

Thursday, April 28, 2011
9:56:67 AM

Original

नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 4607

गावाचे नाव

दिनांक 28/04/2011

दस्ताऐवजाचा अनुक्रमांक टनन2 - 04559 - 2011

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: राजेश बापुसाहेब चौगुले - -

नोंदणी फी	:-	30000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (75)	:-	1500.00
एकूण	रु.	31500.00

आपणास हा दस्त अंदाजे 10:11AM ह्या वेळेस मिळेल

दुय्यम निबधक

सह दुय्यम निबंधक, अ. क्र. २

बाजार मूल्य: 22542217 रु. मोबदला: 57092850 रु.

भरलेले मुद्रांक शुल्क: 2837500 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;
बँकेचे नाव व पत्ता: स्टेट बँक ऑफ त्रावणकोर;
डीडी/धनाकर्ष क्रमांक: 3386; रक्कम: 30000 रु.; दिनांक: 27/04/2011



दरतक्रमांक व वर्ष: 4559/2011

Thursday, April 28, 2011

9:57:51 AM

दुय्यम निबंधक: सह दु.नि.ठाणे 2

नादणी 63 म

Regn 63 m.e.

सूची क्र. दोन INDEX NO. II

गावाचे नाव: माजीवडे

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व-बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 57,092,850.00 वा.मा. रु. 22,542,217.00
- (2) भू-सापन, पोटहिरसा व घरक्रमांक (असल्यास) (1) सर्व क्र.: 23 वर्णन: ऑन नं. 6/28-अ - सर्वे नं. 23 24/1,2,3,4,5,6,7,8अ,8व,9,10 25/2 - रादनिका क्र. 0500, 5 वा मजला; लोढा अंतरिती विल्डींग, लोढा पॅराडाईज, माजीवडे ठाणे क्षेत्र 383.93 चौ.मी. विल्टअप
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) में. अरिहंत प्रिमायसेस प्रा.लि. तर्फे कु.मु. श्री सुरेन्द्रन नायर चांचे कु.मु. श्री पंढरी केसरकर - घर/प्लॉट नं: -; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: 216, शाह अँड नहार इस्टेट, अँ. ई. मोजेस रोड, वरळी, मुंबई; तालुका: -; पिन: -; पॅन नम्बर: AAACA7260K.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) राजेश वामुसाहेब चौगुले -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: मुलुंड मुंबई; तालुका: -; पिन: -; पॅन नम्बर: AFIIPC9678K.
- (7) दिनांक करून दिल्याचा 26/04/2011
- (8) नोंदणीचा 28/04/2011
- (9) अनुक्रमांक, खंड व पृष्ठ 4559 /2011
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 2837250.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) घेरा



सह दुय्यम निबंधक, ठाणे क्र. 2

मूल्यांकन पत्रक बांधीव शहरी क्षेत्र

Thursday, April 28, 2011
8:49:43AM

मूल्यांकनाचे वर्ष 2011
जिल्हा ठाणे
प्रमुख मूल्य विभाग 6-गावाचे नाव : माजीवडे (ठाणे महानगरपालिका)
प मूल्य विभाग 6/28/A-लोढा पॅराडाइज या निवासी संकूला करीता
क्षेत्राचे नांव Navi Mumbai/Thane
संबंधे नंबर इतर -

वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
27500.00	55000.00	68000.00	100000.00	68000.00

मिळकतीचे क्षेत्र 383.97 बांधकामाचे वर्गीकरण 1-आर सी सी
तीचा वापर निवासी सदनिका उद्भवान सविधा आहे
मिळकतीचा प्रकार बांधीव मजला 5th to 10th Floor
मिळकतीचे वय 0 TO 2 वर्षे



घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (वार्षिक मूल्यदर * घसा-यानुसार नविन दर)
= (55000.00 * 100 / 100) * (105.00 / 100)
= 57750.00

A) मुख्य मिळकतीचे मूल्य = घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर * मिळकतीचे क्षेत्र
= 57750.00 * 383.97
= 22174267.50

U) खुल्या जमिनीवरील वाहन तळाचे क्षेत्र = 33.45 चौ. मीटर
खुल्या जमिनीवरील वाहन तळाचे मूल्य = 33.45 * (40.00 / 100) * 27500.00
= 367950.00

ट न न - २
दस्त क्रमांक १२०९९
१ / ०५

त्रित अंतिम मूल्य = अंतिम मूल्य दर + तळघराचे मूल्य + पोटमाळ्याचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + भारतीय भोवतीच्या खुल्या जागेचे मूल्य.

= A + B + C + D + E + F + G + H

= 22,174,267.50 + 0.00 + 0.00 + 367,950.00 + 0.00 + 0.00 + 0.00 + 0.00

= 22,542,217.50 /-

उपरोक्त कागज का प्रकार (Type of Document)	Agreement for sale	उपरोक्त कागज का प्रकार (Type of Document)	उपरोक्त कागज का प्रकार (Type of Document)
प्लॉट/खंड/सुट्टी का क्रमांक (Plot/Block/Section No.)	Thane - 2 97059	प्लॉट/खंड/सुट्टी का क्रमांक (Plot/Block/Section No.)	उपरोक्त कागज का प्रकार (Type of Document)
सुट्टी का विवरण (Property Description)	Aristo - 500 Aristo	सुट्टी का विवरण (Property Description)	उपरोक्त कागज का प्रकार (Type of Document)
सुट्टी का क्षेत्रफल (Area)	57,092,850/1	सुट्टी का क्षेत्रफल (Area)	उपरोक्त कागज का प्रकार (Type of Document)
प्राप्तकर्ता का नाम (Purchaser's Name)	Rajesh Bapusahab Chougule	प्राप्तकर्ता का नाम (Purchaser's Name)	उपरोक्त कागज का प्रकार (Type of Document)
व्यक्तिगत/दुकान/अन्य (Other Party)	Arihant Premises Pvt Ltd	व्यक्तिगत/दुकान/अन्य (Other Party)	उपरोक्त कागज का प्रकार (Type of Document)
सुट्टी का पता (Address)		सुट्टी का पता (Address)	उपरोक्त कागज का प्रकार (Type of Document)
मुद्रांक शुल्का का रकम (Stamp Duty)	RS. 28,37,500/-	मुद्रांक शुल्का का रकम (Stamp Duty)	उपरोक्त कागज का प्रकार (Type of Document)
प्राधिकृत अधिकारी का हस्ताक्षर (Authorized Person's Signature & Seal)	Madhau	प्राधिकृत अधिकारी का हस्ताक्षर (Authorized Person's Signature & Seal)	उपरोक्त कागज का प्रकार (Type of Document)

AGREEMENT FOR SALE

THIS AGREEMENT made at Mumbai this 26th day of APRIL 2011 Between **ARIHANT PREMISES PRIVATE LIMITED**, a Company incorporated and registered under the Indian Companies Act, 1956 and carrying on business at 216, Shah and Nahar Industrial Estate, Shah Road, Worli, Mumbai-400 018, hereinafter referred to as the 'BUILDER/PROMOTER' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include successors in title and assigns) of the **ONE PART**;

AND

MR. RAJESH BAPUSAHEB CHOUGULE residing at B-310, SANSKAR, NEELAM NAGAR, PHASE II, MULUND (E), MUMBAI - 400081. and Assessed

to Income Tax under Permanent Account Number (PAN) _____ & _____ hereinafter referred to as 'THE PURCHASER' (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, executors, administrators and permitted assigns, and in the case of a partnership firm the partners for time being thereof, the survivors or last survivor of them and the heirs, executors, and administrators of last survivor of them and his/her/their/its permitted assigns, and in the case of the Company/Society its successors and permitted assigns, and in all cases all persons claiming by under or through such Purchaser including his/her/their/its successors in interest) of the **OTHER PART**;

ठाने - २
दस्त क्रमांक ४५५१/२०११
२ / ४५

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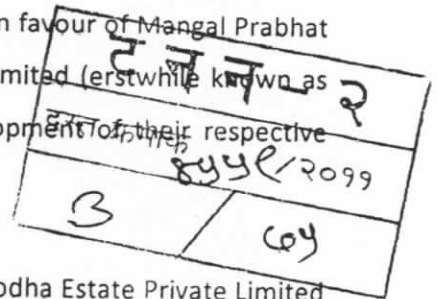
प्राधिकृत हस्ताक्षरकर्ता
Authorised Signatory
For IDBI BANK LTD

Industrial Development Bank of India Ltd.,
Kohinoor Hall, Opp. Swarnajayantiyan Mandir, Out Side Dadar Railway, Dadar/E, Mumbai-400 014.
D-5/STP/IV/C.R.1007/13/06/1113-16/10

भारत 97059
128808
SPECIAL ADHESIVE
APR 26 2011
INDIA SAMBUDY MAHARASHTRA
R 8575 (01-PB5319
TWO HOURS THREE SEVEN THE ZERO ZERO 17:34

W H E R E A S :

- A. The Original Owners were absolutely seized and possessed of or otherwise well and sufficiently entitled to as Owners of all those piece and parcel of land more particularly described in the **FIRST SCHEDULE** hereunder written and being and situate at Village Majiwade, Taluka and District Thane in the Registration District and Sub District of Thane admeasuring 95,360 sq. mtrs or thereabouts which is more particularly described in the **FIRST SCHEDULE** hereunder written.
- B. The lands described in the **FIRST SCHEDULE** hereunder written is herein being referred to as the "**Larger Property**".
- C. The Said individual Original Owners have entered into, executed and registered their separate "Development Agreements" as mentioned in the **First Schedule** hereunder written in respect of their respective land with Mangal Prabhat Lodha / Lodha Estate Private Limited through Mangal Prabhat Lodha and Lodha Developers Limited (erstwhile known as "Lodha Developers Private Limited") and the same are duly stamped and registered. Pursuant thereto, the said Original Owners have also executed and registered or notarized their respective Power of Attorneys in favour of Mangal Prabhat Lodha / Lodha Estate Private Limited / Lodha Developers Limited (erstwhile known as Lodha Developers Private Limited) for carrying out development of their respective land.~
- D. The said Original Owners have put Mangal Prabhat Lodha / Lodha Estate Private Limited / Lodha Developers Limited (erstwhile known as Lodha Developers Private Limited) in possession of their respective land and as such Mangal Prabhat Lodha / Lodha Estate Private Limited, Lodha Developers Limited (erstwhile known as Lodha Developers Private Limited) are entitled to develop the Said Larger Property as more particularly described in the **First Schedule** hereunder written and deal with the construction thereon.
- E. The Collector of Thane appointed under the Maharashtra Land Revenue Code, 1966 had granted non agricultural (NA) user permission dated 25th March, 2004 vide letter Revenue/K1/Table1/NAP/SR-174-2003 for residential and commercial use inter alia in

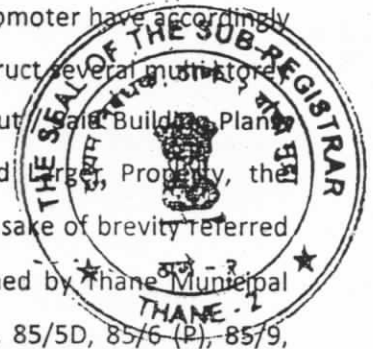


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respect of the Said Larger Property. Hereto Annexed and marked as Annexure "A" is the copy of the permission dated 25th March, 2004.

- F. The Said Larger Property is situated within Thane Urban Agglomeration 8 km Peripheral area of Greater Bombay (Brihan Mumbai) in accordance with schedule appended to the Urban Land (Ceiling & Regulation) Act 1976 and in order to develop the Said Property, the Builder/Promoter made necessary Application to the Competent Authority under the said Ceiling Act. By an order issued by Collector and Competent Authority, Thane Urban Agglomeration under the provision of Section 8(3) and 20 of the Urban Land (Ceiling & Regulation) Act 1976. The Builder/Promoter has been permitted to hold the said property for construction of tenements on the terms and conditions therein contained. The said Larger Property.
- G. With a view to develop the Said Larger Property, the Builder/Promoter have accordingly drawn up a Scheme as hereinafter recited and intends to construct several multi store Buildings on the Said Larger Property in accordance with lay out / Said Building Plan. The Purchaser is also aware that on a portion of the Said Larger Property, the Builder/Promoter is developing "Lodha Aristo" (hereinafter for sake of brevity referred to as the Said Building) in accordance with the plans sanctioned by Thane Municipal Corporation. The Building is constructed on Survey No. 85/5C, 85/5D, 85/6 (P), 85/9, 85/10(P), 88/1A, 88/2A which is a part of the Said Larger Property and is more particularly described in the **SECOND SCHEDULE** hereunder written and is hereinafter referred to as the "Said Property".
- H. The said building is being constructed on the said Larger Property which is forming part of the Plot C comprised of several other survey numbers subject to condition prescribed in permit no. V.P. No. 2003/72 T.M.C./T.D.D/579 dated 17/12/2009 by Executive Engineer, Thane Municipal Corporation. In sequel to that a Amended Permission / Commencement Certificate under the same reference has been issued by the said Authority containing Survey Numbers which includes the said land on terms and conditions stated therein. Hereto Annexed and marked as Annexure "B" is the copy of the permit no. V.P. No. 2003/72 T.M.C./T.D.D/579 dated 17/12/2009 by Executive Engineer, Thane Municipal Corporation
- I. Mr. Mangal Prabhat Lodha, Managing Director of the Builder/Promoter has by a Declaration dated 11th April, 2004 unequivocally declared that Lodha Developers Private Limited shall enjoy in perpetuity all his right, title and interest in the land bearing S.No. 85/6, 85/9 and 85/10. Thereafter, by diverse Assignment and Assumption



दस्तावेज क्रमांक - २	
दस्तावेज क्रमांक ४५१२/२०११	
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Agreement executed on different dates read with declaration in connection therewith between Mangal Prabhat Lodha (MPL), Lodha Estate Private Limited (LEPL), Lodha Developers Limited (erstwhile known as Lodha Developers Private Limited - LDPL) on one hand and Arihant Premises Private Limited (APPL) on other hand, the said Mangal Prabhat Lodha, Lodha Estate Private Limited, Lodha Developers Limited (erstwhile known as Lodha Developers Private Limited) has irrevocably assigned and transferred to the Builder/Promoter herein its rights, benefits, title and interest subject to obligations and liabilities of the development of the said land for valuable consideration and on terms and conditions stated therein. In consequence thereof, the Builder/Promoter herein became entitled to develop the said land as a Developer thereof.

- J. In accordance with the plans sanctioned by the Thane Municipal Corporation at present the Builder/Promoter is inter alia developing Said Larger Property described in **FIRST SCHEDULE** hereunder written and are constructing thereon several multistoried Said Buildings including "LODHA ARISTO" on the "Said Property".
- K. The Builder/Promoter is entitled to the Said Larger Property and now proposes to construct a Multi-Storied Residential Building known as "LODHA ARISTO" ("Said Building") on the Said Property.
- L. The Builder/Promoter has raised loan by way of mortgage from the Punjab & Sind Bank on the security of the Said Land.
- M. The Builder/Promoter has engaged the services of Architects and Structural Engineer/s for the preparation of the Structural design and drawings thereof, and the construction of the Said Building shall be under the professional supervision of the said Architect and the Structural Engineer as required under the bye-laws of the local authorities for the time being in force till the completion of the Said Building. The Builder/Promoter has submitted/ caused to be submitted the plans for approval of the Said Building.
- N. By a letter bearing Serial No. V.P. No. 2003/72/TMC/TDD/579 dated 17-12-2009 the Executive Engineer Town Planning Department Municipal Corporation of the City of Thane inter alia granted Development Permission to the Builder/Promoter. The Builder/Promoter has accordingly commenced construction in accordance with the said plans. Hereto annexed and marked as **Annexure "C"** is the copy of the permission dated 17-12-2009.
- O. The copy of Certificate of Title issued by Pradip Garach Advocate dated 25th March, 2010 showing the nature of the title of the Owners to the Said Property on which the



पु.स. - २
दस्त क्रमांक ४५५२०९९
५ / ७५

[Handwritten signature]

[Handwritten signature]

Said Building is to be constructed, Copies of 7/12 Extract and the Plans and Specifications of the Residential Flat agreed to be purchased by the Purchaser approved by the concerned local authority have been annexed hereto and marked ANNEXURE "D", "E" and "F" respectively.

P. The Purchaser has approached the Builder/Promoter and applied for allotment of the Residential Flat in the Said Building "Lodha Aristo". The Purchaser has also demanded from the Builder/Promoter and the Builder/Promoter has furnished to the Purchaser inspection and given copies of documents relating to the title, the tentative location and Building plans, the approved plans and the Purchaser has confirmed that the Purchaser is satisfied in all respects with regard to the title of the Builder/Promoter in respect of the Said Larger and Said Property. The Purchaser confirms that there shall be no further investigation or objection by the Purchaser in that regard and is fully satisfied of the competency of the Builder/Promoter to enter into this Agreement.

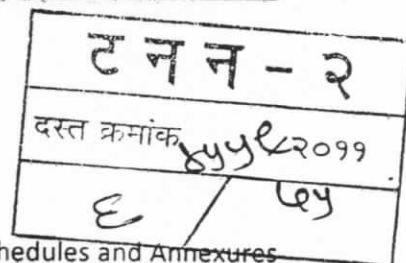
Q. Relying upon the said application and the representations and declarations made by the Purchaser, the Builder/Promoter have agreed to sell to the Purchaser and the Purchaser had have agreed to purchase from the Builder/Promoter the Residential Flat at the price an on the terms and conditions hereinafter appearing.



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

1. Definition and Interpretation

- (A) "Agreement" means this Agreement together with Schedules and Annexures hereto and any other deed and document executed in pursuance hereof.
- (B) "Buildings" shall mean the Said Buildings having several wings each and /or any other name and any other or further Said Buildings to be constructed on the property including Said Building mentioned hereinbelow.
- (C) "Building" shall mean "LODHA ARISTO".
- (D) "Residential Flat" means a Residential Flat in the Said Building as per details given below :-
- | | |
|-------------------------------|----------------|
| (i) Residential Flat No. | : 0500 |
| (ii) Floor | : 05th Floor |
| (iii) Said Building | : Lodha Aristo |
| (iv) Carpet Area | : 3443 sq. ft. |
| (v) No. of Car Parking Spaces | : 3 (Three) |



- (E) "Larger Property" means the lands more particularly described in the **FIRST SCHEDULE** hereunder written.
- (F) "Said Property" means the land more particularly described in the **SECOND SCHEDULE** hereunder written.
- (G) "Carpet Area" means the carpet area of the Residential Flat including all passages, decks, balconies, service slabs, cupboards, niches and/or any other area which the Purchaser is exclusively entitled to use. Such carpet area is calculated on bare shell basis, prior to application of any finishes / finishing material and is subject to tolerance of +/- 2% on account of structural, design and construction variances.

2. Rules of Interpretation

In this Agreement where the context admits:

2.1. All references in this Agreement to statutory provisions shall be considered as meaning and including references to:

- a) Any statutory modification, consolidation or re-enactment (whether before or after the date of this Agreement) for the time being in force.
- b) All statutory instruments or orders made pursuant to a statutory provision; and
- c) Any statutory provisions of which these statutory provisions are a consolidation, re-enactment or modification.



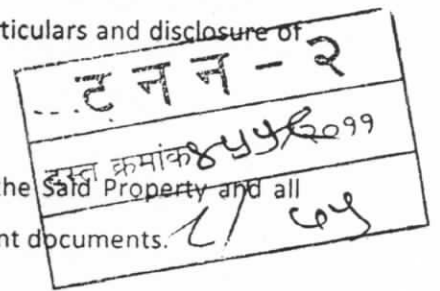
दस्तावेज - २
दस्त क्रमांक ४५५६०९९
२२ / २५

- 2.2 Words denoting the singular shall include the plural and words denoting any gender shall include all genders.
- 2.3 Headings to clauses, sub-clauses and paragraphs are for information only and shall not form part of the operative provisions of this Agreement or the Schedules and shall be ignored in construing the same.
- 2.4 References to recitals, clauses or schedules are, unless the context otherwise requires, are references to recitals, to clauses of or schedules to this Agreement.
- 2.5 Reference to days, months and years are to Gregorian days, months and calendar years respectively.

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- 2.6 Any reference to the words "hereof," "herein", "hereto" and "hereunder" and words of similar import when used in this Agreement shall refer to clauses or schedules of this Agreement as specified therein.
- 2.7 The words "include" and "including" are to be construed without limitation.
- 2.8 Any references to the masculine, the feminine and the neuter shall include each other.
- 2.9 In determination of any period of days for the occurrence of an event or the performance of any act or thing shall be deemed to be exclusive of the day on which the event happens or the act or thing is done and if the last day of the period is not a working day, then the period shall include the next following working day;
- 2.10 The Builder/Promoter and the Purchaser are referred to herein individually as a "Party" and collectively as the "Parties"
3. The recitals above shall form part and parcel of this Agreement.
4. The Builder/Promoter shall, subject to the terms hereof, construct on the Said Property "LODHA ARISTO" in accordance with the plans, designs and specifications as approved by the concerned local authority. The Purchaser has seen and approved the said plans, specifications and design in respect of the Building and the Residential Flat.
5. The Purchaser hereby declares and confirms that before execution of this Agreement, the Builder/Promoter have made full and complete disclosure of the Said Property and the Purchaser has taken full, free & complete inspection of particulars and disclosure of the following:-
- Nature of Builder/Promoter and the Owners title to the Said Property and all encumbrances, if any, thereto, along with all the relevant documents.
 - The drawings, plans and specifications in respect of the Building.
 - Nature and particulars of fixtures, fittings and amenities to be provided in the Building to be constructed on the portion of Said Property.
 - All particulars of designs and materials to be used in construction of the Building on the portion of the Said Property.



