

401/1863

पावती

Original/Duplicate

Wednesday, February 17, 2021

6:12 PM

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 2023

दिनांक: 17/02/2021

11:34 PM
कर 15

गावाचे नाव: विलेपार्ले

दस्तऐवजाचा अनुक्रमांक: वदर15-1863-2021

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: मेसर्स सायड्स बिल्डकॉन इंडिया प्रा ली चे डायरेक्टर अजित पवार - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2100.00

पृष्ठांची संख्या: 105

एकूण:

रु. 32100.00

200090/-

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
6:32 PM ह्या वेळेस मिळेल.

सह. दु. नि. अधी-4

वाजार मूल्य: रु. 18645842 /-

मोबदला रु. 36000000/-

भरलेले मुद्रांक शुल्क: रु. 720000/-

सं. सो. मानभव

सह. दुय्यम निबंधक, अंधेरी क्र. ४,
मुंबई उपनगर जिल्हा

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH009426683202021E दिनांक: 17/02/2021

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु. 100/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1702202112307 दिनांक: 17/02/2021

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: DHC रकम: रु. 2000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1702202112188 दिनांक: 17/02/2021

बँकेचे नाव व पत्ता:

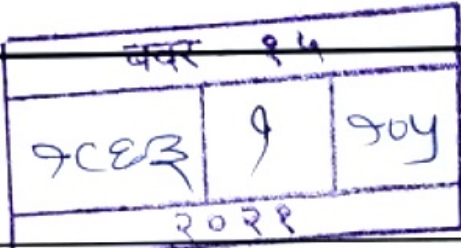


REGISTERD ORIGINAL DOCUMENT

DELIVERED ON.....18 FEB 2021

Pre-Registration summary(नोंदणी पूर्व गोपबारा)

1863

मूल्यमापन पत्रक (महारी क्षेत्र - बांधीव)		17 February 2021.06 01:34 PM	
Valuation ID	202102176661	पृष्ठ 15	
मूल्यमापन वर्ष	2020		
जिल्हा	मुंबई (उपनगर)		
मूल्य विभाग	36-विलेपार्ले पूर्व (अंधेरी)		
उप मूल्य विभाग	36/183मुधाग. उमोस गावची इट, वृंसेस टुंगती पार्क, वॉलसेस चोर्ड रोमा व पश्चिम येत्वे लार्न.		
सर्वे नंबर /न. भू. क्रमांक :	सि.टी.एस. नंबर:717		
वार्षिक मूल्य दर सळपानुसार मूल्यदर रु.			
खुली जमीन	निवासी मटेनिका	कार्यालय	दुकाने
104650	200090	229060	315900
		श्रीधोरीक	पोस्टाधिकारचे रकम
		200090	नौस घेटर
बांधीव क्षेत्राची बाहिली			
बांधकाम क्षेत्र(Built Up)-	81.78चौर घेटर	चिडकतीचा नगर-	विराजी मटेनिका
बांधकामाचे वर्गीकरण-	1-अल सी सी	चिडकतीचे नय-	0 TO 2न
उदाहरण सुविधा-	आहे	मरला -	5th floor To 10th floor
चिडकतीचा प्रकार-		बांधीव	
मूल्यदर/बांधकामाचा दर -		Rs. 200090/-	
Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018			
मरला निलय घट/वाढ	= 105% apply to rate= Rs.210094/-		
पसा-वानुसार चिडकतीचा प्रति चौ. घेटर मूल्यदर	$= ((\text{वार्षिक मूल्यदर} - \text{कुलप अधिकरीचा दर}) * \text{पसा-वानुसार टक्केवारी}) + \text{कुलप अधिकरीचा दर}$ $= ((210094 - 104650) * (100 / 100)) + 104650$ $= \text{Rs. 210094/-}$		
A) मुळ चिडकतीचे मूल्य	$= \text{चौल प्रमाणे मूल्य दर} * \text{चिडकतीचे क्षेत्र}$ $= 210094 * 81.78$ $= \text{Rs. 17181487.32/-}$		
E) बंदिल वाहन उजाचे क्षेत्र	$= 27.88 \text{ चौरस मीटर}$		
बंदिल वाहन उजाचे मूल्य	$= 27.88 * (210094 * 25/100)$ $= \text{Rs. 1464355.18/-}$		
एकत्रित अंतिम मूल्य	$= \text{मुळ चिडकतीचे मूल्य} + \text{उजाचेचे मूल्य} + \text{वेडरवोर मरला क्षेत्र मूल्य} + \text{सळपानुसार मरलीचे मूल्य} - \text{चौल रक्कमीचे मूल्य}$ $= \text{इतरही क्षेत्रातील कुलप कारेचे मूल्य} - \text{चौल कारांक}$ $= A + B + C + D + E + F + G + H + I$ $= 17181487.32 + 0 + 0 + 0 + 1464355.18 + 0 + 0 + 0 + 0$ $= \text{Rs. 18645842.5/-}$		





CHALLAN
MTR Form Number-6



MH009426683202021E	BARCODE	Date	30/12/2020-18:38:36	Form ID	25.2
Department	Inspector General Of Registration				
Mode of Payment	Stamp Duty Registration Fee				
Office Name	BDR18 __JT SUB REGISTRAR ANDHERI 7				
Location	MUMBAI				
	2020-2021 One Time				
Account Head Details			Amount In Rs.		
0045501	Stamp Duty		720000.00	Road/Street	
0063301	Registration Fee		30000.00	Area/Locality	
				Town/City/District	
				PIN	
				Remarks (If Any)	
				SecondPartyName=MS DISHA CONSTRUCTION-	
				Amount In	
				Words	
			7,50,000.00	Seven Lakh Fifty Thousand Rupees Only	
Payment Details	BANK OF MAHARASHTRA				
Cheque-DD Details			Bank CIN	Ref. No.	00730004202032965085830366383669
Cheque/DD No.		Bank Date	RBI Date	30/12/2020-18:46:22 Not Verified with RBI	
Name of Bank	BANK OF MAHARASHTRA				
Name of Branch	Not Verified with Scroll				

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Department ID :
Note: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
चलन केवल दूरस्थ निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू.

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AGREEMENT

THIS AGREEMENT made at Mumbai this 31st day of December in the year Two Thousand and Twenty BETWEEN M/S, DISHA CONSTRUCTION, a Partnership firm duly registered under the provisions of Indian Partnership Act, 1932 having registered office at Square One, 2nd Floor, Gulmohar Road, Opp. Reliance Webworld, J.V.P.D. Scheme, Mumbai - 400049 hereinafter called "THE PROMOTER" / "THE DEVELOPERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the Partners or Partner or Proprietor or Proprietors being of the said firm, the survivors or survivor of them and the heirs, executors, administrators and assigns of such last surviving Partner) of the **One Part;**



AND

M/S. SIDUS BUILDCON INDIA PRIVATE LIMITED having his/her/their address at Shop No. 1, Guruvatika, Plot No. D-1, Sect. No- 12, Kharghar, Navi Mumbai - 410210. hereinafter referred to as "THE PURCHASER/S"/ THE ALLOTTEE/S (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors and administrators) of the **Other Part;**

WHEREAS:-

(a) By and under a Deed of Conveyance dated 11th April, 1959 made and executed between Shrimati Jamnabai widow of Krishnarao Ramrao Vijaykar and Kamalakar Krishnarao Vijaykar therein called the Vendors of the First Part, Mr. L. V. Limaye, S. H. Bakalkar and N. V. Herlekar, therein called the Confirming Parties of the Second Part and Ramanand Co-operative Housing Society Ltd., a Society registered under the provisions of the then prevailing Bombay Co-operative Housing

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Societies Act, 1925, therein called the Purchasers of the Third Part and duly registered with the Office of the Sub-Registrar of Assurances at Bandra under No. BND/673 of 1959 in Book No. 1, the said Society, Ramanand Co-Operative Housing Society Ltd. acquired and became absolutely entitled to an immovable property more particularly described Firstly, Secondly, Thirdly and Fourthly in the Schedule thereunder and being the same as described firstly, secondly, thirdly and fourthly in the First Schedule hereunder written.



The said Society has thereafter constructed buildings on the said Property described in the First Schedule hereunder written.

The said Ramanand Co-Operative Housing Society Ltd., was bifurcated into three Societies in pursuance of the approval granted and the Order passed by The District Dy. Registrar, Co-operative Societies, Mumbai dated 3rd March, 1977 bearing reference No. BOM/HSG/Bifurcation viz. (1) Hanuman Ramanand Co-operative Housing Society Ltd., (2) Datta Ramanand Co-operative Housing Society Ltd., and (3) Ramanand Co-operative Housing Society Ltd. under Registration Nos. (1) BOM/HSG/5073 dated 3/3/1977, (2) BOM/HSG/5074 dated 3/3/1977 and (3) BOM/HSG/5072 dated 3/3/1977 respectively as contemplated under Rule 16 (7) of the Maharashtra Co-operative Societies Rules, 1961 and the Registration of the existing Society viz., Ramanand Co-operative Housing Society Ltd., (Registration No. 2260 of 1958) was cancelled as per the provisions of section 21 of the Maharashtra Co-operative Societies Act, 1960 read with Rule 16(7) of the Maharashtra Co-operative Societies Rules, 1961

It appears that the assets and liabilities of the said Three Societies were also distributed as shown in the Balance



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Sheet as drawn as 30th June, 1978 of the Ramanand Co-operative Housing Society Ltd.

(a) It was further ordered that the accounts and the properties with the Buildings of the said existing Society was transferred to the said Three new respective Societies. Accordingly, the said Datta Ramanand Co-operative Housing Society Ltd. (Registration No. BOM/HSG/5074 dated 3/3/1977) ("the said Society") became absolutely entitled to the Property together with the buildings standing thereon and more particularly described in the Second Schedule hereunder written (for short "the said Property")

(f) In pursuance of the above Order, the said Datta Ramanand Co-operative Housing Society Ltd. made an Application to the City Survey Office and the Survey Officer by an Order dated 29th June, 1978 issued a separate Property Register Card in respect of the Property described in the Second Schedule hereunder written in the name of the said Datta Ramanand Co-operative Housing Society Ltd.

(g) The said Society by a Development Agreement dated 6th March, 2011 duly registered with the Office of the Joint Sub-Registrar of Assurances at Andheri No.2, Mumbai Suburban District under serial No. BDR-4/2177 of 2011 agreed to grant to the Promoters, Development Rights in respect of the said Property described in the Second Schedule hereunder written for consideration and on the terms and conditions recorded therein thereby authorizing and permitting the Promoter to redevelop the said Property by demolishing the existing building/s and reconstructing thereon new multi-storied building/s by consuming FSI arising out of the said Property as well as by utilizing the outside TOR FSI and fungible FSI in accordance with the provisions of

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Development Control Regulations for Greater Mumbai.

- (h) The said Agreement dated 6th March, 2011 was modified by a Supplemental Agreement dated 16th December, 2011 duly registered with the Office of the Joint Sub-Registrar of Assurances, Andheri-3, Mumbai Suburban District under No. BDR-9/11030 of 2011
- (i) Originally the area of the said property as per Property Card was 5474 sq. mts, and accordingly the said area has been mentioned in the Development Agreement dated 6th March, 2011. Thereafter upon the survey of the said property by D.I.L.R., the said area has been ascertained and certified as 4474 Sq. mts. which resulted in correcting the Property Card and while finalizing and executing the Second Supplemental Agreement dated 3rd December, 2012, the said certified area of 4474 sq.mts. has been mentioned in the Schedule therein and also in the Schedule herein. The Second Supplemental Agreement dated 3rd December, 2012 has been duly registered with the Office of the Joint Sub-Registrar of Assurances Andheri-3, Mumbai Suburban District under No.BDR 9/9821 of 2012.
- (j) The said Development Agreement dated 6th March, 2011 read with the Supplemental Agreement dated 16th December, 2011 and 3rd December, 2012, are hereinafter collectively referred to as "the said Development Agreement"
- (k) In pursuance of the aforesaid Development Agreement, the said Society has also executed and delivered to the Promoter a Power of Attorney in favour of the nominees of the Promoter dated 8th March, 2011 which is registered under Registration No. BDR-4/2178 of



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2011 with the Office of the Joint Sub-Registrar of Assurances, Andheri - 2, Mumbai Suburban District.

- (l) In pursuance of the aforesaid Agreements and in pursuance of the authorities conferred upon, the Promoters have submitted the building Plans to the Municipal Corporation of Greater Mumbai and got the same duly approved vide IOD dated 1st June, 2012 under reference No.CHE/WS/D610/K/337 (NEW). In accordance with the said sanctioned plan, the Promoter has demolished the existing building and commenced construction of the new building.
- (m) Thus, the Promoter is entitled to and entitled upon to construct buildings on the project land in accordance with the recitals hereinabove.
- (n) the Promoter is in possession of the project land;
- (o) Pursuant to the Development Agreement came to be executed by and between the said Society and the Promoter herein, the Promoter is authorized and entitled to consume the FSI arising out of the said Property, TDR, Fungible FSI or such other FSI or the area available for construction on payment of premium by way of concessions. Accordingly, the Promoter is entitled to consume the FSI of the said Property admeasuring 3802 sq. mtrs. plus FSI as permitted by BMC/Govt of Maharashtra admeasuring 1324 plus the TDR admeasuring 3150 sq. mtrs. and the Fungible FSI 2897 sq. mtrs. aggregating to the consumption of FSI of 11173 sq. mtrs. and the additional FSI as may be available from time to time in accordance with the Development Control Regulations.
- (p) The Promoter has submitted the Plans and obtained approval for construction of Basement, Stit area on the ground floor and First to fifth Floors in Wing



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G, H and basement, slt, First to 2nd floor for 9 wings and obtained the formal approval of the buildings Plans under Ref. No.CHE/WS/0610/K/337 [NEW] dated.16/6/2016. The Commencement Certificate has been issued on 2/1/2015 and revised on 8/2/2017 and further revised on 25/5/2017. In due process of the approval mentioned above, the Promoter has also obtained the concession from the Commissioner, Municipal Corporation of Greater Mumbai for construction of the basement, ground, slt and 6th part upper floors in respect of all the 9 Wings.



