinth</td> <td>18,90,569.30</td> </tr> <tr> <td>8</td> <td>On Completion of 5th Floor Slab</td> <td>37,81,138.60</td> </tr> <tr> <td>9</td> <td>On Completion of 10th Floor Slab</td> <td>26,46,797.02</td> </tr> <tr> <td>10</td> <td>On Completion of 15th Floor Slab</td> <td>26,46,797.02</td> </tr> <tr> <td>11</td> <td>On Completion of 20th Floor Slab</td> <td>26,46,797.02</td> </tr> <tr> <td>12</td> <td>On Completion of Terrace Floor Slab</td> <td>11,34,341.58</td> </tr> <tr> <td>13</td> <td>On completion of the internal walls, internal plaster, floorings of the said Apartment</td> <td>18,90,569.30</td> </tr> <tr> <td>14</td> <td>On completion of the electrical fittings, windows, doors of the said apartment, including staircase and lobbies upto the floor level of the said Apartment.</td> <td>18,90,569.30</td> </tr> <tr> <td>15</td> <td>On completion of the external plumbing and external plaster, entrance lobby/s of the building or wing in which the said apartment is located and Sanitary fittings of the said Apartment.</td> <td>18,90,569.30</td> </tr> </tbody> </table>	Sr No.	Particulars	Amount (Rs.)	1	Application Money	10,47,619.00	2	Earnest Money	27,33,519.60	3	Execution of Agreement	22,68,683.16	4	On Completion of Raft	18,90,569.30	5	On Completion of Basement 2 Slab	18,90,569.30	6	On Completion of Podium Slab 1/Upper Ground Floor Slabs.	18,90,569.30	7	On Completion of Plinth	18,90,569.30	8	On Completion of 5 th Floor Slab	37,81,138.60	9	On Completion of 10 th Floor Slab	26,46,797.02	10	On Completion of 15 th Floor Slab	26,46,797.02	11	On Completion of 20 th Floor Slab	26,46,797.02	12	On Completion of Terrace Floor Slab	11,34,341.58	13	On completion of the internal walls, internal plaster, floorings of the said Apartment	18,90,569.30	14	On completion of the electrical fittings, windows, doors of the said apartment, including staircase and lobbies upto the floor level of the said Apartment.	18,90,569.30	15	On completion of the external plumbing and external plaster, entrance lobby/s of the building or wing in which the said apartment is located and Sanitary fittings of the said Apartment.	18,90,569.30
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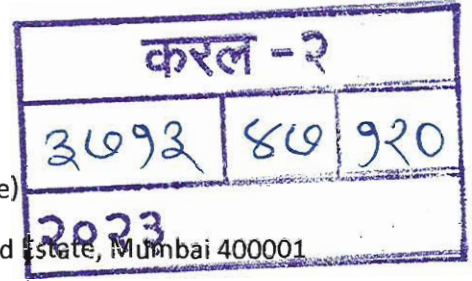
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Mamtha Mishra
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	करल - २		On completion of the lift wells, electro, mechanical and environment requirements, elevation, water pumps, on completion of lifts, terraces with waterproofing, paving of areas appurtenant and all other requirements, as may be prescribed in the Agreement of Sale.	37,81,138.60				
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	२०२३		16					
			17					
			Total	3,78,11,386.00				
4	Bank Account	<table border="1"> <tr> <td>Bank Account No.</td> <td>Tower/Project</td> </tr> <tr> <td>777705003152</td> <td>LNT ER IORA</td> </tr> </table>			Bank Account No.	Tower/Project	777705003152	LNT ER IORA
Bank Account No.	Tower/Project							
777705003152	LNT ER IORA							
5	Rebate for early payments at the sole discretion of the Promoter	NIL % of equal Instalments payable by the Allottee/s.						
6	Adhoc Maintenance Charges	Adhoc Maintenance Charges towards proportionate cost/expenses for common areas and facilities of the Building, from the Handover Date for approx. 12 months) After 12 months, the Promoter/ through its third-party agency, shall raise invoices for the above.		Rs. 110,100/-				
		Adhoc Maintenance Charges towards proportionate cost/expenses for Common Areas and Facilities and Amenities of the Entire Project, from the date of handover to the Society/Association (for approx. 24 months).		Rs. 220,200/-				
		Refundable Deposit to be refunded to the to the Apex Body (subject to deduction of dues, if any) upon handover of charge and/or conveyance with the Apex Body		Rs. 100,000/-				
		Share Application Charges		Rs. 600/-				
7	Property tax/LUC	Rs. [NIL] (Rupees [NIL Only])						
8	Building Protection Deposit	Rs. [NIL] (Rupees [NIL Only])						
9	Possession Date	On or before 31st day of May'2025 (the " Possession Date ")						
10	Nominee	<p>The Allottee/s hereby nominate/s the person</p> <p>NAME OF NOMINEE: Jigar Mistry</p> <p>ADDRESS OF NOMINEE: B-404, Element 5, Near Hotel Shivar Garden, Aundh Annex, Pune - 411017, Maharashtra, India</p> <p>RELATIONSHIP OF NOMINEE WITH THE ALLOTTEE/S: Son</p> <p>PAN NO NA</p> <p>AADHAR CARD NO. OF NOMINEE (OPTION): NA</p>						
11	Notices to be served at the	<p>ALLOTTEE/S</p> <p>Name of Allottee/s : Mr. Ashish Mistry, Mr. Bhaskarrai Mistry, Mrs. Nehal Mistry</p>						



(Handwritten signature) *(Handwritten signature)* Mammata Mistry

	<p>Address :- B-404, Element 5, Near Hotel Shivar Garden, Aundh Annex, Pune - 411017, Maharashtra, India</p> <p>Notified Email ID: abnam.family@gmail.com</p> <p>PROMOTER</p> <p>LARSEN AND TOUBRO LIMITED (Registered Office)</p> <p>Registered Office: L & T House, N.M. Marg, Ballard Estate, Mumbai 400001</p> <p>Correspondence Address: L&T Realty, CRM Office, Ground Floor, A.M. Naik Tower, L&T Campus, Gate No.3, Jogeshwari – Vikhroli Link Road (JVLR), Powai, Mumbai 400072.</p> <p>Notified Email ID: feedback@larsentoubro.com</p>
PAN Nos.	<p>(i) Promoter's PAN - AAACL0140P</p> <p>(ii) Allottee's PAN - ABKPM8824D, AGCPM6779Q, AXDPM1330R</p>



FIFTH SCHEDULE: (Description of the Premises Facilities)



Specifications of Apartment
DGVT Tiles flooring in living, dining, kitchen and all bedrooms (Kajaria/Nitco/Orient Bell/RAK or equivalent make)
Vitrified tiles - Dado above Kitchen platform up to two feet height (Kajaria/Nitco/Orient Bell/RAK or equivalent make)
Granite platform, stainless Steel sink in the kitchen (FRANKE / FUTURA/ HAFELE Or Equivalent make)
Vitrified tiles in toilet flooring and dado (Kajaria/Nitco/Orient Bell/RAK Or Equivalent make)
Sanitary ware and CP fittings in toilets of reputed brands. (Grohe/American Standard/Kohler Or Equivalent make)
Toilet shower area -Glass partitions with door in Master toilet and only glass partition for other toilets . Mirror above wash basin in toilets
Powder Coated Aluminum windows.
Wooden frames for main door, bedrooms and toilet doors and flush door shutters.
Facilities in Apartment
Water inlet and outlet provisions and one electric point each for Washing machine and dishwasher in kitchen.
Exhaust Fan in toilets (Havells /Bajaj /Usha /Khaitan or equivalent make).
Video Door Phone (Zicom / Honewell/ Onetouch Or Equivalent)
Concealed flushing cistren in toilets (Grohe/ Kohler/ Gebrüt or Equivalent)
Intercom facility
Split AC in living / dining and bedrooms (Blue star/ Toshiba/ Daikin/ Carrier/ LG/ Samsung/ Hitachi Or Equivalent)
Geyser in toilets (Bajaj/ Havells/ Racold or equivalent)
Water purifier: (AO Smith/ Eureka Forbes/ Livpure or equivalent).
Internet and FTTH- Fibre to the Home provision.
Hot & Cold water provision in Wash Basin and Shower in toilets
Under Slung Drainage system in Toilets.

SIXTH SCHEDULE:

- i. **Description of the COMMON AREAS AND FACILITIES AND AMENITIES**
- ii. **The Key Common Areas and Amenities**

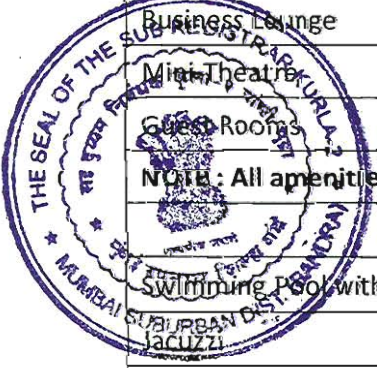
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Specifications & Facilities of Common Area	
Passenger Elevators of reputed brand - (OTIS/ Fujitec/ Toshiba/ Hitachi/ Schindler/ Thyssenkrupp Or Equivalent)	
Firefighting system with Hydrant & Sprinklers	
CCTV Camera at tower entrance / exit and inside lifts	
Power backup for lift and emergency lighting	
Vitrified flooring in Typical Lobby Area (Kajaria/Nitco/Orient Bell/RAK make or equivalent)	
DGVT Tile Flooring in Entrance Lobby (Kajaria/Nitco/Orient Bell/RAK or equivalent make)	
Common Amenities for Entire project	
Rainwater Harvesting System	
STP treated water for landscaping and flushing	
COMMON CLUB HOUSE AMENITIES (INDOOR)	
Squash Court	
Badminton Court	
Reception / Lounge area	
Library/Reading Room and Cafeteria	
Multipurpose hall with semi-covered seating	
Gymnasium and Yoga Room	
Kids play area / Creche - Space provision only.	
Dry- Cleaning Service - Space provision only.	
Indoor Games Room	
Spa with Steam Room - Space provision only.	
Unisex Salon - Space Provision	
Cafeteria - Space Provision	
Business Lounge	
Mini Theatre	
Gym Room	
NOTE : All amenities will be provided after completion of the entire project (All phases).	
COMMON AMENITIES (OUTDOOR)	
Swimming Pool with Kids' pool and deck	
Jogging Track	
Cycling Track	
Tennis Court	
Futsal Court	
Half Basketball Court	
Children's play area	
Reflexology path	
Senior Citizen corner	
Juice bar counter	
NOTE : All amenities will be provided after completion of the entire project. (All phases)	

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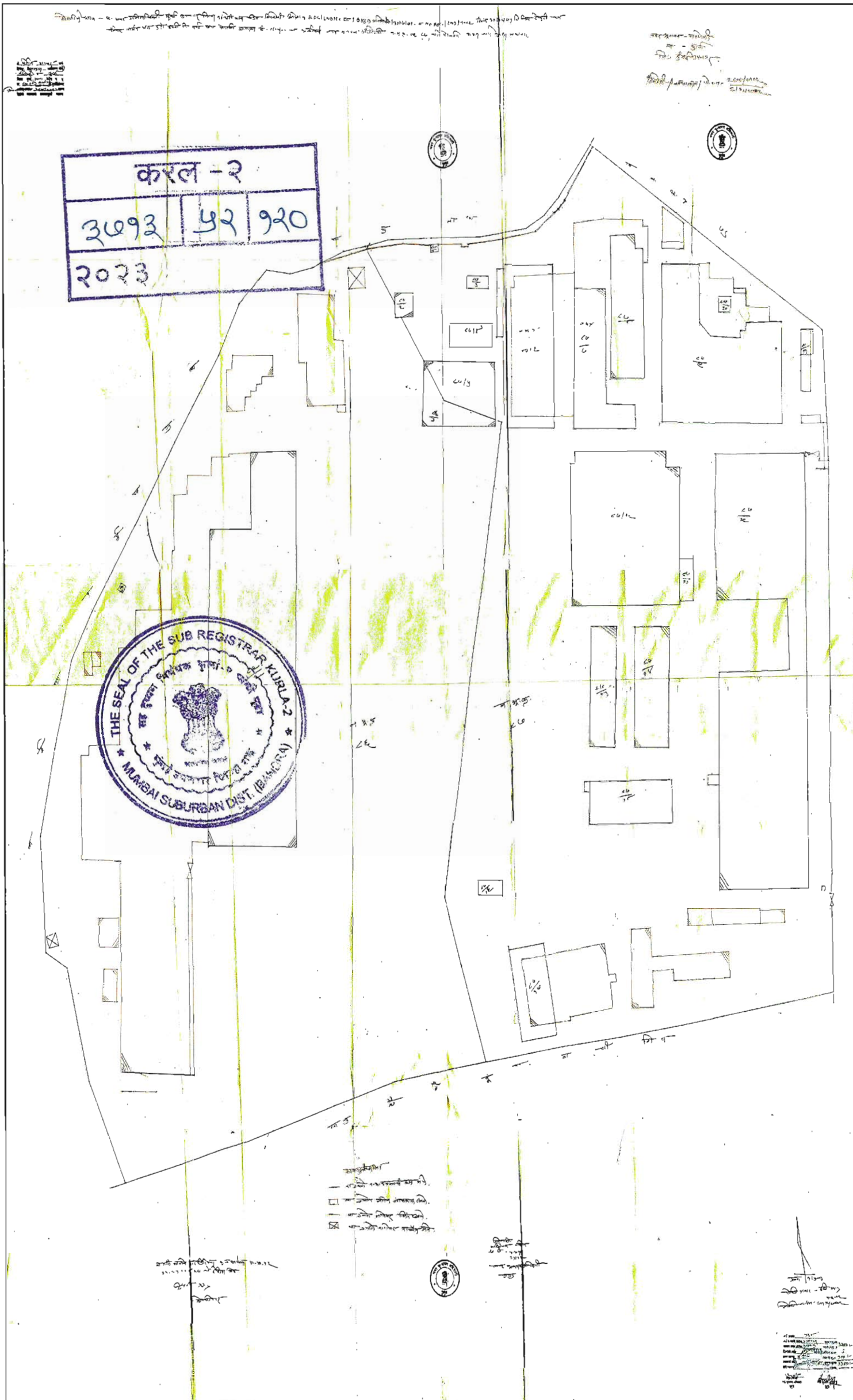
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LIST OF ANNEXURES

करल - २	
SR. NO.	PARTICULARS
२०२३	ANNEXURE "A1 & A2 collectively"- COPY OF THE PLAN DELINEATING THE SAID LARGER LAND
2	ANNEXURE "B"- CHAIN OF TITLE
3	ANNEXURE "C"- COPY OF CERTIFICATE OF TITLE
4	ANNEXURE "D" - A COPY OF THE SANCTIONED LAYOUT FOR THE SAID LAND
5	ANNEXURE "E" - A COPY OF THE PROPOSED LAYOUT INDICATING FUTURE DEVELOPMENT FOR THE SAID LAND
6	ANNEXURE "F" - A COPY OF THE COMMENCEMENT CERTIFICATE OF THE SAID PROJECT.
7	ANNEXURE "G" - COPY OF THE REGISTRATION OF THE PROJECT WITH THE MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY
8	ANNEXURE "H" - COPIES OF THE PROPERTY CARD
9	ANNEXURE "I" - COPIES OF THE PLANS AND SPECIFICATIONS OF THE SAID PREMISES AS SANCTIONED AND APPROVED BY THE LOCAL AUTHORITY
10	ANNEXURE "J" - THE SAID PREMISES HATCHED IN RED COLOR AS SHOWN IN THE FLOOR PLAN AND THE SAID ANCILLARY AREA SHOWN ON THE PLAN HATCHED IN BLUE COLOUR



Annexure A - 2



ANNEXURE B – CHAIN OF TITLE

करल - २		
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२०२३		

Devolution of title on Land bearing CTS Nos. 87, 87/1 to 87/19 of Village Paspoli.

- A. By a Registered Indenture of Lease dated 21st October, 1948 (1) Sir Mohamud Yusuf Kt (2) Lady Khatun Marium Mohamud Yusuf (3) Abdul Rehman Mohamud Yusuf (4) Shair Banu Mohamed Agboatwalla (5) Rabia Banu Mohamed and (6) Sha Banu Siddick, the Trustees of four Deeds of Wakf viz. (1) Yusuf Mohammed Khoth Trust, (2) Shairbanu Trust (3) Rabiabanu Trust & (4) Shabanu Trust, collectively referred to as the "Landlords" therein as the party of the First Part therein and (1) Sir Mohamud Yusuf (2) Shair Banu Mohamed Agboatwalla (3) Rabia Banu Mohamed (4) Sha Banu Siddick in their respective personal capacity as the party of the Second Part, therein collectively referred to as "parties", demised unto and in favour of (1) Chandrabhan Bhuramal Sharma (2) Chhedilal Bhikhiram Gupta, and (3) Shrilal Maganlal Bhatt as the "Tenants" as party of the Third Part therein all those pieces and parcels of developed and undeveloped land or ground situated in the Villages Tirandaz, Powai, Tungwa, Paspoli in the Thana District and in the village of Saki in the Bombay Suburban District in the Registration Sub-District of Bandra District Bombay Suburban admeasuring together approximately 376 Acres and 20½ gunthas approximately together with their rights, members, easements and appurtenances for a period of 99 years commencing from 1st April, 1948. This Indenture is registered with Sub Registrar of Assurances at Mumbai at Sr. No. BOM/4427/1948 on 27th October, 1948.
- B. A partnership firm was constituted under a Deed of Partnership dated 17th August, 1948 between (1) Chandrabhan Bhuramal Sharma, (2) Chhedilal Bhikhiram Gupta, and (3) Shrilal Maganlal Bhatt & (4) Manubhai Tolashankar Pandia, the Partners of "M/s. Gopal Housing and Plantation Society", (hereinafter referred to as the "said Partnership Firm"). The said Partnership Firm was deemed to have commenced with effect from 1st April, 1948. It further appears that the land admeasuring 376 Acres approx. leased under the Indenture of Lease dated 21st October, 1948 was confirmed to be taken for and on behalf of the said Partnership Firm.
- C. Subsequently, the said Partnership Firm was dissolved by mutual consent upon terms and conditions contained in the Agreement of Dissolution dated 10th August, 1951 (hereinafter referred to as "Agreement of Dissolution"). Pursuant to the Agreement of Dissolution, Chandrabhan Bhuramal Sharma took over the business and all assets of the said Partnership Firm including the land demised under the Indenture of Lease dated 21st October, 1948 (hereinafter referred to as the "demised land").
- D. By a Registered Indenture of Sub-Lease dated 19th February, 1949 made between (1) Chandrabhan Bhuramal Sharma, (2) Chhedilal Bhikhiram Gupta, and (3) Shrilal Maganlal Bhatt of the one part (therein called the "Sub Lessors") and Owners (therein called the "Sub-Lessees") of the other part, all those pieces and parcels of developed and undeveloped agricultural land or ground situated in the Village of Paspoli in Powai Estate in the Thana District in the Registration District Thana and in the Registration Sub District Thana admeasuring 23 Acres and 39 Gunthas equivalent to 97,020 sq. mtrs. approximately (being part of the demised land) were sub-leased to and in favour of Owners for a term of 98 years commencing from 1st November, 1948 on the terms, covenants and conditions therein contained. This Indenture is registered with Sub Registrar of Assurances at Mumbai at Sr. No. BOM/1260/1949.
- E. By a Registered Deed of Conveyance dated 30th March 1964 made between the Trustees of Sir Mohamed Yusuf Trust, therein called as "First Vendors," Sherbanu Mohamed Agboatwala (as Wakif and Trustee) with other Trustees of Sherbanu Trust, therein called as "Second Vendors," Rabiabanu Mohamed Mitha (as Wakif and Trustee) with other Trustees of Rabiabanu Trust, therein called as the "Third Vendors" Shabanu Siddick Suleman (as Wakif and Trustee) with other Trustees of Shabanu Trust, therein called as "Fourth Vendors", Chandrabhan Bhuramal Sharma therein called as the "Purchaser", Chhedilal Bhikhiram Gupta, Gajaraben widow of Shrilal Maganlal Bhatt, Kishor Shrilal Bhatt, Ashok Shrilal Bhatt, Vinod Shrilal Bhatt and Vikram Shrilal Bhatt, therein called as "First Confirming Party", Manubhai Tolashankar Pandia, therein called as "Second Confirming Party", and Gopal Chandrabhan Sharma, therein called as "Sub Purchaser", at the request of the Purchaser, the First Vendor, Second Vendor, Third Vendor and the Fourth Vendor conveyed unto and in favour of



Sub Purchaser Gopal Chandrabhan Sharma, all their reversionary rights, title and interest in respect of land more particularly described in Fourth Schedule thereunder written in respect of land situate at Village Paspoli.