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6. The Purchaser hereby agrees to purchase from the Builder/Promoter and the Builder/Promoter hereby agrees to sell to the Purchaser the Residential Flat No. 0500 in the Building and incidental thereto the Builder/Promoter hereby allocates to the Purchaser 3 (Three) Car Parking Spaces together with the right to use, along with the Purchasers of all the other Residential Flats in the Building to be developed on the portion of the Said Property, the common areas and facilities and limited common areas and facilities more specifically described in the **THIRD SCHEDULE** hereunder written and **LIST OF AMENITIES** more particularly described in the **FOURTH SCHEDULE** hereunder written for an aggregate lump sum consideration of **Rs. 57,092,850.00/- (Rupees Five Crores Seventy Lakhs Ninety Two Thousand Eight Hundred Fifty only)** on and subject to terms and conditions hereinafter mentioned. The said consideration is exclusive of any levies of taxes of any nature whatsoever as are or may be applicable and/or payable hereunder in respect of the said Residential Flat or otherwise, now or in future. The Purchaser confirms and agrees that all such taxes, levies, duties, fees, premium, shall be solely borne and paid by the Purchaser. The said total consideration of **Rs. 57,092,850.00/- (Rupees Five Crores Seventy Lakhs Ninety Two Thousand Eight Hundred Fifty only)** shall be paid in Installments hereinafter specified, the time being of the essence:-

a. Earnest money	Rs. 9,00,000.00/-
b. Within 15 days from Booking Date	Rs. 1,04,61,477.00/-
c. On Initiation of Plinth	Rs. 57,66,378.00/-
d. On initiation of 3 rd Slab	Rs. 57,09,285.00/-
e. On initiation of 6 th Slab	Rs. 57,09,285.00/-
f. On initiation of 11 th Slab	Rs. 57,09,285.00/-
g. On initiation of 17 th Slab	Rs. 57,09,285.00/-
h. On initiation of 24 th Slab	Rs. 57,09,285.00/-
i. On initiation of Terrace Slab	Rs. 57,09,285.00/-
j. On initiation of Internal Plaster	Rs. 28,54,643.00/-
k. On Possession	Rs. 28,54,642.00/-



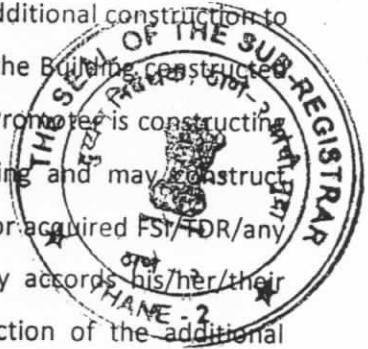
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7. The Builder/Promoter shall subject to the terms hereof, construct the Building in accordance with the plans, designs and specifications approved by the concerned local authority and observe perform and comply with all the terms, conditions, stipulations and restrictions imposed by the concerned local authority while sanctioning plans in the matter of construction of the additional floors over and above the existing Building. Without prejudice to the aforesaid, the Purchaser hereby confirms that the

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Builder/Promoter shall be entitled to amend and modify the plans of the Building and/or the Residential Flat, provided that such amendment/modification shall not result in reduction in the area thereof. It is clarified that in the event, the final area of the Residential Flat is more than the area agreed to be provided, the Purchaser agrees and undertakes to pay additional consideration to the Builder/Promoter for such excess area on pro rata basis based on the consideration stated in clause 6 hereinabove if it is less.

8 The Builder/Promoter shall be at liberty and is entitled to complete any portion/floor/wing/part of the Building and apply for and obtain Part Occupation Certificate thereof. When offered, the Purchaser shall without any demur, objection or claim take possession of the Residential Flat on the basis of such Part Occupation Certificate. In such an event, the Builder/Promoter shall without any hindrance or objection by the Purchaser, be entitled to carry out by itself or through its Contractors or otherwise the remaining work in respect of the Building and/or the entire project even if the same cause any nuisance and annoyance to the Purchaser. The Builder/Promoter reserves to itself the right to lay out further additional construction to the maximum level/extent permissible by vertical extension of the Building constructed on the Said Property. The Purchaser is aware that the Builder/Promoter is constructing several Buildings on the Larger Property including the Building and may construct further upper floors on the Building by using the available and/or acquired FSI/FDR/any other available means of development. The Purchaser hereby accords his/her/their irrevocable consent to the Builder/Promoter for the construction of the additional Buildings on the Larger Property and/or the upper floors on the Building being constructed on the Said Property. The Purchaser has no objection and undertakes not to raise any objection-claims if any in this regard shall be deemed to have been waived. The Builder/Promoter shall, however, ensure that the free ingress to and egress of the Purchaser from the Residential Flat is not adversely affected. It is further agreed that in the event of the Purchaser disputing the rights of the Builder/Promoter then in such case the Builder/Promoter shall have right to terminate this Agreement notwithstanding the fact that the Purchaser has paid the full consideration amount and/or has been put into possession of the Residential Flat. The Builder/Promoter shall incorporate requisite covenants in the Deed of Conveyance if any, executed in favour of the Society of Flat Purchasers reserving their rights in the Larger Property and Said Property for the aforesaid purpose and the Purchaser hereby accords his/her/their consent for the same.



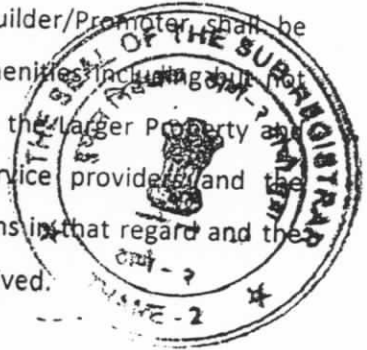
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9. The Builder/Promoter, if permitted by the appropriate authorities to reserve their rights to transfer the construction permissible on the Larger and Said Property or transfer the Larger Property and Said Property construction permissible on any other property and

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lay-out such construction accordingly at any time. The Purchaser hereby accords his/her/their irrevocable consent to the same and undertakes not to raise any objection to such construction by Builder/Promoter.

10. The Purchaser consents that the Builder/Promoter shall retain with itself all the hoarding rights to display hoarding on the terrace, in the compound and on the Building either by themselves or through their nominee or nominees as the case may be. The Builder/Promoter shall be at absolute liberty to allot the right to such person/s in the manner as they may deem fit and proper. Unless specifically provided herein or by a Separate Agreement, Deed and or Writing in favour of the Purchaser, the Purchaser shall not be entitled to the benefit of such rights. The Purchaser do not have any objection and agrees and undertakes not to object or claim any right or interest in respect of the Builder/Promoter to the restricted amenities and/or their authority to use and/or dispose of the same in the manner the Builder/Promoter may deem fit and proper. The Purchaser agrees and undertakes that the Builder/Promoter shall be entitled to exclusively exploit commercially the restricted amenities including but not limited to installing on the terrace of the Building and/or on the larger Property and Said Property antennae of various telecom and other service providers and the Purchaser agrees not to raise any objection or make any claims in that regard and the claims if raised in that regard shall be deemed to have been waived.



11. The Purchaser gives his/her/their irrevocable consent to the Builder/Promoter to securitize the amounts receivable by the Builder/Promoter hereunder and to assign to the Banks / Financial Institutions the right to directly receive from the Purchaser the balance consideration / or part thereof hereunder. The Purchaser agrees and undertakes, upon receipt of any such intimation in writing by the Builder/Promoter to pay without any delay, demur, deduction or objection to such Bank / Financial Institutions, the balance consideration or part thereof as per the Payment Schedule stated in clause 6 hereinabove. The Builder/Promoter covenants that the payment of such balance consideration or part thereof in accordance with the terms hereof, by the Purchaser to the Bank / Financial Institutions, shall be a valid payment of consideration or part thereof and discharge of his/her/their obligations hereunder.

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12. On making full payment of all amounts due under this Agreement, the Purchaser, who are the owners of the Residential Flat, will be entitled to use the facilities of the 'CLUB', which is proposed to be constructed on the Said Property. The Purchaser shall be entitled to nominate maximum of 6 (six) individuals (all of whom are direct family members and staying with the principle occupant in the said Residential Flat) to avail

the facilities of the Club. The membership will be subject to the terms and conditions, and usage charges, as may be framed from time to time by the operator(s) of "CLUB". The right to use the facilities at the Club shall be personal to the persons who are for the time being owner of the Residential Flat in the Building and shall not be transferable in any manner, to any third person or party whatsoever. In the event that the Residential Flat in the Building is sold by the Purchaser then and in that event the Purchaser shall be deemed to have transferred the right to utilize the facilities to the then Purchaser of Residential Flat in the Building. It is however, clarified that that the Builder/Promoter shall be entitled to grant membership rights to such person(s) as they may deem fit, subject to such persons being holders / owners / occupants of flats in the Buildings to be constructed on the Said Property and the Purchaser shall not be entitled to object to the same. The Purchaser shall be obliged to pay the charges, if any, levied by the Operator of the Club for specific service(s) availed of by the Purchaser. The Purchaser hereby agrees, confirms and declares that the said 'CLUB' shall always remain the property of ~~the~~ Builder/Promoter.

13. The Builder/Promoter hereby agree to observe perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the concerned local authority at the time of sanctioning the plans or thereafter and shall, before handing over the possession of the Residential Flat to the Purchaser, obtain from the concerned local authority occupation and/or completion certificates in respect thereof.
14. The Purchaser have entered into this Agreement with the notice of the terms and conditions of the said hereinabove recited agreements in respect of the Said Property between the Owners and the Builder/Promoter and subject to the terms and conditions that may be imposed by the Thane Municipal Corporation (TMC) and other concerned authorities, and also subject to the Builder/Promoter right to make the necessary amendments, modifications and/or changes in the Building plans or the materials, designs and other specifications.
15. The Builder/Promoter hereby agrees that they shall, before handing over possession of the Residential Flat to the Purchaser and in any event before execution of a Deed of Conveyance in favour of a corporate body to be formed by the Purchasers of Residential Flats in the Building to be constructed on the Said Property (hereinafter referred to as "the Society"/Limited Company"), make full and true disclosure of the nature of their title to the Said Property as well as encumbrances, if any.



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16 The Purchaser agrees to pay to the Builder/Promoter interest at 18 percent per annum, quarterly compounded, on all the amounts, which become due and payable by the Purchaser to the Builder/Promoter under the terms of this Agreement from the date the amount becoming due and payable by the Purchaser to the Builder/Promoter, till the date of realization of such payment.

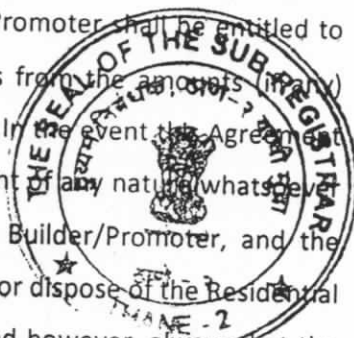
17 The Purchaser shall bear and pay on demand all the expenses relating to the VAT, Service taxes, or taxes and levies of any nature whatsoever as and when applicable in addition to the amounts payable and other incidental expenses hereunder.

18 In the event the Purchaser commits:-

1. default in payment of any amount due and payable under this Agreement (including his proportionate share of taxes levied by concerned local authority and other outgoings) and/or
2. breach of any of the terms and conditions herein contained, the Builder/Promoter may at its own option and without prejudice to the other rights and remedies available,
3. require the Purchaser to specifically perform this Agreement or
4. terminate this Agreement upon such breach or default, the Purchaser shall be liable and agrees and undertakes to forthwith pay to the Builder/Promoter all the costs, charges, expenses, losses and/or damages in connection with the default on the part of the Purchaser, which has been estimated at 10% of the total consideration payable hereunder ("Liquidated Damages"). Parties hereto confirm that the Liquidated Damages is an agreed pre-estimate of the costs, charges, expenses, losses and/or damages in connection with the default on the part of the Purchaser, and the Purchaser agrees and undertakes not to question

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or object to the said amount and hereby waives his/her/their right to object to the amount. For avoidance of doubt, the Builder/Promoter shall be entitled to recover / adjust / set off the Liquidated Damages from the amount payable by the Builder/Promoter to the Purchaser. In the event the Agreement is terminated, the Purchaser shall cease to have right of any nature whatsoever either against the Residential Flat or against the Builder/Promoter, and the Builder/Promoter shall be entitled to deal with and/or dispose of the Residential Flat in the manner it deems fit and proper. Provided however, always that the power of termination herein before contained shall not be exercised by the Builder/Promoter unless and until the Builder/Promoter shall have given to the Purchaser (15) fifteen days prior notice in writing of its intention to terminate



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this Agreement and of the breach of terms and conditions in respect of which it is intended to terminate the Agreement and default shall have been made by the Purchaser in remedying such breach or breaches within a period of 15 days after giving such notice: Provided further that upon termination of this Agreement as aforesaid, the Builder/Promoter shall refund to the Purchaser the sale price or part thereof in respect of the Residential Flat, which may till then have been paid by the Purchaser to the Builder/Promoter after deducting therefrom the Liquidated damages in 12 equal monthly installments and the first such installment shall commence from the expiry of the 13th month of the month in which the cancellation takes place. The Builder/Promoter shall not be liable to pay to the Purchaser any interest on the amount so refunded upon such termination.

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

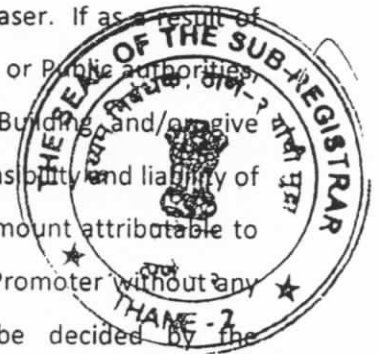
20. All costs, charges, levies, taxes, duties, fees, premium including stamp duty and registration charges in respect of and/or in connection with this Agreement shall be borne and paid by the Purchaser exclusively. The Purchaser is fully aware of the provisions of the Bombay Stamp Act 1958, as amended as on date. If any stamp duty over and above the stamp duty already paid on this Agreement is required to be paid or is claimed by the Superintendent of Stamps, Mumbai or concerned authority, the same shall be borne and paid by the Purchaser alone including the penalty if any levied. The Builder/Promoter shall not be liable to contribute anything towards the same nor shall the Purchaser hold the Builder/Promoter liable and/or responsible towards the stamp duty and/or penalty. The Purchaser hereby indemnifies the Builder/Promoter against any claim demands, actions or proceedings that may be made or initiated or instituted by the Stamp authorities or other concerned authorities in respect of the non-payment of adequate stamp duty to the extent of the loss or damage that may be suffered by the Builder/Promoter. The Purchaser shall also fully reimburse the expenses that may be required to be incurred by the Builder/Promoter in consequence upon any legal proceedings that may be initiated or instituted by the authorities concerned against the Builder/Promoter for non-payment and/or payment of stamp duty by the Purchaser.



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21. The Purchaser shall immediately after execution of this Agreement lodge at his/her/their own costs the same for the registration with the Sub-Registrar of Assurances and shall forthwith inform the Builder/Promoter the serial number under which the same is lodged so as to enable the representative of the Builder/Promoter to attend the office and admit execution thereof.
22. Subject to the Purchaser not being in breach of any of the terms hereof, the Builder/Promoter shall endeavor to give possession of the Residential Flat to the Purchaser on or before **30th day of April 2012**. The Builder/Promoter shall be entitled to a grace period of 6 months from the date aforesaid. In the event the Builder/Promoter fails to handover the possession of the Residential Flat to the Purchaser beyond the said grace period of 6 months, then in that event the Purchaser may by giving notice in writing to the Builder/Promoter, elect to terminate this Agreement and Builder/Promoter shall, on demand, be liable to refund to the Purchaser the amounts already received by the Builder/Promoter in respect of the Residential Flat along with 9% interest per annum from the date of the expiry of such grace period till the date of cancellation. In the event of such termination neither Party shall have any other claim, against the other, in respect of the Residential Flat arising out of this Agreement and the Builder/Promoter shall be at liberty to sell and dispose of the Residential Flat to any other person at such price and upon such terms and conditions as the Builder/Promoter may deem fit and proper and without any recourse to the Purchaser. If as a result of any legislative order or regulation or direction of the Government or Public authorities, the Builder/Promoter are unable to complete the aforesaid Building and/or give possession of the Residential Flat to the Purchaser, the only responsibility and liability of the Builder/Promoter will be to pay over to the Purchaser such amount attributable to the Residential Flat that may have been received by the Builder/Promoter without any interest within such time and in such manner as may be decided by the Builder/Promoter. Save as aforesaid neither party shall have any right or claim against the other under or in relation to this Agreement or otherwise however. Provided that the Builder/Promoter shall be entitled to reasonable extension of time for giving delivery of the Residential Flat from the aforesaid date, if the completion of Building in which the Residential Flat is to be situated is delayed beyond the grace period for reasons beyond the control of the Builder/Promoter including on account of:-
- (i) Non-availability of steel, cement, other building material, water or electric supply.
 - (ii) War, civil commotion or act of God
 - (iii) Any notice, order, rule, notification of the Government and/or other public or competent authority or for any reason beyond the control of the Builder/Promoter.



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- (iv) Economic Hardship.
- (v) If documents related to and necessary for the construction, are delayed in receipt from the competent authority; then the Builder/Promoter shall be entitled to a reasonable extension in lieu of the same, and the Purchaser shall be informed about such a delay.
23. The Purchaser shall take possession of the Residential Flat within (7) seven days of the Builder/Promoter giving written notice to the Purchaser intimating that the Residential Flat is ready for use and occupation. In the event the Purchaser fails and /or neglects to take possession within the said period, the Purchaser shall be liable to pay to Builder/Promoter compensation calculated at the rate of Rs. 10/- (Ten) per sq. ft of the carpet area per month or part thereof till such time the Purchaser takes possession of the Residential Flat. Notwithstanding the aforesaid, it shall be deemed that the Purchaser has taken possession from the date of the said written notice and this date shall be deemed to be the "Date of Possession" and all the obligations of the Purchaser related to the Residential Flat shall be deemed to be effective from the date of such Deemed Possession. The Purchaser shall alone be responsible/liable in respect any loss or damage that may be caused to the Residential Flat from the expiry of 7 days from the Notice of Possession.
24. Provided that if within a period of 12 months from the date of handing over the possession Residential Flat to the Purchaser, the Purchaser brings to the notice of the Builder/Promoter any defect in workmanship of the Residential Flat or the material used thereon (wear and tear and misuse excluded), wherever possible, such defects shall be rectified by the Builder/Promoter at their own cost and in the case it is not possible to rectify such defects, then in that event the Purchaser shall be entitled to receive from the Builder/Promoter reasonable compensation for rectifying such defect, based on the estimated cost of rectifying such defect as determined by the Project Architect.
25. The Purchaser shall use the Said Residential Flat or any part thereof or permit the same to be used for purpose of residence and shall use the garage or parking space only for purpose of for keeping or parking the Purchaser's own vehicle.
26. The Builder/Promoter shall also be entitled to use the parapet walls of the Building or any part thereof for hoarding and advertisement purpose or otherwise even if the Said Property is conveyed in favour of Co-operative Society or a Limited Company or a Condominium of the Flat Purchasers under Maharashtra Apartments Ownership Act,



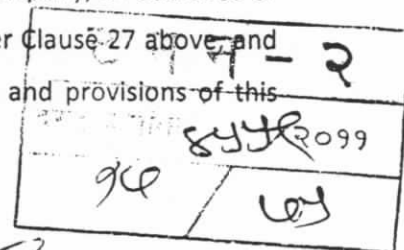
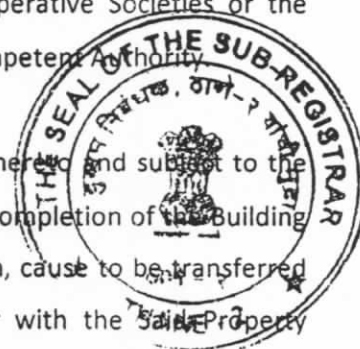
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1970, or the Flat Purchasers or Association of Persons or body corporate as the case may be.