(a) While the above concessions were obtained, the Promoter intended to construct all the 9 wings consisting of basement, ground, slt and 6th part upper floors. As the said property falls within Civil Aviation Zone, there is a height restriction and therefore the Promoter is required to amend all the said Plans for construction of basement and residential flats from ground to Fifth Floor and the Promoter has already put up the proposal accordingly and the same is under process and on the same being approved, all the 9 Wings shall consist of basement, ground to Fifth Floor having residential units/Flats consuming the FSI of 1:173 sq. mtrs. Apart from that the Promoter may amend the said Building Plans if permitted to consume with the permission of Civil Aviation Authority and the Municipal Corporation of Greater Mumbai consuming the FSI as may be available hereinafter in accordance with the Development Control Regulations which may be in force from time to time till completion of the Project.

(f) In pursuance of the said Development Agreement entered into by and between the Society and the Promoter, 120 members of the Society shall be provided with the alternate accommodation in all the 9 wings and Tripartite Agreements have been duly executed and registered between the member, the



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Society and the Promoter and the Balance Sale Component and the 50% parking are available to the Promoter as a part of the Sale Component and further units may be available to the Promoter on the further permissions as mentioned hereinabove being granted.

- (b) The Society has addressed letter dt. 25th April, 2017 to The Executive Engineer, Building Proposal H&K Ward Bandra for amendment of plan for Basement + Slit to 5th floor with floor to floor height of 2.85 mtrs. Further the Society has addressed a letter dated 25/4/2017 to the Promoter agreeing that the building shall consist of basement, ground to five upper Floors of the residential units.
- (c) Parking consists of slit parking and the covered parking in the basements with the provisions for puzzle parking and therefore no specific parking can be allotted unless the same is available in the open any of the corner or side of the basement area.
- (d) the Promoter has entered into a standard Agreement with Mr. PREMAL GOGRI Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects.
- (e) the Promoter has appointed a structural Engineer Mr. SUNIL SHAH for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building.
- (f) The Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at Mumbai under Reference No.P51800001236 authenticated copy of Registration is attached in Annexure 'A'.



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by virtue of the Development Agreement after providing Permanent Alternate Accommodation to the members of the said Society, the Promoter has sole and exclusive right to sell the Apartments in the said building/s to be constructed by the Promoter on the project land and to enter into Agreement/s with the Allottee(s)/s of the Apartments to receive the sale consideration in respect thereof;

(v) on demand from the Allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects MR. PREMAL GOGRI and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 [hereinafter referred to as 'the said Act'] and the Rules and Regulations made thereunder;



(z) the copy of Title Report issued by the Advocate of the Promoter, the authenticated copies of Property Register Card or extract showing the nature of the title of the said Society/ Promoter to the project land on which the Apartments are constructed or are to be constructed have been annexed hereto and marked as Annexure 'B' and 'C', respectively.

(aa) the authenticated copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project have been annexed hereto and marked as Annexure 'D'.

(bb) the authenticated copies of the floor plans and specifications of the Apartment agreed to be allotted/ purchased by the Allottee, as sanctioned



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and approved by the local authority have been annexed and marked as Annexure 'E'.

(cc) the Promoter has got some of the approvals from the Chief Fire Officer/The Aviation Department, concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the other necessary approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building.

(dd) while sanctioning the said plans, the concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority.

(ee) the Promoter has accordingly commenced construction of the said building/s in accordance with the said sanctioned plans.

(ff) the Allottee has applied to the Promoter for allotment of an Apartment No. 504 on 5th in wing "H" and Two mechanical car parking space in the Shift/Covered parking in basement situated in the building Datta Ramnand being constructed on the said Project Land.

(gg) The RERA carpet area of the said Apartment is 74.30 square meters i.e. 800 sq. ft. RERA carpet area and 'carpet area' shall mean the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for



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exclusive use of the Allottee and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee, but includes the area covered by the internal partition wall of the apartment.

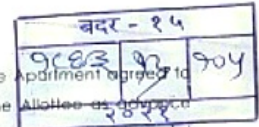
(hh) the Promoter has disclosed all necessary particulars as to its title and its rights in the property including encumbrances if any. Particulars as to the development of the project including building and apartments alongwith specification and internal development work, external development work, the mode and manner in which the payment towards the said apartment, are to be made and date on which the possession of the apartment will be given are specified and while registering the said project with the Regulatory Authority appointed under the Real Estate [Regulation & Development] Act, 2016 are available on website of the Regulatory Authority.

- (i) the Allottee after perusing and verifying the facts and particulars on the website of the Regulatory Authority in respect of the project land has approached the Promoter for allotment of Apartment No. **504** on the **5th** floor, "H" Wing, and **Two** covered mechanical car parking space in basement situated in the Datta Ramanand Building to be constructed in the said Project Land
- (ii) the Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter:

(kk) prior to the execution of these presents the Allottee has paid to the Promoter a sum of **Rs.11,000/- (Rs. Eleven Thousand Only)** only, being part payment



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of the sale consideration of the Apartment agreed to be sold by the Promoter to the Allottee as per the payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Allottee has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.

(l) under section 13 of the said Act the Promoter is required to execute a written Agreement of Sale of said Apartment with the Allottee, and the Allottee presents and also to register said Agreement under the Registration Act, 1908.



(mm) In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the (Apartment/Plot) and the garage/covered parking(if applicable)

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

1. All the statements made in the recitals and the documents referred to therein shall form an integral part of this Agreement as if the same are set out herein verbatim.
2. The Promoter shall construct the said building/s consisting of 9 Wings with basement and ground to Five upper floors on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time.

Provided that the Promoter shall have to obtain prior consent in writing of the Allottee in respect of variations or

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modifications which may adversely affect the Apartment of the Allottee except any alteration or addition required by any Government authorities or due to change in law.

2.a ii) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee Apartment No 504 of RERA Carpet area admeasuring 74.30 sq. metres on 5th floor. "H" Wing, in the building DATARAMANAND (hereinafter referred to as "the Apartment") as shown in the Floor plan thereof hereto annexed and marked Annexure "F" for the consideration of Rs. 3,60,00,000/- (Rs. Three Crore Sixty Lakh Only).



The Allottee hereby agrees to purchase from the Promoter and the Promoters hereby agrees to sell to the Allottee Two covered parking spaces situated in basement /stilt being constructed in the layout for the consideration of Rs. Nil (Rs. Nil).

2|b) The total aggregate consideration amount for the apartment including Two covered garages in basement /stilt parking spaces is thus Rs. 3,60,00,000/- (Rs. Three Crore Sixty Lakh Only).

2|c) The Allottee has paid on or before execution of this agreement a sum of Rs. 11000/- (Rs. Eleven Thousand Only) as advance payment and hereby agrees to pay to that Promoter the balance amount of Rs. 3,59,89,000/- (Rs. Three Crore Fifty Nine Lakh Eighty Nine Thousand Only) in the following manner :-

i. Amount of Rs. 3,59,89,000/- (Rs. Three ^{crore} ~~thousand~~ ^{thousand} Fifty Nine Lakh ~~thousand~~ ^{thousand} Eighty Nine Only) within 15 days from the date of the execution of this Agreement.



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i. Amount of Rs. NIL (Rs. NIL) (not exceeding 45% of the total consideration) to be paid to the Promoter on completion of the Plinth of the building or wing in which the said Apartment is located.

ii. Amount of Rs. NIL (Rs. NIL) (not exceeding 49.5% of the total consideration) to be paid to the Promoter on completion of the building including basement and stilts of the building or wing in which the said Apartment is located.

iv. Amount of Rs. NIL (Rs. NIL) (not exceeding 54% of the total consideration) to be paid to the Promoter on completion of the 2nd slabs including basement and stilts of the building or wing in which the said Apartment is located.

v. Amount of Rs. NIL (Rs. NIL) (not exceeding 58.5% of the total consideration) to be paid to the Promoter on completion of the 3rd slabs including basement and stilts of the building or wing in which the said Apartment is located.

vi. Amount of Rs. NIL (Rs. NIL) (not exceeding 63% of the total consideration) to be paid to the Promoter on completion of the 4th slabs including basement and stilts of the building or wing in which the said Apartment is located.

vii. Amount of Rs. NIL (Rs. NIL) (not exceeding 67.5% of the total consideration) to be paid to the Promoter on completion of the 5th

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Amount of Rs. NIL /- (Rs. NIL) [not exceeding 70% of the total consideration] to be paid to the Promoter on completion of the 6th slab including basement and slits of the building or wing in which the said Apartment is located.

Amount of Rs. NIL /- (Rs. NIL) [not exceeding 75% of the total consideration] to be paid to the Promoter on completion of the walls, internal plaster, floorings doors and windows of the said Apartment.



Amount of Rs. NIL /- (Rs. NIL) [not exceeding 80% of the total consideration] to be paid to the Promoter on completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Apartment.

Amount of Rs. NIL /- (Rs. NIL) [not exceeding 85% of the total consideration] to be paid to the Promoter on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Apartment is located.

Amount of Rs. Nil /- (Rs. Nil Only) [not exceeding 95% of the total consideration] to be paid to the Promoter on completion of the lifts, water pumps, electrical fittings, electro. mechanical and environment requirements, entrance lobby/s, fire protection, paving of areas appertain and all other requirements as may be prescribed in the Agreement



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of sale of the building or wing in which the said Apartment is located.

Balance Amount of Rs. Nil /- (Rs. Nil Only) within 30 days from the date of agreement or at the time of handing over the possession of the Apartment to the Allottee on or after receipt of occupancy certificate or completion certificate.

The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of Stamp Duty, Added Tax, Service Tax, G.S.T. and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the [Apartment].



By reason of the Promoters having agreed to sell the said premises to the Allottee/s, if any statutory dues become payable by the Promoters or the Allottee/s including the Service Tax, VAT GST or otherwise, the same shall be paid by the Allottee/s within 7 days from the demand being raised by the Promoters as a part of this Agreement.

The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/order/ rule/regulation published/issued in that behalf to that effect along with the

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demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.

2(g) Pursuant to the negotiations between the Promoter and the Allottee/s, at the request of the Allottee/s, the Promoter have agreed to sell the said unit at discounted price to the Allottee on the understanding that the Allottee/s shall not claim and /or entitled to rebate or benefit of discounted amount for the preponed payment.



The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand additional amount from the Allottee as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 2(a) of this Agreement.

2(i) The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.



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3. (1) The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or hereafter and shall, before handing over possession of the Apartment to the Allottee, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Apartment.

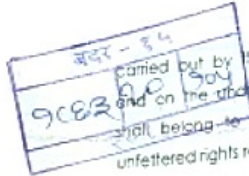
3.2 Time is essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the project and handing over the [Apartment/Plot] to the Allottee and the common areas to the Allottee after receiving the occupancy certificate or the certificate or both, as the case may be. Similarly, the Allottee shall make timely payments of the instalment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause 2 (c) herein above. ("Payment Plan").



4 The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is 2.7 only [the basement area is free of FSI and therefore not taken into consideration in Floor Space Index area mentioned in this Agreement] and Promoter has planned to utilize Floor Space Index of 2.7 by availing of TDR, Fungible FSI or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoter has disclosed the Floor Space Index of 2.7 as proposed to be utilized by them on the project land in the said Project and Allottee has agreed to purchase the said Apartment based on the proposed construction and sale of apartments to

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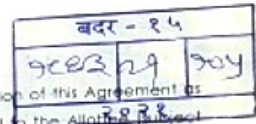


carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only. However, subject to the unfettered rights retained by the Promoters,

5. (1) If the Promoter fails to abide by the time schedule for completing the project and handing over the (Apartment) to the Allottee, the Promoter agrees to pay to the Allottee, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Allottee, for every month of delay, till the handing over of the possession. The Allottee agrees to pay to the Promoter, interest as specified in the Rule, on all the delayed payment which become due and payable by the Allottee to the Promoter under the terms of this Agreement from the date the said amount is payable by the Allottee, to the Promoter.

- 5.2 Without prejudice to the right of promoter to charge interest in terms of sub clause 5.1 above, on the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Promoter under this Agreement including his/her proportionate share of taxes levied by concerned local authority and other outgoings and on the Allottee committing three defaults of payment of instalments, the Promoter shall at his own option, may terminate this Agreement.

Provided that, Promoter shall give notice of fifteen days in writing to the Allottee, by Registered Post AD at the address provided by the Allottee and mail at the e-mail address provided by the Allottee, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, promoter shall be entitled to terminate this Agreement.



Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Allottee the sum

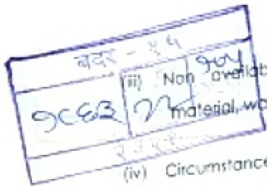
to adjustment and recovery of agreed liquidated damages or any other amount which may be payable to Promoter within a period of thirty days of the termination, the instalments of sale consideration of the Apartment which may till then have been paid by the Allottee to the Promoter.

6. The fixtures and fittings with regard to the sanitary fittings and amenities like one of the following particular brand, or price range (if unbranded) to be provided by the Promoter in the said building and the Apartment as are set out in Annexure 'G', annexed hereto.
7. The Promoter shall give possession of the Apartment to the Allottee on or before 31ST day of MARCH 2021 if the Promoter fails or neglects to give possession of the Apartment to the Allottee on account of reasons beyond his control and of his agents by the aforesaid date then the Promoter shall be liable on demand to refund to the Allottee the amounts already received by him in respect of the Apartment with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.

Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of Apartment on the aforesaid date, if the completion of building in which the Apartment is to be situated is delayed on account of:-

- (i) war, civil commotion or act of God ;
- (ii) any notice, order, rule, notification of the Government and/or other public or competent authority/court.





(iii) Non availability of steel, cement, other building material, water or electric supply.

(iv) Circumstances beyond the control of the Promoters.

8. (1) **Procedure for taking possession** - The Promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee as per the agreement shall offer in writing the possession of the [Apartment/Plot], to the Allottee in terms of this Agreement to be taken within 3 (three months) from the date of issue of such notice and the Promoter shall give possession of the [Apartment/Plot] to the Allottee. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee agree(s) to pay the maintenance charges as determined by the Promoter or association of Allottees, as the case may be. The Promoter on its behalf shall offer the possession to the Allottee in writing within 7 days of receiving the occupancy certificate of the Project.

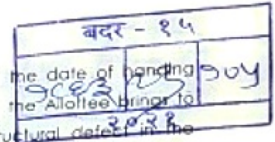
8.2 The Allottee shall take possession of the Apartment within 15 days of the written notice from the Promoter to the Allottee intimating that the said Apartments are ready for use and occupancy.

8.3 **Failure of Allottee to take Possession of [Apartment/Plot]:**

Upon receiving a written intimation from the Promoter as per clause 8.1, the Allottee shall take possession of the [Apartment] from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the [Apartment] to the Allottee. In case the Allottee fails to take possession within the time provided in clause 8.1 such Allottee shall continue to be liable to pay maintenance charges as applicable.



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8.4 If within a period of five years from the date of handing over the Apartment to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the Apartment or the building in which the Apartment are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act.

8.5 **DEFECT LIABILITY**

(i) The Promoter shall be liable within a period of 5 years of Occupation Certificate if any of the following defects are brought to their notice:

- Structural defects.
- any other in the workmanship quality, provision of services.
- any defect in any other obligations of the Promoter as mentioned in the agreement.
- defect in quality of material used or fixed during execution of the constructive process.

8.6 Upon receipt of complaint from the Allottee/s, the Promoter shall arrange to vouch the damages with his consultants and contractors. The Promoters shall rectify the same, within a period of 5 years from the date of O.C. However, if the damages are unable to be rectified then the Promoters shall compensate to the Allottee/s for such amount as may be ascertained by the consultants' within a period of 30 days. However, it is clarified that if the defect has arisen due to result of any unlawful construction carried out by the Allottee or by Organisation of Allottee/s of the building or as a result of non-maintenance of the said building or said Apartment

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then in such event the Promoter shall be absolute from such

8.7 Defect liability shall also mean any structural defect due to faulty use of material or use of material not specified as also water proofing, causing leakages, any kind of defective workmanship shall have to be certified by a registered government engineer.

9. The Allottee shall use the Apartment or any part thereof or permit the same to be used only for purpose of residence. He shall use the garage or parking space only for purpose of parking or parking vehicle.



10. Upon payment of the total consideration amount and all the amounts payable under this Agreement and after the Allottee has been put into vacant and peaceful possession of the said Property, the Promoters shall cause the said Society to admit the Allottee as its Member upon application to be made by the Allottee and upon payment of the prescribed application fees and admission fees, the said Society shall admit the Allottee as its member issuing 5 fully paid up shares of the said Society. The Allottee, however, thereafter shall abide by the rules and regulations of the said Society from time to time. The Allottee agrees to sign all necessary application forms and all other papers and undertaking required to be submitted to the said Society for being admitted as its Member.

11. 11) Upon completion of the Project and after all the Flats are allotted by the Promoter to various prospective buyers and after accounts are being settled with the said Society, the Promoter shall hand over management of the said building to the said Society. Till then, the Allottee hereby agrees to pay to the Promoter on Ad hoc basis a sum of Rs. _____ only (Rs. _____) towards the monthly taxes and outgoings in respect of his apartment till the period the management is handed over by the Promoter to the said Society.



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11.2 Within 15 days after notice in writing is given by the Promoter to the Allottee that the Apartment is ready for use and occupancy, the Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Apartment) of outgoings in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses and incidental to the management and maintenance of the project land and building/s. Until the management is handed over to the Society, the Allottee shall pay to the Promoter such proportionate share of outgoings including those set out in Annexure "H" hereto as may be determined. The Allottee further agrees that till the Allottee's share is so determined the Allottee shall pay to the Promoter provisional monthly contribution of Rs. _____ /-(Rs. _____) per month towards the outgoings. The amounts so paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter until management is handed over to the said Society.



11.3 The Allottee hereby agrees to pay his proportionate share in the maintenance charges for children park, gardens, lobbies, stair case, elevators, fire escapes, main entrance and exists of the building, common parking areas, community centre, installation of central services such as power light, air conditioning, society office and all other common amenities and facilities in the project. It is clarified that the Allottee and upon registration of Organisation of Unit Purchasers the following maintenance charges shall be borne and paid by the Allottee/s and Organisation of the Unit Purchasers :-



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- c. Electricity Charges for common areas
- d. Security charges
- e. Other miscellaneous charges
- f. Water charges
- g. Generator back up running expenses
- h. Common area light fittings
- i. All work maintenance
- j. Tiling/lacking/ breaking for the parking floors.
- k. Security cabin and ancillary wear and tear, sliding gates, entrance gates, light fittings.
- l. concrete road wear and tear due to excessive heat variations.
- m. Paving blocks settling due to usage beyond prescribed users.
- n. Painting wear and tear by and user Electronic fittings for security purposes – CCTV, video door phones.
- o. Handrails loosening due to improper use
- p. Fire equipments maintenance and servicing
- q. Transformer servicing.
- r. DG back up servicing
- s. All products that require maintenance and servicing
- t. Landscape maintenance and watering of landscape elements
- u. Regular cleaning of flooring and decorative elements in a project.



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- v. Common fittings: doors, windows, seating, hydromechanical pumps, sewage.
 - w. Loose furniture provided by the Promoter Wear and tear as per orientation of the building where more damage is likely to happen due to climate conditions.
 - x. Regular wear and tear of play equipments and play area.
 - y. Fading of colour due to climate
 - z. Fading and damage to flooring and wall due to external weather.
 - aa. Gym equipments and community hall equipments provided.
 - bb. Storm water drains, gutter cleaning, rain water recharge pits cleaning, bore well maintenance.
 - cc. Damage due to insects and rats and rodents infection.
 - dd. Improper handling of equipments by persons appointed by Society.
12. The Allottee shall on or before delivery of possession of the said premises keep deposited with the Promoter, the following amounts :-
- (i) Rs. _____ /-(Rs. _____) for share money, application entrance fee of the Society
 - (ii) Rs. _____ /-(Rs. _____) for proportionate share of taxes and other charges/levies in respect of the Society or Limited Company/Federation/ Apex Body.
 - (ii) Rs. _____ /-(Rs. _____) for deposit towards provision



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monthly contribution towards outgoings of Society or Limited Company/Federation/ Apex body.

(iv) Rs. _____ /- (Rs. _____)

_____ for Deposit towards Water, Electric, and other utility and services connection charges &

(v) Rs. _____ /- (Rs. _____)

_____ for deposits of electrical receiving and Sub Station provided in Layout

13 The Allottee shall pay to the Promoter a sum of Rs. _____ /Rs. _____

_____ for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Promoter.

Rs. _____ /- GST as applicable on clause no.12 & 13

In pursuance to the Development Agreement, the Allottee has to become the Member of the Society on completion of the project and make the payment in terms of the Agreement and upon the Allottee paying the amount as stipulated in the said Development Agreement to the Society as a condition precedent for becoming the member of the Society, as Allottee is going to be admitted as a Member of the Society and the Society is having a legal title the formation of separate Society or transfer of the land title is not required.

14. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

The Promoter hereby represents and warrants to the Allottee as follows:-

The Promoter/the said Society has clear and marketable title with respect to the project land, as declared in the Title Report annexed to this Agreement and has the requisite rights to carry out



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development upon the project land and obtain actual, physical and legal possession of the project land for the implementation of the Project.

ii. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project.

iii. The Promoter has obtained Construction Approval from Housing Development Finance Corporation Ltd. save and except the same, there are no other encumbrances upon the project land.

iv. There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report.

v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas.

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



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The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land including the Project and the said [Apartment/Plot] which will, in any manner, affect the rights of Allottee under this Agreement;

vii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said [Apartment] to the Allottee in the manner contemplated in this Agreement;



At the time of handing over management to the said Society the Promoter shall handover lawful vacant, peaceful, physical possession of the common areas of the Structure to the said Society;

The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;

xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the project land and/or the Project except those disclosed in the title report.

xi. The Purchaser is aware of the existing deficiency in the open space in respect of the proposed building on the said Plot that the Purchaser shall not at any time have grievance / complaint about such deficiency.

xii. Due to height restriction from Civil Aviation Authority, there is lesser floor to floor height in all wings in the Project.



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15. REPRESENTATIONS AND WARRANTIES OF THE ALLOTTEE/S

The Allottee/s or himself/themselves with intention to bring all persons into whatsoever hands the Apartment may come, hereby covenants with the Promoter as follows :-

i. To maintain the Apartment at the Allottee's own cost in good and tenable repair and condition from the date that of possession of the Apartment is taken and shall not do or suffer to be done anything in or to the building in which the Apartment is situated which may be against the rules, regulation, bye-laws or change/alter or make addition to the building which the Apartment is situated and the Apartment itself or any part thereof without the consent of the local authorities, if required.



ii. Not to store in the Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Apartment is situated or storing of which goods is carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Apartment is situated, including entrances of the building in which the Apartment is situated and in case any damage is caused to the building in which the Apartment is situated or the Apartment on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.

ii. To carry out at his own cost all internal repairs to the said Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the building in which the Apartment is situated or the Apartment

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which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.



- vii. Not to demolish or cause to be demolished the Apartment or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Apartment or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Apartment is situated and shall keep the portion, sewers, drains and pipes in the Apartment and the appurtenances thereto in good tenable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Partis or other structural members in the Apartment without the prior written permission of the Promoter and/or the Society or the Limited Company.
- viii. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Apartment is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- ix. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the project land and the building in which the Apartment is situated.



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- vii. Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government giving water, electricity or any other service connection to the building in which the Apartment is situated.
- viii. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authorities on account of change of user of the Apartment by the Allottee for any purposes other than for purpose for which it is sold.
- ix. The Allottee shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Apartment until all the dues payable by the Allottee to the Promoter under this Agreement are fully paid up.
- x. The Allottee shall observe and perform all the rules and regulations which the Society may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Apartments therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company/Apex Body/Federation regarding the occupancy and use of the Apartment in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.



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Completion of the Project. Occupation Certificate being issued and the Allottee observing and complying all the terms and conditions and making all the payments as provided under this Agreement to the Promoter and/or to the Society, under a written request of the Promoter, the Society shall admit the Allottee as the Member of the Society upon the required application being made by the Allottee and supported by the No Objection by the Promoter.



xi. The Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.

xii. The Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.

xv. The Allottee has entered into this Agreement after having read the contents hereof and appraising himself about the same having understood the provisions hereof.

16 RIGHTS OF THE PROMOTERS :-

16.1 The Promoters have informed the Allottee/s and the Allottee/s hereby agree/s, confirm/s and declare/s or otherwise empower/s, the Promoters, as follows:



The Promoters so long as they are permitted by the Municipal or other Authorities, for all times in future, shall be entitled to vary, amend and/or modify any of the approved building Plans, and/or the Layout Plans

7

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and/or curtail or add any Amenities and/or Facilities and similarly shall be entitled to shift and/or relocate the apartment agreed to be sold to Allottee and/ or any Garden or Recreation Area and/or an Open Area or otherwise so as to exploit the fullest commercial potential of the said property. In the event the Allottee is not agreeable for such relocated unit, then this agreement shall stand terminated and the Promoters shall pay the consideration received within 30 days without interest and the Allottee/s shall be bound to accept such consideration. In such event the Promoters shall be entitled to sell such relocated unit to any person or persons as they may deem fit.



(b) The Promoters shall be entitled to demolish the existing or new structure/s or any part of parts or portion thereof or put up any construction in the Open space as may be permissible by Brihanmumbai Municipal Corporation.

(c) The Allottee/s and/or the Society shall not raise any objection or challenge on any ground as to the Promoters' rights, reserved hereunder.

(d) The Promoters shall also be entitled to consume additional F.S.I. and/or balance F.S.I., T.D.R. available under D.C. Rules or by any special concession being granted by the Brihanmumbai Municipal Corporation or any other authorities including the F.S.I. available in lieu of the road widening, set back, reservation etc. of the adjoining property acquired by the Promoters or increase in FSI by introduction of new acts or rules or policy or by amendment or modification of the present rules and regulations.