F. The land sold to Gopal Chandrabhan Sharma by Indenture of Conveyance dated 30th March 1964 included the lands sub-leased under Indenture of Sub-Lease dated 19th February, 1949 and Gopal Chandrabhan Sharma became absolutely entitled to the land admeasuring 23 Acres and 39 Gunthas situated at Village Paspoli.

By a Registered Indenture dated 23rd July, 1965 executed between Gopal Chandrabhan Sharma, the Lessor on One Part, Chandrabhan Bhuramal Sharma on Second Part and Owners as the Lessee therein on the Third Part, Gopal Chandrabhan Sharma acknowledged receipt of advance deposit of Rs 17,000/- paid by the Lessee under the Indenture of Sub Lease dated 19th February, 1949. This Indenture is registered with Sub Registrar of Assurances at Mumbai at Sr.No. BOM-R/2496/1965.

H. A fresh survey was conducted of various lands in Powai Estate and measurements were taken of the land in the possession of the respective occupants. Upon the fresh survey, the area of land admeasuring 23 Acres, 39 Gunthas situated at Village Paspoli in possession of Lessee, i.e. Owners was found to have increased to 24 Acres 26 Gunthas equivalent to 98,185.10 sq. mtrs. approximately for which Property Register cards were opened bearing CTS nos. 87, 87/1 to 87/19 Village Paspoli ("said land"). We are informed that as a Lessee, the Owners developed the said land and constructed structures thereon.

I. By and under a Memorandum of Understanding dated 21st August, 2009 (hereinafter referred to as "MOU") entered into between the Legal Heirs of Gopal Chandrabhan Sharma i.e. Prashant Gopal Sharma, Smt. Sunita Devi Sharma, Dikshant Gopal Sharma and Smt. Sangeeta Subodh Sharma (hereinafter collectively referred to as "Legal Heirs of Gopal Chandrabhan Sharma") on one hand and Owners on the other hand, the Legal Heirs of Gopal Chandrabhan Sharma agreed to sell to Owners the said land for valuable consideration.

During the investigation of the title of the Legal Heirs of Gopal Chandrabhan Sharma to the said land caused to be taken by the Owners, in response to the Public Notice dated 28th August 2009, one Mr. Faruq Abdul Rahman Yusuf raised an objection disputing the title of the Legal Heirs of Gopal Chandrabhan Sharma. The Legal Heirs of Gopal Chandrabhan Sharma through their lawyer's letter dated 14th September 2009 informed the Owners that the Legal Heirs of Gopal Chandrabhan Sharma have dealt with the said objection of Mr. Faruq Abdul Rahman Yusuf.

K. The MOU was modified by a Supplementary Memorandum of Understanding dated 5th October, 2009 executed between the parties to the MOU for recording retention of part consideration, which was to be payable at the consummation of the transaction.

L. By and under a Registered Sale Deed dated 7th November, 2009 (hereinafter referred to as "Sale Deed") entered into between Prashant Gopal Sharma, Smt. Sunita Devi Sharma, Dikshant Gopal Sharma and Smt. Sangeeta Subodh Sharma, therein referred to as "Vendors" and Owners, therein referred to as "Purchasers", the Legal Heirs of Gopal Chandrabhan Sharma conveyed in favour of the Owners, the said land, together with the structures constructed thereon by Owners and all rights, title, interest, including reversionary rights therein. This Sale Deed is registered with Sub Registrar of Assurances at Mumbai at Sr. No. BDR/164/2010.

ANNEXURE - C

INDIALAW

Tel No. +918369995919
Email: - contact@indialaw.in

FORMAT - A
(Circular No. - 28 / 2021)

To,
MaharERA
Housefin Bhavan,
Plot No. C-2L, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai 400051.

LEGAL TITLE REPORT

Subject: Legal Title Report with respect to building T3 named as "Iora" being constructed on the land having plinth area admeasuring 1007.46sq. mtrs. ("said Land") for the project known as "Iora at L&T Realty Elldr Reserve" ("Project") on the portion of CTS No. 87 (Part) being part of all those parts and parcels of land aggregating to 2,36,919.3 sq. mtrs. (36,716.2 sq. mtrs. in Village Tungwa and 2,00,203.1 sq. mtrs. in Village Paspoli) in Powai Estate Mumbai and bearing the below mentioned City Survey Nos. ("Larger Land")

Sr. No.	CTS No.	Village	Area in sq. mtrs.
i.	112	Tungwa	1,465.9
ii.	115	Tungwa	33,162.0
iii.	116B	Tungwa	2,088.3
iv.	87	Paspoli	63,903.7
v.	87/1	Paspoli	17.5
vi.	87/2A	Paspoli	12.7
vii.	87/2B	Paspoli	131.0
viii.	87/3	Paspoli	94.4
ix.	87/4	Paspoli	350.6
x.	87/5	Paspoli	972.0
xi.	87/6	Paspoli	2,550.0
xii.	87/7	Paspoli	1,677.1
xiii.	87/8	Paspoli	1,527.8
xiv.	87/9	Paspoli	4,638.8



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Reg. & Head office- INDIALAW LLP, Apeejay Chambers, Ground floor, Wallace St. Fort, Mumbai - 400 001.
LLPIN - AAC - 7831 | w - www.indialaw.in | e - mumbai@indialaw.in | t - 022-22197400

October 2021 ("said Certificate"), we are of the opinion that M/s. Larsen & Toubro Limited holds valid, clear and marketable title and interest as owner in respect of the said Land and is in process of constructing the said building T3 known as "Iora at L&T Realty Elldr Reserve".

Owner of the Land;

Land bearing CTS Nos. 87, 87/1 to 87/19 of Village Paspoli - M/s. Larsen & Toubro Limited

Qualifying comments/ remarks if any - None

3/- The report reflecting the flow of the title of M/s. Larsen & Toubro Limited on the said Larger Land (which included the said Land) is enclosed herewith as annexure.

Yours truly
SHIJU P.V.
Senior Partner
INDIALAW LLP
Date: 3rd March 2022
Place: Mumbai.



xv.	87/10	Paspoli	65.6
xvi.	87/11	Paspoli	103.7
xvii.	87/12	Paspoli	6,265
xviii.	87/13	Paspoli	177.7
xix.	87/14	Paspoli	1,215.3
xx.	87/15	Paspoli	960.7
xxi.	87/16	Paspoli	102.9
xxii.	87/17	Paspoli	1056
xxiii.	87/18	Paspoli	1,271.2
xxiv.	87/19	Paspoli	11,091.4
xxv.	86	Paspoli	91,399.2
xxvi.	86/1	Paspoli	12.2
xxvii.	86/2	Paspoli	9,994.3
xxviii.	86/3	Paspoli	612.3

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2023

We have investigated the title of the said Larger Land (which includes the said Land) on the request of M/s. Larsen & Toubro Limited and following documents i.e. -

- 1) Description of the property: Building T3 named as "Iora" being constructed on the land having plinth area admeasuring 1007.46 sq. mtrs. ("said Land") for the project known as "Iora at L&T Realty Elldr Reserve" ("Project") on the portion of CTS No. 87 (Part) being part of Larger Land, lying and being at Village Tungwa and Paspoli in Powai Estate Mumbai, as more particularly described at page 2.
- 2) The documents of allotment of said Land has been mentioned in the Title Certificate dated 6th October 2021.
- 3) Property Cards issued by the City Survey Office has been mentioned in the Title Certificate dated 6th October 2021.
- 4) Search Report for 30 years from 1992 to 2021 has been annexed to the Title Certificate dated 6th October 2021.

2/- On perusal of the documents and all other relevant documents relating to title of the said Larger Land (which includes the said Land), as mentioned in the Title Certificate dated 6th

2



FLOW OF THE TITLE OF THE SAID LAND

- 1) Property Cards as on date have been mentioned in the Title Certificate 6th October 2021.
- 2) Mutation Entry No. - Not applicable.
- 3) Search Report for 30 years from 1992 to 2021 taken for the Sub-Registrar's Office at Thane has been annexed to Title Certificate dated 6th October 2021.
- 4) Any other relevant title - As described in the Title Certificate dated 6th October 2021.
- 5) Litigations if any: details of litigations are given in Title Certificate dated 6th October 2021.

Yours truly
SHIJU P.V.
Senior Partner
INDIALAW LLP
Date: 3rd March 2022
Place: Mumbai.



6th October, 2021

BY HAND DELIVERY

To,
Larsen & Toubro Limited
L&T Business Park
Gate No. 5, 10th Floor,
Powai, Mumbai

कॉरल - २२

Dear Sirs,
३०९३ ५६ ९२०
Re: TITLE CERTIFICATE

२०२३

All that piece and parcel of developed and undeveloped land or ground aggregating to 2,36,919.3 sq.mtrs. (36,716 sq.mtrs. in Village Tungwa and 2,00,203.1 sq.mtrs. in Village Paspoli) in Powai Estate Mumbai (hereinafter collectively referred to as the "said property") and bearing following City Survey Nos.

Sr.No.	CTS No.	Village	Area in Sq.mtrs.
i.	112	Tungwa	1,465.9
ii.	115	Tungwa	33,162.0
iii.	116B	Tungwa	2,088.3
iv.	87	Paspoli	63,903.7
v.	87/1	Paspoli	17.5
vi.	87/2A	Paspoli	12.7
vii.	87/2B	Paspoli	131.0
viii.	87/3	Paspoli	94.4
ix.	87/4	Paspoli	350.6
x.	87/5	Paspoli	972.0
xi.	87/6	Paspoli	2,550.0
xii.	87/7	Paspoli	1,677.1
xiii.	87/8	Paspoli	1,527.8
xiv.	87/9	Paspoli	4,638.8
xv.	87/10	Paspoli	65.6
xvi.	87/11	Paspoli	103.7



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xvii.	87/12	Paspoli	6,265
xviii.	87/13	Paspoli	177.7
xix.	87/14	Paspoli	1,215.3
xx.	87/15	Paspoli	960.7
xxi.	87/16	Paspoli	102.9
xxii.	87/17	Paspoli	1056
xxiii.	87/18	Paspoli	1,271.2
xxiv.	87/19	Paspoli	11,091.4
xxv.	86	Paspoli	91,399.2
xxvi.	86/1	Paspoli	12.2
xxvii.	86/2	Paspoli	9,994.3
xxviii.	86/3	Paspoli	612.3

Owners: Larsen & Toubro Limited

We have been instructed by Larsen & Toubro Limited to issue Title Certificate in respect of the said property. We have, accordingly, conducted the investigation of title to the said property.

1. COPIES OF THE FOLLOWING RELEVANT DOCUMENTS PERUSED:

Sr. No.	Date	Document
1	3 rd April, 1930	Brief note on Flow of the Title (Powai West) Deed of Family Arrangement between Roza Antonia Creado for self and as natural guardian of Olive Creado and Hilda Creado, Anthony Philip Creado, Jerome Nicholas Creado, Mary Catherine Pereira, Victor Gabriel Creado, Agnes Martha D'Souza, Dolly Creado registered with Sub Registrar of Assurances at Mumbai at Sr. No. 375 of Book No. 1 on 3 rd May, 1930.
2	21 st October, 1948	Indenture of Lease between Sir Mohammed Yusuf Kt & Others and Chandrabhan Bhuramal Sharma & Others registered at sr.no. 4427/1948.
3	19 th February, 1949	Indenture of Sub-Lease between Chandrabhan Bhuramal Sharma and others on one part and Larsen & Toubro Ltd. on the other part registered before the Sub-Registrar of Assurances at Bombay



4	2 nd June, 1993	Deed of Conveyance entered into between Victor Gabriel Creado and Ross Antonia Creado.
5	23 rd July, 1965	Indenture between Gopal C. Sharma and Larsen & Toubro Ltd. acknowledging deposit of advance under the Indenture of Sub-Lease dated 19 th February, 1949.
6	1 st September, 1971	Deed of Appointment between Victor Gabriel Creado, Neil John Creado, Darryl Anthony Creado, Winston Joseph Creado, Colin Victor Creado and Astor Thomas Creado registered before the Sub-Registrar of Assurances at Bombay at Sr.No. 5391/1971.
7	6 th September, 1971	Sanad granted by the Additional Collector of Bombay Suburban District to Larsen and Toubro Ltd.
8	1 st December, 1971	Registered Deed of Conveyance between Victor Gabriel Creado on one part and (1) Neil John Creado (2) Darryl Anthony Creado (3) Winston Joseph Creado (4) Colin Victor Creado and (5) Astor Thomas Creado on the other part registered with Sub Registrar of Assurances at Mumbai at Sr. No. 5392/71 of Book No. 1.
9	30 th December, 1971	NA Permission issued by the Addl. District Deputy Collector B.S.D. Andheri to Larsen and Toubro Limited for industrial use in respect of land admeasuring 139044.2 sq.mtrs. comprised in CTS No. 86 (Part), 87,87/1 to 87/19 of Village Paspoli.
10	19 th April, 1972	Indenture of lease between Larsen and Toubro Limited and Eutectic Welding Alloys of India Ltd. in respect of land bearing CTS No. 115 (Part) admeasuring approximately 3833 sq.mtrs.
11	19 th June, 1972	NA Permission issued by the Addl. District Deputy Collector B.S.D. Andheri to Larsen and Toubro Limited for industrial use in respect of land admeasuring 45903.93 sq.mtrs. bearing CTS No. 86 (Part) of Village Paspoli.
12	19 th June, 1972	NA Permission issued by the Addl. District Deputy Collector B.S.D. Andheri to Larsen and Toubro Limited for industrial use in respect of land admeasuring 3846.20 sq.mtrs. bearing CTS No. 115 of Village Tungwa.
13	14 th June, 1973	Registered Deed of Conveyance between (1) Neil



14	30 th January, 1974	Agreement for Sale between Madhavrao Mukundrao Adke and Larsen and Toubro Limited.
15	17 th February, 1975	Registered Covenant for Production of documents between (1) Neil John Creado (2) Darryl Anthony Creado (3) Winston Joseph Creado (4) Colin Victor Creado and (5) Astor Thomas Creado on one part, and Madhavrao Mukundrao Adke.
16	17 th February, 1975	Registered Deed of Rectification between (2) Neil John Creado (2) Darryl Anthony Creado (3) Winston Joseph Creado (4) Colin Victor Creado and (5) Astor Thomas Creado on one part and Madhavrao Mukundrao Adke on the other part.
17	31 st March, 1978	Letter alongwith order under Section 20 of the Urban Land (Ceiling and Regulation) Act, 1976
18	30 th June, 1978	Indenture of Sale between Madhavrao Mukundrao Adke and Larsen and Toubro Ltd.
19	23 rd August, 1978	Letter alongwith order under Section 20 of the Urban Land (Ceiling and Regulation) Act, 1976
20	5 th March, 1979	Indenture of Lease between Larsen and Toubro Limited and Eutectic Welding Alloys of India Ltd. in respect of land bearing CTS No. 112 admeasuring 1350.4 sq.mtrs. registered before the Sub-Registrar of Assurances at Bombay at Sr.No. 664/1979.
21	20 th August, 1979	NA Permission issued by the Addl. District Deputy Collector B.S.D. Andheri to Larsen and Toubro Limited for industrial use in respect of land admeasuring 1225 sq.mtrs. bearing CTS No. 41 H.No. 1/1 of Village Paspoli.
22	21 st September, 1979	Indenture of Lease between Larsen and Toubro Limited and Eutectic Welding Alloys of India Ltd. in respect of land bearing CTS No. 115 (Part) admeasuring approximately 1225 sq.mtrs registered before the Sub-Registrar of Assurances at Bombay at Sr.No. 2828/1979.
23	9 th April, 1980	N.A. Assessment order in respect of land bearing CTS No. 48 Part, CTS No. 116 of Village Tungwa against M/s. Khandelwal Metal and Engineering