27. The Purchaser along with other Purchasers of Residential Flats in the Building shall upon completion of the Building known as "LODHA ARISTO" and provided that all the Residential Flats and/or units therein are sold, join in forming and registering the Society or a Limited Company or a Condominium of the Flat Purchasers under Maharashtra Apartments Ownership Act, 1970 to be known by such name as the Builder/Promoter may in its sole discretion decide for this purpose and from time to time sign and execute the application for registration and/or membership and other papers and documents necessary for the formation and the registration of the Society or Limited Company and for becoming a member, including the bye-laws of the proposed society and duly fill in, sign and return to the Builder/Promoter within 7 days of the same being forwarded by the Builder/Promoter to the Purchaser, so as to enable Builder/Promoter to register the organization of the Flat Purchasers so as to enable Builder/Promoter to register the organization of the Flat Purchasers under section 10 of the said Act within the time limit prescribed by rule 8 of the Maharashtra Ownership Flats (Regulation of the promotion of construction, sale, management and Transfer) Rules, 1964. No objection shall be taken by the Purchaser if any changes or modifications are made in the draft bye-laws or the Memorandum and / or Articles of Association, 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.

28. Unless it is otherwise agreed to by and between the Parties hereto and subject to the provisions hereof the Builder/Promoter shall upon the final completion of the Building "LODHA ARISTO" and sale of all the Residential Flats therein, cause to be transferred to the Society or Limited Company the Building together with the Said Property beneath thereto by obtaining or executing the necessary Deed of Conveyance or such other document as would transfer the rights of the Builder/Promoter in respect of the Buildings/Said Property in favour of such Society or Limited Company, or Societies or Limited Companies as the case may be, as may be formed under Clause 27 above and such Deed of Conveyance shall be in keeping with the terms and provisions of this Agreement.



29. The Builder/Promoter hereby declare that:-

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- i. The Building shall be constructed in accordance with the plans and specifications approved and sanctioned by the Thane Municipal Corporation (TMC) and all other concerned authorities;
- ii. Upon completion of the entire Project "LODHA ARISTO" and provided that all the Residential Flats therein are sold, the Builder/Promoter shall form a Co-operative Housing Society under the provisions of the Maharashtra Co-operative Societies Act, comprising of all the Flat Purchasers or a Private Limited Company governed by the provisions of the Companies Act, 1956 or Condominium of Apartment Owners to be governed by the provisions of the Maharashtra Apartments Ownership Act, 1970;
- iii. That the Builder/Promoter shall retain with itself the right over Basement Level, Stilt Level, Swimming Pool and Club House in the Building and this right of the Builder/Promoter shall be so provided in the Deed of transfer / Conveyance / Declaration under section 2 of the Maharashtra Apartments Ownership Act, 1970.
- iv. The Residential Flat is intended and shall be used for residential purpose only and the Purchaser undertakes that the Residential Flat shall not be used by the Purchaser for any other purposes whatsoever.
30. It is clarified and the Purchaser agrees and understand that ~~respective of the possession of the Residential Flat being given to the Purchaser and/or the Management being given to the ad-hoc committee of the Flat Purchasers the rights under this clause and/or under this Agreement reserved for the Builder/Promoter for exploiting the potentiality of the Said Property described in the FIRST SCHEDULE hereunder written shall be subsisting and shall continue to vest in the Builder/Promoter till the Deed of Conveyance is executed in favour of the Ultimate Organization. The Deed of Conveyance shall be executed on completion of the project provided all the Residential Flats are sold and full payments are received by the Builder/Promoter from the Purchasers.~~
31. Commencing a week after notice in writing is given by the Builder/Promoter to the Purchaser that the Residential Flat is ready for use and occupation, the Purchaser shall be liable to bear and pay the proportionate share (i.e. in proportion to the floor area of the Residential Flats) of outgoing in respect of the Said Property and Building namely local taxes, betterment charges, development charges or such other review by the concerned local authority and/or Government water charges, insurance, common electricity charges, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance



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of the Said Property and Building, formation of the Society/ Limited Company is formed and the Said Property and Building are transferred to it, the Purchaser shall pay to the Builder/Promoter such proportionate share of outgoings as may be determined.

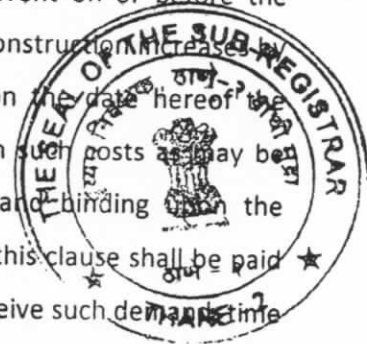
32. On or before the possession of the Residential Flat over to the Purchaser, the Purchaser agrees and undertakes to pay for a period of ----- months in advance all the outgoings and expenses in connection and in respect of municipal taxes and other local taxes, taxes on income, revenue assessment, betterment charges, water charges, insurance, ground rent (if any), and any other public charges that may be raised from time to time by the Builder/Promoter/FMC to the Purchaser, and the Purchaser agrees and undertakes to pay without any demur or default to the Builder/Promoter/FMC. The outgoings and taxes shall be payable by the Purchaser to the Builder/Promoter/FMC subject to the revisions made by municipal authority or any other concerned authorities and the Purchaser agrees and undertakes to adhere to the said revisions.
33. The Purchaser is aware that the Builder/Promoter may appoint a Facility Management Company (FMC) to manage the Said Property, the Buildings thereon and the facilities/amenities and/or provide services within the Said Property. All costs, charges and expenses there may be claimed by the FMC shall be to the account of and borne by the Purchaser. These costs shall be shared by the all the Purchasers on prorata basis determined by the Builder/Promoter and/or FMC. The Purchaser agreed to be bound by the rules and regulations that may be framed by the FMC. The FMC has the exclusive right to manage the Said Property for a period of 5 years which will commence from the date of obtaining Occupation Certificate (OC) of Residential Flat. The services provided by the FMC shall not be extended or continued unless and until it is mutually agreed between the Society and FMC.
34. The Purchaser further agrees that till the Purchaser's share is so determined, the Purchaser shall pay to the Builder/Promoter provisional monthly contribution of the Rs.7.25/- per sq. ft carpet area per month for 24 months from the date of possession and subject to revision thereafter, as per the market conditions towards the outgoings. The amount so paid by the Purchaser to the Builder/Promoter shall not carry any interest and remain with the Builder/Promoter until a Deed of Conveyance / Assignment of Lease is executed in favour of the Society or a Limited Company as aforesaid. Subject to the provisions of section 6 of the Act, on such Deed of Conveyance / Assignment of Lease being execute, the aforesaid deposits (less deductions provided for this Agreement) shall be paid over by the Builder/Promoter to

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वस्तु क्रमांक ४५५९२०९९
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OFFICE OF THE SUB-REGISTRAR
THANE - 2

the Society or the Limited Company as the case may be. The Purchaser undertakes to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever. All the deposits payable to the Thane Municipal Corporation (TMC) or the MSEB., for water connection and electricity charges, gas connection, I.O.D. deposit, layout deposit or permanent deposits and the deposits payable for the amenities to be provided such as Internet connection, telephone connection or any other amenity specified at a later date in respect of the Residential Flat which become payable and shall be paid or reimbursed to the Builder/Promoter by the Purchaser. The Purchaser shall also pay proportionate share towards development charges, betterment charges and property tax.

35. The Purchaser is aware that the consideration payable under clause 6 above is taken into consideration the cost of labour, material and construction as are prevailing on the execution hereof. The Builder/Promoter agrees to assume and absorb any increase in the costs of labour, material and construction in which event the Purchaser shall not be liable to pay any additional amounts. However, in the event on or before the completion of the Building, the costs of labour, material and construction increase more than 10% or more than the costs as are prevailing on the date hereof the Purchaser agrees and undertakes to pay and bear increase in such costs as may be determined by the Builder/Promoter, which shall be final and binding on the Purchaser. Any demand made by the Builder/Promoter under this clause shall be paid by the Purchaser within 7 days from the date the Purchaser receive such demand time being of the essence.



36. The Purchaser shall on or before delivery of possession of the Residential Flat pay to the Builder/Promoter the following amounts:-

SOCIETY CHARGES:-

- a. **Rs. 350/- (Rupees Three Hundred and Fifty only)** towards share application money and application entrance fee of the Society or Limited Company.
- b. **Rs. 599082/- (Rupees Five Lakhs Ninety Nine Thousand Eighty Two Only)** towards provisional outgoings of, Water Bills, Common Electric Bills, Maintenance Charges and other society expenses calculated at Rs. 7.25/- (Rupees Seven and Paise Twenty Five only) per sq. ft carpet area per month for 24 months from the date of Possession and subject to revision thereafter, as per the market conditions.

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- c. Rs. 25,000/- (Rupees Twenty Five Thousand only) are being the expenses for formation and registration of the Society or Limited Company.

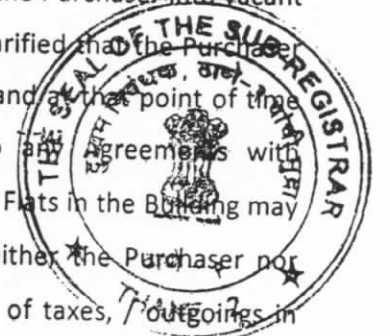
OTHER CHARGES:-

- (i) Rs. 25,000/- (Rupees Twenty Five Thousand only) towards Legal Charges.
- (ii) Rs. 100,000/- (Rupees One Lakh only) towards electric connection, water connection, transformer, cable, laying, pipe laying and other related charges.
- (iii) Rs. 61000/- (Rupees Sixty One Thousand only) for 24 months from the date of possession of the said Residential Flat towards Club Membership Fees of Club Aristo is payable by the Purchaser to the Builder/Promoter on or before the delivery of possession of the Residential Flat.

37. It is further agreed by and between the Parties hereto that the Builder/Promoter shall on payment of the total consideration and other amounts put the Purchaser into vacant and peaceful possession of the Residential Flat. It is further clarified that the Purchaser along with other Flat Purchasers may be put into possession and at that point of time the Builder/Promoter may not have sold or entered into any Agreements with Purchasers of other Residential Flats, and the other Residential Flats in the Building may be vacant and unsold. It is agreed by the Purchaser that neither the Purchaser nor anybody of Purchaser or the Society shall claim any payment of taxes, outgoings in respect of such vacant Residential Flats, which are unsold and the possession thereof is with the Builder/Promoter.

38. The Purchaser for himself with intention to bring all persons into whatsoever hands the Residential Flats may come, doth hereby covenant with the Builder/Promoter as follows:

- i. To maintain the Residential Flat at Purchaser's own cost in good/tenable repair and proper condition from the date of possession of the Residential Flat is handed over to the Purchaser, and shall not do or suffer to be done anything in or to the Building in which the Residential Flat is situated, or to the staircase or any passages in which Residential Flat is situated against the rules, regulations or bye-laws or concerned local or any other authority or charge / alter or make addition in or to the Building in which the Residential Flat is situated and the Residential Flat itself or any part thereof.

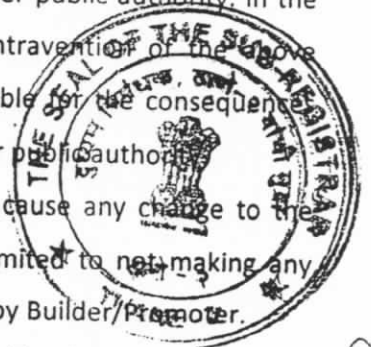


Builder/Promoter as - २-
दरत क्रमांक ४५३२०९९
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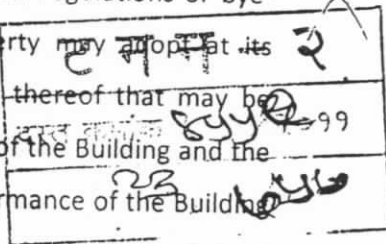
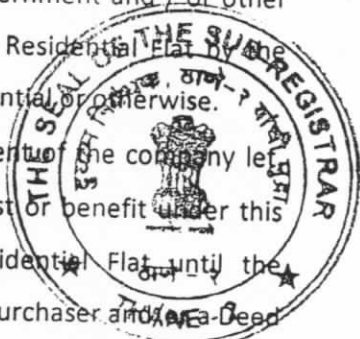
- ii. Not to store in the Residential Flat any goods which are of hazardous, combustible or of dangerous nature so as to damage the construction or structure of the Building in which the Residential Flat is situated or storing of such goods is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages on upper floors which may damage or likely to damage the staircases, common passages or any other structure of the Building in which the Residential Flat is situated, including entrances of the Building in which the Residential Flat is situated, and in case any damage is caused to the Building in which the Residential Flat is situated or the Residential Flat on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of the Breach.
- iii. To carry at his/her/their own cost all internal repairs to the Residential Flat and maintain the Residential Flat in the same condition, state and order in which it was delivered by the Builder/Promoter to the Purchaser and shall not do or suffer to be done anything in or to the Building in which the Residential Flat is situated or the Residential Flat which may be given as per the rules, regulations and bye-laws of the concerned local authority or other public authority. In the event of the Purchaser committing any act in contravention of the above provision, the Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and / or other public authority.
- iv. Not to make any changes whatsoever which would cause any change to the external façade of the Building, including but not limited to not making any change or to alter the windows and/or grills provided by Builder/Promoter.
- v. Not to demolish or cause to be demolished the Residential Flat or any part thereof, nor at any time make or cause to be made any structural addition or alteration of whatever nature in or to the Residential Flat or any part thereof, nor any alteration in the elevation and outside color scheme of the Building in which the Residential Flat is situated and shall keep the portion, sewers, drains pipes in the Residential Flat and appurtenances thereto in good tenable repair and condition, so as to support shelter and protect the other parts of the Building in which the Residential Flat is situated and shall not chisel or in any other manner damage or cause damage to columns, beams, walls, slabs or RCC, 2
partis in the Residential Flat without the prior written permission of the
Builder/Promoter and / or the Society or the Limited Company. 8/12/2099
- vi. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the Said Property and the Building in which the Residential Flat is situated or any part thereof or whereby any increase premium shall become payable in respect of the insurance.



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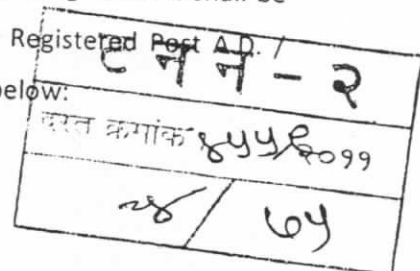
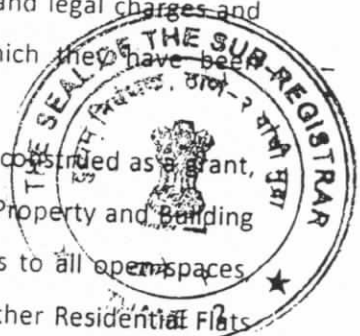
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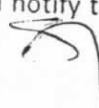

- vii. Not to throw dirt, rubbish, rags, garbage or permit the same to be thrown from the Residential Flat in the Compound or any portion of the Said Property and the Building in which the Residential Flat is situated.
- viii. Not to put any wire, pipe, grill, plant, outside the Residential Flat and not to dry any clothes, articles outside the Residential Flat or the windows of the Residential Flat.
- ix. Not to put any claim in respect of the restricted amenities including open car parking space, open space, stilt parking, hoarding, gardens attached to other Residential Flats or terraces and the same are retained by the Builder/Promoter as restricted amenities.
- x. To pay to the Builder/Promoter within 7 days of demand by the Builder/Promoter, its share of security deposit demanded by concerned local authority or government or giving water, electricity or any other service connection to the Building in which the Residential Flat is situated.
- xi. To clear and pay increase in local taxes, development charges, water charges, insurance and such other sums, taxes, fees, levies and premium which are imposed by the concerned local authority and / or government and / or other public authority, an account of change of user of the Residential Flat by one Purchaser viz user for any purposes other than for residential or otherwise.
- xii. The Purchaser shall not without the prior written consent of the company let sub-let, transfer, assign or part with Purchaser's interest or benefit under this agreement or part with the possession of the Residential Flat until the possession of the Residential Flat is handed over to the Purchaser and a Deed of Conveyance in favor of the Society or the limited company, whichever is earlier. Prior to effecting the transfer, as aforesaid, (i) the Purchaser should have paid to the company all the amounts due and payable under this Agreement under and (ii) The Purchaser has not been guilty of breach of or non-observance or non-performance of any of the terms and conditions of this agreement and (iii) have obtained a written No Objection or Consent of the Builder/Promoter.
- xiii. The Purchaser shall observe and perform all the rules and regulations or bye-laws which the Ultimate Transferee of the Said Property may adopt at its inception and the additions, alterations or amendment thereof that may be made from time to time for protection and maintenance of the Building and the Residential Flat therein and for the observance and performance of the Building rules, regulation and bye-laws for the time being of the concerned local authority and of government and other public bodies. The Purchaser shall also observe and perform all the stipulation and conditions laid down by the Society



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- / Limited Company regarding the occupation and use of the Residential Flat in the Building in accordance with the terms of this Agreement.
- xiv. Until a Deed of Conveyance in favour of the Ultimate Organization is executed and the entire project is declared by the Builder/Promoter as completed, the Purchaser shall permit the Builder/Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times to enter into and upon the Residential Flat and Building or any part thereof to view and examine the state and condition thereof.
- xv. The Builder/Promoter shall maintain a separate account in respect of sums received by the Builder/Promoter from the Purchaser as advance or deposit, sums received on account of the share capital for the promotion of the Co-op. Society or a Limited Company or towards the outgoings and legal charges and shall utilize the amount only for the purposes for which they have been received.
39. Nothing contained in this Agreement is intended to be or shall be construed as a grant, demise or assignment in law of the Residential Flat or of the Said Property and Building or any part thereof. The Purchaser shall have no claim in regards to all open spaces, parking spaces, lobbies, staircase, terraces, gardens attached to other Residential Flats recreation spaces etc., save and except in respect of the Residential Flat hereby agreed to be sold to him/her/them as set out herein.
40. All Notices to be served on the Purchaser as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser by Registered Post AD. Under Certification of Posting at his/her/their address specified below:
- B-310, Sanskar, Neelam Nagar,
Phase-II, Mulund (E),
Mumbai-400081.
41. The Purchaser hereby declares that he has gone through the Agreement and all the documents related to the Said Property and the Residential Flat purchased by the Purchaser and has expressly understood the contents, terms and conditions of the aforesaid documents and all the disclosures made by the Builder/Promoter as aforesaid, and after being fully satisfied the Purchaser has entered into this Agreement.
42. **DISPUTE RESOLUTION AND GOVERNING LAW**
- a) If any dispute or difference arises between the Parties at any time relating to the construction or interpretation of this Agreement or any term or provision hereof or the respective rights, duties or liabilities of either Party hereunder, then the aggrieved Party shall notify the other Party in writing thereof, and the



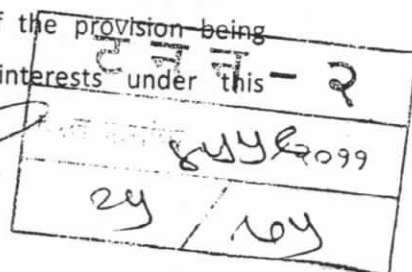
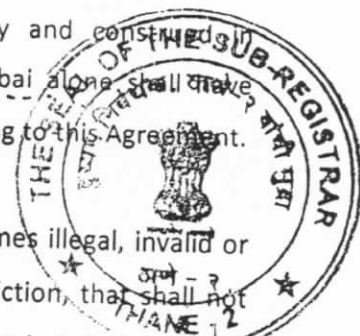



Parties shall endeavor to resolve the same by mutual discussions and Agreement.

- b) If the dispute or difference cannot be resolved within a period of 7 days, from the notice by the aggrieved Party under sub clause (a) above, then the dispute shall be referred to Arbitration. Arbitration shall be conducted in Mumbai, India in accordance with the provisions of the Arbitration and Conciliation Act, 1996 or any other statutory modifications or replacement thereof. All arbitration proceedings will be in the English language. The Arbitration shall be conducted by a Sole Arbitrator who shall be as mutually agreed to by and between the Parties.
- c) The decision of the Arbitrator shall be in writing and shall be final and binding on the Parties. The Award may include costs, including reasonable attorney fees and disbursements. Judgment upon the award may be entered by the Courts in Mumbai.
- d) This Agreement and rights and obligations of the Parties shall remain in full force and effect pending the Award in any arbitration proceeding hereunder.
- e) This Agreement shall be governed and interpreted by and construed in accordance with the laws of India. The Courts at Mumbai shall have exclusive jurisdiction over all matters arising out of or relating to this Agreement.

43. SEVERABILITY

- f) If at any time, any provision of this Agreement is or becomes illegal, invalid or unenforceable in any respect under the law of any jurisdiction, that shall not affect or impair the legality, validity or enforceability in that jurisdiction of any other provisions of this Agreement or the legality, validity or enforceability under the law of any other jurisdiction of that or any other provision of this Agreement.
- g) In the event any one or more of the provisions of this Agreement is held to be unenforceable under applicable law:-
- (i) Such enforceability shall not affect any other provision of this Agreement,
 - (ii) This Agreement shall be construed as if said unenforceable provision had not been contained therein and
 - (iii) The Parties shall negotiate in good faith to replace such unenforceable provision by such as gives effect nearest to that of the provision being replaced, and preserves the party's commercial interests under this Agreement.