(e) Under the present Agreement, the Promoters have given a bare permission to the Allottee/s to enjoy the facilities like garden, gymnasium and Internal Roads, of the said property, which at the sole discretion of the Promoters is liable to be shifted, cancelled and/or



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without giving any prior intimation and/or notice in writing to the Allottee/s or otherwise, and Allottee/s shall not be entitled to claim any reduction in price, loss, damages, costs, charges, expenses or otherwise of any nature whatsoever from the Promoters or their Nominees or Transferees or Assigns.

(ii) Under the present Agreement, the Promoters have agreed to sell and transfer only the said Apartment and nothing else.

(iii) The possession of the said Apartment/s shall be offered to the Allottee/s only after the Allottee/s making the full and total payment of the consideration and all the



units payable as mentioned herein to the Promoters. Allottee/s shall take the possession of the said Apartment, without raising any disputes of any nature whatsoever, within 7 days from the date of the intimation being given by the Promoters. The Allottee/s shall be liable to pay taxes, maintenance and other charges from the date of expiry period of intimation, irrespective as to whether the Allottee/s takes possession of the said Apartment or not. In the case of Non-Payment, the Promoters shall be entitled to exercise various rights and options available under this Agreement and in due course of law.

(iv) The Promoters shall be entitled to consume such F.S.I. as may be available in respect of the said property or any part or portion thereof at present and for all times in future and shall always be entitled to utilize, construct and dispose of in their rights, any balance F.S.I. or any increase in F.S.I. The Promoters shall be at liberty to put up any horizontal vertical extension thereto and/or put up or construct any vertical or additional Floor/s and/or the new or additional Structure/Building, as the Promoters may deem fit and proper and to do all such things, as may be necessary for this purpose.

The Promoters shall, subject to the Society's consent



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and approval from Competent Authority, be entitled to sell Apartments for being used as Bank and/or Dispensary, Consulting Rooms, Nursing Home, Coaching Classes and such other purpose or purpose as may be permitted by the Law for the time being in force. The Allottee/s shall not object to use the Units for such purpose and this clause shall be binding upon the society.

(i) For all or any of the purposes mentioned herein under and/or under this Agreement, the Promoters shall be entitled to keep and/or store any materials on any part or portion of the said property and/or to have additional Electricity Supply and/or additional Water Supply and for the purpose of construction, to do all such further acts, deeds, matters and things, as may be necessary. In such an event, the



Allottee/s shall not take any objection or otherwise, on the ground of any nuisance, noise and/or shall not claim any easement rights and/or any other rights, in the nature of easement or prescriptive or other rights of any nature whatsoever. The Allottee/s directly and/or indirectly, shall not do any act, deed, matter or a thing, whereby the Promoters may be prevented from putting any such additional and/or new construction and/or shall not raise any objection and/or obstruction, hindrance or otherwise. The said act by the Allottee/s shall be construed as breach of this agreement.

(k) The Promoters shall be entitled to alter the terms and conditions of the Agreements to be executed relating to the other Apartment / Premises in the said Building/s and including the User/s thereof and the persons who purchase the other Premises in the said Building/s shall be entitled to use the Premises acquired by them for such purpose as may be agreed to between the Promoters and the said persons and as maybe permissible under the Rules and Regulations of the Local and Statutory Bodies and Authorities. The



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 Allottee/s hereby
 persons who acquire
 of his/her/their
 is/are shall have no right
 thereof or any of them at any time, now or in future.

iii) In the event of the Promoters deciding to retain the units restricted/ limited amenities with them then they shall be entitled to let out or grant lease of the units/amenities to any person without any consent from Allottee or the said Society, as the case may be. It is further agreed that the unit buyers of the said building shall be liable to pay said amount to the Society in the event of their unit restricted/limited amenities being let out on lease and license or a long Lease to the prospective bona fide reputed parties.



The Allottee agrees and hereby gives his/her /their/its irrevocable consent that the Promoters shall have a right to make additions amendments and alterations in the sanctioned Building plans and/or to the said Buildings or any part thereof for any user or to change the user (excluding the said Apartment) including to raise additional floors or structures on the land or open part or parts of the said building including on the terrace at any time either before or after transfer of the property and such right shall include this right to use the F.S.I. or the additional F.S.I. which may be available in respect of the said property or other lands at any time in future or to make such amendments/alterations in the sanctioned plans as may be permitted by the Brihanmumbai Municipal Corporation or other authorities and such additional structures or storeys or units shall be the sole property of the Promoters who shall be entitled to deal with or dispose of the same. The Promoters shall be entitled to put up such users like functional terraces, as also any public utility centres or units or for any purpose as may be allowed by any



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 Allottee/s shall not be allowed to make
 use of the terrace and parapet walls of the terrace
 which will be the exclusive property of the Society and
 the Society shall have the exclusive use of the said
 terrace and the parapet walls. The Promoters shall also
 be entitled to display board and/or hoarding on the
 parapet walls of the said property or any part thereof
 or grant such right to any of the Promoters nominee/s
 by perpetual Lease or otherwise even if the
 management is handed over to the said Society.

authority. The Allottee /s shall not be allowed to make use of the terrace and parapet walls of the terrace which will be the exclusive property of the Society and the Society shall have the exclusive use of the said terrace and the parapet walls. The Promoters shall also be entitled to display board and/or hoarding on the parapet walls of the said property or any part thereof or grant such right to any of the Promoters nominee/s by perpetual Lease or otherwise even if the management is handed over to the said Society.

16.2 The Promoters shall also be entitled as above to let out the said premises.

16.3 The Allottee/s has entered into this Agreement with the notice of the terms and conditions of the said hereinafter mentioned agreements of the said property and subject to the terms and conditions that may be imposed by the Brihanmumbai Municipal Corporation and other authorities concerned and also subject to the Promoters right to make the necessary amendments, modifications and/or changes in the building plans or the materials and other specifications and the rights reserved or retained by the Promoters.

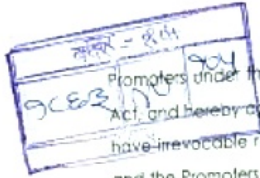
16.4 If the TATA Limited / Reliance Energy Ltd. or any Utility Service Provider or any other local body or authority requires a substation to be put on the stipulated property, the costs, charges and expenses of the land and structure thereof shall be borne and paid by all the Apartment Purchasers of the premises in the said building including the Allottee herein in proportion with the area of their respective premises.

16.5 It is further agreed that from the date of the Occupation Certificate being issued or otherwise in respect of unsold units the Promoters or their nominees shall pay the actual outgoings towards BMC taxes and the pro rata maintenance.

16.6 The Allottee/s hereby agrees and admits having taken inspection of all the documents required to be given by the



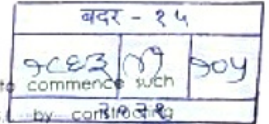
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Promoters under the provisions of the Real Estate Regulation Act, and hereby agrees and confirms that the Promoters shall have irrevocable rights for the purposes set out herein below and the Promoters shall be entitled to exercise the same as if the Allottee /s had given the written prior consent to the Sellers as required under the said Act and with a view to remove any doubts and reconfirm the rights of the Promoters, the Allottee/s hereby consents upon the Promoter the right and authority for the purposes set out herein below:-

- (a) Without modifying the plan of the said Apartment the Promoters shall be entitled to amend, modify and/or vary the layout plans/ building plans and/or sub division plan and also the specifications in respect thereof.
- (b) The Promoters shall be entitled to consume T.D.R. available from any sources on the said property and shall be entitled to amend, alter or modify the sanctioned plans. However, the Promoters shall not modify or alter the plan of the Apartment agreed to be purchased by the Allottee /s.
- (c) To avail of all the benefits attached to the said land, the Promoters shall be entitled to demolish the existing or new structure/s or any part of parts or portion thereof or put up any construction in the Open Space as may be permissible by Brihanmumbai Municipa Corporation.
- (d) The Promoters shall be entitled to consume such F.S.I. as may be available in respect of the said property or any part thereof or otherwise on the said property at present or in future and for the purposes of consuming such balance and/or additional F.S.I. to construct extensions and/or additional floors as the Promoters may think fit and proper.

The Allottee /s and/or the Society shall not raise any objection on any ground as to the Promoter rights reserved.



- (f) The Promoters shall be entitled to commence such balance and/or additional F.S.I. by commencing such tenements to sell such tenements for such permissible user as the Promoters may think fit and proper to any person or persons for such consideration as the Promoters may in their absolute discretion deem fit and proper.
- (g) The Promoters shall be entitled to raise the additional floors and/or construct the adjacent Wings to the said building as the Promoters may think fit and proper even though the Promoters might not have got the Plans sanctioned for the same at the time of this Agreement and shall have full authority to get the Plans sanctioned and construct additional floors/additional wings and the Allottee/s hereby accords his/her/s irrevocable consent for the same.
- (h) The structure/construction which may be put up for consuming the balance and/or additional F.S.I. available for the F.S.I. available shall always be deemed to be a part of the existing structure or as if the said plans were seen and approved by the Allottee/s even though such plans may be sanctioned in future.
- (i) The Allottee/s and all the other Buyers of the Units in the said building shall not have any right, title, claim or interest in respect of the F.S.I. as stated above, open spaces, parking spaces, common areas, inclusive of the garden area and that the rights of the Allottee/s is confined only to the Apartment agreed to be sold.
- (j) Irrespective of the possession of the said Apartment being given to the Allottee/s and/or the Management being given to the Society the rights under this clause and/or under this agreement reserved for the Promoters for exploiting the potentiality of the property described in the Schedule hereunder written shall be subsisting and shall continue to vest in the Promoters.



16.7 Subject to the provisions of this Agreement, the Promoters shall be entitled to sell, assign, transfer or otherwise deal with their rights and interest in the said property or in building/s to be constructed thereon. Provided that in such event, the Allottee /s herein and/or Assign/s of the Promoters, shall continue to be bound in all respects by the terms and conditions set out in this Agreement.

16.8 The Promoters may complete the said building/s or any part thereof or floor and obtain part occupation certificate thereof and give possession of premises therein to the Allottee/s of such flats/premises and the Allottee/s herein shall not object to the same and will not object to the same and hereby gives his specific consent to the same. If the Allottee/s takes possession of premises in such part completed and/or floor or otherwise the Promoters and/or its Agent/s or Contractor/s shall be entitled to carry on the remaining work including further and additional construction work of in the said property including the building in which the said flat is situated. The Allottee/s hereby grant full rights to the Promoters to construct additional floors or structures in the manner the Promoters deem fit including by availing full benefits of the FSI presently available or shall be made available in future in and over the said property in the manner the Promoters deem fit. The Allottee/s is aware that such construction may cause inconvenience to the Allottee/s, and agrees and assures to the Promoters that the Allottee/s shall not protest, object to or obstruct the execution of such work nor the Allottee/s shall be entitled to any compensation and/or damage and/or claim and/or to complain for any inconvenience and/or nuisance which may be caused to him/her or any other person/s. The Allottee /s shall co-operate with the Promoters in further construction at the said property.

16.9 The Promoters have agreed to sell and Allottee/s have agreed to purchase the said Apartments on the basis of the disclosure made under this Agreement and no extraneous and outstanding materials including promotion materials if

any published by the Promoters shall be taken into consideration and all the outside extraneous materials or the information given by the separate leaflets are hereby waived and given go-bye.

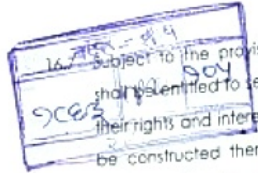
16.10 The Promoters shall have first lien and charge on the said premises agreed to be acquired by the Allottee/s in respect of all the amounts payable by the Allottee/s remaining unpaid and interest thereon under the terms and conditions of this Agreement.

16.11 The Allottee/s are entitled to let, sub-let assign or otherwise benefit of this Agreement provided the Allottee/s have paid entire purchase consideration and all the other dues payable under this Agreement to the Promoters and only after the declaration by the Promoters that the project has completed in all the respects and all the terms and conditions of this Agreement have been observed and performed by the Allottee/s. The Allottee/s and person to whom the said premises are let, sub-let, transferred, assigned or given possession of, shall from time to time sign all applications, papers and documents and do all acts, deeds and things as the Promoters as the case may be, require for safeguarding the interests of the Promoters and/or of the other Apartment Allottee/s of the premises in the building, in keeping with the provisions of the Agreement.

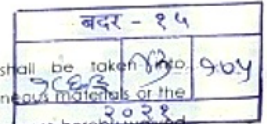
17. **WAIVER:-**

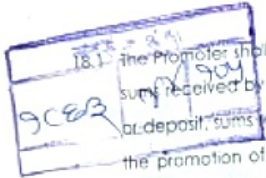
17.1 Any delay tolerated or indulgence shown by the Promoters in enforcing the terms of the agreement or any forbearance or giving of time to the Allottee/s by the Promoters shall not be construed as a waiver or acquiescence on the part of the Promoter of any breach or non-compliance of any of the terms and conditions of this agreement by the Allottee/s and shall not in any manner prejudice the rights of the Promoters.