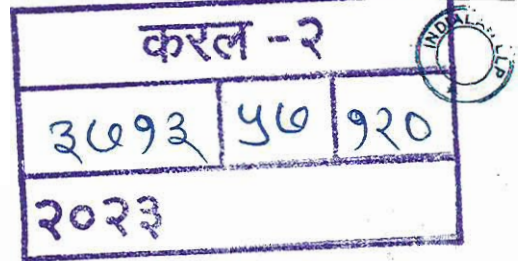
		Works.
24	14 th October, 1980	N.A. Assessment order in respect of land bearing CTS No. 41 H.No. 1/1 of Village Paspoli.
25	30 th December, 1981	NA Permission Issued by the Addl. District Deputy Collector B.S.D. Andhari to Madhavrao M. Adke for industrial use in respect of land admeasuring 1350 sq.mtrs. bearing CTS No. 112 of Village Tungwa.
26	17 th February, 1982	Indenture of Lease between Larsen and Toubro Limited and Eutectic Welding Alloys of India Ltd. in respect of land bearing CTS No. 115 (part) admeasuring 3100 sq.mtrs.
27	7 th November, 2009	Sale Deed between Prashant Gopal Sharma and others on one part and Larsen and Toubro Limited on the other part.
28	25 th November, 2014	Order of the Collector in respect of sub-division of plot bearing CTS No. 116 alongwith certified copy of the plan.
29	29 th January, 2016	No outstanding dues of employees certificate of the Labour Commissioner given to Commissioner, MCGM for development /sale/transfer of land adm. 71036 sq.mtrs. out of land bearing CTS No. 87(pt), 87(12) to 87(19) of Village Paspoli.
30		Writ Petition No. 1541 of 2017 filed by Larsen and Toubro Ltd. against the State of Maharashtra and others.
31		Civil Writ Petition No. 9486/2019 filed by Loyal Tigers Welfare Association against the State of Maharashtra and others.
32	11 th January, 2018	State Government Notification in respect of Integrated Policy for sale/change of use of land acquired for companies for industrial purposes under Part VII of the Land Acquisition Act, 1984.
33	28 th August, 2018	Receipt issued by the Government acknowledging receipt of conversion and non-agricultural assessment raised vide demand letter dated 27 th August, 2018.
34	29 th August, 2018	Annexure B Issued by the Collector, Mumbai Suburban District in respect of issuance of Sanad as per Section 42A of the Maharashtra Land Revenue Code, 1966 for CTS No. 115 Tungwa adm. 32,001.70 sq.mtrs. used for Industrial purpose.
35	6 th March, 2019	Memorandum bearing no. LUC-10/2018/Sr.No. 126/A-2 of the State Government in respect of



	2020	adm. 2550 sq.mtrs. of Village Paspoli
55	11 th November, 2020	Certified copy of Property Card of CTS No. 87/10 adm. 1677.1 sq.mtrs. of Village Paspoli
56	11 th November, 2020	Certified copy of Property Card of CTS No. 87/9 adm. 1527.8 sq.mtrs. of Village Paspoli
57	11 th November, 2020	Certified copy of Property Card of CTS No. 87/9 adm. 4638.8 sq.mtrs. of Village Paspoli
58	11 th November, 2020	Certified copy of Property Card of CTS No. 87/10 adm. 65.6 sq.mtrs. of Village Paspoli
59	11 th November, 2020	Certified copy of Property Card of CTS No. 87/11 adm. 103.7 sq.mtrs. of Village Paspoli
60	11 th November, 2020	Certified copy of Property Card of CTS No. 87/12 adm. 6265 sq.mtrs. of Village Paspoli
61	11 th November, 2020	Certified copy of Property Card of CTS No. 87/13 adm. 177.7 sq.mtrs. of Village Paspoli
62	11 th November, 2020	Certified copy of Property Card of CTS No. 87/14 adm. 2215.3 sq.mtrs. of Village Paspoli
63	11 th November, 2020	Certified copy of Property Card of CTS No. 87/15 adm. 960.7 sq.mtrs. of Village Paspoli
64	11 th November, 2020	Certified copy of Property Card of CTS No. 87/16 adm. 102.9 sq.mtrs. of Village Paspoli
65	11 th November, 2020	Certified copy of Property Card of CTS No. 87/17 adm. 1056 sq.mtrs. of Village Paspoli
66	11 th November, 2020	Certified copy of Property Card of CTS No. 87/18 adm. 1271.2 sq.mtrs. of Village Paspoli
67	11 th November, 2020	Certified copy of Property Card of CTS No. 87/19 adm. 11091.4 sq.mtrs. of Village Paspoli
68	29 th December, 2020	Registered Lease Deed bearing no. KRL-2-8537/2021 executed between Naik Charitable Trust and L&T in respect of land bearing CTS No. 87 (Part) admeasuring 4,447 sq.mtrs. Village Paspoli
69	27 th May, 2021	Order of the Collector Mumbai Suburban in respect of CTS No. 115, Tungwa.
70	7 th June, 2021	Demand Notice raised by the Tahsilidar Kurla in respect of amount recorded in the order dated 27 th May, 2021 of the Collector.
71	23 rd June, 2021	Receipt issued by Talathi to the Owners in respect of payment made pursuant to Demand Notice dated 7 th June, 2021.



		change of user to residential /commercial use.
36	16 th April, 2019	Order of the Collector permitting change of user for residential and commercial use and transfer in respect of CTS Nos. 115, 116B, Tungwa and CTS Nos. 86, 86/1 to 86/3, Paspoli.
37	23 rd May, 2019	Permission letter addressed by the Collector and Competent Authority, (ULC) Greater Mumbai to L&T
38	30 th May, 2019	Revised Sanad order issued by the Collector on behalf of the State Government in respect of Sanad Lands.
39	18 th December, 2019	Permission granted by MCGM in respect of CTS No. 87(pt) of Village Paspoli for residential user with plan
40	10 th November, 2020	Certified copy of Property Card of CTS No. 112 adm. 1465.9 sq.mtrs. of Village Tungwa
41	10 th November, 2020	Certified copy of Property Card of CTS No. 115 adm. 33162 sq.mtrs. of Village Tungwa
42	10 th November, 2020	Certified copy of Property Card of CTS No. 116B adm. 2088.3 sq.mtrs. of Village Tungwa
43	11 th November, 2020	Certified copy of Property Card of CTS No. 86 adm. 91399.2 sq.mtrs. of Village Paspoli
44	11 th November, 2020	Certified copy of Property Card of CTS No. 86/1 adm. 12.2 sq.mtrs. of Village Paspoli
45	11 th November, 2020	Certified copy of Property Card of CTS No. 86/2 adm. 9994.3 sq.mtrs. of Village Paspoli
46	11 th November, 2020	Certified copy of Property Card of CTS No. 86/3 adm. 612.3 sq.mtrs. of Village Paspoli
47	11 th November, 2020	Certified copy of Property Card of CTS No. 87 adm. 62903.7 sq.mtrs. of Village Paspoli
48	11 th November, 2020	Certified copy of Property Card of CTS No. 87/1 adm. 17.5 sq.mtrs. of Village Paspoli
49	11 th November, 2020	Certified copy of Property Card of CTS No. 87/2 adm. 12.7 sq.mtrs. of Village Paspoli
50	11 th November, 2020	Certified copy of Property Card of CTS No. 87/2B adm. 131 sq.mtrs. of Village Paspoli
51	11 th November, 2020	Certified copy of Property Card of CTS No. 87/3 adm. 94.4 sq.mtrs. of Village Paspoli
52	11 th November, 2020	Certified copy of Property Card of CTS No. 87/4 adm. 350.6 sq.mtrs. of Village Paspoli
53	11 th November, 2020	Certified copy of Property Card of CTS No. 87/5 adm. 972.0 sq.mtrs. of Village Paspoli
54	11 th November, 2020	Certified copy of Property Card of CTS No. 87/6



SEARCH:

We conducted the search for the period of last 30 years till September 2021 in the office of the Sub-Registrar of Assurances, through Computer records, with respect to the said property.

III. PUBLIC NOTICE:

We are informed by the Owners that Public Notices were given in Free Press Journal (English) and Navshakti (Marathi) on 24th February, 2017.

IV. SEARCH FROM THE REGISTRAR OF COMPANIES:

No Search was conducted in the office of the Registrar of Companies.

V. DEVOLUTION OF TITLE

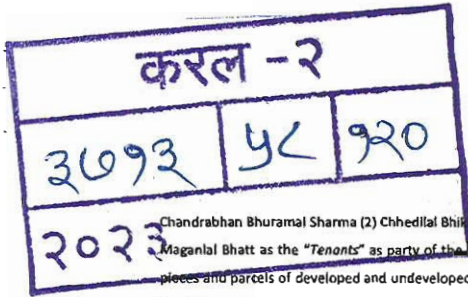
Based on our examination of the documents furnished to us in 2017 and for updating the same, the devolution of title of the said property is as under:

1. LAND BEARING CTS NOS. 87, 87/1 TO 87/19 OF VILLAGE PASPOLI

From the recitals of the title documents executed in favour of the Owners in respect of the land bearing CTS Nos. 87, 87/1 to 87/19 of Village Paspoli and the documents referred to hereinabove it appears that:

- A. By a Registered Indenture of Lease dated 21st October, 1948 (1) Sir Mohamud Yusuf Kt (2) Lady Khatun Marfium Mohamud Yusuf (3) Abdul Rehman Mohamud Yusuf (4) Shair Banu Mohamed Agboatwalla (5) Rabia Banu Mohamed and (6) Sha Banu Siddick, the Trustees of four Deeds of Wakf viz. (1) Yusuf Mohammed Khoth Trust, (2) Shairbanu Trust (3) Rablabanu Trust & (4) Shabanu Trust, collectively referred to as the "Landlords" therein as the party of the First Part therein and (1) Sir Mohamud Yusuf (2) Shair Banu Mohamed Agboatwalla (3) Rabia Banu Mohamed (4) Sha Banu Siddick in their respective personal capacity as the party of the Second Part, therein collectively referred to as "parties", demised unto and in favour of (1)





Chandrabhan Bhuramal Sharma (2) Chhedilal Bhikhiram Gupta, and (3) Shrilal Maganlal Bhatt as the "Tenants" as party of the Third Part therein all those pieces and parcels of developed and undeveloped land or ground situated in the Villages Tirandaz, Powai, Tungwa, Paspoli in the Thana District and in the village of Saki in the Bombay Suburban District in the Registration Sub-District of Bandra District Bombay Suburban admeasuring together approximately 376 Acres and 20% gunthas approximately together with their rights, members, easements and appurtenances for a period of 99 years commencing from 1st April, 1948. This Indenture is registered with Sub Registrar of Assurances at Mumbai at Sr. No. BOM/4427/1948 on 27th October, 1948.

- B. A partnership firm was constituted under a Deed of Partnership dated 17th August, 1948 between (1) Chandrabhan Bhuramal Sharma, (2) Chhedilal Bhikhiram Gupta, and (3) Shrilal Maganlal Bhatt & (4) Manubhai Tolashankar Pandia, the Partners of "M/s. Gopal Housing and Plantation Society", (hereinafter referred to as the "said Partnership Firm"). The said Partnership Firm was deemed to have commenced with effect from 1st April, 1948. It further appears that the land admeasuring 376 Acres approx. leased under the indenture of Lease dated 21st October, 1948 was confirmed to be taken for and on behalf of the said Partnership Firm.
- C. Subsequently, the said Partnership Firm was dissolved by mutual consent upon terms and conditions contained in the Agreement of Dissolution dated 10th August, 1951 (hereinafter referred to as "Agreement of Dissolution"). Pursuant to the Agreement of Dissolution, Chandrabhan Bhuramal Sharma took over the business and all assets of the said Partnership Firm including the land demised under the Indenture of Lease dated 21st October, 1948 (hereinafter referred to as the "demised land").



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respect of land more particularly described in Fourth Schedule thereunder written in respect of land situate at Village Paspoli.

- F. The land sold to Gopal Chandrabhan Sharma by Indenture of Conveyance dated 30th March 1964 inter alia included the lands sub-leased under Indenture of Sub-Lease dated 19th February, 1949 and Gopal Chandrabhan Sharma became absolutely entitled to the land admeasuring 23 Acres and 39 Gunthas situated at Village Paspoli.
- G. By a Registered Indenture dated 23rd July, 1965 executed between Gopal Chandrabhan Sharma, the Lessor on One Part, Chandrabhan Bhuramal Sharma on Second Part, and Owners as the Lessee therein on the Third Part, Gopal Chandrabhan Sharma acknowledged receipt of advance deposit of Rs 17,000/- paid by the Lessee under the Indenture of Sub Lease dated 19th February, 1949. This Indenture is registered with Sub Registrar of Assurances at Mumbai at Sr.No. BOM-R/2496/1965.
- H. A fresh survey was conducted of various lands in Powai Estate and measurements were taken of the land in the possession of the respective occupants. Upon the fresh survey, the area of land admeasuring 23 Acres, 39 Gunthas situated at Village Paspoli in possession of Lessee, i.e. Owners was found to have increased to 24 Acres 26 Gunthas equivalent to 98,185.10 sq. mtrs. approximately for which Property Register cards were opened bearing CTS nos. 87, 87/1 to 87/19 Village Paspoli ("said land"). We are informed that as a Lessee, the Owners developed the said land and constructed structures thereon.
- I. By and under a Memorandum of Understanding dated 21st August, 2009 (hereinafter referred to as "MOU") entered into between the Legal Heirs of Gopal Chandrabhan Sharma i.e. Prashant Gopal Sharma, Smt. Sunita Devi Sharma, Dikshant Gopal Sharma and Smt. Sangeeta Subodh Sharma



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D. By a Registered Indenture of Sub-Lease dated 19th February, 1949 made between (1) Chandrabhan Bhuramal Sharma, (2) Chhedilal Bhikhiram Gupta, and (3) Shrilal Maganlal Bhatt of the one part (therein called the "Sub Lessors") and Owners (therein called the "Sub-Lessees") of the other part, all those pieces and parcels of developed and undeveloped agricultural land or ground situated in the Village of Paspoli in Powai Estate in the Thana District in the Registration District Thana and in the Registration Sub District Thana admeasuring 23 Acres and 39 Gunthas equivalent to 97,020 sq. mtrs. approximately (being part of the demised land) were sub-leased to and in favour of Owners for a term of 98 years commencing from 1st November, 1948 on the terms, covenants and conditions therein contained. This Indenture is registered with Sub Registrar of Assurances at Mumbai at Sr. No. BOM/1260/1949.

E. By a Registered Deed of Conveyance dated 30th March 1964 made between the Trustees of Sir Mohamed Yusuf Trust, therein called as "First Vendors," Sherbanu Mohamed Agboatwala (as Wakif and Trustee) with other Trustees of Sherbanu Trust, therein called as "Second Vendors," Rablabanu Mohamed Mitha (as Wakif and Trustee) with other Trustees of Rablabanu Trust, therein called as the "Third Vendors" Shabanu Siddick Suleman (as Wakif and Trustee) with other Trustees of Shabanu Trust, therein called as "Fourth Vendors", Chandrabhan Bhuramal Sharma therein called as the "Purchaser", Chhedilal Bhikhiram Gupta, Galaraben widow of Shrilal Maganlal Bhatt, Kishor Shrilal Bhatt, Ashok Shrilal Bhatt, Vinod Shrilal Bhatt and Vikram Shrilal Bhatt, therein called as "First Confirming Party", Manubhai Tolashankar Pandia, therein called as "Second Confirming Party", and Gopal Chandrabhan Sharma, therein called as "Sub Purchaser", at the request of the Purchaser, the First Vendor, Second Vendor, Third Vendor and the Fourth Vendor conveyed unto and in favour of Sub Purchaser Gopal Chandrabhan Sharma, all their reversionary rights, title and Interest in



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(hereinafter collectively referred to as "Legal Heirs of Gopal Chandrabhan Sharma") on one hand and Owners on the other hand, the Legal Heirs of Gopal Chandrabhan Sharma agreed to sell to Owners the said land for valuable consideration.

- J. During the investigation of the title of the Legal Heirs of Gopal Chandrabhan Sharma to the said land caused to be taken by the Owners, in response to the Public Notice dated 28th August 2009, one Mr. Faruq Abdul Rahman Yusuf raised an objection disputing the title of the Legal Heirs of Gopal Chandrabhan Sharma. The Legal Heirs of Gopal Chandrabhan Sharma through their lawyer's letter dated 14th September 2009 informed the Owners that the Legal Heirs of Gopal Chandrabhan Sharma have dealt with the said objection of Mr. Faruq Abdul Rahman Yusuf.
- K. The MOU was modified by a Supplementary Memorandum of Understanding dated 5th October, 2009 executed between the parties to the MOU for recording retention of part consideration, which was to be payable at the consummation of the transaction.
- L. By and under a Registered Sale Deed dated 7th November, 2009 (hereinafter referred to as "Sale Deed") entered into between Prashant Gopal Sharma, Smt. Sunita Devi Sharma, Dikshant Gopal Sharma and Smt. Sangeeta Subodh Sharma, therein referred to as "Vendors" and Owners, therein referred to as "Purchasers", the Legal Heirs of Gopal Chandrabhan Sharma conveyed in favour of the Owners, the said land, together with the structures constructed thereon by Owners and all rights, title, interest, including reversionary rights therein. This Sale Deed is registered with Sub Registrar of Assurances at Mumbai at Sr. No. BDR/164/2010.



2. LAND BEARING CTS NO. 112 OF VILLAGE TUNGWA

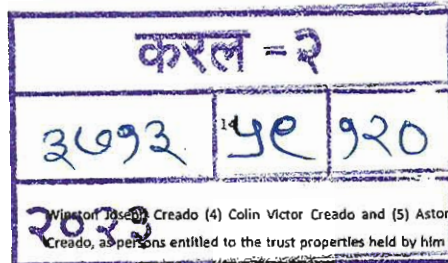
A. From the recitals of the title document executed in favour of the Owners in respect of the said land bearing CTS No. 112 of Village Tungwa and the documents referred to hereinabove it appears that:

- a. Land admeasuring 32 Gunthas out of New Survey No. 48 Hissa No. 3 (Part) of Village Tungwa, CTS No. 112 was in possession of one Peter John Credo (hereinafter referred to as "CTS No. 112").
- b. After death of Peter John Credo, his heirs entered into a Registered Deed of Family Arrangement and Partition dated 3rd April, 1930 (hereinafter referred to as "Deed of Family Arrangement"). This Deed of Family Arrangement is registered with Sub Registrar of Assurances at Mumbai at Sr. No. 375 of Book No. 1 on 3rd May, 1930.
- c. Under the Deed of Family Arrangement, CTS No. 112 was entrusted to Roza Antonia Credo and Victor Gabriel Credo to be held in Trust and subject to the terms and conditions of the Deed of Family Arrangement.
- d. In terms of the provisions of the Deed of Family Arrangement, under a Registered Deed of Conveyance dated 2nd June, 1953 entered into between Victor Gabriel Credo and Rosa Antonia Credo, said Rosa Antonia Credo transferred CTS No. 112 to Victor Gabriel Credo to be held under "Trust No. 3" referred to in clause 6 (e) of the Deed of Family Arrangement. This Deed of Conveyance is registered with Sub Registrar of Assurances at Mumbai at Sr. No. 410 of Book No. 1 on 26th April, 1954.
- e. In pursuance of the power of appointment vested in Victor Gabriel Credo as contained in the Deed of Family Arrangement, by a Deed of Appointment dated 2nd September, 1971 the said Victor Gabriel Credo appointed his five sons (1) Neil John Credo (2) Darryl Anthony Credo (3)



Anthony Credo (3) Winston Joseph Credo (4) Colin Victor Credo and (5) Astor Thomas Credo on one part and Madhavrao Mukundrao Adke on the other part. This Deed of Rectification is registered with Sub Registrar of Assurances at Mumbai at Sr. No. S/700 of 1975.