FIRST SCHEDULE ABOVE REFERRED TO

(Larger Property)

All that piece or parcel of land admeasuring approximately 95360 Sq. Meters standing be thereon situated lying and being at Village Majiwade, Taluka & District Thane is as below:-

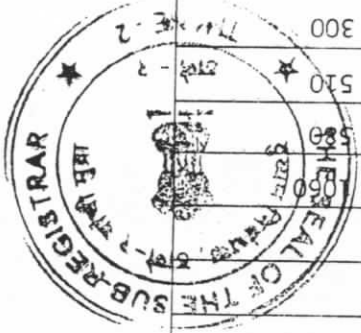
S. No.	Name of the Landholder	Survey No.	Hissa No.	Area (in sq. mts)
1.	Atmaram Bhaskar Bhoir, Bhaskar Atmaram Bhoir	7	10.	1640
	Bhimabai Motiram Mukadam, Sudhakar Pundlik Patil			
2	Saguna Shinu Vaity Smt. Kamal Jayram Patil	2	07	
	Vijay Jayram Patil Jagdish Jayram Patil Pundlik Shinu Patil Sandesh Pundlik Patil Bharat Shinu Patil			
3	Narayan Pandurang Bhoir Taibai Narayan Bhoir	2	9A	710
	Dwarkanath Narayan Bhoir Deepak Narayan Bhoir Renuka Narayan Bhoir,	9 10 10	7 15 1	1950 1350 4250
	Chandrabai Ramchandra Kabadi Tulsi Ram Namdeo Bhoir	10 10	2A 3	7390 2430
	Jomibai Namdeo Bhoir Kamlabai Tulsi Ram Bhoir Anil Tulsi Ram Bhoir Lata Tulsi Ram Bhoir Ranjana Tulsi Ram Bhoir Anusabai Tulsi Ram Bhoir Manjula Tulsi Ram Bhoir			



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				Ghanshyam Tulsiram Bhoir
				Harishchandra Namdeo Bhoir
				Namubai Harishchandra Bhoir
				Ravindra Harishchandra Bhoir
				Raju Harishchandra Bhoir
				Lalita Harishchandra Bhoir
				Manisha Harishchandra Bhoir
				Ashok Namdeo Bhoir
				Poonam Ashok Bhoir
				Dakshata Ashok Bhoir
				Hirabai Dattatraya Madhvi
				Babitalai Jaiwant Madhvi
				Suman Prabhakar Patil
4		2	2	Prabhakar Devji Mulundkar,
		2	4	Yesubai Tukaram Bhoir
		3	4	Chandrabhga namdeo Patil
		4	5	Savitri Manik Patil
		4	10	Damodar Deoji Mulundkar
		6	1	Chandrakant Jagannath Mulundkar
		8	22	Ramakant Jagannath Mulundkar
		3	7	Vatsala Kashinath Madavi
		6	4	Aruna Jagannath Mulundkar
		7	8	Nirmala Jagannath Mulundkar
		3	5	Laxmibai Kisan Mulundkar
		3	12	Dattatary Kisan Mulundkar
				Ganesh Kisan Mulundkar
				Lila Kisan Mulundkar
				Devki Kisan Mulundkar
				Gita Kisan Mulundkar
				Laxmibai Prabhakar Mulundkar
				Sanjay Prabhakar Mulundkar
				Karuna Prabhakar Mulundkar
				Yogesh Prabhakar Mulundkar
				Manda Damodar Mulundkar

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२७-११-२०१९



5.	Saguna Shinu Vaity	3	8	560
	Smt. Kamal Jayram Patil	4	8	250
	Vijay Jayram Patil	8	8	480
	Jagdish Jayram Patil	85	3	150
	Pundlik Shinu Patil		2	
	Sandesh Pundlik Patil			
	Bharat Shinu Patil			
	Lata Sanjay Joshi			
	Neelam Bhanchandra Vaitya			
	Sushma Bhanchandra Vaity			
6.	Louid Kasmir Ver	7	9	1520
	Lijiya John Miskita	3	1	300
	Lina Rojar Nunis	9	12	300
7.	Jaywanti Kesav Vaity	2	3	20800
	Nirabai Dharma Vaity	6	2	32100
	Kanchan Jallinder Babde	4	4	9900
	Kusum Pandurang Vaity			
	Pandharinath Dharma Vaity			
	Dattatray Dharma Vaity			
	Chandrakant Dharma Vaity			
	Ravi Dharma Vaity			
	Hemlata Bhanchandra Vaity			
	Mahesh Bhanchandra Vaity			
	Jhanvi Bhanchandra Vaity			
	Jayesh Bhanchandra Vaity			
8.	Sydney John Ver	6	9	760
		8	9	250
		7	4	580
		8	2	520
		2	10	1270
9.	Manik Aditwar Patil	9	3	760
	Kesav Aditwar Patil	9	6	660
	Janardan Aditwar	9	7	150

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14	Purshottam Kisan Koli	7	6	1520
	Joytsna Purushottam Koli			
15	Hiraman Narayan Bhoir	21	2	1820
	Ambibai Rajaram Bhoir			
	Shantabai Balkrishna Bhoir			
16.	Phillip Migel D'souza	3	6	330
	Francis Migel D'souza			
	Benjamin Phillip D'souza			
	Horal Phillip D'souza			
17.	Dawood Abdul Shaikh	85	9	960
	Kasim Abdul Shaikh			
	Iqbal Dawood Shaikh			
18.	Laxmibai Waman Tare	85	8	
	Anant Waman Tare			
	Sanjay Waman Tare			
19.	Telma William Gomes	8	8	230
	Jerome Gracy But'hello	9	13	330
	Natalia Peter D'mello	85	11pt	3490
	Clara Tangaychan			
	Stella Joseph D'souza			
	Rosy Pascal D'souza			
	Dorris Bernard D'souza			
20.	Suman Suresh Bhoir	6	5	130
	Suvarna Suresh Bhoir	85	6	1260
	Subhangi Suresh Bhoir			
	Ramesh Pandurang Bhoir			
	Santosh Pandurang Bhoir			
	Subhadra Pandurang Bhoir			
21	Babu Narayan Bhoir	6	7	990
	Kishore Babu Bhoir	21	1	6120



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				Hossa Babu Bhoir
				Anjali Janardan Mukadam
				Devkibal Krishna Bhoir
				Baliram Atmaram Bhoir
				Balkrishna Naina Bhoir
22	4	9	1210	Hasha Nana Bhoir
	11	-	600	Shashikant Kaluram Bhoir
				Ambibal Nana Bhoir
				Kashibal Kamalakar Dali
				Bhagibal Yashwant Salvi
				Motubal Chintaman Patil
				Umabal Tukaram Shinge
				Vithabal Yadav Bhoir
				Vasudev Yadav Bhoir
				Janardan Yadav Bhoir
				Premnath Yadav Bhoir
				Laxmibal Ramchandra Bhagat
				Babibal Jalinder Joshi
				Narmada Jaywant Joshi
				Anusaya Jagannath Patil
				Hirabal Hasha Bhoir
				Vishnu Hasha Bhoir
				Krishna Hasha Bhoir
				Vikas Hasha Bhoir
				Vaishali Ranjan Madhvi
				Menaxi Dilip Shilkar
23	2	11	640	Suman Suresh Bhoir
	2	13	300	Ganesh Suresh Bhoir
	3	11	780	Suvarna Suresh Bedekar
				Shubhangi Suresh Bhoir
				A.P.K. of No.2 Mother Suman
				Subhadra Pandurang Bhoir
				Shobha Kisan Bhoir
				Bhalchandra Joma Bhoir
				Parvatibai Joma Bhoir

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				Vikas pandurang Bhoir
				Rupesh Pandurang Bhoir
				Sunanda Pandurang Bhoir
				Jaibal Laxman Bhoir
				Pundlik Laxman Bhoir
				Bhagwan Laxman Bhoir
				Subhash Laxman Bhoir
				Tarabai Laxman Bhoir
				Vasanti Laxman Bhoir
				Nirmala Laxman
				Devkibal Narayan Bhoir
				Dattatraya Joma Bhoir
				Sudhakar Manglu Bhoir
				Prakash Mangalu Bhoir
				Vivek Pandharinath Bhoir
				Atmaram Harishchandra Bhoir
				Yashwant Harishchandra Bhoir
				Janardan Harishchandra Bhoir
				Namdeo Harishchandra Bhoir
				Yamunabai Harishchandra Bhoir
24				M/s. H.N. Enterprises Mumbai,
			11pt	through Secretary
			85	Mr.P.N. Tare
		10	1400	
				Yashwant Bhaurao Nandgaonkar
		12	300	
				Balkrishna Bhaurao Nandgaonkar
				Rakhma Harishchandra Sarangkar
				Supriya Govind Bombe
				Narayan Ganpat Tare
25				Sagunabai Shinnu Vaity
		2A	660	
				Kamal Jairam Patil
				Vijay Jairam Patil
				Jagdish Jairam Patil
				Pundalik Sindhu Patil
				Sandesh Pundalik Patil
				Bharat Shinnu Patil

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THE SECOND SCHEDULE ABOVE REFERRED TO

(Said Property)

All that piece or parcel of land admeasuring approximately 6855 Sq. Meters standing be thereon situated lying and being at Village Majiwade, Taluka & District Thane is as below: -

Sr. No.	Name of the Landholder / Survey	No. (B)	Hissa No. (C)	Area in sq. mts (D)	Name of the Documents & Regn. No and Date (E)	Name of the Developer / Purchaser (F)
1.	Dawood Abdul Shaikh (since deceased) Kasim Abdul Shaikh Iqbal Dawood Shaikh	85	9	960	Development Agreement dated 04/04/2003 Regn. No. TNN2-2198/2003 And Notarized Power of Attorney dated 04/03/2003	Mangal Prabhath Lodha
2.	Suman Suresh Bhoir Suvarna Suresh Bhoir Subhangi Suresh Bhoir Ramesh Pandurang Bhoir Santosh Pandurang Bhoir Subhadra Pandurang Bhoir	85	6	1260	Development Agreement dated 17/03/2003 - Regn No.1690-/2003 And Power of Attorney dated 20/06/2003 - Regn No.302/2003	Mangal Prabhath Lodha
3.	M/s. H.N. Enterprises Mumbai, through Secretary Mr. P.N. Tare Shri. Yeshwant Bhaurao Nandgaonkar Shri. Balkrishna Bhaurao Nandgaonkar Smt. Rakhma Harishchandra	85	10	1400	Development Agreement dated 01/04/2003 - Regn No.2089/2003	Mangal Prabhath Lodha



Handwritten notes in the table cells:
 - In the first row, under 'Name of the Documents & Regn. No and Date', there is a handwritten note: 'Development Agreement dated 01/04/2003 - Regn No.2089/2003'.
 - In the second row, under 'Name of the Documents & Regn. No and Date', there is a handwritten note: 'Development Agreement dated 17/03/2003 - Regn No.1690-/2003'.
 - In the third row, under 'Name of the Documents & Regn. No and Date', there is a handwritten note: 'Development Agreement dated 01/04/2003 - Regn No.2089/2003'.
 - There are also some illegible handwritten notes in the 'Name of the Developer / Purchaser' column for rows 2 and 3.

<p>Mangal Prabhat Lodha</p>	<p>Development Agreement dated 08/08/2005 - Regn No. TNN2-4981 / 2005 on 08/08/2005 And Power of Attorney dated 08/08/2005 -</p>	<p>200</p>	<p>5C</p>	<p>85</p>	<p>Pandurang Kamalakar Patil (since deceased) Mangesh Ramesh Patil Ashwini Ramesh Patil Paresh Ramesh Patil Dharmibai Dattatray Patil Pushpa Pandurang Patil Shubhangi Pandurang Patil</p>
<p>Lodha Developers Private Limited</p>	<p>Development Agreement dated 05/10/2006 - Regn No. TNN2-7306/2006 on 02/11/2006 And Power of Attorney dated 05/10/2006 Regn No. 1004/06</p>	<p>660</p>	<p>2A</p>	<p>88</p>	<p>Smt. Sagunabai Shinu Vaity Smt. Kamal Jaiaram Patil Shri Vijay Jaiaram Patil Shri. Jagdish Jaiaram Patil Shri. Pundalik Shinu Patil Sandesh Pundalik Patil Bharat Shinu Patil Anusaya Bhalchandra Vaity Devdas Bhalchandra Vaity Nitin Bhalchandra Vaity Laxmi Subhash Vaity Lata Sanjay Joshi Neelam Bhalchandra Vaity Sushma Bhalchandra Vaity</p>
<p>Lodha Estate</p>	<p>Development Agreement dated 05/07/2005 - Regn No. 4358/2005 And Power of Attorney dated 05/07/2005 Regn No. 326/2005</p>	<p>630</p>	<p>1A</p>	<p>88</p>	<p>Kasam Abdul Shaikh Aslam Kasam Shaikh Rehman Kasam Shaikh Iqbal Dawood Shaikh Hajra Dawood Shaikh</p>
<p></p>	<p></p>	<p></p>	<p></p>	<p></p>	<p>Smt. Supriya Govind Bombe Shri. Narayan Ganpat Tare M/s. Harinam Enterprises through Partner Mr. Narayan Ganpat Tare</p>

2007-2008
2008/2009



<p>7.</p> <p>Parvati Pandurang Patil Ramkrishna Kamalakar Patil (since deceased) Shantibai Ramkrishna Patil, Prakash Ramkrishna Patil, Manda Harishchandra Patil Revati Dattaram Patil Tejashree Ganesh Patil Sangita Chintaman Patil Devram Kamalakar Patil Balkrishna Devram Patil Pravin Devram Patil Jugnu Devram Patil Chitra Vasant Patil Madhuri Murtimant Tandel Baburao Kamalakar Patil Sandeeep Baburao Patil Bhavana Lalchand Patil Sanjay Baburao Patil Jagannath Kamalakar Patil Kalpana Gorakh Mhatre Swapna Jagannath Patil Vaishali Jagannath Patil Ramesh Jagannath Patil Aashish Jagannath Patil Amol Jagannath Patil Nagibai Damodar Bhoir Sakhubai Mahadev Keni</p>	<p>Parvati Pandurang Patil Shubhangi Pandurang Patil Pushpa Pandurang Patil Dharmibai Dattaray Patil Pareash Ramesh Patil Ashwini Ramesh Patil Mangesh Ramesh Patil (since deceased) Pandurang Kamalakar Patil</p>
<p>85</p>	<p>1860</p>
<p>SD</p>	<p>Development Agreement dated 08/08/2005 - Regn No. TNN2-4981 / 2005 And Power of Attorney dated 08/08/2005 - Regn No. 4981/05</p>
<p>Mangal Prabhat Loda</p>	<p>Regn No. 4981/05</p>

रत्न - २
सर्व अधिकार सुरक्षित
२००५



82 / 44
6602/1982
2 - 112

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Light and electrical fitting in staircase entrance hall and compound

1. R.C.C. under ground and overhead tanks.
2. Pump(s)
3. Lifts in the said Buildings
4. Light and electrical fitting in staircase entrance hall and compound
5. Meter Room.
6. Exterior Plumbing fixtures.
7. Septic Tank.
8. Suction Tank.
9. Watchman Cabin.
10. Electric Cabin.
11. Fire Fighting System.

COMMON AMENITIES:

1. Stair case and main passage.
2. Staircase Entrance Area.
3. Staircase Landings.
4. Pump rooms:
5. Lift Rooms and Lift Well.
6. Entrance Lobby on ground floor.
7. Garden Areas and the facilities thereon.

COMMON AREAS:

THE THIRD SCHEDULE ABOVE REFERRED TO

FOURTH SCHEDULE ABOVE REFERRED TO

LIST OF AMENITIES-LODHA ARISTO

For 4 BHK residence

1. Fully air conditioned homes except for kitchen, bathrooms, utility areas, servant's rooms and decks
2. Modular kitchen
3. Finished toilets with international fittings
4. Five fixture toilet for master toilet
5. Pool for every residence
6. Agglomerated marble flooring for living dining
7. Laminated wooden flooring for bedrooms
8. Video door phone
9. Servants room with toilet and separate external entry
10. Home automation provided for every residence

For the Layout

1. Tot lot (Children's play area)
2. Party lawn
3. Old folk's corner
4. Pavilion/ sit outs
5. Complex entrance with boom barrier and security
6. CCTV monitoring of common areas

Club House

1. Gymnasium
2. Indoor games room. (Carrom, chess, cards)
3. Swimming pool (4'0" deep)
4. Business centre
5. Multipurpose hall

२००९	२०
२००९	२००९
२००९	२००९



COMMON SEAL OF the withinnamed
ARIHANT PREMISES PRIVATE LIMITED

The Builder/Promoter abovenamed
Is hereunto affixed pursuant to

By and through one of its Directors P.O.A.
on 26th day of April 2011 Surendran Nair

In the presence of:

- 1. D. Dalvi - Dilip
- 2. B. Jadhav - Bhur



SIGNED AND DELIVERED

By the within named Purchaser

Mr. Rajesh Bapusaheb Chougule

In the presence of:

- 1. Dilip Kesarkar
- 2. Shital Chougule



टनन - २
दस्त क्रमांक ४५५२०११
४९ / ४५

DATED THIS 26th DAY OF APRIL 2011

ARIHANT PREMISES PRIVATE LIMITED
BUILDER/PROMOTER

AND

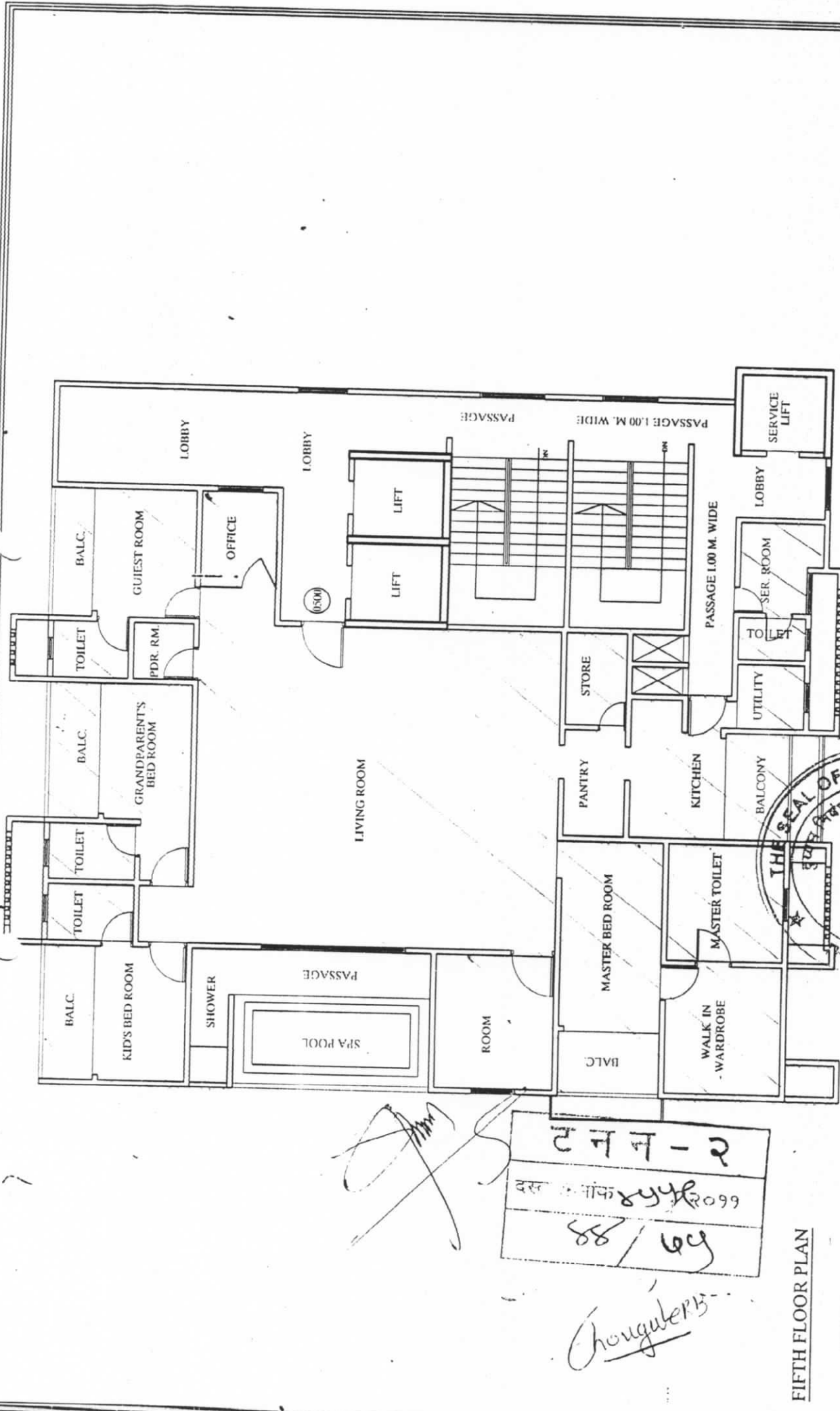
PURCHASER

MR. RAJESH BAPUSAHEB CHOUGULE

AGREEMENT FOR - SALE of
Residential Flat No. 0500 5th floor
in the Said Building - Lodha Ariston



द न न - २
दस्त क्रमांक ४५४२०९९
४३ / ५५



FIFTH FLOOR PLAN

LODHA ARISTO, THANE

WING -

FLAT NO. 0500

टनन-२
 दस्तावेज क्रमांक ४५५४२०९९
 ४४/६५

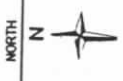
Chougule RB



DEVELOPERS:
 ARIHANT PRIMESES PVT. LTD
 MANGAL PRABHAT G. LODHA
 216, SHAH & NAHAR IND. ESTATE,
 DR. E. MOSES ROAD
 WORLI, MUMBAI - 400 018

LODHA
 BUILDING A BETTER LIFE

PROPOSED BUILDING ON PLOT BEARING
 S.No. 85 / 5, 85/6 (P), 85/9, 85/10 (P), 88/1 (P), 88/2 (P)
 at Village Majwade, Thane



ARCHITECT
archeetype
 Consultants (I) Pvt. Ltd
 400/102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

NOTE-PLAN NOT TO THE SCALE

Certificate No.921

THANE MUNICIPAL CORPORATION, THANE.