18. **SEPARATE ACCOUNT:-**



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18.1 The Promoter shall maintain a separate account in respect of sum received by the Promoter from the Allottee as advance or deposit sums received on account of the share capital for the promotion of the Co-operative Society or association or the Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

19. **NO GRANT OR DEMISE OR ASSIGNMENTS:-**

19.1 Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartments or of the said Plot and Building or any part thereof. The Allottee shall have no claim save and except in respect of the Apartment hereby agreed to be sold to him and of open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter until the said structure of the building is transferred to the Society/Limited Company or other body and until the project land is transferred to the Apex Body /Federation as hereinbefore mentioned.

20. **PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE:-**

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

21. **BINDING EFFECT:-**

Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the schedules along with




the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned Sub- Registrar as and when intimated by the Promoter, if the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which shall not be rectified within 15 (fifteen) days from the date of receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.



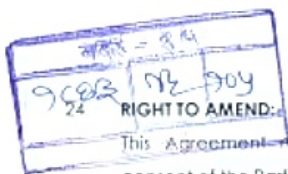
22. **STAMP DUTY AND REGISTRATION CHARGES:-**

The Allottee/s /s shall bear and pay requisite stamp duty on this agreement in accordance with the provisions of Bombay Stamp Act and shall present this Agreement at the proper registration office for registration within the time limit prescribed by the Registration Act forthwith inform the Promoters the serial number under which the same is lodged to enable and the Promoters to attend such office and admit execution thereof. The stamp duty and registration and legal expenses shall be paid by all the Allottee/s.

23. **ENTIRE AGREEMENT:-**

This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said apartment/plot/building, as the case may be.





This Agreement may only be amended through written consent of the Parties

25. PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE / SUBSEQUENT ALLOTTEES:-

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



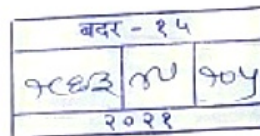
If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this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

27. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT:-

Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in Project, the same shall be in proportion to the carpet area of the [Apartment/Plot] to the total carpet area of all the [Apartments/Plots] in the Project.



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28. FURTHER ASSURANCES:-

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

29. PLACE OF EXECUTION:-

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



30. REGISTRATION OF AGREEMENT:-

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

31. NOTICES:-

That all notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Registered Post A.D and notified Email

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बदर - १५
9CEB
ID/Under Certificate of Posting at their respective addresses specified below.
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SIBUS BUILDCON INDIA PRIVATE LIMITED Name of Allottee
 SHOP NO. 1, Gauxvatika, Plot (Allottee's Address)
 No. 7-1, Sect. NO. 12, Kharghar,
 Navi Mumbai - 410210.
 Notified Email ID: sibusbuildcon@gmail.com

M/s. Disha Construction: Promoter name,
 Square One, 2nd Floor,
 Gulmohar Road, Opp. Reliance Webworld,
 J.V.P.D. Scheme,
 Mumbai - 400049
 Notified Email ID: disha@dishagroup.net.in



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

32. JOINT ALLOTTEES:-

That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

33. DISPUTE RESOLUTION:-

Any dispute between the Parties shall be settled amicably. In case of failure to settle the dispute amicably which shall be referred to the Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.



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बदर - १५
9CEB
ID/Under Certificate of Posting at their respective addresses specified below.
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34. GOVERNING LAW:-

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

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at Mumbai in the presence of attesting witness, signing as such on the day first above written.

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बदर - १६		
१८८२	५०	१०५
FIRST SCHEDULE ABOVE REFERRED TO		
FIRSTLY:-		

ALL THAT piece or parcel of land or ground situate lying and being at Vile Parle Registration Sub-District of Bandra District Mumbai Suburban (in Greater Mumbai) and bearing Survey No. 62, Hissa No.7, containing by admeasurement A. O. G. 14 1694 Square Yards or thereabouts Survey No. 63, Hissa No. 15-A containing by admeasurement A.O.G. 2 1/2 272 Square Yards and Survey No. 66, Hissa No.4 containing by admeasurement A.O.G. 7 1/4 Square Yards 881 and assessed by the Assessor and Collector of Municipal Rates and Taxes of the Mumbai Municipal Corporation under K-Ward and which premises are bounded as follows:- that is to say: On or towards the East by the Survey No. 88-A, On or towards the West by the Survey No. 66-A, Hissa No. 14, and On or towards the South by Survey No. 66, Hissa No.3 A/1, and 62, Hissa No.8 and North Survey No. 66, Hissa No.14, Survey No. 62, Hissa No.6.

SECONDLY:-

ALL THAT piece or parcel of land or ground situate lying and being at Vile Parle Registration Sub-District of Bandra, District Mumbai Suburban (in Greater Mumbai) and bearing Survey No. 62, Hissa No.5, containing by admeasurement A. O. G. 12% 1550 Square Yards or thereabouts and assessed by the Assessor and Collector of the Municipal Rates and Taxes of the Mumbai Municipal Corporation under K-Ward and which premises are bounded as follows: that is to say On or towards the East by the Survey No.88-A, on or towards the West by Survey No.63-A Hissa No.12 and On or towards the South by Survey No. 62, Hissa No.6 and on or towards North by Survey No. 62, Hissa No.3.



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बदर - १६		
१८८२	५१	१०५
SECOND SCHEDULE ABOVE REFERRED TO		
FOURTHLY:-		

THIRDLY:-

ALL THAT piece or parcel of land or ground situate lying and being at Vile Parle Registration Sub-District of Bandra, District Mumbai Suburban (in Greater Mumbai) and bearing Survey No.63-A, Hissa No.13 and containing by admeasurement A.O.G. 20 2420 Square Yards or thereabouts and assessed by the Assessor and Collector of the Municipal Rates and Taxes of the Mumbai Municipal Corporation under K-Ward and which bounded as follows:- that is to say On or towards the East by Survey No. 62, Hissa No.6, On or towards West by Survey No. 63-A, Hissa No.1, and On or towards the South by Survey No. 66A, Hissa Nos. 2, 3B, and towards North by Survey No.63, Hissa Nos. 10, 11, 12.

FOURTHLY:-

ALL THAT piece or parcel of land or ground situate lying and being at Vile Parle Registration Sub-District of Bandra District Mumbai Suburban (in Greater Mumbai) and bearing Survey No.66-A, Hissa No.5 containing by admeasurement A.O.G. 2 Square Yards, 242, or thereabouts and assessed by the Assessor and Collector of the Municipal Rates and Taxes of the Mumbai Municipal Corporation under K Ward and which premises are bounded as follows:- that is to say on or towards the East by Survey No.66-A, Hissa No.6, on or towards West by Survey No. 64A, on or towards North by Survey No. 66-A, Hissa No.1, on or towards South by Survey No. 66-A, Hissa No.3B.

SECOND SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of free hold land or ground with messuages, dwelling houses standing thereon situate lying and being at CTS No.717, 717/1 to 51, Village Vile Parle (E), Maruman Cross Road No.2, Vile Parle (E) within limits of Greater Mumbai, registration district and Mumbai Suburban District containing an area of 4474 sq. mtrs.



[Handwritten signature]

बदर - १५
 १८८३ ५३ १०५
 २०२१



SIGNED AND DELIVERED BY THE WITHIN NAMED
 ALOTTEE (INCLUDING THE JOINT BUYERS)

1. SIDUS BUILDCON INDIA PRIVATE LIMITED



FOR SIDUS BUILDCON INDIA PVT LTD

For SIDUS BUILDCON INDIA PVT LTD



Director

[Signature]
 Director

Please affix
 photograph
 and sign
 across the
 photograph

2. _____

in the presence of WITNESSES:

1. Name _____
 2. Signature _____

1. Name _____
 2. Signature _____

बदर - १५
 १८८३ ५३ १०५
 २०२१

SIGNED AND DELIVERED BY THE WITHIN NAMED
 PROMOTERS

M/S. DISHA CONSTRUCTION

Name CHIRAG M. JHAH

For Disha Construction



Partner

1. Name _____
 2. Signature _____

1. Name _____
 2. Signature _____



बदर - १५
 १८८३ ५४ १०५
 २०२१



RECEIVED on the day and year first
 hereinabove written of and from the
 withinnamed Alottee, the sum of
 Rs. 11,000/- Rs. Eleven
THOUSAND ONLY Only
 being the amount as mentioned
 within to be paid by him/her
 /its to us by Cheque No. 066718
 dated 30-12-20 drawn on Saxena
Shri. Vikram (E) Pr Rs. 11,000/-

बदर - १५
 १८८३ ५४ १०५
 २०२१



WE SAY RECEIVED
 FOR M/S. DISHA CONSTRUCTION

[Signature]


PARTNER

WITNESSES:
 1) *[Signature]*
 2) *[Signature]*

बदर - १५
 गेस ५६१०५
 २०२१



ANNEXURE - "A"



Maharashtra Real Estate Regulatory Authority बदर - १५
 REGISTRATION CERTIFICATE OF PROJECT
 FORM 'C'
 (See rule 61a)

गेस ५०१०५
 २०२१

This registration is granted under section 5 of the Act to the following project under project registration number **PS1000001234**
Project: Datta Ramnand Chh Ltd, Plot Bearing / CTS / Survey / Final Plot No. 111, 111/1 TO 51 at Andheri, Andheri, Mumbai Suburban, 40007.

- Disha Construction having its registered office / principal place of business at Taksal, Andheri, District Mumbai Suburban, Pin 400048
- This registration is granted subject to the following conditions, namely -
 - The promoter shall enter into an agreement for sale with the allottees.
 - The promoter shall execute and register a conveyance deed in favour of the allottees, as the case may be, of the apartment or the common areas, as per the provisions of the Real Estate (Regulation and Development) (Registration of Real Estate Projects) (Registration of Real Estate Projects) Rules, 2017.
 - The promoter shall deposit seventy percent of the amounts realized by the promoter in a separate bank account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for the purpose as per sub-clause (D) of clause (f) of sub-section (2) of section 4 read with rule 5.

OR

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

- The Registration shall be valid for a period commencing from **27/07/2017** and ending with **31/03/2018** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 5.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
- The promoter shall take all the pending approvals from the competent authorities.

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

Signature - void
 Digitally Signed by
 Dr. Manoj Ramnand Prabh
 (Secretary, Maharashtra Real Estate Regulatory Authority)
 Date: 27/07/2017 1:28:02 PM

Dated: **27/07/2017**
 Place: **Mumbai**

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



विवरण - १५		
१८८३	५८	१०५
२०२१		

Maharashtra Real Estate Regulatory Authority
CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT
FORM 'F'
 [See rule 7(2)]

This extension of registration is granted under section 67 of the Act, to the following project: Project: **Datta Ramchand Chs Ltd.** Plot Bearing / CTS / Survey / Final Plot No. **717, 717/1 TO 51 at Anandhi, Anandhi, Mumbai Suburban, 400057** registered with the regulatory authority vide project registration certificate bearing No **P5180001236** of

- Disha Construction** having its registered office / principal place of business at Talast, **Anandhi, District: Mumbai Suburban, Pin: 400049**
- The renewal of registration is granted subject to the following conditions, namely:-

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

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

- The registration shall be valid up to **30/12/2020** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 67 of the Act read with rule 7 the Act.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
- That the promoter shall take all the pending approvals from the competent authorities.
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Dated **15/01/2020**
Place: **Mumbai**

Signature valid
Digitally Signed by
Dr. Vignesh Ramchand Prabh
Secretary, Maharashtra Real Estate Regulatory Authority



विवरण - १५		
१८८३	५८	१०५
२०२१		

Maharashtra Real Estate Regulatory Authority
CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT
FORM 'F'
 [See rule 7(2)]

This extension of registration is granted under section 67 of the Act, to the following project: Project: **Datta Ramchand Chs Ltd.** Plot Bearing / CTS / Survey / Final Plot No. **717, 717/1 TO 51 at Anandhi, Anandhi, Mumbai Suburban, 400057** registered with the regulatory authority vide project registration certificate bearing No **P5180001236** of

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- The promoter shall deposit seventy percent of the amounts realized by the promoter in a separate account maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (f) of sub-section (2) of section 4 read with Rule 5.

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

- The registration shall be valid up to **30/12/2021** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 67 of the Act read with rule 7 the Act.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
- That the promoter shall take all the pending approvals from the competent authorities.
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Dated **15/01/2020**
Place: **Mumbai**

Signature valid
Digitally Signed by
Dr. Vignesh Ramchand Prabh
Secretary, Maharashtra Real Estate Regulatory Authority

बदर - १५
 १८६३ ५० १०५
 २०२१



PRAVIN MEHTA AND MITHI & CO.
 ADVOCATES, SOLICITORS & NOTARY

ANNEXURE - "B"



PRAVIN H. MEHTA
 YUSUF H. MITHI
 SHARAD V. KALYAN
 KALPESH P. MEHTA

523/PH/2017

TITLE REPORT

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 १८६३ ५० १०५
 २०२१

M/s. Disha Construction,
 Square One, 2nd Floor,
 Guimohar Road, Opp: Reliance Webworld,
 J.V.P.D. Scheme,
 Mumbai 400049.