- f. By a Registered Covenant for Production of documents dated 17th February, 1975 between (1) Neil John Credo (2) Darryl Anthony Credo (3) Winston Joseph Credo (4) Colin Victor Credo and (5) Astor Thomas Credo on one part, hereinafter referred to as "said Covenantors" and Madhavrao Mukundrao Adke, the said Covenantors undertook to produce to Madhavrao Mukundrao Adke or his nominees the documents described in the schedule thereto viz. (1) Deed of Family Arrangement, (2) Deed of Conveyance dated 2nd June, 1953, (3) Deed of Appointment dated 1st September, 1971 and (5) Deed of Conveyance dated 1st December, 1971 (hereinafter referred to as "Documents covenanted for production"). This Covenant for Production of documents is registered with Sub Registrar of Assurances at Mumbai at Sr. No. S/699 of 1975 of Book No. 1 on 18th February, 1975.
- k. On 1st November, 1975 Madhavrao Mukundrao Adke delivered vacant possession of CTS No. 112 with Borewell and structures standing thereon to the Owners as agreed under the Agreement for Sale dated 30th January, 1974. This left a balance payment of Rs. 15,910/- agreed to be paid to Madhavrao Mukundrao Adke against execution of indenture of Sale.
- B. By and under a Registered Deed of Conveyance dated 30th June, 1978, Madhavrao Mukundrao Adke conveyed and transferred in favour of the Owners against receipt of balance consideration of Rs. 15,910/-, CTS No. 112 i.e. land bearing S.No. 48 (Part) 3 of Village Tungwa admeasuring 1760 sq.



- f. Thereafter, by a Registered Deed of Conveyance dated 1st December, 1971, said Victor Gabriel Credo, therein called as "Vendor" transferred all his beneficial right, title and interest in the said Trust No. 3 and all properties held by him under the trust including CTS No. 112 in favour of (1) Neil John Credo (2) Darryl Anthony Credo (3) Winston Joseph Credo (4) Colin Victor Credo and (5) Astor Thomas Credo, therein called as "Purchasers". This Deed of Conveyance is registered with Sub Registrar of Assurances at Mumbai at Sr. No. 5392/71 of Book No. 1.
- g. By and under a Registered Deed of Conveyance dated 14th June, 1973 (1) Neil John Credo (2) Darryl Anthony Credo (3) Winston Joseph Credo (4) Colin Victor Credo and (5) Astor Thomas Credo, therein called as "Vendors" conveyed and transferred said CTS No. 112 in favour of Madhavrao Mukundrao Adke, therein referred to as "Purchaser". This Deed of Conveyance is registered with Sub Registrar of Assurances at Mumbai at Sr. No. S-1067/73 of Book No. 1 on 23rd August, 1973.
- h. By an Agreement for Sale dated 30th January, 1974 Madhavrao Mukundrao Adke agreed to sell and the Owners agreed to purchase the CTS No. 112 with Borewell and structures standing thereon, on the terms and conditions set out therein.
- i. Subsequently, certain discrepancies found in the Deed of Conveyance dated 14th June, 1973 were rectified by execution of a Registered Deed of Rectification dated 17th February, 1975 (hereinafter referred to as "Deed of Rectification") executed between (1) Neil John Credo (2) Darryl



yds. equivalent to 1,465.9 sq.mtrs. together with Borewell and buildings and structures standing thereon duly converted for non-agricultural industrial use. This Deed of Conveyance is registered with Sub Registrar of Assurances at Mumbai at Sr. No. BOM/8/750/1978.

- C. By and under a Registered Lease Deed dated 5th March, 1979 executed between the Owners and one of its fully owned subsidiary, Eutectic Welding Alloys of India Limited (hereinafter referred to as "Eutectic") and registered with Sub Registrar of Assurances at Mumbai at Sr. No. BND/664/1979, the Owners demised unto Eutectic land admeasuring 1,350.4 sq.mtrs. out of CTS No. 112 in Village Paspoli for the construction of structures thereon for purpose of business of Eutectic.
 - D. The Lease Deed dated 5th March, 1979 expired on 31st March 1991 and Eutectic has vacated the leased land and the structures standing thereon and handed over peaceful possession thereof to the Owners.
3. LAND BEARING CTS NOS. 86, 86/1 TO 86/3 OF VILLAGE PASPOLI AND CTS NOS. 115 AND 116B OF VILLAGE TUNGWA
- A. By an Agreement dated 21st February, 1966 ("said Agreement") made between the Owners and Governor of Maharashtra, Government of Maharashtra ("Government") agreed to acquire lands viz. S.No. 48 (Part) admeasuring 0 H 25 R and S.No. 41(Part) admeasuring 3 H 13 R situated at Village Tungwa and S.No. 8 (Part) admeasuring 10 H 46 R situated at Village Paspoli (hereinafter collectively referred to as "Sanad Lands") for the Owners subject to undertaking given by the Owners to use these Sanad Lands for the expansion of its factory buildings for manufacture of machinery and allied equipment and ancillary buildings.
 - B. In pursuance of said Agreement, Government acquired the Sanad Lands and the same were delivered to the Owners on 31st March, 1967.



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leased land and the structures standing thereon and handed over peaceful possession thereof, to the Owners.

- I. A total area of 6,848 sq.mtrs. in the name of MCGM mentioned in the Property Register Card of CTS No. 115, Tungwa is in respect of proposed Jogeshwari Vikhroli Link Road. Approximately 10% of 6,848 sq.mtrs. has been demarcated on the Owner's property bearing CTS No. 115, Tungwa for setback acquisition.

VI. NON-AGRICULTURAL USE PERMISSIONS

The Additional District Deputy Collector, B.S.D. Andheri has from time to time granted permission for non-agricultural industrial use of the said property as under on the terms and conditions as set out therein:

Sr. No.	N.A. Order date	CTS Nos./S.No. covered	Area in Sq. Mts.
1.	30.12.1971	86 (Part), 87, 87(1) to 87(19) of Village Paspoli	13,9044.20
2.	19.6.1972	86 (Part) of Village Paspoli	45,903.93
3.	19.6.1972	115 of Village Tungwa	38,46.20
4.	20.8.1979	41/1/1	1,225.00
5.	30.12.1981	112	1,350.40

As per Non-Agricultural User Order granted on 20th August, 1979, in respect of S.No. 41/1/1 of Village Tungwa, change in user of land from industrial use to any other is not permissible, without previous permission/approval.

However, the Collector, Mumbai Suburban has vide its letter dated 27th August, 2018 informed the Owners that no permission is required to be taken pursuant to Section 42 and 44 of the Maharashtra Land Revenue Code in view of Government Notification dated 5th January, 2017. The Collector, Mumbai Suburban has vide

C. Under Sanad Order dated 6th September, 1971 (hereinafter referred to as "Sanad Order"), the Sanad Lands vest in the Owners on the terms and conditions contained therein.

D. By and under a registered Deed of Lease dated 19th April, 1972 executed between the Owners and Eutectic and registered with Sub Registrar of Assurances at Mumbai at Sr. No. 80M/R/2283/1972, the Owners demised unto Eutectic land admeasuring approximately 3,833 sq.mtrs. out of Survey No. 41 (part) Hissa No. 1/1 and Survey No. 48 (part) Hissa No. 1 in Village Tungwa.

E. By and under a registered Deed of Lease dated 21st September, 1979 executed between the Owners and Eutectic and registered with Sub Registrar of Assurances at Mumbai at Sr. No. 80M/2828/1979, the Owners demised unto Eutectic land admeasuring approximately 1,225 sq.mtrs. out of Survey No. 41 (part) and Survey No. 48 (part) in Village Tungwa.

F. By and under a registered Deed of Lease dated 17th February, 1982 executed between the Owners and Eutectic and registered with Sub Registrar of Assurances at Mumbai, the Owners demised unto Eutectic land admeasuring 3,100 sq.mtrs. out of Survey No. 41 (part) Hissa No. 1/1 and Survey No. 48 (part) Hissa No. 1 in Village Tungwa.

G. The lands leased in favour of Eutectic under Deed of Lease dated 19th April, 1972, Deed of Lease dated 21st September, 1979 and Deed of Lease dated 17th February, 1982 were given to Eutectic for construction of structures thereon for the purpose of their business.

H. The said Lease Deeds dated 19th April, 1972, 21st September, 1979 and 17th February, 1982 expired on 31st March, 1991 and Eutectic has vacated the



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said letter called upon the Owners to pay conversion tax and non-agricultural assessment in respect of land bearing CTS No. 115, Tungwa. The Owners have on 28th August, 2018 made payment of conversion tax and non-agricultural assessment as demanded by the Collector.

Thereafter, as per Annexure B issued by the Collector, Mumbai Suburban District on 29th August, 2018 Sanad was issued as per Section 42A of the Maharashtra Land Revenue Code, 1966 in respect of area designated for industrial use out of CTS No. 115 adm. 32,001.70 sq.mtrs. recording revised terms and conditions for the same.

Non-agricultural assessment tax has been paid by the Owners in respect of CTS No. 115 Tungwa for an area admeasuring 32,001.70 sq.mtrs. on 30th August, 2018.

VII. URBAN LAND CEILING EXEMPTION ORDERS

The following lands out of the said property were exempted under Section 20 of The Urban Land (Ceiling and Regulation) Act, 1976 (hereinafter referred to as "ULC Act") Inter alia under:

A. Order dated 31st March, 1978:

- S. No. 8 (Part) equivalent to CTS No. 86 of Village Paspoli
- CTS No. 87 of Village Paspoli
- S. No. 41(Part) equivalent to CTS No. 115 (Part) of Village Tungwa
- S. No. 48(Part) of Village Tungwa

B. Order dated 23rd August, 1978:

- S. No. 48(Part) equivalent to CTS No. 112 of Village Tungwa

It was directed under the said orders that the lands covered therein shall be used only for the purpose of industry and shall be fully utilized for the aforesaid purpose by constructing buildings thereon within the time line specified in the said orders.



Pursuant to permission granted by the Collector and Competent Authority, (ULC) Greater Mumbai vide its letter dated 23rd May, 2019, the remark of "restricted for industrial use, area under exemption, and no transfer without prior permission of the Government" in respect of the said property has been removed as the Owners have paid requisite premium demanded by the authorities.

The letter dated 23rd May, 2019 also records that subject to the terms and conditions recorded in clause 6 of the said letter, permission has been granted in respect of land restricted for industrial use under order dated 31st March, 1978 viz. land bearing CTS Nos. 112, 115 and 116B Village Tungwa and CTS No. 86, 86/1 to 3, 87, 87/1 to 19 Village Paspoli for residential and commercial use as well as transfer. Clause 6 (3) thereof provides that in respect of Sanad Land viz. CTS Nos. 115 and 116B Village Tungwa and CTS No. 86, 86/1 to 3 Village Paspoli, the conditions nos. 1 to 18 recorded in Collector, Mumbai Suburban's order dated 18th April, 2019 will also apply.

VIII. LEASE DEED WITH NAIK CHARITABLE TRUST

By a registered Lease Deed bearing no. KRL-2-8537/2021 executed between Naik Charitable Trust and the Owners, out of the said property, 4,447 sq. mtrs. land bearing CTS No. 87 (Part) in Village Paspoli, has been leased to Naik Charitable Trust, as per the terms and conditions mentioned in the aforesaid lease deed.

IX. PENDING LITIGATIONS

a. Writ Petition No. 1541/2017 filed by Owners against the State of Maharashtra

A. The Owners have filed a Writ Petition No. 1541/2017 against the State of Maharashtra before the Bombay High Court challenging the constitutional validity of amendments to the Mumbai Municipal Corporation Act, 1888 with respect to fixation of capital value of any building or land assessable for



levying property tax having regard to the value indicated in the Stamp Duty Ready Reckoner.

- B. The Municipal Corporation had issued special notice to the Owners fixing capital value of open and scattered land admeasuring 77,204.32 sq.mtrs. out of said property at Rs.1,01,90,97,025/- and raised property tax bills from 1st April, 2010 to 31st March, 2016. The Owners have paid Rs. 1 crore under protest to the Municipal Corporation. The property tax calculated by the Municipal Corporation for the period 2010-2011 to 2016-2017 comes to Rs.6,47,75,511/-.
- C. The Bombay High Court vide its order dated 11th April, 2017 has granted ad-interim reliefs in favour of the Owners, permitting them to pay property taxes at the pre-amended rates and additional taxes at the rate of 50% of the differential tax between the tax payable under the old regime and now payable on the basis of capital value of the property. The Owners have complied with the said order dated 11th April 2017 and accordingly deposited 50% of the property tax.
- D. The Writ Petition is admitted and pending for final hearing.

b. Civil Writ Petition No. 9486/2019 filed by Loyal Tigers Welfare Association against the State of Maharashtra and others.

- A. The Petitioner in Civil Writ Petition No. 9486 of 2019 is an association formed by ex-employees. The Writ Petition is filed against State of Maharashtra and others including the Owners before the Hon'ble Bombay High Court Inter alia seeking directions against the State Government to cancel exemption order dated 31st March, 1978 in respect of lands of the Owners and to initiate proceedings under Chapter III of the ULC Act to confiscate the lands on account of alleged breach of the said exemption order.

- ii. Subsequently, the MCGM has vide its letter dated 18th December, 2019 permitted the Owners to convert the user of CTS No. 87 (Part) of Village Paspoli from industrial to residential as per the provisions of Regulation No. 14(B) of the Development Control and Promotional Regulations 2034 subject to the terms and conditions contained therein.

The sanctioned plan annexed to the Industrial to Residential ("I to R") Permission dated 18th December, 2019 reveals that an area of 1,021.92 sq.mtrs. and 2,794.59 sq.mtrs. is reserved as Set Back Area and Proposed Development Plan Road respectively. The amenity open space area out of CTS No. 87(Part) of Village Paspoli is 9,879.35 sq.mtrs.

In case of CTS Nos. 87, 87/1, 87/2A, 87/2B, 87/3 to 87/19 of Village Paspoli aggregating to 98,185.10 sq. mtrs., the Owners have obtained permission for change of user from industrial use to residential use for an aggregate plot area admeasuring 48,220.65 sq. mtrs. The Owners are yet to obtain I to R Permission for an area admeasuring 28,030.50 sq. mtrs. The balance area of 21,933.95 sq. mtrs. will be retained for industrial use.

- iii. By a registered Lease Deed bearing no. KRL-2-8537/2021 executed between Nalk Charitable Trust and the Owners, whereby, out of the said property, 4,447 sq. mtrs. land bearing CTS No. 87 (Part) in Village Paspoli, has been leased to Nalk Charitable Trust, as per the terms and conditions mentioned in the aforesaid lease deed.

CTS Nos. 115, 116 B Village Tungwa and CTS Nos. 86, 86/1 to 86/3 Village Paspoli

- i. The Revenue and Forest Department of the State Government vide its Memorandum bearing no. LUC-10/2018/Sr.No. 126/A-2 dated 6th March, 2019 granted the Owners permission to use for residential / commercial purpose land bearing S.No. 41/2, 48/4 of Village Tungwa and S.No. 8/2 of

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- B. No ad-interim / interim reliefs have been granted till date.
- C. The Writ Petition is pending for admission.
- D. This Writ Petition has been filed after permission granted by the Collector and competent Authority, (OCC) Greater Mumbai vide its letter dated 23rd May, 2019.

X. PERMISSIONS FOR DEVELOPMENT

a. JOD

- i. Permission for development has been granted under Intimation of Disapproval dated 21st December, 2015 under Section 346 of Mumbai Municipal Corporation Act to the Owners in respect of proposed I.T. Building on plot bearing CTS No. 86 & 87 of Village Paspoli and CTS No. 112 & 115 of Village Tungwa.
- ii. The Owners have paid revalidation fees on 15th December, 2016 in respect of CTS No. 86 & 87 of Village Paspoli.

b. Change of User Permission

CTS No. 87 (Part) of Village Paspoli

- i. The MCGM by its letter dated 25th October, 2016 has permitted the Owners to convert user of land bearing CTS No. 87 (Part) of Village Paspoli from industrial to residential, subject to the compliance of the terms and conditions set out therein. The Proforma Plan submitted by the Owners and endorsed by the MCGM on 25th October, 2016 shows that the approval for residential user has been granted for land bearing CTS No. 87 (Part) of Village Paspoli for an area aggregating to 53,436.96 sq.mtrs. (net area = 40,077.72 sq.mtrs. after deducting 25% amenity area).



Village Paspoli aggregating to 1,37,268.3 sq.mtrs. In terms of the Integrated Policy for sale/change of use of land acquired for companies for Industrial use under Part VII of the Land Acquisition Act, 1984 and notified vide Government Notification dated 11th January, 2018 on the terms and conditions contained in the said Memorandum.

- ii. Thereafter, the Collector, Mumbai Suburban has vide his order dated 18th April, 2019 granted in favour of the Owners permission for change in user for residential and commercial use / sale /transfer in respect of land bearing S.No. 41/2, CTS No. 115 Tungwa adm. 30776.70 sq.mtrs., S.No. 48/4, CTS No. 116B Tungwa adm. 2088.3 sq.mtrs. and for land bearing S.No. 8/2, CTS No. 86,86/1 to 3 Paspoli adm. 1,02,018 sq.mtrs. all aggregating to an area of 1,34,883 sq.mtrs. subject to the terms and conditions recorded in the said order dated 18th April, 2019 and Government's letter dated 6th March, 2019.
- iii. The Owners were subsequently issued a revised Sanad order dated 30th May, 2019 (Revised Sanad Order) by the Collector on behalf of the State Government in respect of the following lands set out in Annexure A to the said order:

Annexure A			
Sr.No.	Village	CTS No.	Area in Sq.Mtrs.
1.	Paspoli	86	91,399.2
2.	Paspoli	86/1	12.2
3.	Paspoli	86/2	9,994.3
4.	Paspoli	86/3	612.3
5.	Tungwa	115	30,776.70
6.	Tungwa	116B	2,088.3
Total Area			1,34,883.0

The said Revised Sanad Order consolidates the terms and conditions on which the permission has been granted to the Owners in respect of the lands referred to in Annexure A to the said order for change of user to

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residential/commercial use and sale/transfer. The Owners have not committed any breach in the terms and conditions of the Sanad Order nor of the Revised Sanad.

iv. The Collector vide his order dated 27th May, 2021 directed the Owners to pay a sum of Rs. 9,86,20,708/- within 30 days from the date of the order. Tahsildar Kurla (Mulund) in respect of erstwhile lease granted for an area adm. 1,225 sq.mtrs. out of CTS No. 115, Tungwa. Accordingly, Collector raised a demand for payment of said amount on the Owners vide their Demand Notice dated 7th June, 2021. The Owners have on 23rd June, 2021 paid the sum of Rs. 9,86,20,708/- and the Talathi Kurla has issued receipt to that effect. In addition thereto the area admeasuring 1160.3 sq.mtrs. out of CTS No. 115 Tungwa is under road setback reservation.

c. NOC From Labour Commissioner

The Labour Commissioner has given NOC dated 29th January, 2016 for development /sale/transfer of land adm. 71,036 sq.mtrs. out of land bearing CTS No. 87 (Part), 87(12) to 87(19) of Village Paspoli since Heavy Engineering I.C. Division of the Owners has been relocated elsewhere and there are no outstanding dues of employees of said division.