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

PLOT - A, BUILDING NO. 31 WING - C :- BASEMENT + PODIUM + GROUND/
STILT + 10TH FLOORS
PLOT - A, COMMERCIAL BUILDING NO. 2 :- LOWER/UPPER BASEMENT + GROUD
+ 1 & 2 FLOOR
PLOT - A, BUILDING NO. 9, 10, 11, 12 :- CHANGE OF USER IN BASEMENT.
PLOT - C, RESIDENTIAL BUILDING NO.36 :- BASEMENT + STILT + 13TH FLOOR +
CLUB HOUSE

V.P. NO. 2003/72 T.M.C./T.D.D./ 40 e Date :- 90/22/2002

To,

Shri/Smt. Archetype Consultants (i) Pvt. Ltd. (Architect)
Shri/Smt. Francis Anthony Ver & Others (Owners)
Shri. Mangalprabhat Lodha (POAH)

Sir,

With reference to your application No 17642/31195 dated 1.08.09/6.11.09 for development permission/ grant of commencement certificate under section 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. As Above in village Majiwade Sector No. V situated at Road/Street BMC Pipe Line Road S.No. 23, 24/1, 2, 3, 4, 5, 6, 7, 8A, 8B, 9, 10, S.No.25/2, 7,8,10,11, S.No. 2/2 to 4,6 to 8,9A,9B,10 to 13, 3/1to12, 4/1P.2 to 5,7 to 10, 6/1to 4,6 to 9, 7/1 to 10, 8/1 to 3,5 to 17, 19 to 22, 9/1 to 15, 10/1,2A,2B,3, S.No.11(P), (11P), 21/1,2, 85/1 to 4,5C,5D & 6to12, 88/1A,2A, the development permission / the commencement certificate is granted subject to the following conditions

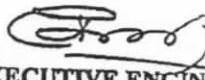
- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission/commencement certificate shall remain valid for a period of one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land, which does not vest in you.
- 5) The conditions mentioned in the Amended Permission/C.C. No. TMC/EDD/650 Dated 7.1.09 shall be binding upon you.
- 6) NOC from Water Dept. & CFO NOC shall be submitted before Commencement of Bldg. No. 36.

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

स्वाक्षर
'मंजूर नकाशांनुसार यांचेकान म धरणें तसेच विकास नियंत्रण विभागातील आदेशांक त्या परवानग्या न घेऊन बांधणी करणे, महाराष्ट्र प्रादेशिक प नकाशांनुसार आदेशांनुसार फलम पत्र अनुसार दखल घ्यावे. त्यासाठी जास्त जात ३ वर्षे किंवा ५,०००/- दंड होऊ शकतो.'



Your's faithfully,


EXECUTIVE ENGINEER,
TOWN DEVELOPMENT DEPARTMENT,
Municipal Corporation of
the City of Thane

ट न न - २
दस्त क्रमांक ४५५६०९९
४५ / ८५

REPORT ON TITLE

Re : Property bearing Survey No. 85/5C, 85/5D, 85/6 (P), 85/9, 85/10(P), 88/1A, 88/2A at Village Majlwade, Taluka & District Thane within city limit of Thane in the registration district and sub-district of Thane.

1. This is to certify that on the instructions of my clients Arihant Premises Private Limited, I have investigated Title of the Land Owners of the captioned land more particularly described in Schedule hereunder written (herein collectively referred as "the said land"), on the basis of perusal of the following documents made available and produced for my inspection :-
 - a) Searches taken for last 30 years
 - b) 7/12 extract and
 - c) 6/12 extract.
 - d) Development Agreements and Power of Attorney's and other ancillary documents thereto, executed by the land owners (whose names are appended in column of the Land Owners in Schedule annexed hereto).
 - e) Individual Title Report issued by Kanga and Company with respect to Survey No. 85/9 and 85/10 for the respective survey numbers stated therein.
 - f) Various Orders issued by Competent Authorities under the provision of Urban Land (Ceiling and Regulation) Act, 1976 and Collector u/s. 44 of Maharashtra Land Revenue Code.
 - g) Commencement Certificate.
 - h) Gathered information and explanation with regard to the transactions interse by Mangal Prabhat Lodha, Lodha Estate Private Limited, Lodha Developers Limited (erstwhile known as Lodha Developers Private Limited) and Arihant Premises Private Limited and documents in that behalf.
2. On perusal thereof, I found that the Land Owners mentioned in Column "A" of the Schedule hereto in respect of their land bearing Survey Number and Hissa Number in Column "B" and "C" of the Schedule hereto are well and sufficiently entitled to their respective land.
3. The said individual Owners have entered into executed and registered their separate Development Agreement as mentioned in Column "E" of the Schedule hereto in respect of their respective land with Mangal Prabhat Lodha / Lodha Estate Private Limited through Mangal Prabhat Lodha and Lodha Developers Limited (erstwhile known as Lodha Developers Private Limited) and the same are duly stamped and registered. Pursuant thereto, the said landholders have also executed and registered or notarized their respective Power of Attorneys in favour of Mangal Prabhat Lodha / Lodha Estate Private Limited / Lodha Developers Limited (erstwhile known as

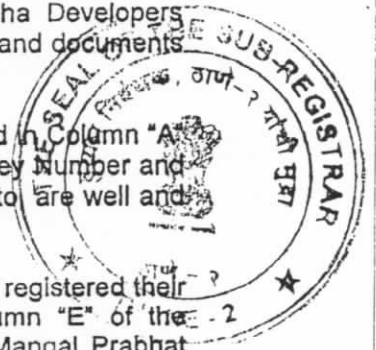


दस्तावेज - २
४५४२०९९
४२ / ७५

REPORT ON TITLE

Re : Property bearing Survey No. 85/5C, 85/5D, 85/6 (P), 85/9, 85/10(P), 88/1A, 88/2A at Village Majiwade, Taluka & District Thane within city limit of Thane in the registration district and sub-district of Thane.

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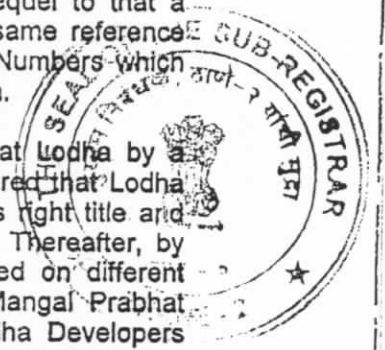


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८ न न - २
दस्तावेजांक ४५४३०९९
८२ / ७५

Lodha Developers Private Limited for carrying out development of their respective land.

4. On the basis of the above, the said Land Owners have put Mangal Prabhat Lodha / Lodha Estate Private Limited / Lodha Developers Limited (erstwhile known as Lodha Developers Private Limited in possession of their respective land and as such Mangal Prabhat Lodha / Lodha Estate Private Limited Lodha Developers Limited (erstwhile known as Lodha Developers Private Limited) are entitled to develop the said land/s and deal with the construction thereon.
5. The said land have been converted to Non-Agricultural use by various orders passed by Collector of Thane. Moreover, the said land has been allowed to be retained / developed under the provisions of Section 8 (3) and 20 Urban Land (Ceiling and Regulation) Act, 1976.
6. On going through the Searches taken for last 30 years and Revenue Records made available to me, I found that the said properties are not affected by any adverse right of any person or persons.
7. I have perused sanctioned plan and sought for information and explanation in that behalf whereupon the proposed building viz. LODHA ARISTO is being constructed on the said land which is forming part of the Plot C comprised of several other survey numbers subject to condition prescribed in permit no. V.P. No. 2003/72 T.M.C./T.D.D/579 dated 17/12/2009 by Executive Engineer, Thane Municipal Corporation. In sequel to that a Amended Permission / Commence Certificate under the same reference has been issued by the said Authority containing Survey Numbers which includes the said land on terms and conditions stated therein.
8. I have to further inform that the said Mr. Mangal Prabhat Lodha by a Declaration dated 11th April, 2004 has unequivocally declared that Lodha Developers Private Limited shall enjoy in perpetuity all his right title and interest in the land bearing S.No. 85/6, 85/9 and 85/10. Thereafter, by diverse Assignment and Assumption Agreement executed on different dates r/w declaration in connection therewith between Mangal Prabhat Lodha (MPL), Lodha Estate Private Limited (LEPL), Lodha Developers Limited (erstwhile known as Lodha Developers Private Limited - LDPL) on one hand and Arihant Premises Private Limited (APPL) on other hand, the said Mangal Prabhat Lodha, Lodha Estate Private Limited, Lodha Developers Limited (erstwhile known as Lodha Developers Private Limited) has irrevocably assigned and transferred to Arihant Premises Private Limited its rights, benefits, title and interest subject to obligations and liabilities of the development of the said land for valuable consideration and on terms and conditions stated therein. In consequence thereof, Arihant



ट न न - २२
दस्त क्रमांक ४५५/२०११
४८ / ७५

Pradip Garach
Advocate
High Court, Bombay

6, Roz-a-Rio Apartments,
L. B. S. Road, Kamanl,
Kurla (West), Mumbai - 400 070
Phone : 6500 5157

Premises Private Limited became entitled to develop the said land as a Developer thereof.

9. The Developer has raised loan by way of mortgage from the Punjab & Sind Bank on the security of the said land.
10. Taking into account the aforesaid documents and perusal thereof but subject to mortgage and what is stated hereinabove, I do hereby certify that the said Arihant Premises Private Limited, is having rights and authority for development of the said land more particularly described in Schedule hereunder written. Further they are entitled for selling and leasing flats and such other premises therein, on ownership basis or otherwise and enter into Agreement for Sale or other necessary relevant documents in that behalf with prospective buyers, is clear and marketable.

THE SCHEDULE ABOVE REFERRED TO :

Sr. No.	Name of the Landholder / Owner (A)	Survey No. (B)	Hissa No. (C)	Area In sq. mts (D)	Name of the Documents & Regn. No and Date (E)	Name of the Developer / Purchaser (F)
1.	Dawood Abdul Shaikh (since deceased) Kasim Abdul Shaikh Iqbal Dawood Shaikh	85	9	960	Development Agreement dated 04/04/2003 - Regn No.TNN2-2198 / 2003 And Notarised Power of Attorney dated 04/03/2003	Mangal Prabhat Lodha
2.	Suman Suresh Bhoir Suvarna Suresh Bhoir Subhangi Suresh Bhoir Ramesh Pandurang Bhoir Santosh Pandurang Bhoir Subhadra Pandurang Bhoir	85	6	1260	Development Agreement dated 17/03/2003 - Regn No.1690/2003 And Power of Attorney dated 20/06/2003 - Regn No.302/2003	Mangal Prabhat Lodha

3

रजिस्ट्रार - २

२००३/४५४

४८ / ४०५५

Pradip Garach
Advocate
High Court, Bombay

6, Roz-a-Rio Apartments,
L. B. S. Road, Kamani,
Kurla (West), Mumbai - 400 070
Phone : 6500 5157

6	Pandurang Kamlakar Patil (since deceased) Mangesh Ramesh Patil Ashwini Ramesh Patil Paresh Ramesh Patil Dharmibai Dattatray Patil Pushpa Pandurang Patil Shubhangi Pandurang Patil Parvati Pandurang Patil Ramkrishna Kamlakar Patil (since deceased) Shantibai Ramkrishna Patil, Prakash Ramkrishna Patil, Manda Harishchandra Patil Revati Dattaram Patil Tejashree Ganesh Patil Sangita Chintaman Patil Devram Kamlakar Patil Balkrishna Devram Patil Pravin Devram Patil Jugnu Devram Patil Chitra Vasant Patil Madhuri Murtimant Tandel Baburao Kamlakar Patil Sandeep Baburao Patil Bhavana Lalchand Patil Sanjay Baburao Patil Jagannath Kamlakar Patil Kalpana Gorakh Mhatre Swapna Jagannath Patil Vaishali Jagannath Patil Ramesh Jagannath Patil Aashish Jagannath Patil Amol Jagannath Patil Nagibai Damodar Bhoir Sakhubai Mahadev Keni	85	5C	200	Development Agreement dated 08/08/2005 - Regn No.TNN2-4981 / 2005 on 08/08/2005 And Power of Attorney dated 08/08/2005 - Regn No.4981/05	Mangal Prabhat Lodha
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ट न न - ५२
दस्तावेज क्रमांक ४५५६२०९९
५० / ७५

Pradip Garach
 Advocate
 High Court, Bombay

6, Roz-a-Rio Apartments,
 L. B. S. Road, Kamani,
 Kurla (West), Mumbai - 400 070
 Phone : 6500 5157

7	Pandurang Kamlakar Patil (since deceased) Mangesh Ramesh Patil Ashwini Ramesh Patil Paresh Ramesh Patil Dharmibai Dattatray Patil Pushpa Pandurang Patil Shubhangi Pandurang Patil Parvati Pandurang Patil Ramkrishna Kamlakar Patil (since deceased) Shantibai Ramkrishna Patil, Prakash Ramkrishna Patil Manda Harishchandra Patil, Revati Dattaram Patil, Tejashree Ganesh Patil Sangita Chintaman Patil Devram Kamlakar Patil Balkrishna Devram Patil Pravin Devram Patil Jugnu Devram Patil Chitra Vasant Patil Madhuri Murtimant Tandel Baburao Kamlakar Patil Sandeep Baburao Patil Bhavana Lalchand Patil Sanjay Baburao Patil Jagannath Kamlakar Patil Kalpana Gorakh Mhatre Swapna Jagannath Patil Vaishali Jagannath Patil Ramesh Jagannath Patil Aashish Jagannath Patil Amol Jagannath Patil Nagibai Damodar Bhoir Sakhubai Mahadev Keni	85	5D	1860	Development Agreement dated 08/08/2005 - Regn No.TNN2-4981 / 2005 on 08/08/2005 And Power of Attorney dated 08/08/2005 - Regn No.4981/05	Mangal Prabhat Lodha
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Dated this 25th day of March, 2010

Pradip Garach

(Pradip Garach)
 Advocate High Court, Bombay

6

त न न - २
५९ / ८५

गांव नमुना सात (अधिकार अभिलेख पत्रक)

गांव - माजिवडे

सु. स. ()

वातुका ठाणे

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूधारणा पध्दती	भोगवट्याचा नांव
न.स. २५	५६		६६५ ९५२३

कुळाचे नांव
 (क) कुमजेंदप
 जुगळू देवराज पाटील
 खित्री वसंत पाटील
 माधुरी सुशिमन वंडेल
 काळूष्ण देवराज पाटील
 मोतीराम वामन पवार
 वसंत वामन पवार
 चंद्रकाई शंभू भंडारी
 इतर अधिकार शंभूकाई विष्णू पाटील
 श्री. नागीकाई रामोय कोईर
 शंभूकाई मधुसू केणी
 २४७३
 ७५६८

शेतीचे स्वाधिक नांव	लागवटी योग्य क्षेत्र	हेक्टर	आर	पारवती पांडुरंग पाटील दामोकाई दलनाथ पाटील पुष्पा पांडुरंग पाटील शुभांगी पांडुरंग पाटील भंगेश शंभू पाटील परेश शंभू पाटील आश्विनी शंभू पाटील शालीकाई रामकृष्ण पाटील पूकाश रामकृष्ण पाटील मंदा हरिचंद्र पाटील शेवती दलनाथ कोईर लेजनी गणेश पाटील संगिता विलास पाटील प्रविण देवराज पाटील
	एकूण	०-०२-०		
	एकूण	०-०२-०		
	एकूण	०-४०		

पो. ख. (लागवटी योग्य नसलेले)
 वर्ग (अ)
 वर्ग (ब)
 आकारणी
 सुभी किंवा विशेष आकारणी

सिमा आणि भूमापन चिन्हे

गांव नमुना बारा (पिकांची नोंद वही)

वर्ष	हंगाम	पिकांखालील क्षेत्राचा तपशिल										लागवटीसाठी उपलब्ध नसलेली जमीन	पिकवतानाचे कायम	जमीन काल्याचे नोंद	नमूना
		मिश्र पिकांखालील क्षेत्र					निर्पेक्ष पिकांखालील क्षेत्र								
		पिकांचा प्रकार	पिकवलेले क्षेत्र	पिकवलेले क्षेत्र	पिकवलेले क्षेत्र	पिकवलेले क्षेत्र	पिकांचे नांव	पिकवलेले क्षेत्र	पिकवलेले क्षेत्र	पिकवलेले क्षेत्र	पिकवलेले क्षेत्र				
		हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.				

2008
2090

मोठे
वा. ६
पो. ६
०-०२-०



असल वातुकुम खरी नबकल दिली आहे.

तारीख २०/३/२०१०

Shelkar
तलाठी
तलाठी माजिवडे
ता. जि. ठाणे

ट न न - २
 परत क्रमांक ४५५२०११
 ५२/०५

गांव नमुना सात (अधिकार अभिलेख पत्रक)

गांव - भाजिवडे

सु. स. ()

तालुका ठाणे

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूदारणा पध्दती	भोगवट्याचे नंबर (840) (430) (637) (9423) (820) (684)
न.सं. 24	43		

कुळचे नांव
* कळजेदार
जगन् देवराज पाटील
निशा वसंत पाटील
साधुजी भुलिजल लंडिल
बाळकृष्ण देवराज पाटील
मोतीराम धानन पवार
वसंत धामन पवार
चंद्रबाई रमेश भंडारी
संयुक्ताई विष्णू पाटील
2863
(299) (808) (600) लु. (229)
जागीबाई दामोदर भोईर
संयुक्ताई महादेव कुंठा
2863
9423

शेतीचे स्थानिक नांव	हेक्टर	झार	व्याकुल कर्मलाकर जगन्नाथ कर्मलाकर पाटील 9020 पावली पांडुरंग पाटील धर्माबाई दत्तात्रय पाटील फुडपा पांडुरंग पाटील शुभांगी पांडुरंग पाटील मंगेश रमेश पाटील परेश रमेश पाटील आश्विनी रमेश पाटील शीलीबाई शंभूकृष्ण पाटील प्रकाश रामाकृष्ण पाटील मंद हरिचंद्र पाटील शैली दत्तात्रय भोईर लेज्जरी गणेश पाटील सुनीला निलंभन पाटील सुविण देवराज पाटील 9420
लागवडी योग्य क्षेत्र			
एकूण	0-90-4		
पो. घ. (लागवडी योग्य नसलेले)			
वर्ग (अ)	0-09-9		
वर्ग (ब)			
एकूण	0-09-9		
आकारणी			
जुबी किंवा विशेष आकारणी	2-32		

शार अधिकार

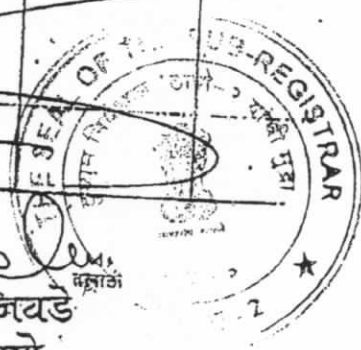
सिमा आणि भूमापन चिन्हे

गांव नमुना बारा (पिकांची नोंद वही)

वर्ष	हंगाम	पिकांखालील क्षेत्राचा तपशील										लागवडीसाठी उपलब्ध नसलेली जमीन	पट्टेवारीचे क्षेत्र	पट्टेवारीचे क्षेत्र	वर्ग		
		मिश्र पिकांखालील क्षेत्र					निर्मळ पिकांखालील क्षेत्र									एकर	एड
		पिकाचे नांव	एकर	एड	अपत	चिंब	पिकाचे नांव	एकर	एड	अपत	चिंब						

2000
2090

भा.स. कां.स.का.स.
0-90-4



असात वरतुकून छपी नक्कल दिली आहे.
तारीख 20/3/2000

तलाठी भाजिवडे
ता. जि. ठाणे

ट.न.न-2
वरतुकून क्रमांक 844/2099
43 / 64

गाव नमुना सात (अधिकार अभिलेख पत्रका)

गाव भाजिवडे

जु. स. ()

वातुका ठोणे

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूधारणा पध्दती	भोगवटावापये नांव	कुळाचे नांव
न. स. ८५	६		४१५	
शेतीचे स्वामिक नांव	२५०४		सुभन सुश्री भोवरे	
लागवटी योग्य क्षेत्र	हेक्टर	आर	सुमद्रा पांडुरंग भोवरे	
	०-१२-६		२४०४	
एकूण	०-१२-६			
पो. ख. (लागवटी योग्य नसलेले)	०-००-५			
वर्ग (अ)				
वर्ग (ब)	०-००-५			
आकारणी जुडी किया विशेष आकारणी	१-३५	१४४०		

इतर अधिकार
८५१ ८५६५ ८०९१
२४०२

सिमा आणि भूमापन चिन्हे

गाव नमुना बारा (पिकांची नोंद बही)

वर्ग	हंगाम	पिकांखालील क्षेत्राचा तपशील										लागवटीसाठी उपलब्ध नसलेली जमीन	जमीन कापणाचे नांव	शे		
		मिश्र पिकांखालील क्षेत्र					निर्भेळ पिकांखालील क्षेत्र								एकूण	एकूण
		मिश्र पिकांचा संकेत क्रमांक	पल सिक्वि	अपल सिक्वि	घटक पिके व प्रत्येका खालील क्षेत्र			पिकणे नांव	बल सिक्वि	अपल सिक्वि	एकूण					
		हे.आर.	हे.आर.		हे.आर.	हे.आर.		हे.आर.	हे.आर.		हे.आर.	हे.आर.				