Dear Sirs,

As instructed by you, we have investigated the title of Datto Ramanand Co-operative Housing Society Ltd. (Registration No. BOM/HSG/5074 dated 3rd March, 1977) in respect of the immovable Property more particularly described in the Second Schedule hereunder written and we submit the report hereunder as under:



1. By and under a Deed of Conveyance dated 11th April, 1959 registered with the Office of the Sub-Registrar of Assurances at Bandra under No. BND/673 of 1959 in Book No.1 and made between Shrimati Jannabai widow of Krishnarao Ramrao Vijaykar and Kamlakar Krishnarao Vijaykar therein called the Vendors of the First Part, Mr. L. V. Limaye, S.H. Bakalkar and N. V. Herlekar, therein called the Confirming Parties of the Second Part and Ramanand Co-operative Housing Society Ltd., a Society registered under the provisions of the then prevailing Bombay Co-operative Housing Societies Act, 1925, therein called the Purchasers of the Third Part, the said Ramanand Co-Operative Housing Society Ltd. became absolutely entitled to the immovable property more particularly described firstly, secondly, thirdly and fourthly in the Schedule hereunder and in the First Schedule hereunder written.
2. The said Society has thereafter constructed buildings on the Property described in the First Schedule hereunder written.

2nd Floor, Hajabhabhu' Mansion, 28, Mumbai Sureshwar Marg, Fort, Mumbai - 400 023
 T : +91 22 6540 2700. F : +91 22 6140 2727. E : legal@prmmnandco.com

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3. In pursuance of the approval granted and Order passed by The District Deputy Registrar, Co-operative Societies, Mumbai dated 3rd March, 1977 bearing reference No. BOM/HSG/Bifurcation, the said Ramanand Co-Operative Housing Society Ltd., was divided into three separate Societies viz. (1) Hanuman Ramanand Co-operative Housing Society Ltd., (2) Datta Ramanand Co-operative Housing Society Ltd., and (3) Ramanand Co-operative Housing Society Ltd. and deemed to have been registered under section 10 of the Maharashtra Co-operative Societies Act, 1960 under Registration Nos. (1) BOM/HSG/5073 dated 3/3/1977, (2) BOM/HSG/5074 dated 3/3/1977 and (3) BOM/HSG/5072 dated 3/3/1977 respectively, as contemplated under Rule 16 [7] of the Maharashtra Co-operative Societies Rules, 1961 and the Registration of the existing Society viz. Ramanand Co-operative Housing Society Ltd. (Registration No. 2260 of 1958) was cancelled as per the provisions of section 21 of the Maharashtra Co-operative Societies Act, 1960 read with Rule 16[7] of the Maharashtra Co-operative Societies Rules, 1961.

4. As per the said order of the District Deputy Registrar, Co-operative Societies, Mumbai dated 3rd March, 1977, the assets and liabilities of the newly registered Societies were distributed. It was further ordered that the accounts of the said existing Society be transferred to the three new respective Societies.

5. Accordingly, the said Datta Ramanand Co-operative Housing Society Ltd. (Registration No. BOM/HSG/5074 dated 3/3/1977) ("**the said Society**") became absolutely entitled to the Property, together with the buildings standing thereon, more particularly described in the Second Schedule hereunder written (for short "**the said Property**").

6. In pursuance of the above Order, the said Datta Ramanand Co-operative Housing Society Ltd. made an Application to the City Survey Office and the City Survey Office by an Order dated 29th



बदर - १५		
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June, 1978, issued a separate Property Register Card in respect of the said Property described in the Second Schedule hereunder written in the name of the said Datta Ramanand Co-operative Housing Society Ltd.

7. The said Society by a Development Agreement dated 6th March, 2011 duly registered with the Office of the Joint Sub-Registrar of Assurances of Andheri-2, Mumbai Suburban District under serial No. BDR-4/2177 of 2011 granted Development Rights in respect of the said Property described in the Second Schedule hereunder written to M/s Disha Construction, being your sole proprietorship, on the terms and conditions recorded therein, hereby authorizing and permitting you to redevelop the said Property by demolishing the existing building/s thereon and reconstructing thereon a new multi-storied building/s by consuming FSI arising out of the said Property as well as by utilizing the outside TDR FSI and fungible FSI in accordance with the provisions of Development Control Regulations for Greater Mumbai, 1991.

8. In pursuance of the aforesaid Development Agreement, the said Society has also executed and delivered to you a Power of Attorney in favour of your nominees dated 8th March, 2011 which is registered under Registration No. BDR-4/2178 of 2011 with the Office of the Joint Sub-Registrar of Assurances, Andheri-2, Mumbai Suburban District.

9. The said Development Agreement dated 6th March, 2011 was modified by a Supplemental Agreement dated 16th December, 2011 duly registered with the Office of the Joint Sub-Registrar of Assurances, Andheri-3, Mumbai Suburban District under No. BDR-9/11030 of 2011 and further by Second Supplemental Agreement dated 3rd December, 2012 duly registered with the Office of the Joint Sub-Registrar of Assurances, Andheri-3, Mumbai Suburban District under No. BDR-9/9821 of 2012.

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२०२१		

10. Originally the area of the said property as per Property Card was 5474 sq. mts. and accordingly the said area has been mentioned in the Development Agreement dated 6th March, 2011. Thereafter upon the survey of the said property by D.L.R., the said area has been ascertained and certified as 4474 Sq. mts. which resulted in correcting the Property Card and while finalizing and executing the Second Supplemental Agreement dated 3rd December, 2012, the said certified area of 4474 sq.mts. has been mentioned in the Schedule therein and also in the Second Supplemental Agreement.



11. In pursuance of the aforesaid Agreements and in pursuance of the authorities conferred upon M/s Disha Construction, you have submitted the building Plans to the Municipal Corporation of Greater Mumbai and got the same duly approved vide IOD dated 1st June, 2012 under reference No.CHE/WS/0610/K/337 (NEW) of 2012. In accordance with the said sanctioned plan, you have demolished the existing building and commenced construction of the existing building.

12. By an Agreement dated 7th September, 2013 duly registered with the office of Sub-Registrar of Assurances at Bandra under Sr. No. BDR-9/7199/2013 on 16th September, 2013 made between Datta Ramanand Co-operative Housing Society Ltd., therein referred to as "the Grantor" of the One Part and Vile Parle Anita Co-operative Housing Society Ltd., therein referred to as "the Grantee" of the Other Part, the Grantor has granted Right of Way over a strip of land admeasuring 151.46 Sq. feet, through the said Property bearing C.T.S. No. 717, 717/1 to 51 to the Grantee therein.

13. By a Deed of Mortgage dated 27th April, 2016 duly registered with the office of Sub-Registrar of Assurances at Bandra under Sr.No.BDR/1/4559/2016 on 27th April, 2016 made between M/s. Disha Constructions (Partners Mahendra J. Shah and Chirag M. Shah) as the Mortgagors of One Part and State Bank of India, Seepz Branch



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२०२१		

as The Mortgagee of Other Part, the mortgagors have mortgaged the Development Rights in respect of the said property being land bearing C.T.S. No. 717, 717/1 to 51, with structure standing thereon known as Datta Ramanand Co-op. Housing Society Ltd., and other securities of M/s Disha Construction more particularly mentioned therein, for an amount of Rs.55,00,00,000/- (Rupees Fifty five crores only).

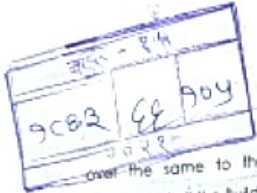
14. The Municipal Corporation of Greater Mumbai has sanctioned the building Plans for the construction of the proposed building and have issued Intimation by Disapproval (IOD) under section 346 of the Mumbai Municipal Corporation Act under no. CHE/WS/0610/K/337(NEW) on 1st June, 2012.



15. On or about 3rd October, 2013, some members of the Society have handed over vacant and peaceful possession of their respective Flats through the Society to the Promoter, being you, leaving 27 members to remove themselves alongwith their belongings and give vacant possession to the Promoter. Mediation failed and therefore the Promoter, being you filed a Suit being Suit No.397 of 2013 and a Notice of Motion bearing no. 859 of 2013 in the said Suit against the Society and the said 27 non-co-operating members.

16. Order dated 16th September, 2013 came to be passed in the said Notice of Motion in the said Suit, disposing of the said Notice of Motion in favour of the said Promoter from which Appeals being Appeal (L) No. 390 and 391 of 2013 were filed in the High Court of Judicature at Bombay by the said 27 members and the said Appeals have also been disposed of by Order dated 3rd October, 2013 in favour of the Promoter.

17. In pursuance of the said two Orders, the Court Receiver, High Court, Bombay took possession of the said 27 Flats and handed



over the same to the Promoter and thereafter the Promoter demolished all the buildings standing on the said Property.

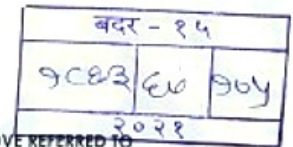
18. All the reliefs sought for against the said 27 members and the said Society have been complied with save and except the relief for damages claimed by the Promoter against the said 27 members and the said Suit is pending for hearing and final disposal for the said outstanding issue.

19. The Municipal Corporation of Greater Mumbai has issued Commencement Certificate ("CC") under no. 10/K/337(NEW) on 2nd January, 2015 for the Proposed building to be constructed on the said property.



20. We have perused the certified copies of the documents of title above referred. We have caused the public notices issued in the Newspapers viz. Janmabhoomi, Nav Shakti and Free Press Journal of dated 7th December, 2013. We have through our search clerk taken searches from the Office of the Sub-Registrar of Assurances at Bandra and Mumbai in respect of the said Property between the period 1970 to 2012 and again from 2011 to 2017.

21. Subject to what is stated hereinabove, we are of the opinion that the said Datta Ramchand Co-operative Housing Society Ltd. is the absolute owner of the said Property and that the Society has marketable title free from encumbrances beyond reasonable doubt in respect of the said Property described in the Second Schedule hereunder written and that the Developers are entitled to redevelop the said Property described in the Second Schedule hereunder written subject to the compliance of the obligations under the said IOD and conditions laid down by the Municipal Corporation of Greater Mumbai and subject to the terms and conditions of the above referred Development Agreement dated 6th March, 2011 read with the Supplemental Agreements dated 16th December, 2011 and 3rd December, 2012.



THE FIRST SCHEDULE ABOVE REFERRED TO

FIRSTLY:-

ALL THAT piece or parcel of land or ground situate lying and being at Vile Parle Registration Sub-District of Bandra District Mumbai Suburban (In Greater Mumbai) and bearing Survey No. 62, Hissa No.7, containing by admeasurement A. O. G. 12 1/2 Square Yards or thereabouts Survey No. 63, Hissa No.14, containing by admeasurement A.O.G. 2 1/2 272 Square Yards and Survey No. 66, Hissa No.4 containing by admeasurement A.O.G. 7 1/2 Square Yards 881 and assessed by the Assessor and Collector of Municipal Rates and Taxes of the Mumbai Municipal Corporation under K-Ward and which premises are bounded as follows:- that is to say: On or towards the East by the Survey No. 88-A, On or towards the West by the Survey No. 66-A, Hissa No. 14, and On or towards the South by Survey No. 66, Hissa No.3 A/1, and 62, Hissa No.8 and North Survey No. 66, Hissa No.14, Survey No. 62, Hissa No.6.

SECONDLY:-

ALL THAT piece or parcel of land or ground situate lying and being at Vile Parle Registration Sub-District of Bandra, District Mumbai Suburban (In Greater Mumbai) and bearing Survey No. 62, Hissa No.5, containing by admeasurement A. O. G. 12 1/2 1550 Square Yards or thereabouts and assessed by the Assessor and Collector of the Municipal Rates and Taxes of the Mumbai Municipal Corporation under K-Ward and which premises are bounded as follows: that is to say On or towards the East by the Survey No.88-A, on or towards the West by Survey No.63-A Hissa No.12 and On or towards the South by Survey No. 62, Hissa No.6 and on or towards North by Survey No. 62, Hissa No.3.

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THIRDLY-		

ALL THAT piece or parcel of land or ground situate lying and being at Vile Parle Registration Sub-District of Bandra, District Mumbai Suburban (In Greater Mumbai) and bearing Survey No.63-A, Hissa No.13 and containing by admeasurement A.O.G. 20 2420 Square Yards or thereabouts and assessed by the Assessor and Collector of the Municipal Rates and Taxes of the Mumbai Municipal Corporation under K-Ward and which bounded as follows - that is to say On or towards the East by Survey No. 62, Hissa No.6, On or towards West by Survey No. 63-A, Hissa No.1, and On or towards South by Survey No. 66A, Hissa Nos. 2, 3B, 14, and on towards North by Survey No 63, Hissa Nos. 10, 11, 12.



ALL THAT piece or parcel of land or ground situate lying and being at Vile Parle Registration Sub-District of Bandra District, Mumbai Suburban (In Greater Mumbai) and bearing Survey No.66-A, Hissa No.6 containing by admeasurement A.O.G. 2 Square Yards, 242, or thereabouts and assessed by the Assessor and Collector of the Municipal Rates and Taxes of the Mumbai Municipal Corporation under K-Ward and which premises are bounded as follows - that is to say on or towards the East by Survey No.66-A, Hissa No.6, on or towards West by Survey No. 64A, on or towards North by Survey No. 66-A, Hissa No.1, and on towards South by Survey No. 66-A, Hissa No.3B

THE SECOND SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of free hold land or ground with messuages, dwelling houses standing thereon situate lying and being at CTS No.717, 717/1 to St. Village Vile Parle (E), Hanuman Cross Road No.2, Vile Parle (E) within limits of Greater Mumbai.