CONCLUSION:

In view of what is stated hereinabove and the encumbrances as set out herein, we find that the title of the Owners i.e. Larsen & Toubro Limited to said property to be clear and marketable.

Yours faithfully,


Shiju P.V.
Senior Partner
INDIALAW LLP



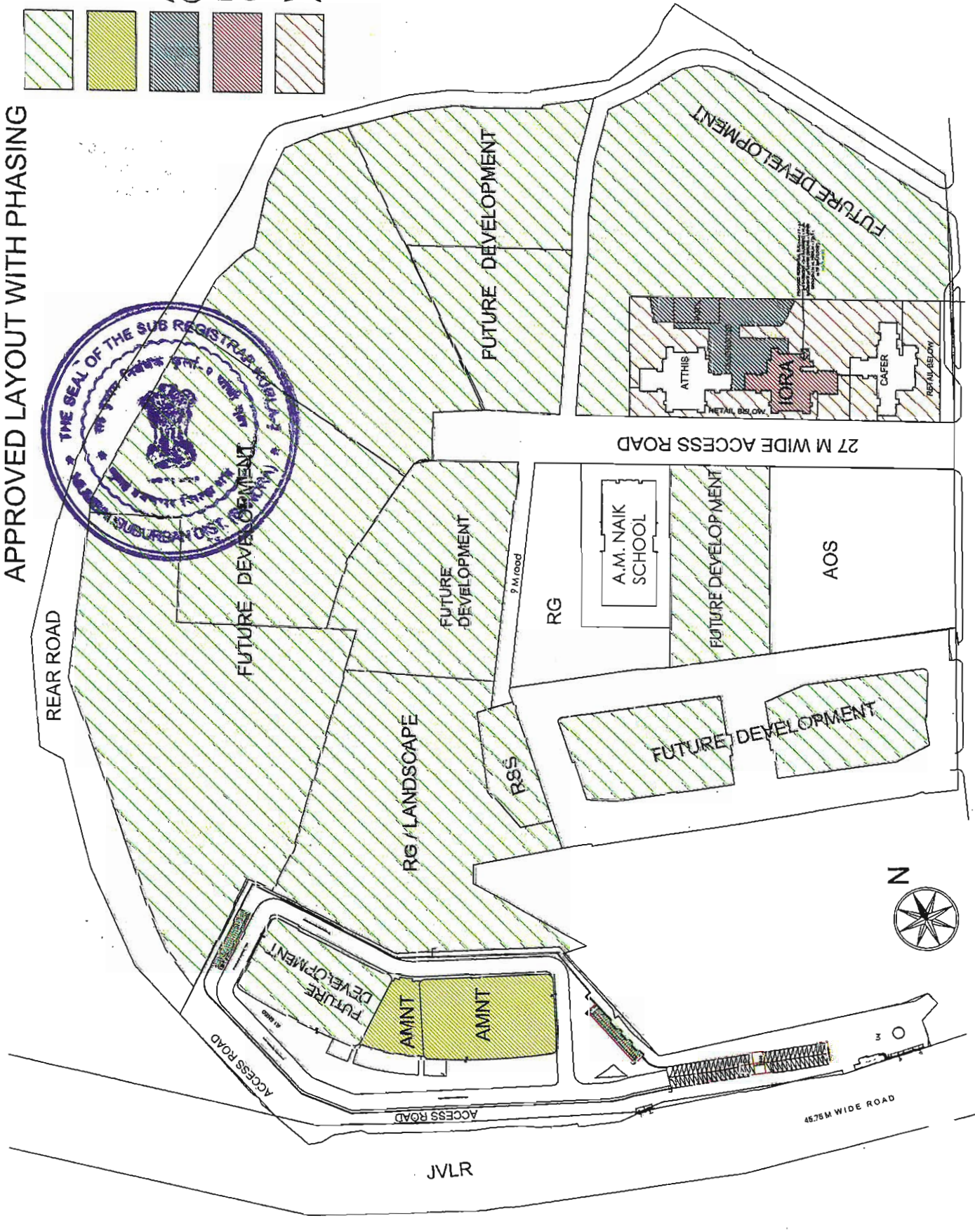
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ANNEXURE - E

MASTER PLAN

-  FUTURE DEVELOPMENT
-  COMPLETED PROJECT
-  AMENITIES FOR ELIXIR RESERVE (SHARED AMENITIES)
-  MAHARERA REGISTRATION (APPLIED)
-  WHOLE PROJECT INCLUDED AMENITIES

APPROVED LAYOUT WITH PHASING



SAKI VIHAR ROAD



JVL R

45.75 M WIDE ROAD

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ANNEXURE - F

C - 3



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/ES/2335/S/337(NEW)/CC/1/New

COMMENCEMENT CERTIFICATE



To,
M/S. LARSEN AND TOUBRO LTD.
L & T Realty, 10th Floor, TC2, L & T Business Park,
Gate no.-5, Saki Vihar Road, Pawai
Mumbai-400072

Sir,

With reference to your application No. **CHE/ES/2335/S/337(NEW)/CC/1/New** Dated **13 Apr 2017** for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated **13 Apr 2017** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. - C.T.S. No. **86 ,87 ,112, 115 and 116B** Division / Village / Town Planning Scheme No. **PASPOLI** situated at **Saki Vihar Road Road / Street in S Ward Ward** .

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

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

The Municipal Commissioner has appointed Shri. **Executive Engineer (BP) ES II** Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 22/2/2023

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Issue On : 23 Feb 2022

Valid Upto : 22 Feb 2023

Application Number :

CHE/ES/2335/S/337(NEW)/CC/1/New

Remark :

C.C. upto top of parking level only (+ 4.50m level) for Wing T2,T3 T4 & T5 as per IOD approved on 31.12.2021.



Name : Lotan Sukadeo Ahire
 Designation : Executive
 Engineer
 Organization : Personal
 Date : 23-Feb-2022 14: 03:30

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

Executive Engineer . Building Proposal

Eastern Suburb S Ward Ward

Cc to :

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

करल - २
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MUNICIPAL CORPORATION OF GREATER MUMBAI

Notesheet

Application Number : CHE/ES/2335/S/337
(NEW)/Other/1/New
Zone Name : Eastern Suburb
Architect/LE/SE Name : SHASHIKANT LAXMAN
JADHAV

Ward Name : S Ward
Inward Date : 13 Apr 2017
Issued On : 18 Feb 2023

Authority Remark:

C.C. is Revalidated for the period from 22.02.2023 to 21.02.2024 as proposed.



Digitally signed by Nitin Vasantnro Patil
Date: 18 Feb 2023 16:28:51
Organization: Brihanmumbai Municipal Corporation
Designation: Assistant Engineer (BP)

AE BP S&T ward

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ANNEXURE - G



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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P51800033984

Project: **IORA at L and T Realty Elixir Reserve** , Plot Bearing / CTS / Survey / Final Plot No.: **CTS 87 part at Kurla, Kurla, Mumbai Suburban, 400072;**

1. **Larsen & Toubro Ltd. (Realty Division)** having its registered office / principal place of business at Tehsil: **Mumbai City, District: Mumbai City, Pin: 400001.**

2. This registration is granted subject to the following conditions, namely:-

- ◊ The promoter shall enter into an agreement for sale with the allottees;
- ◊ The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- ◊ The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR

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

- ◊ The Registration shall be valid for a period commencing from **14/03/2022** and ending with **31/05/2025** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- ◊ The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- ◊ That the promoter shall take all the pending approvals from the competent authorities

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

Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date: 14-03-2022 17:31:13

Dated: **14/03/2022**
Place: **Mumbai**

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

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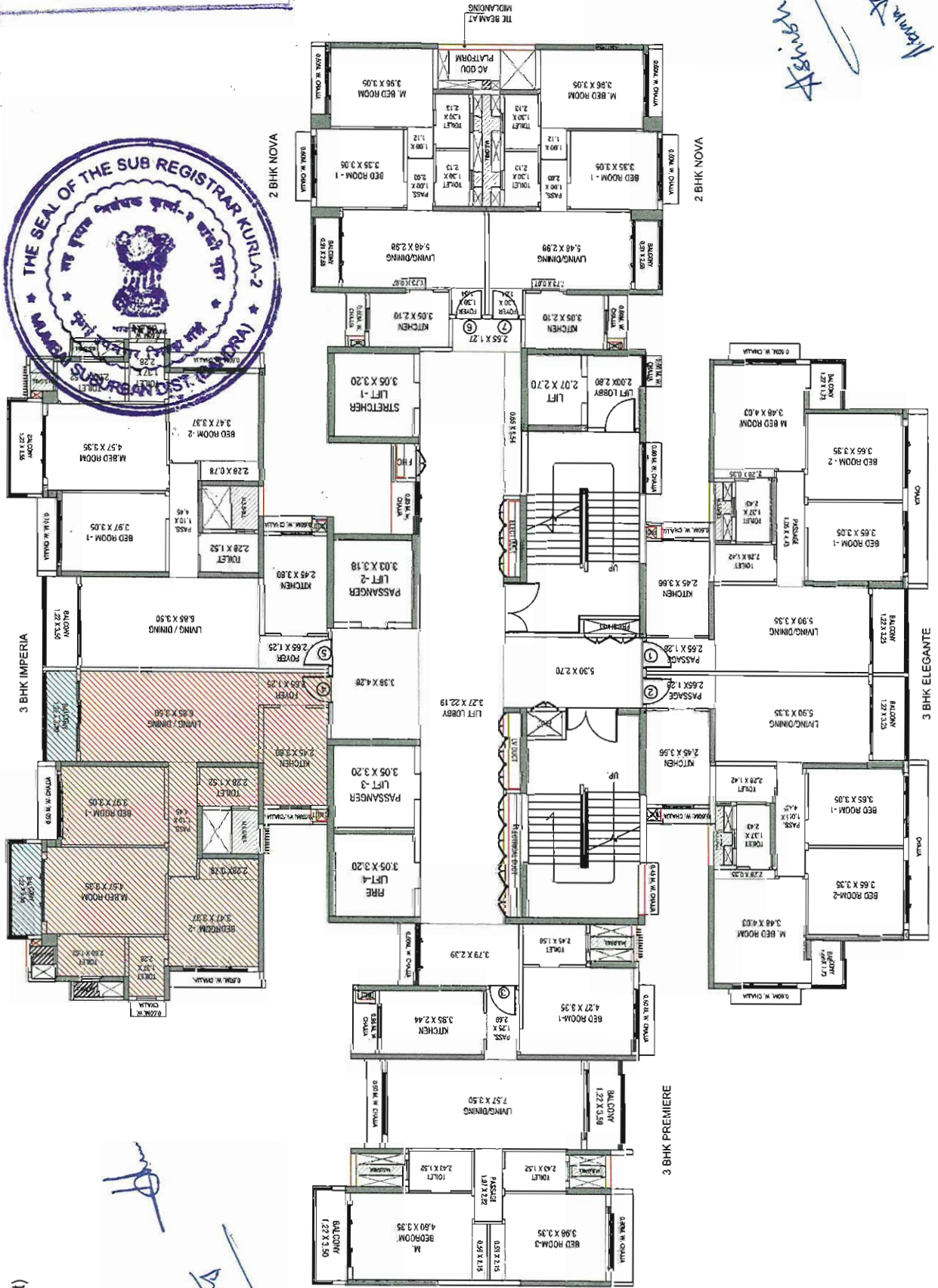
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ANNEXURE - J
 (Floor Plan of the said unit)



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FLOOR :- 20
 UNIT NO :- 2004



ELIXIR RESERVE - IORA
 3RD TO 4TH, 6TH TO 11TH, 13TH TO 18TH, 20TH TO 26TH TYPICAL FLOOR PLAN



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MUNICIPAL CORPORATION OF GREATER MUMBAI

Amended Plan Approval Letter

File No. CHE/ES/2335/S/337(NEW)/337/1/Amend dated 12.09.2022

To, **SHASHIKANT LAXMAN JADHAV**
B-106, NATRAJ BLDG., MULUND
(W)

CC (Owner),
M/S.. LARSEN AND TOUBRO LTD.
L & T House N.M. Marg, Ballard
Estate, Mumbai-400001

Subject : Proposed Residential Building on Property Bearing CTS. No. 86 and 87 of village Paspoli and CTS No. 112, 115 and 116B of village Tungwa Saki Vihar Road, Mumbai.

Reference : Online submission of plans dated 27.07.2022

Dear Applicant/ Owner/ Developer,

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



- 1) That all the conditions of IOD vide CHE/ES/2335/S/337(NEW)/IOD/1/New 31.12.2021 shall be complied with.
- 2) That the R.C.C. design and calculations as per amended plans shall be submitted through the registered structural engineer before endorsing the C.C.
- 3) That requisitions of clause no. 49 of DCPR-2034 shall be complied with and records of quality of work, verification report etc. shall be maintained on site till completion of entire work.
- 4) That Janata Insurance policy shall be submitted before endorsing C.C.
- 5) That the all requisite fees, premiums, deposits shall be paid before endorsing C.C.
- 6) That the C.C shall be got endorsed as per approved plans before starting further work.
- 7) That the latest paid bill from A.A. & C (S) Ward shall be submitted before endorsing C.C.
- 8) That quarterly progress report shall be submitted.
- 9) That the top most elevation of the building shall be certified by Airport Authority of India mentioning that the Building top is within the permissible limits of Civil Aviation N.O.C. The same shall be submitted before O.C.C.
- 10) That the dry and wet garbage shall be separated and the wet garbage generated in the building shall be treated separately on the same plot by the residents/occupants of the building in the jurisdiction of M.C.G.M. the necessary condition in sale agreement to that effect shall be incorporated by the Developer/Owner.
- 11) That directions of Hon'ble Supreme Court vide order dtd. 15.03.2018 and all the conditions of SWM NOC shall be complied with.
- 12) That extra water & sewerage charges shall be paid to A.E. Water works "S" ward before endorsing C.C.
- 13) That Environmental Clearance shall be submitted before issue of CC of area more than 20,000 sq.mt.
- 14) That the NOC from electricity distribution company shall be submitted before issue of CC.
- 15) That the civil Aviation NOC shall be submitted before asking for C.C.
- 16) That the Toilet Ducts shall be having 50% void and 50% service slab

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Digitally signed by Lotan Sukadeo Ahir
Date: 12 Sep 2022 11:48:05
Organization : Brihanmumbai Municipal Corporation
Designation : Executive Engineer

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

Copy to :

- 1) Assistant Commissioner, S Ward
- 2) A.E.W.W., S Ward
- 3) D.O. S Ward

- Forwarded for information please.



कार्ड - २

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Attorney for us and in our name and on our behalf for appearing before the Registrar / Sub Registrar of Assurances to admit execution of the documents executed by us, jointly and/or severally, and to do or cause to be done all or any of the following acts, deeds, matters and things so long as they are in employment / engagement with the Company and/or L&T Group Companies:

1. Mr. R.K Vishwanathan – Consultant – Business Development
2. Mr. Deepak Pradhan – Consultant – Business Development
3. Ms. Sandhya Nair – Senior Manager – CRM
4. Mr. Chirag Chavda – Deputy Manager – CRM
5. Mr. Aditya Kulkarni – Deputy Manager – CRM
6. Mr. Krishneshwar Singh – Assistant Manager – CRM
7. Ms. Suchita Shetty – Assistant Manager – CRM

बखर्क

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1. To lodge and present the documents executed by us in the office of Registrar for Assurances in respect of the said Project.



To appear before the Sub Registrar of Assurances to admit execution of the documents for us and on our behalf and take all effective steps in the matter of registration of the documents.

To pay necessary fees / charges for the purpose of registration of documents

4. To collect and receive the original/ certified true copies / photocopies of documents, instruments, agreements, writings, etc. executed and registered, from the office of Sub Registrar, the Registrar of Assurances or any other Officer/s.
5. As our lawful attorney/s to do all such acts, deeds, things and give statements necessary for effective registration of the documents.
6. AND GENERALLY to do and execute all acts, deeds, matters and things, in and towards the said flat, requisite as fully and effectively as we, ourselves could do effective in our own proper person.
7. We do hereby ratify and confirm that all acts, deeds and things done by our said attorney/s shall be deemed to have been acts, deeds and things done by us personally and we undertake to ratify and confirm all and whatsoever that our said attorney/s shall do or purport to do or cause to be done by virtue of these presents.

IN WITNESS WHEREOF, we have executed this Power of Attorney on this 4th day of October, 2022.

Handwritten signatures of Mr. R.K. Vishwanathan, Mr. Deepak Pradhan, Ms. Sandhya Nair, and Mr. Chirag Chavda.



(1) Mr. R.K. Vishwanathan
Consultant – Business Development

Handwritten signature and stamp of Mr. R.K. Vishwanathan.

(2) Mr. Deepak Pradhan
Consultant – Business Development

Handwritten signature and stamp of Mr. Deepak Pradhan.

(3) Ms. Sandhya Nair
Senior Manager – CRM

Handwritten signature and stamp of Ms. Sandhya Nair.

(4) Mr. Chirag Chavda
Deputy Manager – CRM

Handwritten signature and stamp of Mr. Chirag Chavda.

(5) Mr. Aditya Kulkarni
Deputy Manager – CRM



Handwritten signature and stamp of Mr. Aditya Kulkarni.

(6) Mr. Krishneshwar Singh
Assistant Manager – CRM

बखर्क - ४

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Handwritten signature and stamp of Mr. Krishneshwar Singh.