2008
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असल वरतुकाचे फार
का. ३ का. ४
०-१२-६

असल वरतुकाचे फार रक्कल दिलो आहे.

तारीख. २०/३/२०१०

Shel...
तसाठी माजिवडे
ता. जि. ठाणे



ट न न - २
दस्ता क्रमांक ४५५१२०११
५४ / ५५

गांव नमुना सात (अधिकार अभिलेख पत्रक)

गांव माजिवडे

सु. स. ()

११ तालुका ६ गो

भूमापन क्रमांक	भूमापन क्रमांकाचा वपविभाग	भूधारण पध्दती	भोगवटाद्वाराचे नांव	कुळाचे नांव
न.स. ८५	e		४३५	
रोतीचे स्थानिक नांव	२३०५		कासम दाऊद शेख	
लागवडी योग्य क्षेत्र	हेक्टर	बार	९६९ ९३६६	
	०-०२-६		कुजरा दाऊद शेख	
	-		कुळाचे दाऊद शेख	
	०-०२-६		२२७३	
पो. ख. (लागवडी योग्य नसलेले)				
वर्ग (अ)				
वर्ग (ब)				
आकारणी				
मुदी किंवा विशेष आकारणी	१ = ३१		९६४०	

इतर अधिकार

५००६ ५३५३ ७८९ ८४९
९६४९ ९३६६
विकसील करव्यासादी
२३०५

सिमा आणि भूमापन चिन्ने

गांव नमुना बारा (पिकांची नोंद घेई)

वर्ष	हंगाम	पिकांसाठी क्षेत्राचा वपशिल										लागवडीसाठी उपलब्ध नसलेली जमीन	पिकीसाठी क्षेत्र	जमीन		
		मिश्र पिकांसाठी क्षेत्र					निर्भेद पिकांसाठी क्षेत्र								रकबा	वर्ग
		पिकाचे नांव	रकबा	वर्ग	पिकाचे नांव	रकबा	वर्ग									
		हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.					

२००२
२०१०

अंमल बंधूकृत खरी रक्कत दिली आहे.

तारीख २०/३/२०१०

Shelvi
तलाठी माजिवडे
ता. जि. ठाणे



र न न - २
दस्त क्रमांक ४५५२०११
५५ / ६५

गांव नमुना सात (अधिकार अभिलेख पत्रक)

गांव भाजिवडे

तालुका ठाणे

ज.स. ()

भूमापन क्रमांक	भूमापन क्रमांकाचा वयविभाग	भूवाणना पद्धती	भोगवटदाराचे नांव	कुब्जचे नांव
न.स. ८५	९०		४०६० ५९०	
शेतीचे स्थानिक नांव	अश्वील भाऊराव नुसोयकर बाळकृष्ण भाऊराव नुसोयकर			
लागवटी योग्य क्षेत्र	हेक्टर	आर	रखमाबाई हरिश्चंद्र साठगाकर सुप्रिया गोविंद कोळे	
एकूण	०-९३-५		०२६०	
पो. छ. (लागवटी योग्य नसलेले)	०-९३-५			इतर अधिकार
वर्ग (अ)	०-००-५			मुक्कडा ७२९
वर्ग (ब)	०-००-५			
आकारणी	२-०६	९.६४०		शिमा आणि भूमापन चिन्हे

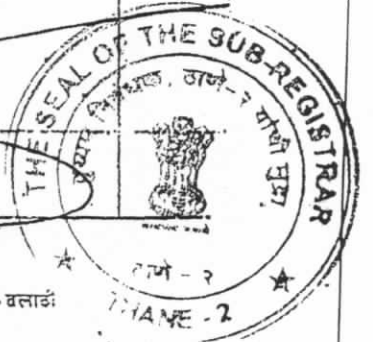
गांव नमुना बारा (पिकांची नोंद वही)

व.स.	हेगाव	पिकांखालील क्षेत्राचा वपशिल.										लागवटीसाठी उपलब्ध नसलेली जमीन	इतर अधिकार	एकूण	
		पिकांखालील क्षेत्र					निर्मळ पिकांखालील क्षेत्र								
		पिकाचे नांव	हे.आर.	इ.आर.	पिकाचे नांव	हे.आर.	इ.आर.	पिकाचे नांव	हे.आर.	इ.आर.	पिकाचे नांव				हे.आर.

अंमल बरडकृष्ण खरो नक्कल दिली आहे.

तारीख २०१३/२०१०

अश्वील भाऊराव नुसोयकर
तलाठी भाजिवडे
ता. जि. ठाणे



त न न - २
वस्त क्रमांक ४५५६०११
४६ / ५५

गांव नमुना सात (अधिकार अभिलेख पत्रक)

गांव भाजिवडे

नु. नं. ()

ता. जि. ठाणे

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूधारणा पद्धती	भोगवटदाराचे नांव	कुळाचे नांव
र.स. ८८	१७		३६३ ८६५	
शेतीचे स्थानिक नांव	२५०१ १६४२		कसम अबदुल शेख	
लागवडी योग्य क्षेत्र	हेक्टर	आर	६५४१ दाऊद शेख	
			२४२१ २२७३	
			२०२३	
एकूण	०-०५-८			
पो. प्र. (लागवडी योग्य नसलेले)				
वर्ग (अ)	०-००-५			
वर्ग (ब)				
एकूण	०-००-५			
आकारणी				
सुटी किंवा विशेष आकारणी	०-००		१६००	

इतर अधिकार
 ८५८५ ७६९ ८४९ १००६
 १३६६ ६६४२ २२७०

सिमा व्याप्ति-भूमापन चिन्हे

गांव नमुना द्वारा (पिकांची नोंद घेई)

वर्ष	वैसाज	पिकांखालील क्षेत्राचा वपशिल										लागवडीसाठी उपलब्ध नसलेली जमीन	वटपिकाचे संख्या	वैसाज कारणाचे नोंद	टीप		
		मिश्र पिकांखालील क्षेत्र					निर्भेद पिकांखालील क्षेत्र									रकबा	हंग
		पिकाचे नांव	रकबा	हंग	वटपिकाचे नांव	रकबा	हंग										
		हे.आर.	हे.आर.		हे.आर.	हे.आर.		हे.आर.	हे.आर.		हे.आर.						

२००६
२०१०

०-०५-८



असल दाखल करी नकल दिली आहे.

तारीख २०/३/२०१०

Shaley तमाडा
 तलाठी भाजिवडे
 ता. जि. ठाणे

ट न न - २
 दरम क्र. ६५५६/२०११
 ५५ / ७५

गांव नमुना सात (अधिकार अभिलेख पत्रका)

गांव - माजिवडे

सु. स. ()

त्रातुका - ६०

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूधारणा पध्दती	भोगवटादाराचे नांव	कुळाचे नांव
न.स. ८८	२ अ		२४६ ३६४ ६५० २०४४ १९८९ २०२२ २९६७	
शेतीचे स्थानिक नांव			अनुसया भालचंद्र वेंती राक्षमी सुभाष वेंती देवदास भालचंद्र राता संजय जोशी निलम भालचंद्र वेंती नितीन भालचंद्र वेंती सुषमा भालचंद्र वेंती	इतर अधिकार
लागवडी योग्य क्षेत्र	हेक्टर	आर.		८४९ २२७०
एकूण	०-०४-९			
पो. घ. (लागवडी योग्य नसलेले)				
वर्ग (अ)	०-०२-५			
वर्ग (ब)				
एकूण	०-०२-५			
आकारणी			१९४०	
सुद्धी किंवा विशेष आकारणी	०=२३		२०२२	

सिप्पा आणि भूमापन चिन्हे

गांव नमुना बारा (पिकांची नोंद वही)

वर्ष	हंगाम	पिकाखालील क्षेत्राचा वपशिल								लागवडीसाठी उपलब्ध नसलेली जमीन		जमीन कारणाचे नांव	नोटा	
		मिश्र पिकाखालील क्षेत्र				निर्मळ पिकाखालील क्षेत्र				१२	१३			
		१	२	३	४	५	६	७	८					
		पिकाचे नांव	रत सिक्कि	रुक्ता सिक्कि	पटल पिके व प्रत्येका खालील क्षेत्र	पिकाचे नांव	रत सिक्कि	रुक्ता सिक्कि	१०	११	१२	१३	१४	१५
		क्षे.आर.	हे.आर.		हे.आर.	हे.आर.			हे.आर.	क्षे.आर.			हे.आर.	

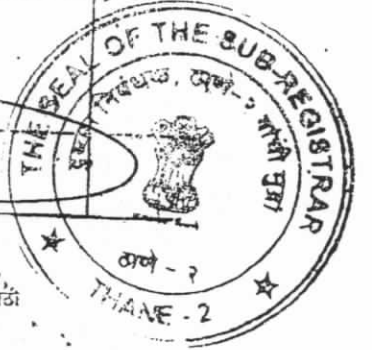
२००९
२०१०

०-०४-९

असल वरतुक्य खरी नक्कल दिली आहे.

तारीख २०/३/२०१०

Shelun
तलाठी माजिवडे
ता. जि. ठाणे




तलाठी - २
२०/३/२०१०
५८
७५

घोषणापत्र

मी / आम्ही श्री. सुरेन्द्र नायर, मरीशा सुतारी, ऋतुजा ओक, तेजल इंजीनीयर याद्वारे घोषित करतो / करते की, दुय्यम निबंधक 06/02-2 याचे कार्यालयत केशरजामा या शिर्षकाचा दस्त नोंदणीसाठी सदर करग्यात आला आहे. अभिनंदन लोडा, अभिशेक लोडा, सुरेन्द्र के. शाह, संदीप सक्सेना, मंगेश पुराणीक व इ. यांनी दि. २३.१२.२०१० रोजी आम्हाला दिलेला कुलमुखाव्यापत्राच्या आधारे आम्ही म्हणू टाउन नोंदणीय सादर केला आहे निष्पत्तीत करून कवुनीजवाव दिला आहे. सदर कुलमुखाव्यापत्र लिहून देणारे यांनी कुलमुखाव्यापत्र रद्द केले नाही किंवा कुलमुखाव्यापत्र लिहून देणारे व्यक्तींपैकी कोणीही मयत झाले नाही किंवा अन्य कारणाने कारणांमुळे कुलमुखाव्यापत्र पुर्णपणे रद्द केले नाही किंवा अन्य नोंदी. सदरचे कुलमुखाव्यापत्र पुर्णपणे वैध असून उपरोक्त कृती करण्यास मी आम्ही पुर्णतः यत्न आहे. सदरचे कथन बुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिथिल मी आम्ही पात्र राहिन गहू याची मनाः आम्हाला जाणीव आहे.

दिनांक :- २०/१२/१०

कुलमुखाव्यापत्रधारकाची सही व नाव

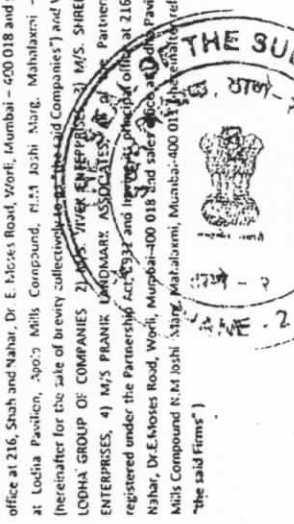

 श्री. सुरेन्द्र नायर,
 मरीशा सुतारी,
 ऋतुजा ओक,
 तेजल इंजीनीयर

SPECIAL POWER OF ATTORNEY

To all to whom this present shall come, We 1) MACROTECH CONSTRUCTION PRIVATE LIMITED, (2) LODHA LAND DEVELOPERS PRIVATE LIMITED, (3) LODHA ESTATE PRIVATE LIMITED, (4) LODHA CONSTRUCTION PRIVATE LIMITED, (5) LODHA BUILDERS PRIVATE LIMITED, (6) ARIHANT PREMISES PRIVATE LIMITED, (7) LODHA PROPERTIES DEVELOPERS PRIVATE LIMITED, (8) LODHA HOME DEVELOPERS PRIVATE LIMITED, (9) SIMTODIA PRIVATE LIMITED, (10) LODHA BUILDCON PRIVATE LIMITED, (11) LODHA NOKEL BUILDERS PRIVATE LIMITED, (12) MAA PADMAVATI BUILDTECH PRIVATE LIMITED, (13) LODHA HEALTHY CONSTRUCTION AND DEVELOPERS PRIVATE LIMITED, (14) COMTOWN AND DEVELOPMENT PRIVATE LIMITED, (15) LODHA CROWN BUILDOMART PRIVATE LIMITED, (16) LODHA DWELLERS PRIVATE LIMITED, (17) LODHA IMPRESSION REAL ESTATE PRIVATE LIMITED, (18) LODHA DEVELOPERS LIMITED, (19) LODHA PINNACLE BUILD TECH PRIVATE LIMITED, (20) GALAXY PREMISES PRIVATE LIMITED, (21) MAHAVIR BUILD ESTATE PRIVATE LIMITED, (22) MICROTECH CONSTRUCTION PRIVATE LIMITED, (23) SHREEHWAS COTTAGE MILLS LTD, (24) NATIONAL STANDARD INDIA PRIVATE LIMITED, (25) SARTHANAGAR ENTERPRISES PRIVATE LIMITED, (26) LODHA QUALITY BUILDERS PRIVATE LIMITED, (27) LODHA DEVELOPERS PRIVATE LIMITED, (28) LODHA PRIME BUILD FARMS PRIVATE LIMITED, all of them Private Limited Companies registered under the Companies Act, 1956 and having its registered office at 216, Shah and Nahar, Dr. E. Moses Road, Worli, Mumbai - 400 018 and sales office at Lodha Pavilion, 300's Mills Compound, N.M. Joshi Marg, Mahabaleshwar - (hereinafter for the sake of brevity collectively referred to as "said Companies") and We 2) M/S. SHREE SHAMAR LODHA GROUP OF COMPANIES 2) M/S. VIKR ENGINEERS & ARCHITECTS 3) PARTNERSHIP FIRM ENTERPRISES, 4) M/S PRANIL LANDMART ASSOCIATES, all registered under the Partnership Act, 1932 and having its registered office at 216, Shah and Nahar, Dr. E. Moses Road, Worli, Mumbai-400 018 and sales office at Lodha Pavilion, 300's Mills Compound N.M. Joshi Marg, Mahabaleshwar, Mumbai-400 018 and collectively referred to as "the said Firms".



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 MAHARASHTRA



IDBI BANK

Customer's Copy Sr. No. _____
 Date: 01/12/10

Pay to: Acct. No. 0043720010656-Idbi bank A/C stamp duty

Type of Document	Power of Attorney
Type of Stamp	Special Adhesive
Stamp Value	Rs. 500/-
Post Charges	Rs. 10/-
	Rs. 510/-

Signature of Purchaser / Applicant
 (For Bank's Use only)

Date: _____

Authorized Signatory

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whosoever nature thereto on behalf and against the said Companies to or by the banker or financial institution.

4. TO APPEAR BEFORE AND ATTEND TO the concerned Sub-Registrar and TO LODGE AND PRESENT before him AND TO ADMIT execution of the Agreement for Sale executed by the Attorney with the prospective Purchasers lodged for registration in connection with the Residential Flats, and such other premises in the building constructed by the Companies or any of them and to do all necessary acts deeds matters and things for effectively registering the said Agreement of Sale.

5. TO SIGN AND EXECUTE deed of Rectification or Cancellations or confirmation or any other documents, as may be required, in connection with the Agreement for sale of Residential Flats, and such other premises and transactions in connection therewith and lodge for registration with the concerned Sub-Registrar and admit execution thereof.

6. For the better doing, performing and executing all the matters and things aforesaid, I hereby further grant into the said Attorney full power and absolute authority to substitute and appoint in his place. One or more substitutes on such terms as he shall think fit and to exercise all or any of the powers and authorities and to do all acts, deeds and things under this Special Power of Attorney which includes execution of Agreement for Sale and admit execution thereof before concern Sub Registrar of Assurance for effective, registration of such document and to revoke any such appointment from time to time and to substitute or appoint any others in his place as the said Attorney from time to time as he think fit and / or proper subject to terms stated therein.

Provided that notwithstanding anything herein before contained, the said Attorney shall always act within and not outside the instruction or directions received by him from the management and board of directors of the said Companies and the said Companies hereby agree to ratify and confirm all acts and things lawfully done by the said attorney, pursuant to the powers hereinbefore contained.

This Power of Attorney shall remain valid and in force till same is revoked or cancelled by all or any of the Companies and/or so far as the said attorney is in employment in one of the said Companies.

IN WITNESS WHEREOF the Companies have put their respective seals on this

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वसुदेव प्रसाद १५/१२/२०११
१० ०५

And residing /office at Lodha Paradise, Majiwada, Thane (West)

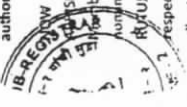
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WHEREAS the said Companies are engaged in business of real estate and property development and constructing various Buildings comprised of Residential Flats, and such other premises and selling such Residential Flats and such other premises in Mumbai and elsewhere in India.

This said Companies are in process of executing Agreements for Sale with the Prospective Purchasers and for the said Companies are required from time to time sign, execute, admit, Lodge and register the Agreements for Sale before the concerned Sub-Registrar of Assurance, and in order to facilitate the same the said Companies are desirous of appointing SHRI SURENDRAN NAIR, MRS. MARISHA SUTARI, MRS. RUTUJA OAK and MS. TEJAL ENGINEER as Constituted Attorneys of the said Companies with following powers and authorities.

WE HEREBY KNOW YOU ALL AND THESE PRESENTS WITNESS that We ABHINAVAN LODHA, SURENDRAN NAIR, SHEKH LODHA, MANGESH PURANK, SANDEEP SAENA, SURENDRA. K. SHAH of Mumbai, Indian and one of the Director of the said Companies do hereby appoint and constitute the said SHRI SURENDRAN NAIR, MRS. MARISHA SUTARI, MRS. RUTUJA OAK and MS. TEJAL ENGINEER as true and lawful attorneys or agents of the said respective Companies with full powers and authority to jointly and severally do and execute all act, matters, deeds and things as hereinafter mentioned on behalf of, in the name of and for the Companies viz.

- 1. TO SIGN AND EXECUTE letter of Allotment for the purpose of sale and allotment of Residential flats and such other premises in buildings constructed by the said Companies on the properties in different development projects in terms of Allotment letter approved by the said Companies or any of them.
- 2. TO ENTER INTO, SIGN AND EXECUTE Agreements for sale in connection with the Residential Flats, and such other premises in Building/s constructed by the said Companies on the properties in different development projects and incidental thereto signs necessary forms and papers for the purpose of effective registration of such Agreements.
- 3. Subject to prior approval of the management of the Company TO SIGN AND EXECUTE all forms, writing, affidavit and other ancillary papers and documents, as may be required, to enable the prospective Purchasers of the Residential Flats, and such other premises; to secure loans and financial assistance from the bankers and financial institutions for the purpose of the payment of the consideration payable by the such prospective Purchasers to the Companies without making any monetary or others commitments or any other liabilities of



Handwritten signatures and initials in the top right corner of the document.