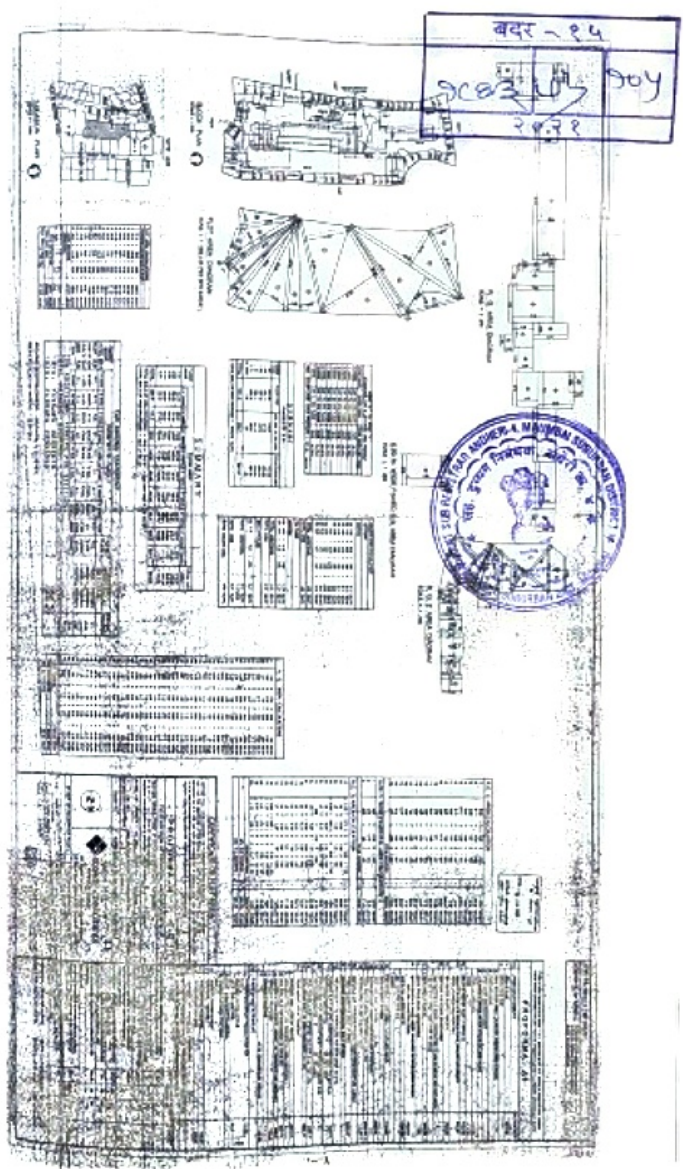
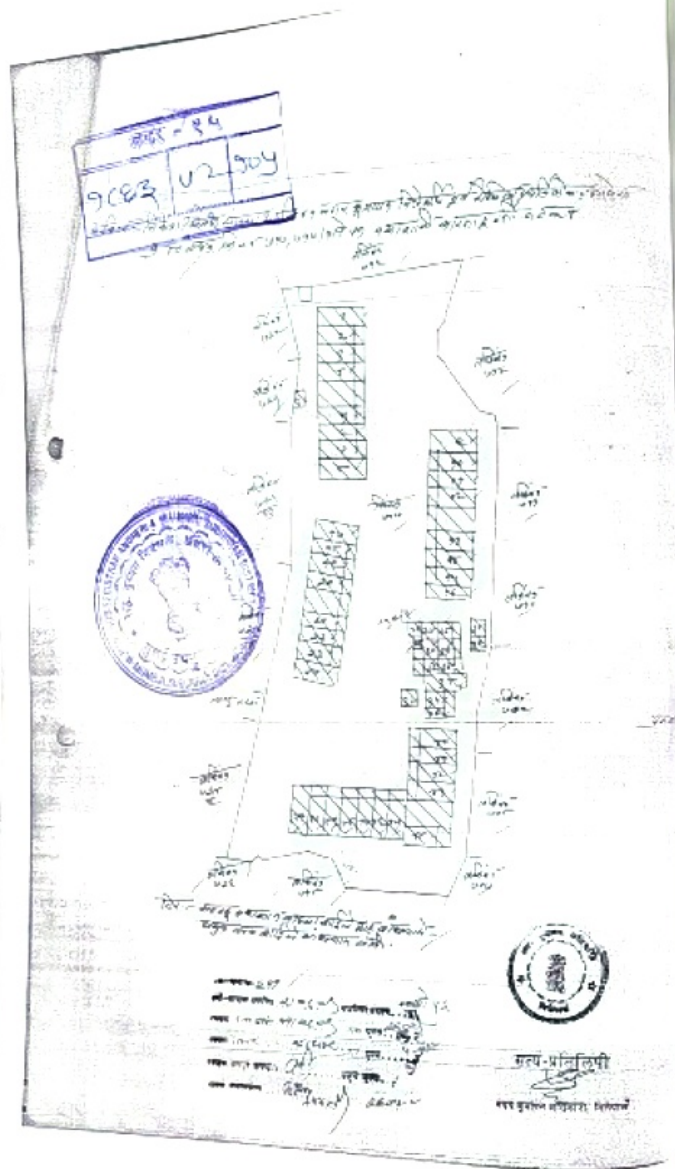
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registration district and Mumbai Suburban District containing an area of 4474 sq.mtrs.