SIGNED AND DELIVERED

by the within named Donor/s

(1) Mrs. Neelu Kamath

Head (CRM & FM)

For Larsen & Toubro Limited

Handwritten signature and stamp of Mrs. Neelu Kamath.

(2) Mr. J Hareesh Kumar

Head – CRM

For Larsen & Toubro Limited

Handwritten signature and stamp of Mr. J Hareesh Kumar.

(3) Mr. Sandeep Kaushik

Head (FM)

For Larsen & Toubro Limited

Handwritten signature and stamp of Mr. Sandeep Kaushik.

(4) Mr. Bharat Rastogi

Joint General Manager (Accounts)

For Larsen & Toubro Limited

Handwritten signature and stamp of Mr. Bharat Rastogi.

(5) Mr. Hemant Mohta

Joint General Manager (Accounts)

For Larsen & Toubro Limited

Handwritten signature and stamp of Mr. Hemant Mohta.

In the presence of.

1) *Handwritten signature of Mr. R.K. Vishwanathan.*
2) *Handwritten signature of Mr. Deepak Pradhan.*



बखर्क - ४

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(7) Ms. Suchita Shetty

Assistant Manager - CRM

In the presence of:

Handwritten signature and stamp of Ms. Suchita Shetty.

1) *Handwritten signature of Ramakant Thakur.*

2) *Handwritten signature of Ramakant Thakur.*

Identified by me

Before me



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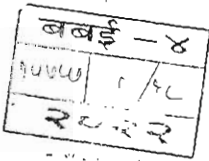
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CERTIFIED TRUE COPY
For LARSEN & TOUBRO LIMITED

(N. HARIHARAN)
COMPANY SECRETARY

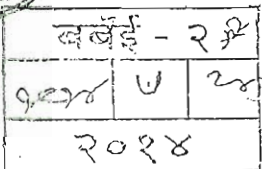


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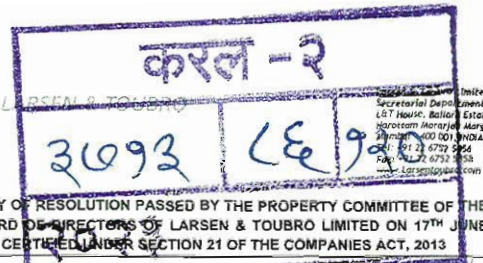
I hereby certify that LARSEN & TOUBRO LIMITED is this day incorporated under the Indian Companies Act, VII of 1913, and that the Company is Limited.

Given under my hand at Bombay this Seventh day of February One Thousand Nine Hundred and Forty-two



Sd/- Nehranil M. Modi
Registrar of Companies
Bombay

THE SEAL OF THE REGISTRAR OF COMPANIES BOMBAY



COPY OF RESOLUTION PASSED BY THE PROPERTY COMMITTEE OF THE BOARD OF DIRECTORS OF LARSEN & TOUBRO LIMITED ON 17TH JUNE 2022 CERTIFIED UNDER SECTION 21 OF THE COMPANIES ACT, 2013

SALE OF RESIDENTIAL PREMISES IN POWAI WEST:

The Committee is informed that the Company is developing a Residential Complex on land bearing CTS Nos. 86, 86/1, 86/2, 86/3, 87, 87/1, 87/2A, 87/2B, 87/3, 87/4, 87/5, 87/6, 87/7, 87/8, 87/9, 87/10, 87/11, 87/12, 87/13, 87/14, 87/15, 87/16, 87/17, 87/18, 87/19 situated at Village Paspoli in Powai Estate, Saki Vihar Road, Powai, Mumbai 400 072. Herein after referred to as "the said Project".

The Company is desirous of selling/ transferring the residential premises constructed / being constructed/ to be constructed in the said Project to prospective purchasers/ transferees for which the Company is required to authorise its officers to execute the documents mentioned herein below. Further as per requirements of the Registration Authorities, the officers should be further empowered to issue Power of Attorney to any person for admitting execution of the agreements.

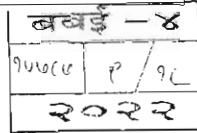
The Committee, after discussion, passed the following resolution:

"RESOLVED THAT approval be and is hereby accorded for Sale, Transfer the Residential Premises constructed/ being constructed/ to be constructed on the land bearing CTS Nos. 86, 86/1, 86/2, 86/3, 87, 87/1, 87/2A, 87/2B, 87/3, 87/4, 87/5, 87/6, 87/7, 87/8, 87/9, 87/10, 87/11, 87/12, 87/13, 87/14, 87/15, 87/16, 87/17, 87/18, 87/19 situated at Village Paspoli in Powai Estate, Saki Vihar Road, Powai, Mumbai 400 072 (hereinafter referred to as "the said Project") on the terms and conditions which have been agreed or may be agreed between the Company and prospective purchasers/ transferees.

RESOLVED FURTHER THAT the following officers of the Company are hereby severally authorized so long as they are in the employment of the Company:

Sr. No	Name	Designation
1	Mr. Rajeevan Nair	Head Legal - L&T Realty
2	Mrs. Neelu Kamath	Head Customer Relationship Management & Facilities Management
3	Mr. J. Hereesh Kumar	Joint General Manager Customer Relationship Management

CIN : L99999MH1946PLC004768

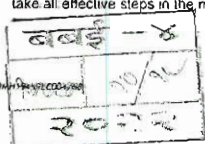


Larsen & Toubro Limited
Secretarial Department
L&T House, Ballard Estate
Marolton Maroljee Marg
Mumbai - 400 001, INDIA
Tel: +91 22 6752 5856
Fax: +91 22 6752 5858
www.larsentoubro.com

4	Mr. Sandeep Kaushik	Joint General Manager & Head Facility Maintenance - Residential
5	Mr. Sourmik Chakraborty	Head - Marketing
6	Mr. Bharat Raslogi	Joint General Manager & Head Finance - L&T Realty
7	Mr. Hemant Mohita	Joint General Manager & Head Accounts L&T Realty

to do or cause to be done, for and on behalf of and in the name of the Company all or any of the following acts, deeds and things:-

- To sign and execute Agreements for Sale, Sale Deed, Deed of Transfer, Conveyance Deed and such other documents required to be executed in respect of the said Project.
- To sign and execute all documents ancillary and incidental to and necessary for the completion of transactions mentioned hereinabove including but not limited to Allotment Letters, Notices, Payment Receipts, Possession Letters, etc.
- To apply for and obtain all consents, concessions, licences and approvals of any and all nature from any person/s or Statutory Authorities or Courts, in connection with the transactions mentioned hereinabove and to make applications, petitions, affidavits and enter into such agreements and give such undertaking as the said person/s or Statutory Authorities or Courts may require.
- To represent the Company before any Registrar or Sub-Registrar of Assurances to present and lodge Agreements for Sale, Deed of Transfer, Sale Deed, Conveyance Deed or any other deeds, documents, writings, etc. for registration, in favour of the purchasers/ transferees and for this purpose to appear before the Registrar, Sub Registrar of Assurances to admit execution of the aforesaid documents for us and on our behalf and take all effective steps in the matter of registration of the documents.



CIN : L99999MH1946PLC004768



LARSEN & TOUBRO

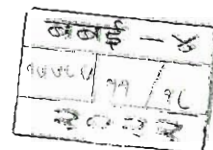


- To pay necessary fees / charges for the purpose of registration of documents.
- To collect and receive the original/ certified true copies / photocopies of documents, instruments, agreements, writings, etc. executed and registered, from the office of Sub Registrar, the Registrar of Assurances or any other Officer/s.
- To do all such acts, deeds, things and give statements necessary for effective registration of the documents.
- To execute the Powers of Attorney on behalf of Company to nominate officers of the Company and its subsidiary companies for admitting execution of the documents executed by them before the concerned Registrar and/or the Sub Registrar of Assurances.
- To appear before various authorities whether State or Central and whether Municipal, Revenue or Judicial or such other local authorities, as the case may be, and to make such applications, undertakings, affidavits, writings, etc. as may be necessary for the said purposes.
- AND GENERALLY, to do all such acts, deeds and things in the name and on behalf of the Company as the said Authorized Officers/Signatories may consider expedient for the aforesaid purposes."

FOR LARSEN & TOUBRO LIMITED

(SIVARAM NAIR A)
COMPANY SECRETARY
FCS: 3939

Date: 17.08.2022



CIN : L99999MH1946PLC004768

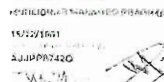
करल - २

३७९३	८७	९२०
२०२३		



बवई - ४

१०००	१२	१८
२०२२		



बवई - ४

१०००	१२	१८
२०२२		

घोषणापत्र

करल - २		
३७९३	२०	१२०
२०२३		

मी दि. पढ पुथां

याद्वारे घोषित करतो की, दुय्यम निबंधक यांचे

कार्यालयात या शिर्षकाचा

दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. श्री. हरिश कुमाऱ

व इ. यांनी दि. ५/१०/२०२२ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या

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

दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले

नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही

किंवा अन्य कोणत्याही कारणांमुळे कुलमुखत्यारपत्र रद्द बातल 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

अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक : २९/०५/२०२३



कुलमुखत्यारपत्र धारकाचे नांव

व सही

घोषणापत्र

करल - २		
३७३३	९१	१२०
२०२३		

मी ममता मिस्त्री

याद्वारे घोषित करतो की, दुय्यम निबंधक कुलमुखत्यार यांचे

कार्यालयात करारनामा या शिर्षकाचा

दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. भास्करराय मिस्त्री

व इ. यांनी दि. २९/०९/२०२२ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या

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

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 रद्द बातल ठरलेले नाही. सादरचे

कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे

सादरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम २२

अन्वये शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.



Mamta Mishra

दिनांक : २९/०९/२०२३

कुलमुखत्यारपत्र धारकाचे नांव

व सही

करल - २		
३७९३	२२	१२०
२०२३		

74/21714

पावती

Original/Duplicate

Thursday, September 29, 2022

नोंदणी क्र.: 39M

10:25 AM

Regn.: 39M

पावती क्र.: 24076 दिनांक: 29/09/2022

गावाचे नाव: माजिदडे

दस्तऐवजाचा अनुक्रमांक: टनन2-21714-2022

दस्तऐवजाचा प्रकार: पॉवर ऑफ अॅटर्नी

सादर करणाऱ्याचे नाव: भास्करराय भगुभाई मिखि - -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 300.00

पृष्ठांची संख्या: 15

एकूण:

रु. 400.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

10:38 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 2

बाजार मूल्य: रु. 1/-

मोवदला रु. 1/-

भरलेले मुद्रांक शुल्क : रु. 500/-

सह दुय्यम निबंधक वर्ग - २
ठाणे केंद्र

1) देयकाचा प्रकार: DHC रकम: रु. 300/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2909202200855 दिनांक: 29/09/2022

वँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008485553202223E दिनांक: 29/09/2022

वँकेचे नाव व पत्ता:

BB...



करल - २		
३०९३	९३	९२०
२०२३		

74/21714

इतर पावती

Original/Duplicate

Friday, 30 September 2022 1:47 PM

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 24241 दिनांक: 30/09/2022

गावाचे नाव: -माजिवडे

दस्तऐवजाचा अनुक्रमांक: टनन2-21714-2022

दस्तऐवजाचा प्रकार: पॉवर ऑफ अॅटर्नी

सादर करणाऱ्याचे नाव: भास्करराय भगुभाई मिस्त्रि --
वर्णन

दस्त: हाताळणी फी

रु. 60.00

एकूण:

रु. 60.00

Joint Sub Registrar Thane 2

1); देयकाचा प्रकार: DHC रक्कम: रु. 60/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 3009202203084 दिनांक: 30/09/2022

वॅकेचे नाव व पत्ता:

सह दुय्यम निबंधक वर्ग - २
ठाणे क्र. २

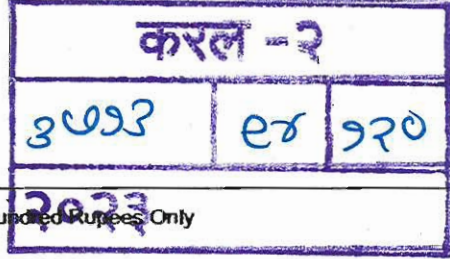
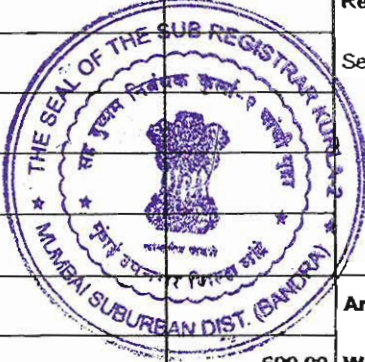




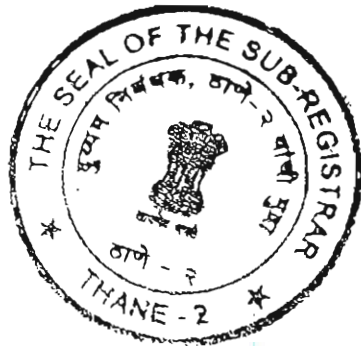
CHALLAN
MTR Form Number-6



GRN	MH008485553202223E	BARCODE	[Barcode]		Date	29/09/2022-10:03:27	Form ID	48(f)
Department	Inspector General Of Registration		Payer Details					
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	ट न न - २					
Office Name	THN2_THANE 2 JOINT SUB REGISTRAR		PAN No.(If Applicable)	दस्तावेज २९/०९/२०२२				
Location	THANE		Full Name	BHASKARRAI B.MISTRY				
Year	2022-2023 One Time		Flat/Block No.	FLAT NO 21 BLDG NO 17B				
Account Head Details	Amount In Rs.	Premises/Building	BRINDAVAN SOC					
0030046401 Stamp Duty	500.00	Road/Street	BRINDAVAN SOC					
0030063301 Registration Fee	100.00	Area/Locality	THANE					
		Town/City/District	THANE					
		PIN	4 0 0 6 0 1					
		Remarks (If Any)	SecondPartyName=MAMMTHA HITINDRA MISTRY-					
			करल - २					
			३७९३					
			२०२३					
			६४ ९२०					
Total	600.00	Amount In Words	Six Hundred Rupees Only					
Payment Details	IDBI BANK		FOR USE IN RECEIVING BANK					
Cheque/DD Details	Bank CIN	Ref. No.	69103332022092912178		2769183660			
Cheque/DD No.	Bank Date	RBI Date	29/09/2022-10:04:48		Not Verified with RBI			
Name of Bank	Bank-Branch		IDBI BANK					
Name of Branch	Scroll No. , Date		Not Verified with Scroll					



Department ID : Mobile No. : 9892667330
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.



ट न न - २
दस्ता क्रमांक २१०१४/२०२२
२ / १८

POWER OF ATTORNEY

KNOW YE ALL MEN BY THESE PRESENTS that I, **Bhaskarraji Bhagubhai Mistry** aged 85 years presently residing at Flat No. 21, Building No. 17B, Brindavan Society, Thane (W) – 400 601.

करल - २		
३७९३	६५	१२०
२०२३		

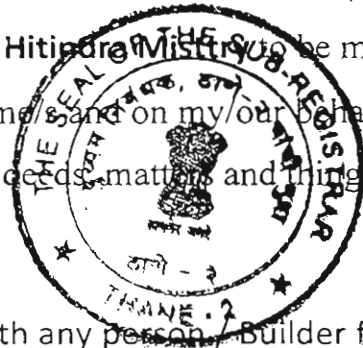
WHEREAS I/ We, am/ are desirous of purchasing a residential flat for myself/ ourselves in Tower "Atthis" of the building known as "ATTHIS at L&T Realty Elixir Reserve" being constructed and situated at 'City Survey Nos. 86, 86/1, 86/2, 86/3, 87, 87/1, 87/2A, 87/2B, 87/3, 87/4, 87/5, 87/6, 87/7, 87/8, 87/9, 87/10, 87/11, 87/12, 87/13, 87/14, 87/15, 87/16, 87/17, 87/18, 87/19, 112, 115, 116B. ("Said flat");

AND WHEREAS it is not possible for me/us to personally attend the matters relating to the said flat;



WHEREAS I am desirous of appointing **Mrs Mammtha Hitendra Mistry** aged 44 years presently residing at C/o Hitendra Mistry, B-400, Sudarshan C.H.S. Ltd., B Wing, Acharya Donde Marg, Mumbai – 400 012 to be my attorney for the purposes hereinafter mentioned;

NOW KNOW YOU ALL THESE PRESENTS WITNESSETH that I, do hereby nominate, constitute and appoint **Mrs Mammtha Hitendra Mistry** to be my/our true and lawful Attorney for me/us and in my/our name/s and on my/our behalf to do or cause to be done all or any of the following acts, deeds, matters and things that is to say:



1. To negotiate, purchase and to execute with any person, Builder for and on my/our behalf for the Agreement for Sale, necessary forms and other documents relating to the execution of the purchase of the said flat.
2. To accept and sign the Allotment letter from the Builder in respect of the said flat and give receipt thereof.

ABL

Mammtha Mistry

ट न न - २
दस्ता क्रमांक २९०९४/२०२२
३/१८

3. To pay the necessary charges, outgoing, and other dues and duties payable in respect of the said flat to the said Society / Builder and/or any other authority and to demand valid Receipt of the same for payments made.

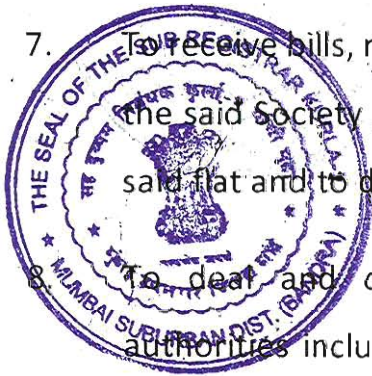
कल	३७९३	२६	१२०
२०२३			

4. To present and lodge, the Agreement for Sale and/or any other incidental documents, for registration in respect of purchase of the said flat before the office of the Sub-Registrar of Assurances and admit execution thereof and to do all other acts, deeds and things necessary and incidental for effectively registering the said sale deed.

5. To sign all applications, forms and other relevant papers, possession letter in respect of the said flat, as may be required by the Builders and/ or the Society and/or other Authorities concerned.

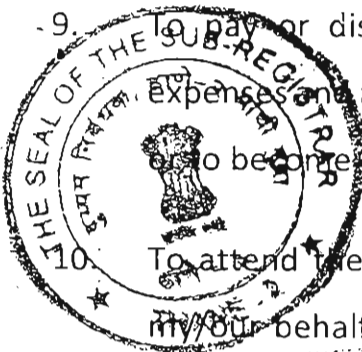
6. To take possession of the said flat from the Builder / Society and to sign the necessary possession letter.