SIGNED SEALED AND DELIVERED
BY and withinnamed

LODHA HOME DEVELOPERS PRIVATE LIMITED.
By and through their one of the Director
Mr. Abhinandan Lodha
Pursuant to the resolution of the Board
Of Directors dated _____ 2010
In the presence of

Abh

SIGNED SEALED AND DELIVERED
BY and withinnamed

LODHA BUILDCON PRIVATE LIMITED.,
By and through their one of the Director
Mr. Abhinandan Lodha
Pursuant to the resolution of the Board
Of Directors dated _____ 2010
In the presence of

Abh

SIGNED SEALED AND DELIVERED
BY and withinnamed

LODHA HEALTHY CONSTRUCTION AND DEVELOPERS PRIVATE LIMITED.
By and through their one of the Director
Mr. Abhinandan Lodha
Pursuant to the resolution of the Board
Of Directors dated _____ 2010
In the presence of

Abh

SIGNED SEALED AND DELIVERED
BY and withinnamed

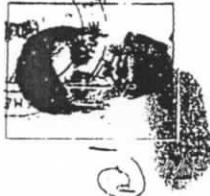
LODHA CROWN BUILDSMART PRIVATE LIMITED.
By and through their one of the Director
Mr. Abhinandan Lodha
Pursuant to the resolution of the Board
Of Directors dated _____ 2010
In the presence of

Abh

SIGNED SEALED AND DELIVERED
BY and withinnamed

LODHA DEVELOPERS PRIVATE LIMITED.

Abh



SIGNED SEALED AND DELIVERED
BY and withinnamed
MACROTECH CONSTRUCTION PRIVATE LIMITED
By and through their one of the Director
Mr. Abhinandan Lodha
Pursuant to the resolution of the Board
Of Directors dated _____ 2010
In the presence of

SIGNED SEALED AND DELIVERED
BY and withinnamed

LODHA DEVELOPERS LIMITED
By and through their one of the Director
Mr. Abhinandan Lodha
Pursuant to the resolution of the Board
Of Directors dated _____ 2010
In the presence of

Abh

SIGNED SEALED AND DELIVERED
BY and withinnamed

LODHA ESTATE PRIVATE LIMITED.
By and through their one of the Director
Mr. Abhinandan Lodha
Pursuant to the resolution of the Board
Of Directors dated _____ 2010
In the presence of

Abh

SIGNED SEALED AND DELIVERED
BY and withinnamed

LODHA CONSTRUCTION PRIVATE LIMITED.
By and through their one of the Director
Mr. Abhinandan Lodha
Pursuant to the resolution of the Board
Of Directors dated _____ 2010
In the presence of

Abh



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दस्त क्रमांक ४५४४ २०११
६१ / ७५

Abh

By and through their one of the Director
Mr. Abhinandan Lodha
Pursuant to the resolution of the Board
Of Directors dated _____ 2010
In the presence of _____

Abh

SIGNED SEALED AND DELIVERED
BY and withinnamed
LODHA PRIME BUILD FARMS PRIVATE LIMITED
By and through their one of the Director
Mr. Abhinandan Lodha
Pursuant to the resolution of the Board
Of Directors dated _____ 2010
In the presence of _____

Abh

SIGNED SEALED AND DELIVERED
BY and withinnamed
LODHA BUILDERS PRIVATE LIMITED.
By and through their one of the Director
Mr. Abhinandan Lodha
Pursuant to the resolution of the Board
Of Directors dated _____ 2010
In the presence of _____

Abh

SIGNED SEALED AND DELIVERED
BY and withinnamed
COMTOWN LAND DEVELOPMENT PRIVATE LIMITED.
By and through their one of the Director
Mr. Abhinandan Lodha
Pursuant to the resolution of the Board
Of Directors dated _____ 2010
In the presence of _____

Abh

SIGNED SEALED AND DELIVERED
BY and withinnamed
M/S. LODHA GROUP OF COMPANIES
By and through their one of the Partner
Mr. Abhinandan Lodha
In the presence of _____

Abh

Abh

SIGNED SEALED AND DELIVERED
BY and withinnamed
M/S. VIVEK ENTERPRISES
By and through their one of the Partner
Mr. Abhinandan Lodha
In the presence of _____

Abh

SIGNED SEALED AND DELIVERED
BY and withinnamed
M/S. SHREE SAURATH ENTERPRISES
By and through their one of the Partner
Mr. Abhinandan Lodha
In the presence of _____

Abh

SIGNED SEALED AND DELIVERED
BY and withinnamed
MAA PADMAVATI BUILTECH PRIVATE LIMITED.
By and through their one of the Director
Mr. ABHISHEK LODHA
Pursuant to the resolution of the Board
Of Directors dated _____ 2010
In the presence of _____



SIGNED SEALED AND DELIVERED
BY and withinnamed
LODHA DWELLERS PRIVATE LIMITED.
By and through their one of the Director
Mr. Abhishek Lodha
Pursuant to the resolution of the Board
Of Directors dated _____ 2010
In the presence of _____

Abh

SIGNED SEALED AND DELIVERED
BY and withinnamed
LODHA QUALITY BUILDSMART PRIVATE LIMITED.
By and through their one of the Director
Mr. Abhishek Lodha
Pursuant to the resolution of the Board

Abh



Abh



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दस्तावेज क्रमांक ८५५४०९९
६२ / ७५

SIGNED SEALED AND DELIVERED
BY and withnamed
LODHA IMPRESSION REAL ESTATE PRIVATE LIMITED.
By and through their one of the Director
Mr. Sandeep Saxena
Pursuant to the resolution of the Board
Of Directors dated _____ 2010
In the presence of

Sandeep Saxena

SIGNED SEALED AND DELIVERED
BY and withnamed
SHREENIWAS COTTON MILLS LTD LIMITED
By and through their one of the Director
Mr. Sandeep Saxena
Pursuant to the resolution of the Board
Of Directors dated _____ 2010
In the presence of

Sandeep Saxena

SIGNED SEALED AND DELIVERED
BY and withnamed
LODHA PINNACLE BUILD TECH PRIVATE LIMITED.
By and through their one of the Director
Mr. Sandeep Saxena
Pursuant to the resolution of the Board
Of Directors dated _____ 2010
In the presence of

Sandeep Saxena

SIGNED SEALED AND DELIVERED
BY and withnamed
MAHAVIR BUILD ESTATE PRIVATE LIMITED
By and through their one of the Director
Mr. Sandeep Saxena
Pursuant to the resolution of the Board
Of Directors dated _____ 2010
In the presence of

Sandeep Saxena

SIGNED SEALED AND DELIVERED
BY and withnamed
MICROTEC CONSTRUCTION PRIVATE LIMITED
By and through their one of the Director
Mr. Sandeep Saxena

Sandeep Saxena



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दस्ता क्रमांक ४५५६०९९
६३ / १०५

Of Directors dated _____ 2010
In the presence of

SIGNED SEALED AND DELIVERED
BY and withnamed
GALAXY PREMISES PRIVATE LIMITED
By and through their one of the Director
Mr. SUPRENDRA, K. SHAH
Pursuant to the resolution of the Board
Of Directors dated _____ 2010
In the presence of

Suprember K. Shah

SIGNED SEALED AND DELIVERED
BY and withnamed
SANTHAGAR ENTERPRISES LTD
By and through their one of the Director
Mr. SUPRENDRA, K. SHAH
Pursuant to the resolution of the Board
Of Directors dated _____ 2010
In the presence of

Suprember K. Shah

SIGNED SEALED AND DELIVERED
BY and withnamed
LODHA PROPERTIES DEVELOPMENT PRIVATE LIMITED.
By and through their one of the Director
Mr. Sandeep Saxena
Pursuant to the resolution of the Board
Of Directors dated _____ 2010
In the presence of



SIGNED SEALED AND DELIVERED
BY and withnamed
SIMTOOLS PRIVATE LIMITED.
By and through their one of the Director
Mr. Sandeep Saxena
Pursuant to the resolution of the Board
Of Directors dated _____ 2010
In the presence of

Sandeep Saxena

SIGNED SEALED AND DELIVERED
BY and withnamed
NATIONAL STANDARD INDIA LIMITED
By and through their one of the Director
Mr. Mangesh Purank
Pursuant to the resolution of the Board
Of Directors dated _____ 2010
In the presence of _____



SHRI SURENDRA NAIR

MRS. MARISHA SUTARI - *Marisha Sutari*

MRS. RUTUJA OAK - *Rutuja Oak*

MS. TEJAL ENGINEER

Signature and Photograph of Constituted Attorney

ट न न - २	
Signature and Photograph of Constituted Attorney	
६४	७५

Dated this Day of _____ 2010

Pursuant to the resolution of the Board
Of Directors dated _____ 2010
In the presence of _____

SIGNED SEALED AND DELIVERED
BY and withnamed
LATA'S FASHION LAMDAKAR & CO. PVT. LTD.
By and through their one of the Partner
Mr. Sandeep Saxena
In the presence of _____



SIGNED SEALED AND DELIVERED
BY and withnamed
LODHA LAND DEVELOPERS PRIVATE LIMITED.
By and through their one of the Director
Mr. Mangesh Purank
Pursuant to the resolution of the Board
Of Directors dated _____ 2010
In the presence of _____

SIGNED SEALED AND DELIVERED
BY and withnamed
ARIHANT PREMISES PRIVATE LIMITED.
By and through their one of the Director
Mr. Mangesh Purank
Pursuant to the resolution of the Board
Of Directors dated _____ 2010
In the presence of _____

SIGNED SEALED AND DELIVERED
BY and withnamed
LODHA NOVEL BUILDFARMS PRIVATE LIMITED.
By and through their one of the Director
Mr. Mangesh Purank
Pursuant to the resolution of the Board
Of Directors dated _____ 2010
In the presence of _____



1) Shuk

2) Sharma

3) Surender K-Shuk

4) Prakash

5) Prakash

6) Prakash

7) Prakash

8) Prakash

6 Oct 2020

भारत मुद्रांक पत्र - भाग 22, 1924000 बोर्ड

1) भाग 22 के माध्यम से जारी की गई अधिसूचना नंबर 22/2019 के अंतर्गत

2) जो कि अधिसूचना नंबर 22/2019 के अंतर्गत जारी की गई थी

3) जो कि अधिसूचना नंबर 22/2019 के अंतर्गत जारी की गई थी

4) जो कि अधिसूचना नंबर 22/2019 के अंतर्गत जारी की गई थी

5) जो कि अधिसूचना नंबर 22/2019 के अंतर्गत जारी की गई थी

6) जो कि अधिसूचना नंबर 22/2019 के अंतर्गत जारी की गई थी

7) जो कि अधिसूचना नंबर 22/2019 के अंतर्गत जारी की गई थी

8) जो कि अधिसूचना नंबर 22/2019 के अंतर्गत जारी की गई थी

9) जो कि अधिसूचना नंबर 22/2019 के अंतर्गत जारी की गई थी

10) जो कि अधिसूचना नंबर 22/2019 के अंतर्गत जारी की गई थी

11) जो कि अधिसूचना नंबर 22/2019 के अंतर्गत जारी की गई थी

12) जो कि अधिसूचना नंबर 22/2019 के अंतर्गत जारी की गई थी

13) जो कि अधिसूचना नंबर 22/2019 के अंतर्गत जारी की गई थी

14) जो कि अधिसूचना नंबर 22/2019 के अंतर्गत जारी की गई थी

15) जो कि अधिसूचना नंबर 22/2019 के अंतर्गत जारी की गई थी



P. K. Kumbhakar



पत्रिका - 2
दिनांक 24/10/2020
8449/2020
84 / 64

सह मुख्य निबंधक भाग 2

पता: सार्वभौमिक प्रकाशन
नया दिल्ली-110055

कुलमुखत्यार पत्राचे घोषणापत्र

मी श्री. पंढरी आर. के. रेड्डी याद्वारे घोषित करतो की, दुय्यम निबंधक ठरणे - २ यांचे कार्यालयात कबीर नासा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. सुरेन्द्र नाथर व इतर यांनी दि. ३०/०९/२००९ रोजी मला/आम्हाला दिलेल्या कुलमुखत्यारपत्रांच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे / निष्पत्तीस करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तींपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दवातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पुर्णपणे वैध असुन उपरोक्त कृती करण्यास मी पुर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळुन आल्यास, नोंदणी अधिनियम १९०८ चे कलम. ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

D.P. Reddy

ठिकाण :- ठाणे
तारीख :- २६/१२/०९

कुलमुखत्यारपत्रधारकाची सही व नाव.

मी सदर कुलमुखत्यारपत्राचे सत्यतेविषयी मी संपुर्ण चौकशी केली आहे व तसेच वैधतेबाबत खात्री केली आहे.

दस्तावेज - २
४५५६९९
६२ / ६५



Pranik Landmark Associates

पर्वेसरची सही

- MACROTECH CONSTRUCTION PRIVATE LIMITED.
- LODHA DEVELOPERS PRIVATE LIMITED.
- LODHA LAND DEVELOPERS PRIVATE LIMITED.
- LODHA ESTATE PRIVATE LIMITED.
- LODHA CONSTRUCTION PRIVATE LIMITED.
- LODHA BUILDERS PRIVATE LIMITED.
- ARIHANT PREMISES DEVELOPMENT PRIVATE LIMITED.
- LODHA PROPERTIES DEVELOPMENT PRIVATE LIMITED.
- LODHA HOME DEVELOPERS PRIVATE LIMITED.
- SIMTOOLS PRIVATE LIMITED.
- LODHA BUILDCON PRIVATE LIMITED.
- LODHA NOVEL BUILD FARMS PRIVATE LIMITED.
- MAA PADMAVATI BUILDTECH PRIVATE LIMITED.
- LODHA HEALTHY CONSTRUCTION AND DEVELOPERS PRIVATE LIMITED.
- COWTOWN LAND DEVELOPMENT PRIVATE LIMITED.
- LODHA CROWN BUILDSMART PRIVATE LIMITED.
- LODHA IMPRESSOR REAL ESTATE PRIVATE LIMITED.
- SHREENIWAS COTTON MILLS LTD.
- LODHA DEVELOPERS LIMITED.
- LODHA DWELLERS PRIVATE LIMITED.
- LODHA PINNACLE BUILD TECH PRIVATE LIMITED.
- GALAXY PREMISES PRIVATE LIMITED.
- MAHAVIR BUILD ESTATE PRIVATE LIMITED.
- MICROTEC CONSTRUCTION PRIVATE LIMITED.
- NATIONAL STANDARD INDIA LIMITED.
- SANTHINAGAR ENTERPRISES LIMITED.
- LODHA QUALITY BUILDSMART PRIVATE LIMITED.
- LODHA PRIME BUILD FARMS PRIVATE LIMITED.
- M/S. LODHP GROUP OF COMPANIES
- M/S. VIVEK ENTERPRISES
- M/S. SHREE SAINATH ENTERPRISES
- M/S. PRANIK LANDMARK ASSOCIATES

WE,

HDFC BANK LTD.

H.D.F.C. Bank Legal Department, Kamala Mills Compound, Lower Ground Floor, 400 018, Mumbai - 400 018

AUTHORISED SIGNATORY

HDFC BANK LTD.

PART III For the Customer ACKNOWLEDGEMENT

Serial No.: 310732

Received From: SURENDRAN NAIR

Franking Amount: 500/-

Charges: 10/-

Total: 510/-

Vide P/O No. / Cash / Transfer Cheque / Cash

or Cash towards franking of documents

Signature / Stamps of Bank



Signature of Customer: Surendran Nair

I confirm that I have checked the value franked and the bank is not liable for anything related to the document.

SPECIAL POWERS OF ATTORNEY

To all to whom this presents shall come, We Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI, MACROTECH CONSTRUCTION PRIVATE LIMITED, (2) LODHA LAND DEVELOPERS PRIVATE LIMITED, (3) LODHA BUILDERS PRIVATE LIMITED, (4) LODHA CONSTRUCTION PRIVATE LIMITED, (5) LODHA PROPERTIES DEVELOPERS PRIVATE LIMITED, (6) ARVANT PREMISES PRIVATE LIMITED (7) LODHA PROPERTIES DEVELOPERS PRIVATE LIMITED, (8) LODHA HOME DEVELOPERS PRIVATE LIMITED, (9) SIMTOOLS PRIVATE LIMITED, (10) LODHA BUILDCON PRIVATE LIMITED, (11) LODHA HOVEL BUILDERS PRIVATE LIMITED, (12) MADAMAVATHI BUILDTECH PRIVATE LIMITED, (13) LODHA HEALTHY CONSTRUCTION AND DEVELOPERS PRIVATE LIMITED, (14) CONTOVVI LAND DEVELOPMENT PRIVATE LIMITED, (15) LODHA CROWN BUILDMART PRIVATE LIMITED, (16) LODHA DWELLERS PRIVATE LIMITED, (17) LODHA INDEPENDENT ESTATE PRIVATE LIMITED, (18) LODHA DEVELOPERS LIMITED, (19) LODHA PINNACLES PRIVATE LIMITED, (20) GALAXY PREMISES PRIVATE LIMITED, (21) MAHAVIR BUILD ESTATE PRIVATE LIMITED, (22) MICROTECH CONSTRUCTION PRIVATE LIMITED, (23) SHREEHWAS COTTON MILLS LTD. (24) ANANDKOR STANLORD INDIA LIMITED, (25) SARTHAGAR ENTERPRISES LIMITED, (26) LODHA QUARTY DEVELOPERS PRIVATE LIMITED, (27) LODHA DEVELOPERS PRIVATE LIMITED, (29) LODHA PRIME BUILDERS PRIVATE LIMITED all of them Private Limited Companies registered under the Companies Act, 1956 and are registered office at 215, Shah and Nahar, Dr. E. Moses Road, Worli, Mumbai - 400 018 and sales office at Lodha Pavillon, Apollo Mills Compound, N.M. Joshi Marg, Mahalaxmi - 400 011 (hereinafter referred to as "the said Companies") and 1) M/S. LODHA GROUP OF COMPANIES 2) M/S. VINEY ENTERPRISES, 3) M/S. SHREE SHANATH ENTERPRISES, 4) M/S. PRANIK LANDMARK ASSOCIATES, 5) Partnership Firms registered under the Partnership Act, 1932 and having its principal office at Shah and Nahar, Dr. E. Moses Road, Worli, Mumbai-400 018 and sales office at Lodha Pavillon, Apollo Mills Compound, N.M. Joshi Marg, Mahalaxmi, Mumbai-400 011 (hereinafter referred to as "the said Firms")

SEND GREETINGS WHEREAS:

(a) The Companies and Firms are engaged in the business of Real Estate and Property Development and in the course of its said business the said Companies and said Firms are constructing various buildings and selling Residential Flats/ Shops/Bunglows in the said Buildings and for that purpose the said Companies and said Firms are entering into Agreements for Sale with prospective Purchasers.

(b) We authorized vide Power of Attorney dated _____ to sign Agreements for Sale Of Residential Flats/ Shops/Bunglows and such other premises as constituted attorney Holder of said Companies and said Firms and exercise powers and authorities for an on behalf of the Said Companies and said Firms.

(c) In order to facilitate the registration before the office of Sub-Registrar of Mumbai and all other States of Maharashtra and for admitting the execution of the said Agreement for Sale, we therefore Desirous of appointing Mr. Pandhari Kesarkar, Mr. Rahul Wandeekar, Mr. Ramesh Rawal, Mr. Pramod Kamble and Mr. Anil Palande the Attorney to act on our behalf in the manner hereinafter appearing.

NOW KNOW YE ALL AND THESE PRESENTS WITNESS that We, Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI, MRS. RUTUJA OAK AND MS. TEJAL ENGINEER of Mumbai, Indian Inhabitant and in my capacity as Power of Attorney Holders of the said Companies and said Firms doth hereby nominate, constitute and appoint (1) MR. PANDHARI KESARKAR of Mumbai, Indian Inhabitant, Residing at Gokulshan Chawl, Room No.7, New Mill Road, Sambhaji Chowk, Kurla (West), Mumbai - 400 070. (2) MR. RAHUL WANDEKAR of Mumbai, Indian Inhabitant, residing at Room No. 7, Atawale Building, Chitale Path, Bhavan Shankar Road, Dadar (West), Mumbai 400 028. (3) Mr. Ramesh Rawal of Mumbai, Indian Inhabitant, Residing at Hanuman Nagar, Pragati Rahivadi Sewa Sangh, Room No. 4, Motilal Nagar, M.G. Road, Goregaon (West), Mumbai 400 090 (4) Mr. Pramod Kamble of Mumbai, Indian Inhabitant, Residing at B/15, Mata Ramabai Ambedkar Nagar, Dr. E. Moses Road, Worli, Mumbai - 400 018 and (5) Mr. Anil Palande of Mumbai, Indian Inhabitant residing at A - 202 Chandraresh Ecclave, M.D. Nagar, Achole Road, Nalisopara (East), to be my true and lawful substituted Attorney, (hereinafter referred to as "the said Attorneys") individually and severally to do all or any of the following acts, deeds, matters and things for the said Companies and said Firms and in the name and on behalf of the said Companies and said Firms that is to say:

1. To lodge for registration various Agreements for sale of Flats/ Shops/ Bunglows executed by US and behalf of the said Companies and said Firms with Sub-Registrar of Assurances at Mumbai and all other States of Maharashtra and to admit execution thereof on our behalf for the said Companies and said Firms by any one of them.