7. To receive bills, notices and all other communications and proceedings from the said Society / Builder and other authorities concerned in respect of the said flat and to deal with the same accordingly.



8. To deal and correspond with the Municipal Corporation/Concerned authorities including all its departments for the purpose of assessment in respect of the said flat.

9. To pay or discharge all taxes, rates, assessments, charges, deductions, expenses and all other payments and outgoing whatsoever due and payable or to become due and payable for or on account of the said flat.



10. To attend the annual general meeting of the said Society and to vote on my/our behalf and also to take part in all the proceedings of the Society/ Builder and its meetings on my/our behalf.

1007

Mamtha Mishra

ट न न - २
दस्ता क्रमांक २९७१४/२०२२
४/१८

11. To pay transfer fees and other payments on my/our behalf to the Builder Society.
12. To represent before the Managing Committee and/or the Officer bearers of the said Society, administrator and also before the general body of the said Society and/or the Builders and his Agents, as the case may be and to put in such applications, papers and writings as may be necessary and required by them for transfer of the said flat in favour of the said new Purchaser/s and also in all the matter/s connected with the said flat.
13. To apply on my/our behalf to Electricity Board for transferring the electric meter in respect of the said flat to my/our name/s and for the said purpose to sign and execute all necessary documents, writings, applications, bonds, etc. required for the same.
14. To apply on my/our behalf to Mahanagar Gas Ltd. for obtaining pipeline gas connection in respect of the said flat and for the said purpose to sign and execute all necessary documents, writings, applications, bonds, etc. required for the same.
15. To file and prosecute suits and defend all actions, proceedings and suits by or against me/us or otherwise act therein as the said Attorney shall think proper in respect of the said flat and for the said purpose to sign, execute, declare or swear as may be necessary or required Vakalatnamas, Petitions, written statements, declarations, appeals, affidavits, revision applications and writing in Appellate Court as the said Attorney shall have occasions to do and for the said purpose appoint any counsel, Solicitors or Advocates to act on my/our behalf as my Attorney shall deem fit and proper.
16. To settle, suits or claims and disputes with any person in connection with the said flat on my/our behalf.

करल - २		
३७९३	१७	११०
२०२३		



BBL

Mamtha Mishra

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दस्ता क्रमांक २७१४/२०२२
17. ५/१६

17. To appear before any court or authority for the purpose of any matter relating to the registration, declaration of value or any other proceedings connected with the same.

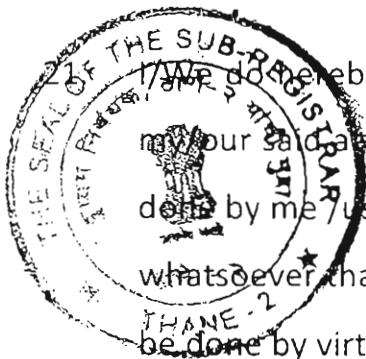
18. To engage pleader or authorized representative/s to act on his behalf in the said proceedings to do all other acts that may be necessary for the proper completion of the work assigned by me /us to my attorney under these presents.

करल - २		
३७२३	६६	२२०
२०२३		

19. In general to do all other acts, deeds, matters and things whatsoever in respect of the said flat either particularly or generally described as effectually to all intents and purposes as I/We could have done myself/ourselves AND for more effectually removing any doubt which may arise as to the true meaning of these presents or as to the construction or application of the powers hereby granted, I/We, hereby declare that the powers authorities and discretions hereby conferred to my/our Attorney shall always extend to any other matters or transactions not herein precisely mentioned or defined which in the course of dealing in respect of the said flat is required to be performed.



20. AND GENERALLY to do and execute all acts, deeds matters and things in and towards the said flat requisite as fully and effectively as I/We, myself/ourselves could do effective in my/our own proper person.



I/We do hereby ratify and confirm that all acts, deeds and things done by my/our said attorney shall be deemed to have been acts, deeds and things done by me /us personally and I/We undertake to ratify and confirm all and whatsoever that my/our said attorney shall do or purport to do or cause to be done by virtue of these presents.

BBI

Mamtha Mishra

ट न न - २
दस्ता क्रमांक २९७१४/२०२२
६/१८

IN WITNESS WHEREOF, I, **Bhaskarraji Bhagubhai Mistry** hereunto set my hand and seal in the 29th day of September, Two thousand and Twenty two.

Signed and Delivered by the

Bhaskarraji Bhagubhai Mistry)

within named in the)



Witnesses :

- 1) **ASHISH MISTRY**
BRINDAVAN SOCIETY
THANE(W)
- 2) **NEHAL MISTRY**
BRINDAVAN SOCIETY
THANE(W)

करल - २		
३७१३	६६	१२०
२०२३ Mistry		

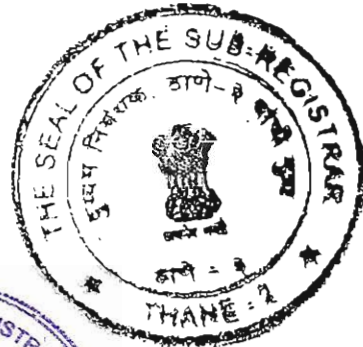
Mistry

POWER ACCEPTED BY ME



Mammtha Mistry

(Mammtha Hitindra Mistry)





भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrolment No. 10620/01192/76366

To:
Aishw Bhaskarrao Mistry
C/O: Bhaskarrao Mistry
17 B/21, Brijdevan
Thane Head Post Office
Thane
Thane Maharashtra - 400601
9892769667



आपका आधार क्रमांक / Your Aadhaar No. **करत - 3**

4872 0381 7512

VID : 9147 131 1580 2772

मेरा आधार, मेरी पहचान

करत - 3
2093
900 929
202



सूचना

- आधार पहचान को प्रमाणित करने के लिए उपयोग करें।
- सुरक्षित QR कोड / बायोमेट्रिक / आधारीकृत पहचान प्रमाणित करें।
- यदि एक इलेक्ट्रॉनिक प्रमाणित पहचान प्रमाणित करें।

INFORMATION

- Aadhaar is a proof of identity for all citizens of India.
- Verify identity using Secure QR Code, Biometric or Photo Authentication.
- This is electronically generated card.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर-सरकारी सेवाओं को पार / आसानी बनाता है।
- आधार में भेजा हुआ नया और अद्यतन जानकारी रखें।
- आधार को अपने स्मार्ट फोन पर लॉन्च करें। (Aadhaar App) के साथ।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone - use mAadhaar App.



आधार पहचान कार्ड



Aishw Bhaskarrao Mistry
Date of Birth/DOB: 03/03/1968
Male/ MALE



आधार पहचान कार्ड

Address:
S/O: Bhaskarrao Mistry, 17 B/21, Brijdevan,
Thane Head Post Office, Thane, Thane,
Maharashtra - 400601.





4872 0381 7512

VID : 9147 131 1580 2772

मेरा आधार, मेरी पहचान



ट न न - २
 दस्त क्रमांक २१७१४/२०२२
 ८/१८

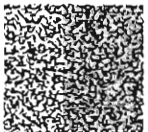





भारत सरकार
Government of India





भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrollment No.: 0620/01192/74202

To
 Nehal Ashish Mistry
 S.NO. 1571, ELEMENTS, BEEB NO.8, FLAT NO. 404,
 COOP. SURCHHIE VILAS, ALINDRUPUR,
 PUNE CITY
 Maharashtra - 411018
 982366667




आपका आधर क्रमांक / Your Aadhaar No. :
7708 5736 7570
 VID : 9106 9617 0456 3680
 मेरा आधर - मेरी पहचान







भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Nehal Ashish Mistry
 Date of Birth: 14/02/1974
 Gender: FEMALE



7708 5736 7570
 VID : 9106 9617 0456 3680
 मेरा आधर - मेरी पहचान

सूचना

- आधर पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑनलाइन XML / ऑनलाइन अधिष्ठापन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रमाण दाय का दस्तावेज है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship
- Verify identity using Secure QR Code/ Online XML/ Online Authentication
- This is electronically generated letter

- आधर देश भर में मान्य है।
- आधर को सुरक्षित QR कोड / ऑनलाइन अधिष्ठापन से पहचान प्रमाणित करें।
- आधर में परिवर्तन करने और हमारे ID अपडेट करें।
- आधर को अपने स्मार्ट फोन पर [mAadhaar App](#) में रखें।

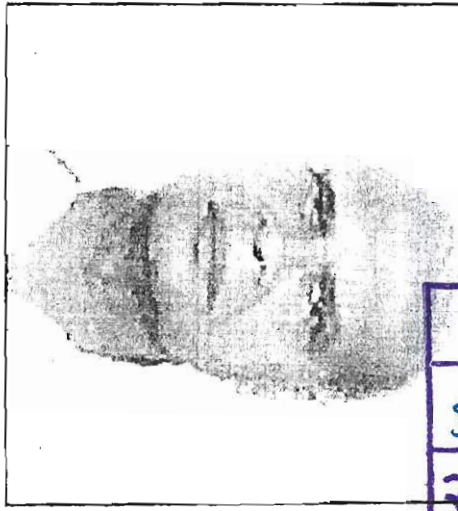
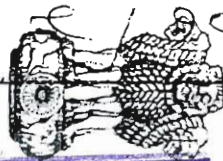
- Aadhaar is valid throughout the country
- Aadhaar helps you avail various Government and non-Government services easily
- Keep your mobile number & email ID updated in Aadhaar
- Carry Aadhaar in your smart phone - use mAadhaar App

Address:
 C/O: Ashish Mistry, S NO.1571, Element 5,
 BEEB NO.8, FLAT NO. 404, COOP. SURCHHIE
 VILAS, ALINDRUPUR, Pune City, Pune,
 Maharashtra - 411018

7708 5736 7570
 VID : 9106 9617 0456 3680

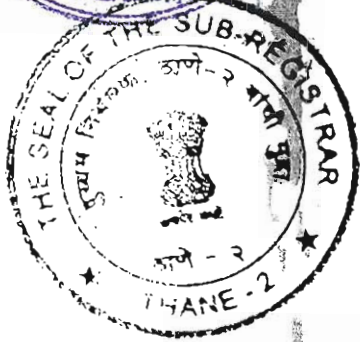


दस्तावेज क्रमांक 29 U 98/2023
प्रमाणित जगह



करल - 2
3693 902 920
2023

भारत सरकार
GOVERNMENT OF INDIA



भारतकरराय भगुभाई मिश्रा
Bhaskarrao Bhagubhar Mishra

जन्म तारीख / DOB: 11/10/1937

पुरुष / MALE

9857 5289 0210



माझे आधार, माझी ओकख

BB

करल - २		
३७२३	९०३	९२०
२०२३		

ट न न - २
२९७९४ / २०२३
९० / ९८



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:

S/O : भगुभाई मिस्त्रि, मर्वे नं
18/8, एलेमेन्ट 5 बिल्डिंग-
बी फ्लॉट नं 404, राहाटणी
रोड, शिवार गार्डन मागे,
राहाटणी, पुणे शहर, पुणे,
महाराष्ट्र - 411017

Address:

S/O: Bhagubhai Mistry, SR
NO 18/8, ELEMENT 5
BUILDING-B FLAT NO 404,
RAHATANI ROAD, BEHIND
SHIVAR GARDEN,
RAHATANI, Pune City, Pune,
Maharashtra - 411017

 1947
1800 300 1947



help@uidai.gov.in

WWW

www.uidai.gov.in P.O. Box No. 1947,
Bengaluru-560004



दस्ता क्रमांक 9098/2023

66 / 5

रथाई नेया सरया



करल - २		
३०२३	१०४	१२०
२०२३		

PERMANENT ACCOUNT NUMBER

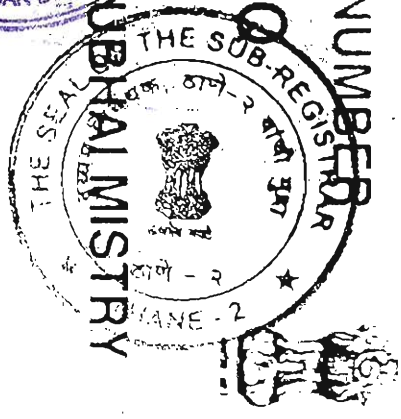
AGCPM67790

नाम / NAME

BHASKAR PRABHAKAR MISHRA

नाम को नाम / FATHER'S NAME

BHAGUBHAI KISHALBHAI MISTRY



जन्म तिथि / DATE OF BIRTH

11-10-1937

हस्ताक्षर / SIGNATURE

आयकर आयुक्त (कम्प्यूटर केंद्र)

P R Sharma

Commissioner of Income-tax (Computer Operations)

करल - २		
३७२३	१०५	१३०
२०२३		

इस कार्ड के रवो / भिल जाने पर कृप्या जारी करने

वाले प्राधिकारी को सूचित / वापस कर दें

आयकर आयुक्त (कम्प्यूटर केन्द्र),

आयकर भवन,

12, साधू वासवानी चौक,

पुणे - 411 001.

In case this card is lost/found, kindly inform/return to
the issuing authority :

Commissioner of Income Tax (Computer Operations)

Abyakar Bhavan,

12, Sadhu Vaswani Chowk,

Pune - 411 001.

ट न न - २
दस्त क्रमांक २७७१४ / २०२२
१२



करल - २		
३७२३	१००	१२०
२०२३		

क्रमांक ११४०१४/२०२३

63360774
 06/06/2007
 TH2070540199016

PIN: 400601, MAHARASHTRA, INDIA

THANE WEST, THANE

17-B / 21 BRINDAVAN SOCIETY

TRN / Address

JASHUMATI

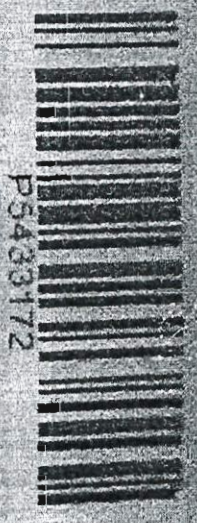
TRN / Name of Spouse

MANCHHABEN

TRN / Name of Mother

BHAGWANGJI

TRN / Name of Father / Legal Guardian



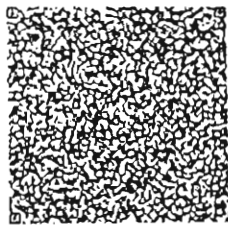


भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrolment No.: 0620/01192/74366

To
Ashish Bhaskarrao Mistry
C/O: Bhaskarrao Mistry
17 B/21 Brindavan
Thane Head Post Office
Thane
Thane Maharashtra - 400601
9892769667



आपका आधार क्रमांक / Your Aadhaar No. :

4872 0381 7512
VID : 9147 3131 1580 2772

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Ashish Bhaskarrao Mistry
Date of Birth/DOB: 03/03/1968
Male/ MALE

4872 0381 7512
VID : 9147 3131 1580 2772

मेरा आधार, मेरी पहचान



दस्ता क्रमांक १०१०७/२०२२



सूचना

- जलधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑनलाइन XML / ऑनलाइन वेबपोर्टल से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रमाणित पत्र है।

INFORMATION
3023 580 520
2023

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Online XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone - use mAadhaar App.



ट न न - २
दस्तावेज नं. २९७७४ / २०२२
१६ / १०

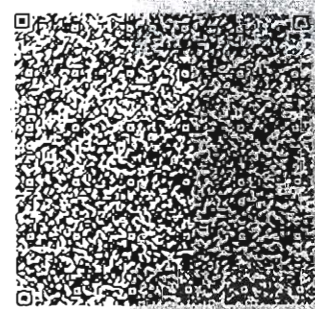
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AKCP M2273M



नाम/ Name
MAMMTHA HITINDRA MISTRY

पिता का नाम/ Father's Name
MAHESH NARANDAS PANCHAL

जन्म की तारीख/
Date of Birth
07/11/1977

Mammtha Mistry
हस्ताक्षर/ Signature

01042019

Mammtha Mistry

करत - २
३७२३ १०६१२०



भारत सरकार
GOVERNMENT OF INDIA

ममता हितेंद्र मिस्ट्री
Mammtha Hitindra Mistry
जन्म तारीख/DOB: 07/11/1977
महिला/ FEMALE
Mobile No: 9819551595
3824 2808 8116
VID : 9123 5307 9119 5861

माझे आधार, माझी ओळख

Download Date: 17/07/2021

Pre-Registration summary(नोंदणी पूर्व गोषवारा)

74/21714

गुरुवार, 29 सप्टेंबर 2022 10:25 म.पू.

दस्त गोषवारा भाग-1

टनन2

90/95

दस्त क्रमांक: 21714/2022

दस्त क्रमांक: टनन2 /21714/2022

बाजार मुल्य: रु. 01/-

मोबदला: रु. 01/-

भरलेले मुद्रांक शुल्क: रु.500/-

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

पावती:24076

पावती दिनांक: 29/09/2022

अ. क्र. 21714 वर दि.29-09-2022

सादरकरणाचे नाव: भास्करराय भगुभाई मिखि - -

गोजी 10:18 म.पू. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 300.00

पृष्ठांची संख्या: 15

एकूण: 400.00

दस्त हजर करणाऱ्याची सही:

कमी पडलेली पावे..... करिता

फि. रु..... रु. 1/- पा. क्र. 21714 अन्वयेकमुळ

Joint Sub Registrar Thane 2

Joint Sub Registrar Thane 2

सह दुय्यम निबंधक वर्ग - 2

सह दुय्यम निबंधक वर्ग - 2

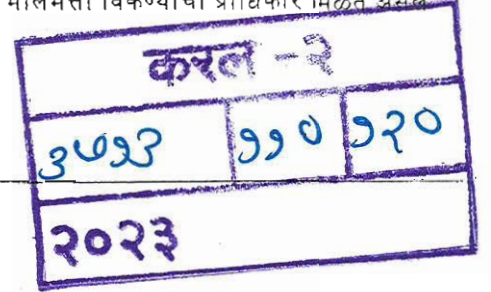
दस्ताचा प्रकार टाणे क्र. 2

टाणे क्र. 2

मुद्रांक शुल्क: a जेव्हा तो प्रतिकलार्थ देण्यात आलेला असून त्यामुळे कोणतीही स्थावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्रा क्र. 1 29 / 09 / 2022 10 : 18 : 22 AM ची वेळ: (सादरीकरण)

शिक्रा क्र. 2 29 / 09 / 2022 10 : 18 : 58 AM ची वेळ: (फी)



- प्रतिज्ञा पत्र -

दस्त हजेरी नोंदणी कायदा १९०८ नियम १९६१ अन्वयेत 1(बुकीनुसार नोंदणीस दाखल केला आहे. दस्तामधील संपुर्ण पंजुर निष्पन्न व्यक्ती,सहोदार व सोबत जोडलेले कायदापत्रे दस्ताची तपस्य करणारे व सही साठी खालील निष्पन्न व्यक्ती संपुर्णपणे न्यायकार आहेत. तसेच सदर हस्तांतरण दस्तांमुळे राज्यशासन/बंदशासन यांच्या खंयतमही कायदा/नियम/परिपत्रक वंचे उल्लंघन होत नाही.

दस्त हजर करणारी

Mumuksha M.S. Hoay
दस्त हजेरी करणारी

BBistly





29/09/2022 10:45:40 AM

दस्तावेज गोपवाग भाग-2

दस्तावेज क्रमांक: 21714/2022

दस्तावेज क्रमांक: 21714/2022
दस्तावेजाचा प्रकार: पावत्र ऑफ अटॉर्नी

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	द्वयाचित्र	अंगठ्याचा ठसा
1	नाव:ममता द्विवेदी मिश्री - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वी ६०० मुदर्शन को ऑफ ही मो लि वी वींग आचार्य धोंडे मार्ग मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन नंबर:	पावत्र ऑफ अटॉर्नी होल्डर वय :-44 स्वाक्षरी: Mamta Mishra		
2	नाव:भास्करराय भगुभाई मिश्री - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: मदनिका क्र 17 वी / 21 वृंदावन सोसायटी ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन नंबर:	कुलमुखय्यार देणार वय :-85 स्वाक्षरी:- Bhaskar		

करल - २

३७२३ ९९९ ९२०

२०२३

यस्यैव दस्तावेज करण देणार नवाकधीत पावत्र ऑफ अटॉर्नी चा दस्त ऐवज करण दिल्याचे कबुल करतान.
थिक्का क्र.3 ची वेळ: 29/09/2022 10:38:09 AM

ओळख:-
दस्तावेज इमम अने तिथेदीन करतान की ते दस्तावेज करण देणा-यांना व्यक्तीशः ओळखतान, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	द्वयाचित्र	अंगठ्याचा ठसा
1	नाव:नेहा मिश्री - - वय:45 पत्ता:वृंदावन सोसायटी शानेव पिन कोड:400601	स्वाक्षरी Neeta		
2	नाव:आशिय मिश्री - - वय:54 पत्ता:वृंदावन सोसायटी ठाणे पिन कोड:400601	स्वाक्षरी Ashish		

थिक्का क्र.4 ची वेळ: 29/09/2022 10:39:00 AM

थिक्का क्र.5 ची वेळ: 29/09/2022 10:39:27 AM नोंदणी पुस्तक 4 मध्ये

Joint Sub Registrar Thane 2

सह दुय्यम निबंधक वर्ग - २

Payment Details

ठाणे क्र. २

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	BHASKARRAI B MISTRY	eChallan	69103332022092912178	MH008485553202223E	500.00	SD	0004187410202223	29/09/2022
2		DHC		2909202200855	300	RF	2909202200855D	29/09/2022
3	BHASKARRAI B MISTRY	eChallan		MH008485553202223E	100	RF	0004187410202223	29/09/2022

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

दस्तावेज क्र. २२६९४ नंबर २६

21714/2022

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2. Get print immediately after registration.




पक्षकाराचे आहेत.

पक्षकाराचे नाव व पत्ता अ. नं.

दि. २९/०९/२०२२

सह दुय्यम निबंधक ठाणे क्र. २
दि. २९/०९/२०२२

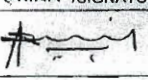
स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ABKPM8824D



नाम /NAME
ASHISH BHASKAR MISTRY

पिता का नाम /FATHER'S NAME
BHASKAR MISTRY


जन्म तिथि /DATE OF BIRTH
03-03-1968

हस्ताक्षर /SIGNATURE


आयकर आयुक्त (कम्प्यूटर केंद्र)
Commissioner of Income-tax (Computer Operations)

Ashish mistry


स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AGCPM6779Q



नाम /NAME
BHASKARRAI BHAGUBHAI MISTRY

पिता का नाम /FATHER'S NAME
BHAGUBHAI KHUSHALBHAI MISTRY

जन्म तिथि /DATE OF BIRTH
11-10-1937

हस्ताक्षर /SIGNATURE


आयकर आयुक्त (कम्प्यूटर केंद्र)
Commissioner of Income-tax (Computer Operations)

आयकर विभाग
INCOME TAX DEPARTMENT
NEHAL ASHISH MISTRY
VIRENDRA GOPAJI MISTRY

14/02/1974
Permanent Account Number
AXDPM1330R

Signature


भारत सरकार
GOVT. OF INDIA



16032009

Nehal Mistry

करल - २

३७९३	९९२	९२०
२०२३		

आयकर विभाग
INCOME TAX DEPARTMENT

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AKCPM2273M



नाम / Name
MAMMTHA HITINDRA MISTRY

पिता का नाम / Father's Name
MAHESH NARANDAS PANCHAL

जन्म की तारीख /
Date of Birth
07/11/1977

हस्ताक्षर / Signature


01042019

Mammtha Mistry



भारत सरकार
GOVERNMENT OF INDIA




ममता हितेंद्र मिस्त्री
Mammtha Hitindra Mistry
जन्म तारीख/DOB: 07/11/1977
महिला/ FEMALE
Mobile No: 9819551595

3824 2808 8116
VID : 9123 5307 9119 5861

माझे आधार, माझी ओळख

Issue Date: 29/01/2019

भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
GOVERNMENT OF INDIA



पता:
C/O हितेंद्र मिस्त्री, बी-४०२, सुदर्शन सी.एच.एस लिमिटेड.
बी विंग, आचार्य दोंडे मार्ग, मुंबई, मुंबई.
महाराष्ट्र - ४०००१२

Address :
C/O Hitindra Mistry, B-402, Sudarshan C.H.S
Ltd. B Wing, Acharya Donde Marg, Mumbai,
Mumbai City,
Maharashtra - 400012

3824 2808 8116
VID : 9123 5307 9119 5861

1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No. 1947,
Bengaluru-560 001

करल - २		
१६		
२०२३		



THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No : MH02 20080014200 DOI : 20-02-2001
 Valid Till : 19-02-2027 (TR)



02-03-2022
 AUTHORISATION TO DRIVE FOLLOWING CLASS
 OF VEHICLES THROUGHOUT INDIA
 COV DOI
 LMV-TR 17-01-2008
 3W-GV 20-02-2001

Badge 174308IAR ARM74308
 DOB : 06-10-1974 BG :

Name : DIPAK KIRVE
 S/D/W of GAJANAN KIRVE
 Add : 14/B4, GANMURTI CO-OP HSG. SOC.
 CHANDIVALI FARM ROAD, CHANDIVALI
 GREATER MUMBAI, MUMBAI SUBURBAN
 PIN : 400072

Signature & ID of Issuing Authority MH02

FORM 7
 RULE 16 (2)



Signature/Thumb Impression of Holder

करल - २		
३७३	११३	१२०
२०२३		



THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No MH47 20170001125 DOI : 05-01-2017
 Valid Till : 04-01-2037 (NT)



AUTHORISATION TO DRIVE FOLLOWING CLASS
 OF VEHICLES THROUGHOUT INDIA
 COV DOI
 LMV 05-01-2017
 MCWG 05-01-2017

DOB : 29-12-1994 BG

Name TUSHAR KSHIRSAGAR
 S/D/W of ASHOK KSHIRSAGAR
 Add : 382/19 RAJMALA CHS SECTOR 3
 CHARKOPN KANDIVALI W MUMBAI

PIN : 400067
 Signature & ID of Issuing Authority : MH47 20173

FORM 7
 RULE 16 (2)

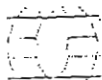


Signature/Thumb Impression of Holder



THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No MH02 20030036925 DOI : 09-12-2003
 Valid Till : 08-12-2023 (NT)



02-07-2015
 AUTHORIZATION TO DRIVE FOLLOWING CLASS
 OF VEHICLES THROUGHOUT INDIA
 COV DOI
 LMV 16-03-2012
 MCWG 09-12-2003

DOB : 15-04-1983 BG

Name : RAMAKANT THARWAL
 S/D/W of SHASHIKANT THARWAL
 Add : 384/10, SIDDHIKRIPA CHS LTD
 SEC-03, CHARKOP, KANDIVALI - WEST
 MUMBAI
 PIN : 400067
 Signature & ID of Issuing Authority : MH47 20157

FORM 7
 RULE 16 (2)



Signature/Thumb Impression of Holder



CHALLAN
MTR Form Number-6



GRN	MH015705613202223M	BARCODE			Date	22/02/2023-11:55:40	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1			Full Name	LARSEN AND TOUBRO LTD			
Location	MUMBAI			Flat/Block No.	FLAT NO.2004 T3 IORA ELIXIR RESERVE			
Year	2022-2023 One Time			Premises/Building				
Account Head Details		Amount In Rs.		Road/Street	SAKI VIHAR ROAD POWAI			
0030045501 Stamp Duty		2268800.00		Area/Locality	MUMBAI			
0030063301 Registration Fee		30000.00		Town/City/District				
				PIN	4	0	0	0 7 2
Remarks (If Any)				SecondPartyName=ASHISH MISTRY				
Total		22,98,800.00		Amount In Words	Twenty Two Lakh Ninety Eight Thousand Eight Hundred Rupees Only			
Payment Details				FOR USE IN RECEIVING BANK				
PUNJAB NATIONAL BANK				Bank CIN	Ref. No.	03006172023022200350	220223M807492	
Cheque-DD Details				Bank Date	RBI Date	22/02/2023-13:54:32	23/02/2023	
Name of Bank				Bank-Branch		PUNJAB NATIONAL BANK		
Name of Branch				Scroll No. , Date		1 , 23/02/2023		



Department ID: _____ Mobile No. : 0000000000
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 ही चालान केवल दस्तावेज के पंजीकरण के लिए ही मान्य है। यह अनपंजीकृत दस्तावेज के लिए मान्य नहीं है।

Validity unknown

Digitally signed by D8
 DIRECTORATE OF
 ACCOUNTS AND
 TREASURY, MUMBAI 02
 Date: 2023.02.27 10:41:41
 IST
 Reason: GRAS Secure

Challan Defacement

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-370-3713 Location: India	0007930020202223	27/02/2023-10:42:09	IGR198	30000.00
2	(iS)-370-3713	0007930020202223	27/02/2023-10:42:09	IGR198	2268800.00
Total Defacement Amount					22,98,800.00

करल - २		
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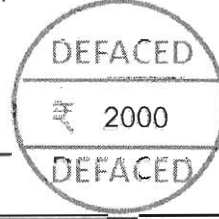


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	2702202301250	Receipt Date	27/02/2023
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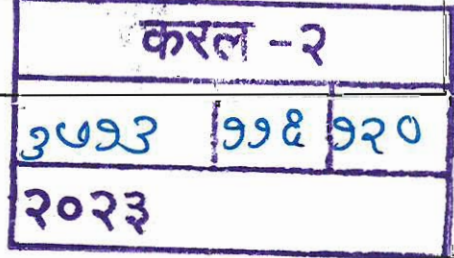
Received from LARSEN AND TOUBRO LTD, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 3713 dated 27/02/2023 at the Sub Registrar office Joint S.R. Kurla 2 of the District Mumbai Sub-urban District.



Payment Details

Bank Name	PUNB	Payment Date	27/02/2023
Bank CIN	10004152023022701165	REF No.	5109819897
Deface No	2702202301250D	Deface Date	27/02/2023

This is computer generated receipt, hence no signature is required

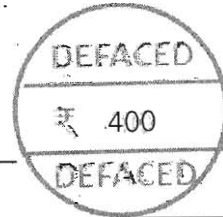


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	2702202301291	Receipt Date	27/02/2023
-----	---------------	--------------	------------

Received from LARSEN AND TOUBRO LTD, Mobile number 0000000000, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered on Document No. 3713 dated 27/02/2023 at the Sub Registrar office Joint S.R. Kurla 2 of the District Mumbai Sub-urban District.



Payment Details

Bank Name	PUNB	Payment Date	27/02/2023
Bank CIN	10004152023022701202	REF No.	5109820060
Deface No	2702202301291D	Deface Date	27/02/2023

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

करल - २		
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370/3713

मोमवार, 27 फेब्रुवारी 2023 10:42 म.पू.

दस्त गोषवाग भाग-1

करल2

दस्त क्रमांक: 3713/2023

दस्त क्रमांक: करल2 /3713/2023

बाजार मूल्य: रु. 1,02,51,246/-

मोबदला: रु. 3,78,11,386/-

भरणेचे मुद्रांक शुल्क: रु.22,68,800/-

दु. नि. मह. दु. नि. करल2 यांचे कार्यालयाने

पावती:4041

पावती दिनांक: 27/02/2023

अ. क्र. 3713 वर दि.27-02-2023

मादरकरणाचे नाव: आशिष मिश्री

गेजी 10:37 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2400.00

पृष्ठांची संख्या: 120

एकूण: 32400.00

Ashish Mishra

दस्त हजर करणाऱ्याची मही:

Ashish Mishra
मह. दु. निबंधक कुर्ला 2
सह दुय्यम निबंधक कुर्ला-२
मुंबई उपनगर जिल्हा.
दस्ताची प्रकार: करारनामा

Ashish Mishra
मह. दु. निबंधक कुर्ला 2
सह दुय्यम निबंधक कुर्ला-२
मुंबई उपनगर जिल्हा.

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

शिका क्र. 1 27 / 02 / 2023 10 : 37 : 23 AM ची वेळ: (सादरीकरण)

शिका क्र. 2 27 / 02 / 2023 10 : 38 : 29 AM ची वेळ: (फी)

प्रतिज्ञापत्र

“सदर दस्ताऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेला तरतूदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण अजकूर, बिष्पादक व्यक्ती वकीदार व सोबत जोडलेल्या कागदपत्रांची आणि “दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी आलील दस्त बिष्पादक व कबुल धारक हे संपूर्णपणे जबाबदार राहतील. तसेच सदर हस्तांतरण दस्तामुळे राज्य शासन / केंद्र शासन यांचा कोणताही कायदा/नियम/परिपत्रक यांचे उल्लंघन होत नाही.”

लिहून घेणारे

१)

२)

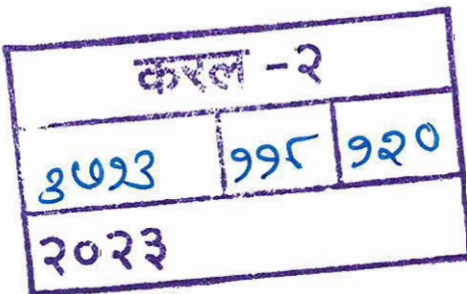
३)

लिहून घेणारे

१)

२)

३)





दस्त गोषवारा भाग-2

करल2

27/02/2023 10 54:12 AM

दस्त क्रमांक:3713/2023

दस्त क्रमांक :करल2/3713/2023

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:लार्सन अँड टूट्रो लि तर्फे प्राधिकृत व्यक्ती जे हरीश कुमार तर्फे मुख्यत्वार दीपक प्रधान पत्ता:प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: एल अँड टी हाऊस, बॅलार्ड इस्टेट, ब्लॉक नं: मुंबई, रोड नं: एन. एम. जोशी मार्ग, महाराष्ट्र, मुंबई. पॅन नंबर:AAACL0140P	लिहून देणार वय :-61 स्वाक्षरी:-		
2	नाव:आशिष मिस्त्री पत्ता:प्लॉट नं: सदनिका नं.बी-404, माळा नं: -, इमारतीचे नाव: एलेमेंट 5, ब्लॉक नं: औंध एनेक्सी,पुणे, रोड नं: हॉटेल शिवार गार्डन जवळ, महाराष्ट्र, पुणे. पॅन नंबर:ABKPM8824D	लिहून घेणार वय :-54 स्वाक्षरी:-		
3	नाव:भास्करराय मिस्त्री तर्फे मुख्यत्वार ममता मिस्त्री पत्ता:प्लॉट नं: सदनिका नं.बी-404, माळा नं: -, इमारतीचे नाव: एलेमेंट 5, ब्लॉक नं: औंध एनेक्सी,पुणे, रोड नं: हॉटेल शिवार गार्डन जवळ, महाराष्ट्र, पुणे. पॅन नंबर:AGCPM6779Q	लिहून घेणार वय :-45 स्वाक्षरी:-		
4	नाव:नेहल मिस्त्री पत्ता:प्लॉट नं: सदनिका नं.बी-404, माळा नं: -, इमारतीचे नाव: एलेमेंट 5, ब्लॉक नं: औंध एनेक्सी,पुणे, रोड नं: हॉटेल शिवार गार्डन जवळ, महाराष्ट्र, PUNE. पॅन नंबर:AXDPM1330R	लिहून घेणार वय :-48 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ:27 / 02 / 2023 10 : 49 : 50 AM

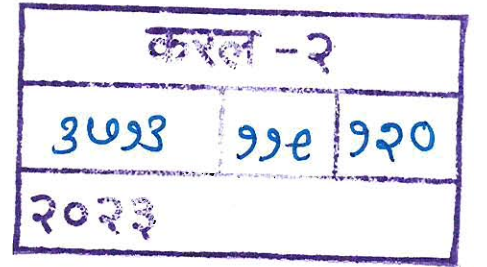
ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	अंगठ्याचा ठसा
1	नाव:तुषार क्षीरसागर - वय:28 पत्ता:17 वी सागर टॉवर जोगेश्वरी पश्चिम मुंबई पिन कोड:400102			
2	नाव:दिपक किर्वे वय:48 पत्ता:17 वी सागर टॉवर जोगेश्वरी पश्चिम मुंबई पिन कोड:400102			

शिक्षा क्र.4 ची वेळ:27 / 02 / 2023 10 : 50 : 32 AM

सह दुय्यम निबंधक कुर्ला-२
मुंबई उपनगर जिल्हा.



Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	LARSEN AND TOUBRO LTD	eChallan	03006172023022200350	MH015705613202223M	2268800.00	SD	0007930020202223	27/02/2023
2		DHC		2702202301291	400	RF	2702202301291D	27/02/2023
3		DHC		2702202301250	2000	RF	2702202301250D	27/02/2023
4	LARSEN AND TOUBRO LTD	eChallan		MH015705613202223M	30000	RF	0007930020202223	27/02/2023

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

3713 /2023

Know Your Rights as Registrants

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

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



प्रमाणित करण्यात येते की या दस्तामध्ये
एकूण **एकशे वीस (१२०)** पाने आहेत.
पुस्तक क्रमांक-१/करल-२/३७९३...../२०२३
क्रमांकानुसार सादला.
दिनांक: २७/०२/२०२३


सह दुय्यम निबंधक (वर्ग-२)
कुर्ला क्र.-२