2. We hereby specifically authorize the said Attorneys to attend and appear for registration and to admit execution of agreements for Sale of Flats/ Shops/ Bunglows and such other premises on behalf of the said Companies and said Firms before the said Sub-Registrar of Assurances at Mumbai and



Handwritten notes and stamps: 215/23, 215/23, 215/23



LODHA LAND DEVELOPERS PRIVATE LIMITED
By and through its Constituted Attorney /
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI
MRS. RUTUJA OAK and MS. TEJAL ENGINEER
In the presence of

[Handwritten signature]
[Handwritten signature]

SIGNED SEALED AND DELIVERED
BY and withinnamed
LODHA ESTATE PRIVATE LIMITED

[Handwritten signature]
[Handwritten signature]

By and through its Constituted Attorney /
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI
MRS. RUTUJA OAK and MS. TEJAL ENGINEER
In the presence of

SIGNED SEALED AND DELIVERED
BY and withinnamed

[Handwritten signature]
[Handwritten signature]

LODHA CONSTRUCTION PRIVATE LIMITED
By and through its Constituted Attorney
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI,
MRS. RUTUJA OAK and MS. TEJAL ENGINEER
In the presence of

SIGNED SEALED AND DELIVERED
BY and withinnamed

[Handwritten signature]
[Handwritten signature]

LODHA BUILDERS PRIVATE LIMITED
By and through its Constituted Attorney
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI,
MRS. RUTUJA OAK and MS. TEJAL ENGINEER
In the presence of

SIGNED SEALED AND DELIVERED
BY and withinnamed

[Handwritten signature]
[Handwritten signature]

ARHANT PREMISES PRIVATE LIMITED
By and through its Constituted Attorney
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI,
MRS. RUTUJA OAK and MS. TEJAL ENGINEER
In the presence of

SIGNED SEALED AND DELIVERED
BY and withinnamed

[Handwritten signature]
[Handwritten signature]

LODHA PROPERTIES DEVELOPMENT PRIVATE LIMITED
By and through its Constituted Attorney
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI,
MRS. RUTUJA OAK and MS. TEJAL ENGINEER
In the presence of



1. To do all or any other acts, deeds, matter and things for the purpose of effectually getting the said Agreements for Sale of Flats/Shops/Bungalows and such other premises registered with Sub-Registrar of Assurance at Mumbai and for all States of Maharashtra.

4. This Power of Attorney is still valid and subsisting till the same is revoked or cancelled by the and/or the aforesaid constituted attorneys remain in employment in one of the group Companies and said Firms and/or ceased to be constituted attorneys holder of the said Companies and said Firms.

5. AND we hereby agree to ratify and confirm in capacity as Power of Attorney holders of the said Companies and said Firms whatsoever the said Attorneys shall do in and to the above mentioned premises these presents.

IN WITNESS WHEREOF WE Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI MRS. RUTUJA OAK and MS. TEJAL ENGINEER, Constituted Attorney holders of the said Companies and said Firms have put my hands to these presents on

SIGNED SEALED AND DELIVERED

BY and withinnamed
MACROTECH CONSTRUCTION PRIVATE LIMITED
By and through its Constituted Attorney
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI,
MRS. RUTUJA OAK and MS. TEJAL ENGINEER
In the presence of

[Handwritten signature]
[Handwritten signature]

SIGNED SEALED AND DELIVERED

BY and withinnamed
MICROTEC CONSTRUCTION PRIVATE LIMITED
By and through its Constituted Attorney
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI
MRS. RUTUJA OAK and MS. TEJAL ENGINEER
In the presence of

[Handwritten signature]
[Handwritten signature]

SIGNED SEALED AND DELIVERED

BY and withinnamed
LODHA DEVELOPERS PRIVATE LIMITED
By and through its Constituted Attorney
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI
MRS. RUTUJA OAK and MS. TEJAL ENGINEER
In the presence of

[Handwritten signature]
[Handwritten signature]

SIGNED SEALED AND DELIVERED

BY and withinnamed



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sl/09

SIGNED SEALED AND DELIVERED
BY and withnamed

COYTOWN LAND DEVELOPMENT PRIVATE LIMITED
By and through its Constituted Attorney
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI
MRS. RUTUJA OAK and MS. TEJAL ENGINEER
In the presence of

[Signatures]

SIGNED SEALED AND DELIVERED
BY and withnamed

LODHA CROWN BUILDOMART PRIVATE LIMITED
By and through its Constituted Attorney
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI
MRS. RUTUJA OAK and MS. TEJAL ENGINEER
In the presence of

[Signatures]

SIGNED SEALED AND DELIVERED
BY and withnamed

LODHA DWELLERS PRIVATE LIMITED
By and through its Constituted Attorney
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI
MRS. RUTUJA OAK and MS. TEJAL ENGINEER
In the presence of

[Signatures]

SIGNED SEALED AND DELIVERED
BY and withnamed

LODHA IMPRESSION REAL ESTATE PRIVATE LIMITED
By and through its Constituted Attorney
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI
MRS. RUTUJA OAK and MS. TEJAL ENGINEER
In the presence of

[Signatures]

SIGNED SEALED AND DELIVERED
BY and withnamed

SHREENIVAS COTTON MILLS LTD.
By and through its Constituted Attorney
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI
MRS. RUTUJA OAK and MS. TEJAL ENGINEER
In the presence of

[Signatures]

SIGNED SEALED AND DELIVERED
BY and withnamed



SIGNED SEALED AND DELIVERED
BY and withnamed

LODHA HOME DEVELOPERS PRIVATE LIMITED
By and through its Constituted Attorney
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI
MRS. RUTUJA OAK and MS. TEJAL ENGINEER
In the presence of

[Signatures]

SIGNED SEALED AND DELIVERED
BY and withnamed

SIMTOOLS PRIVATE LIMITED
By and through its Constituted Attorney
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI,
MRS. RUTUJA OAK and MS. TEJAL ENGINEER
In the presence of

[Signatures]

SIGNED SEALED AND DELIVERED
BY and withnamed

LODHA BUILDCON PRIVATE LIMITED,
By and through its Constituted Attorney
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI
MRS. RUTUJA OAK and MS. TEJAL ENGINEER
In the presence of

[Signatures]

SIGNED SEALED AND DELIVERED
BY and withnamed

LODHA HDVEL BUILDFARMS PRIVATE LIMITED
By and through its Constituted Attorney
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI
MRS. RUTUJA OAK and MS. TEJAL ENGINEER
In the presence of

[Signatures]

SIGNED SEALED AND DELIVERED
BY and withnamed

MAA PADMAVATI BUILDTECH PRIVATE LIMITED
By and through its Constituted Attorney
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI
MRS. RUTUJA OAK and MS. TEJAL ENGINEER
In the presence of

[Signatures]

SIGNED SEALED AND DELIVERED
BY and withnamed

LODHA HEALTHY CONSTRUCTION AND DEVELOPERS PRIVATE LIMITED
By and through its Constituted Attorney
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI
MRS. RUTUJA OAK and MS. TEJAL ENGINEER
In the presence of

[Signatures]



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६६	६५

[Signature]
[Signature]

LODHA DEVELOPERS LIMITED
By and through its Constituted Attorney
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI
MRS. RUTUJA OAK and MS. TEJAL ENGINEER
In the presence of ...

[Signature]
[Signature]

SIGNED SEALED AND DELIVERED
BY and withnamed
LODHA PINNACLE BUILD TECH PRIVATE LIMITED
By and through its Constituted Attorney
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI
MRS. RUTUJA OAK and MS. TEJAL ENGINEER
In the presence of ...

[Signature]
[Signature]

SIGNED SEALED AND DELIVERED
BY and withnamed
GALAXY PREMISES PRIVATE LIMITED
By and through its Constituted Attorney
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI
MRS. RUTUJA OAK and MS. TEJAL ENGINEER
In the presence of ...

[Signature]
[Signature]

SIGNED SEALED AND DELIVERED
BY and withnamed
MAHAVIR BUILD ESTATE PRIVATE LIMITED
By and through its Constituted Attorney
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI
MRS. RUTUJA OAK and MS. TEJAL ENGINEER
In the presence of ...

[Signature]
[Signature]

SIGNED SEALED AND DELIVERED
BY and withnamed
NATIONAL STANDARD INDIA LTD
By and through its Constituted Attorney
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI
MRS. RUTUJA OAK and MS. TEJAL ENGINEER
In the presence of ...

[Signature]
[Signature]

SIGNED SEALED AND DELIVERED
BY and withnamed
SANTHAGAR ENTERPRISES LTD
By and through its Constituted Attorney
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI
MRS. RUTUJA OAK and MS. TEJAL ENGINEER
In the presence of ...



[Signature]
[Signature]

SIGNED SEALED AND DELIVERED
BY and withnamed
LODHA QUALITY BUILDSMART PRIVATE LIMITED
By and through its Constituted Attorney
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI
MRS. RUTUJA OAK and MS. TEJAL ENGINEER
In the presence of ...

[Signature]
[Signature]

SIGNED SEALED AND DELIVERED
BY and withnamed
LODHA PRIME BUILD FARMS PRIVATE LIMITED
By and through its Constituted Attorney
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI
MRS. RUTUJA OAK and MS. TEJAL ENGINEER
In the presence of ...

[Signature]
[Signature]

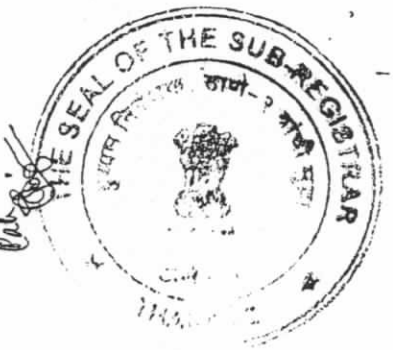
SIGNED SEALED AND DELIVERED
BY and withnamed
M/S. LODHA GROUP OF COMPANIES
By and through its Constituted Attorney
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI
MRS. RUTUJA OAK and MS. TEJAL ENGINEER
In the presence of ...

[Signature]
[Signature]

SIGNED SEALED AND DELIVERED
BY and withnamed
M/S. VIVEK ENTERPRISES
By and through its Constituted Attorney
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI
MRS. RUTUJA OAK and MS. TEJAL ENGINEER
In the presence of ...

[Signature]
[Signature]

SIGNED SEALED AND DELIVERED
BY and withnamed
M/S. SHREE SAIKATH ENTERPRISES
By and through its Constituted Attorney
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI
MRS. RUTUJA OAK and MS. TEJAL ENGINEER
In the presence of ...



त न न - २
वस्तु क्रमांक ४५४/२०११
६० / ६१

SIGNED SEALED AND DELIVERED

BY and withinaimed

M/S. PRANIK LANDMARK ASSOCIATES

By and through its Constituted Attorney

Mrs. SURENDRAN NAIR, MRS. MARISHA SUTARI

MRS. RUTUJA OAK and MS. TEJAL ENGINEER

in the presence of

Mrs. SURENDRAN NAIR, MRS. MARISHA SUTARI

MRS. RUTUJA OAK and MS. TEJAL ENGINEER

Signature and Photograph of Constituted Attorney

Dated this Day of

2010

P. R. Kumbh

1. PANDHARI KESARKAR

2. RAHUL WANDERKAR

3. BAMESH RAVAL

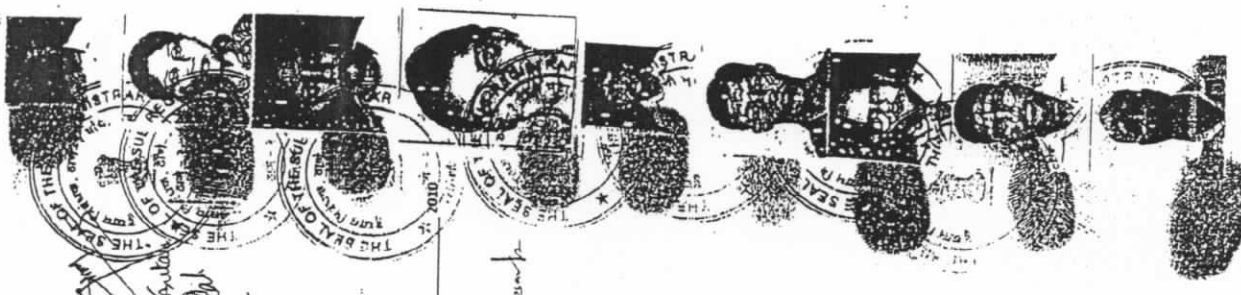
4. PPANMOO KAHABLE

5. ANIL PALANDE

witnesses

(P. Pandar)

(S. M. S.)



Handwritten signature and stamp of a witness.

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Handwritten signature and stamp of a witness.

Handwritten signature and stamp of a witness.

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894R	999
2	2

Power of attorney holder of.

- MACROTECH CONSTRUCTION PRIVATE LIMITED.
- LOOHA DEVELOPERS PRIVATE LIMITED.
- LOOHA LAND DEVELOPERS PRIVATE LIMITED.
- LOOHA ESTATE PRIVATE LIMITED.
- LOOHA CONSTRUCTION PRIVATE LIMITED.
- LOOHA BUILDERS PRIVATE LIMITED.
- ADHANT PREMISES DEVELOPMENT PRIVATE LIMITED.
- LOOHA HOME DEVELOPERS PRIVATE LIMITED.
- SINTCOLS PRIVATE LIMITED.
- LOOHA BULDOON PRIVATE LIMITED.
- LOOHA NOVEL BUILDINGS PRIVATE LIMITED.
- MAA PADMAVATI BUILDTECH PRIVATE LIMITED.
- LOOHA HEALTHY CONSTRUCTION AND DEVELOPERS PRIVATE LIMITED.
- COMTOWN LAND DEVELOPMENT PRIVATE LIMITED.
- LOOHA CHRON BUILDMAART PRIVATE LIMITED.
- LOOHA IMPRESSION REAL ESTATE PRIVATE LIMITED.
- SHREENIVAS COTTON MILLS LTD.
- LOOHA DEVELOPERS LIMITED.
- LOOHA DWELLERS PRIVATE LIMITED.
- LOOHA PINNACLE BUILD TECH PRIVATE LIMITED.
- SALARY BUILDERS PRIVATE LIMITED.
- SAHAVIR BUILD ESTATE PRIVATE LIMITED.
- MICROTEC CONSTRUCTION PRIVATE LIMITED.
- NATIONAL STANDARD INDIA LIMITED.
- SANTHINAGAR ENTERPRISES LIMITED.
- LOOHA QUALITY BUILD MART PRIVATE LIMITED.
- LOOHA PRIME BUILD FARM PRIVATE LIMITED.
- M/S. LOOHA GROUP OF COMPANIES now known LOOHA PALAZZO
- M/S. VIKR ENTERPRISES
- M/S. SHREEANMATH ENTERPRISES
- M/S. PRANK LANDMAARK ASSOCIATES



ट न न - २
 दरत क्रमांक ४५५६२०९९
 ४२ / ५५

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५५५/२०९०
 सार सुव्चार पत्र आज दि २३/१२/२०२० रोजी



१) मे. प्रॉपर्टी डेव्हलपर्स असोसिएट्स लि.
 २) श्री. सुब्रह्मण्य नायर सोनार-सी. मुंबई
 ३) श्री. मनिशा सुनील-सातारा-सी. मुंबई
 ४) श्री. मधुसूदन जोग-सातारा-सी. मुंबई
 ५) श्री. प्रदीप इन्डिया-सातारा-सी. मुंबई
 ६) श्री. प्रदीप इन्डिया-सातारा-सी. मुंबई
 ७) श्री. प्रदीप इन्डिया-सातारा-सी. मुंबई
 ८) श्री. प्रदीप इन्डिया-सातारा-सी. मुंबई
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 १९) श्री. प्रदीप इन्डिया-सातारा-सी. मुंबई
 २०) श्री. प्रदीप इन्डिया-सातारा-सी. मुंबई



अमुकमेक ५५५/२०९० प्रतीक की २००१-मु.मु.५०६।

सह दुय्यम निबंधक ठाणे क्र २
 सार सुव्चार पत्र आज दि २३/१२/२०२० रोजी



सह दुय्यम निबंधक ठाणे क्र २

STATE BANK OF TRAVANCORE

770472011

STATE BANK OF TRAVANCORE

STATE BANK OF TRAVANCORE

FOR ORDER

30,000.00

स्टेट बँक ऑफ त्रावणकोर

State Bank of Travancore
SANE GURUJI NAGAR, MULUND (EAST) MUMBAI - 400 081
MSP/M... MUE

State Bank of Travancore

[Signature]

STATE BANK OF TRAVANCORE

003386 4000090051

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHITAL RAJESH CHOUGULE
DATTATRAY MAHADEV SOKASHI

08/07/1983
Permanent Account Number
AHQPC9723M

[Signature]
Signature



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

CHOUGULE RAJESH BAPUSAHEB
BAPUSAHEB SAKHARAM CHOUGULE

20/09/1978
Permanent Account Number
AERPC9678K

[Signature]
Signature



त न व - २
४५५९ ०९९
५३ ०५

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DILIP NANA KESARKAR
NANA GOPALA KESARKAR
05/07/1983

Permanent Account Number
AVRPK3765A

[Signature]
Signature





28/04/2011

दुय्यम निबंधक:

दस्त गोषवारा भाग-1

9:57:43 am

ठाणे जिल्हा ठाणे 2

दस्ता क्र 2

दस्ता क्र 4559/2011

62104

दस्ता क्रमांक : 4559/2011

दस्ताचा प्रकार : करारनामा.

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा टसा

1 नाव: राजेश बापसाहेब चांगुले
 पत्ता: घर/फ्लॅट नं.:
 गल्ली रस्ता:
 ईमारतीचे नाव:
 ईमारत नं.:
 पेट/बसाहत:
 शहर/गाव: मुलंड मुंबई
 तालुका:
 जिल्हा:
 पिन कोड: 400033

लिहून घेणार

वय 32

सही

Changule's



2 नाव: अरिहंत प्रभाकरराव प्रा. लि. तर्फे कु. सु. श्री
 सुरेशचंद्र भायल हावे कु. सु. भायल प्रसादराव
 पत्ता: घर/फ्लॅट नं.:
 गल्ली रस्ता:
 ईमारतीचे नाव:
 ईमारत नं.:
 पेट/बसाहत:
 शहर/गाव: 21-3, 2

लिहून घेणार

वय 33

सही

P. P. Kesharh



[Signature]
सह दुय्यम निबंधक, ठाणे क्र. 2



दस्त-गोषवारा भाग - 2

टन-2

दस्त क्रमांक (4559/2011)

७५/७५

दस्त क्र. (टन-2-3309/2011) का मापदण्ड
बीजार, मुल्य 22542, मोबदला 57092850, नरलेले मुद्रांक शुल्क : 2837500

पावती क्र. 4007 दिनांक 28/04/2011

पावतीचे वर्णन

नांव: राजेश वापुसाजी वसुदेव

दस्त हजर केल्याचा दिनांक 28/04/2011 09:55 AM

निष्पादनाचा दिनांक 28/04/2011

दस्त हजर करणाऱ्याची सही :

Handwritten signature

30000: नावणे फी

1500: नक्कल (अ. 11) व पुष्पकलाचे

नक्कल (अ. 11(2))

रुजवात (अ. 12) व छायाचित्रण (अ. 13)

एकत्रित फी

31500: एकूण

Handwritten signature

दु. निवेद्यकाची सही सह दु.नि.वारा २

प्रस्ताव प्रकर (25) कडारनामा

शिक्का क्र. 1 ची वेळ : (सादरीकरण) 28/04/2011 09:55 AM

शिक्का क्र. 2 ची वेळ : (फी) 28/04/2011 09:55 AM

शिक्का क्र. 3 ची वेळ : (नक्ली) 28/04/2011 09:55 AM

शिक्का क्र. 4 ची वेळ : (आवडी) 28/04/2011 09:55 AM

दस्ता नाव केल्याचा दिनांक : 28/04/2011 09:55 AM

टीपणी :

खालील इतर असे शिक्का करताना की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात.

1. दिलीप कसरकर (आर पल्ले नं. -

मल्ली रस्ता,

इमारतीचे नाव:-

इमारत नं.:-

पेठ वसाहत:- जाण

शहर/गाव:-

तालुका:-

जिल्हा:-

2. शिंदे वामन (पल्ले नं.:-

मल्ली रस्ता,

इमारतीचे नाव:-

इमारत नं.:-

पेठ वसाहत:- मुलुंद मुंबई

शहर/गाव:-

तालुका:-

जिल्हा:-



Handwritten signature



प्रमाणित करणेत येते की या दस्तामध्चे
एकूण ७५ पाने आहेत

सह. दुय्यम निवेद्यक, जाणे क्र.२

पुस्तक क्रमांक ७७
२५५२ क्रमांकावर नोंदला

दु. निवेद्यकाची सही सह दु.नि.वारा २
ता.दि. 28/04/2011 जाणे क्र.२



of