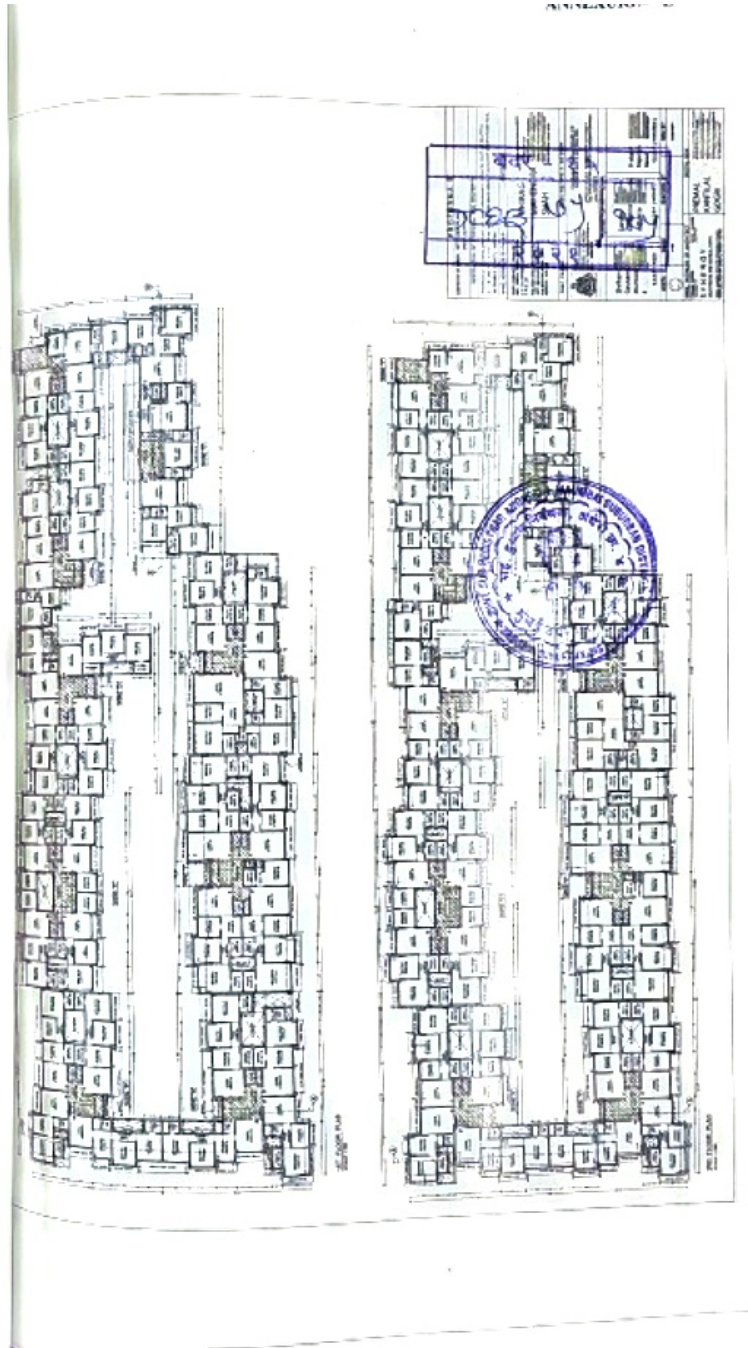
Dated this 25th day of July, 2017

Yours faithfully,
For PRVIN METHA AND MITHI & CO.
Pravin Metha



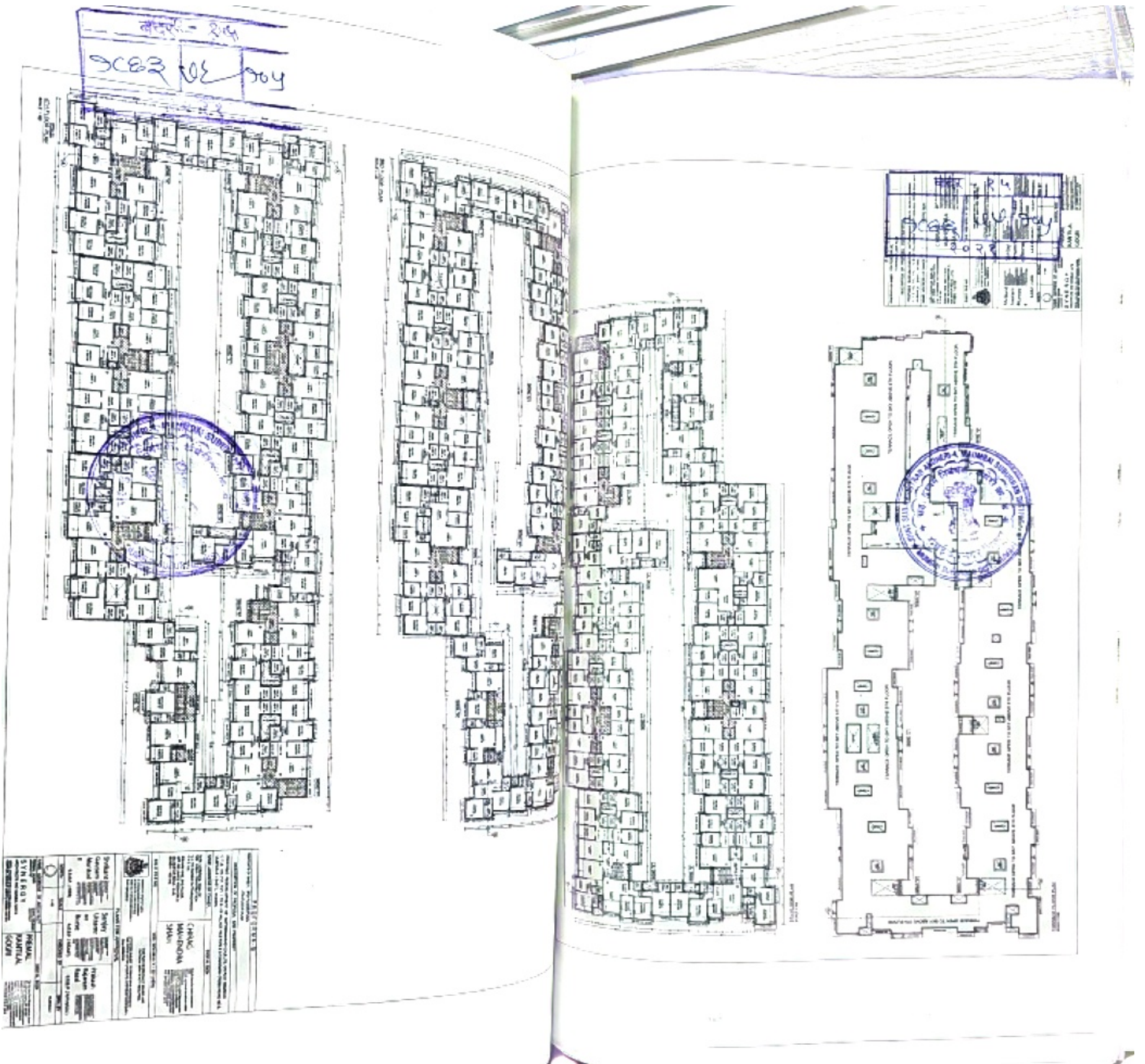


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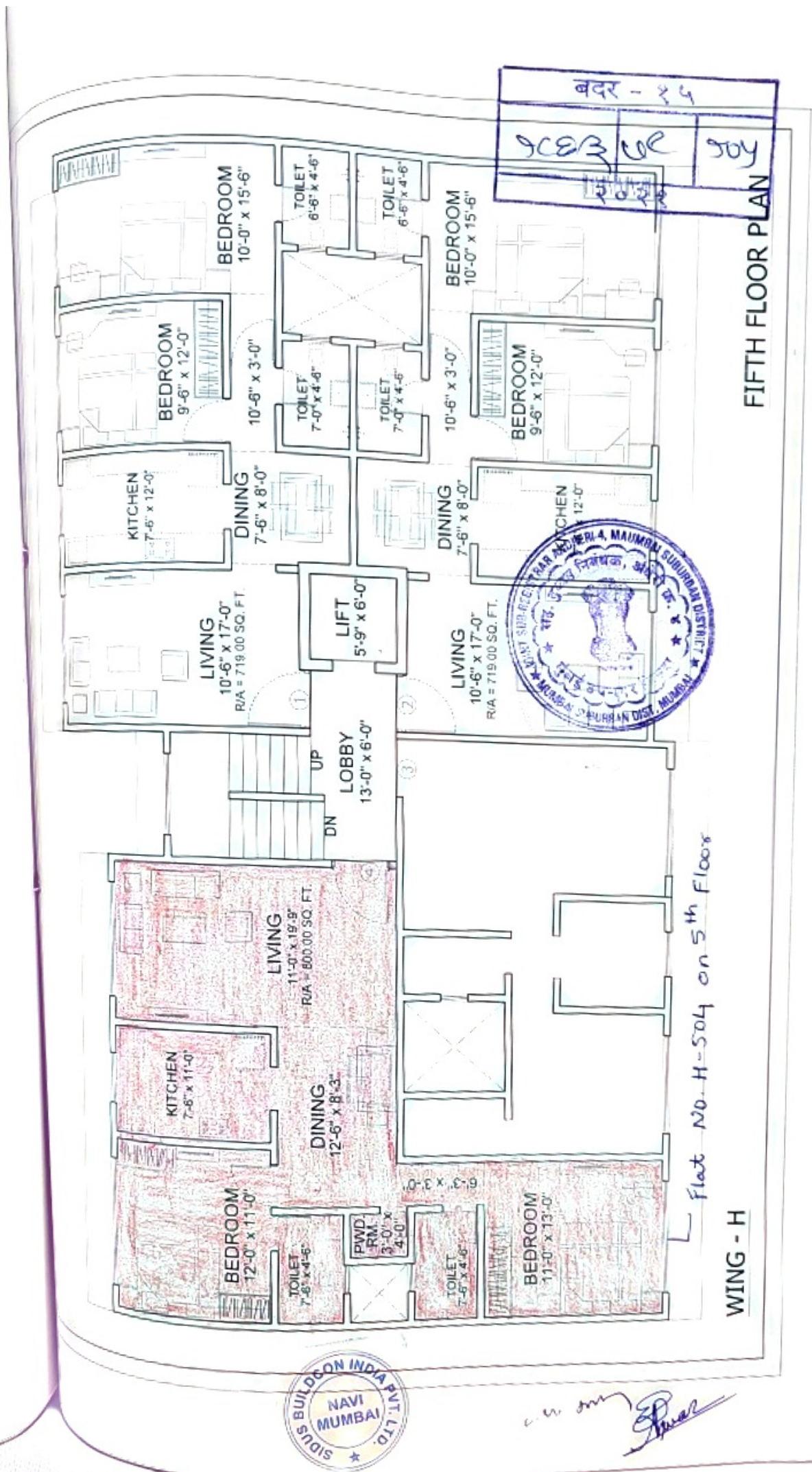


Handwritten text in the title block: SCB3 02 004

Table with multiple columns and rows, containing technical specifications and data. Includes a small circular stamp on the right side.

Large table at the bottom left containing detailed technical specifications, including columns for 'MATERIAL', 'QUANTITY', and 'REMARKS'. It includes a circular official stamp.





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 १०५

FIFTH FLOOR PLAN

Flat No. H-504 on 5th Floor

WING - H



Handwritten signature

Da
Re

बदर - १५		
१५३	१०	१०५
२०२३		



ANNEXURE - "G"

LIST OF AMENITIES

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१५३	१०	१०५
२०२३		

Structure

The Structure would be designed as a Multi Frame Structure of RCC with provisions of Earth Quake resistance features as per the regulations of relevant IS Codes १९९४

Elevation and Planning

Exquisitely designed elevation features will be provided alongwith careful and detailed planning with plenty of light and ventilation in each rooms and minimum wastage space with proper co-ordination of all rooms. The building will be provided with sand faced plaster on the external face using water proofing compounds.

Entrance Lobby

The entrance lobby will be elegantly designed with Italian Marble or Granite and POP false ceiling.

Doors

All the doors will be provided with Manne Flush Doors and CP frame. The main door will be provided with reputed quality night latch, tower bolt and fire proof handle. Internal doors will be provided by cylindrical mortise type lock.

Windows

All the windows of rooms and toilets will be provided with granite or marble framed with designed mouldings. Anodised aluminium sliding windows with 5 mm glass will be provided.

Plaster of Paris

False ceiling will be provided in living room and bed rooms. Walls of all the rooms will be finished with Gypsum punning. Kitchen ceiling will be finished with Gypsum punning.

Electric work

All the electric wiring work will be done as per the norms using 1/18, 3/20, and 7/20 flexible wires with use of MCB and ELCB for safety of the flat owners. Latest available modular switches of reputed company will be provided. Extensive electric layout will be provided.

Plumbing

All the plumbing pipes, fixtures and fittings will be strictly as per IS Norms. CP plumbing fixtures of will be provided in all toilets with matching sanitary ware of reputed company. Wash basins will be provided on Granite (wherever possible).

Flooring and Tiling

Vitrified Granamite flooring (1st quality) of size 2' * 2' in all the rooms will be provided with trenching skirting of 3".

Kitchen

Granite kitchen platform comprising of cooking and serving platforms will be provided with moulded fascia potti and vertical sides. Stainless steel sink will be provided with pusaara puthar for matka.

Colour

The entire flat will be painted with synthetic paint. The external walls of the buildings will be painted with acrylic paint and rough texture finish.

Lift

Lifts will be provided with all the safety features.



[Handwritten signature]

Terrace
The terrace will be finished with china chips.

Main Gates
V.S. main gates will be provided for safety.

Paving
The entire compound wall will be paved with concrete and finished with heavy duty checkered tiles. Provision for green space will be done suitably wherever possible.

Security
Intercom facility will also be provided amongst all the flats with the security cabin.

Water
Water supply will be provided in the underground tank with a standby pump.

Fire Fighting System
Water fire fighting system will be provided as per the regulation of CFO.



Handwritten signature

बदर - १५	
१८८३	१०५
२०२१	

ANNEXURE "H"
LIST OF OUTGOINGS

बदर - १५	
१८८३	१०५
२०२१	

1. The expenses of maintenance, repairing, redecorating etc. of the main structure and in particular the terrace, gutters and rain water pipes and electric wire in under or upon the building and enjoyed or used by the Purchaser/s in common with other occupiers of the other premises/car parking spaces and the main entrances, passages, landing, staircase of the building as enjoyed by the Purchaser/s or used by him/her/them in common as aforesaid and the boundary walls of the buildings, compounds, terrace etc.
2. The costs of cleaning and lighting the passages, landing, staircase and other parts of the building as enjoyed or used by the Purchaser/s in common as aforesaid.
3. The cost of decorating of the exterior of the building.
4. The costs of salaries of clerk, watchman, sweeper, administrative cost etc.
5. The cost of working and maintenance of water pumps, lift, lights and service charges.
6. Municipal and other taxes, rates, taxes, service tax etc.
7. Insurance of the building.
8. Cost of water meter electric meters and/or any deposit for water or electricity.
9. Such other expenses as are necessary or incidental.



Handwritten signature





MUNICIPAL CORPORATION OF GREATER MUMBAI
APPENDIX XXII
PART OCCUPANCY CERTIFICATE
 [CHE/WS/0610/K/337(NEW) of 06 September 2018]

बदर - १५		
१८८३	८	१०५
२०२१		

Shri Chirag M. Shah, of M/s. Disha Construction C.A. to Dattaramanand C.H.S. Ltd.
 Floor One, 2nd Floor, Opp. Reliance Webworld, Gulmohar road, Juhu, Mumbai 400 049.
 Applicant/Owners,

Part development work of Residential building comprising of Basement for Parking and 1st to 5th upper Floors for residential user (except Ground Floor) for wing A to I on plot bearing C.S.No./CTS No. 717, 717/1 to 51 of village VILE PARLE at Hanuman cross Road No.2, Vileparle (East), Mumbai is completed under the supervision of Shri. PREMAL KANTILAL GOGRI, Architect, Lic. No. CA/01/28190, Shri. Sunilkumar Ratilal Shah, RCC Consultant, Lic. No. STR/S96 and Shri. Hitesh R. Solanki, Site supervisor, Lic.No. S/738/SS-1 and as per development completion certificate submitted by applicant and as per completion certificate issued by Chief Fire Officer u/no. CFO/R-III/04 dated 27 July 2018.

to be occupied with the following condition/s.
 1) That balance JOD conditions shall be Complied with before asking Full OCC.
 2) That all Fire Fighting Systems shall be maintained in good working condition as per CFO Part completion. 3) That the Construction Condition: Waste for balance work shall be handle & transported to designated unloading site & the Compliances of all conditions as per MOC & as per directives of Hon'ble Supreme Court shall be made.
 4) That this Part OCC is without Prejudice to Legal matters pending In Court of Law if any.

To:
 Asst. Commissioner, K/E Ward
 A.A. & C., K/E Ward
 E(Y), Western Suburb I
 M.L., K/E Ward
 A.E.M.W., K/E Ward
 Architect, PREMAL KANTILAL GOGRI, 2203, I wing, Agrawal Nimit tower, Shubh shanti complex, Near kandivali link
 Kandivali (West)
 For information please

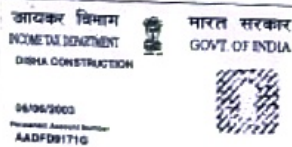


Name : Prakash Rajaram Rasal
 Designation : Executive Engineer
 Organization : Municipal Corporation of Greater Mumbai
 Date : 06-Sep-2018 20: 05:12

Yours faithfully
 Executive Engineer (Building Proposals)
 Municipal Corporation of Greater Mumbai
 K/E Ward



बदर - १५
 १००३ के फाय
 २०२३



C-3

MUNICIPAL CORPORATION OF GREATER MUMBAI
FORM 'A'
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966
 No CHE/MS/0510/K/337/(NEW)
COMMENCEMENT CERTIFICATE

बदर - १५
 १००३ के फाय
 २०२३

To: Shri Chirag M. Shah, of M/s. Dinha Construction
 C.A. to Owner Dattaramanand C.H.S. Ltd.
 Square One 2nd Floor, Opp. Reliance Webworld,
 Gulmohar road, Juhu, Mumbai-400 049

With reference to your application No. CHE/MS/0410/K/337/(NEW) Dated: 13/9/2017 for Development Permission and grant of Commencement Certificate under Section 44 & 59 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated 13/9/2017 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No - C.T.S. No. 717, 717/1 to 51 Division / Village / Town Planning Scheme No. VILE PARLE situated at: Hanuman cross Road No. 2 Road / Street in K/E Ward

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

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

The Municipal Commissioner has appointed Shri. Shri. Sanjay U Borse - (Asst.Eng.(B.P.) K/East) Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 3/5/2016

बदर - १५		
9082	U	904
Issue On: 27/02/16		
Valid Upto:	3/5/2016	

Remark:

C.C. up to top of Basement floor H.L. i.e. 0.15 mts. A.G.L. (height 5 nos point 5th floor mts. above ground level) as per approved plans dt. 06/04/2013

Approved By
EEBPK
Executive Engineer

Issue On: 8/02/2016 Valid Upto: 3/5/2016

Remark:

Re-endorse C.C. up to top of Basement floor H.L. i.e. 0.15 mts. A.G.L. as per approved plans dt. 02-06-2015



Approved By
EEBPK
Executive Engineer

Issue On: 27/02/2016 Valid Upto: 3/5/2017

Remark:

Re-endorse C.C. up to top of Basement floor H.L. i.e. 0.15 mts. A.G.L. as per approved plans dt. 08-05-2015

Approved By
EEBPK
Executive Engineer

CHEWS/010/K/337(NEW)

Page 2 of 4 on 12/8/2017 5:07:47 PM

Issue On: 8/2/2017 Valid Upto: 3/5/2017

Remark:

F.C.C. up to top of 5th floor for Wing D, E, G & H i.e. up to height of 17.55 mts A.G.L. and up to top of 4th upper floor for Wing F i.e. up to height of 14.65 mts. A.G.L. as per last approved plans dated 08/06/2016

Approved By
EEBPK
Executive Engineer

बदर - १५		
9082	U	904
२०२१		

Issue On: 25/5/2017 Valid Upto: 3/5/2018

Remark:

F.C.C. up to top of 6th floor for Wing B & C i.e. up to height of 17.55 mts A.G.L., up to top of 4th upper floor for Wing A i.e. up to height of 14.65 mts. A.G.L. & up to top of 2nd Upper Floor Wing I i.e. up to height of 8.85 mts A.G.L. as per last approved plans dated 08/06/2016



Approved By
EEBPK
Executive Engineer

Issue On: 13/10/2017 Valid Upto: 12/10/2018

Remark:

Approved By
Ex Eng (B.P.) WS 1 (K Ward)
Executive Engineer

Issue On: 5/12/2017 Valid Upto: 7/2/2018

Remark:

CHEWS/0610/K/337(NEW)

Page 3 of 4 on 12/8/2017 5:07:57 PM

Further C/C/C re endorsement to top of 5th floor for Wing B to I to i.e. up to height of 17.25 mtr AGL and up to top of 5th floor for wing A by reducing height up to 26.08 mtr AMSL, as per last approved plans, dtd 26.10.2017.

बदर - १५		
१८२२	८०	१०५
२०२१		

Certification signature by Sanjay
 Yashwantrao Borse
 (Sanjay) 9820990000
 Valid Upto: 26/10/2017
 Name: Sanjay Uttamrao
 Borse
 Designation: Assistant
 Engineer
 Organization: Municipal
 Corporation of Greater
 Mumbai
 Date: 26 October 2017 08:05



For and on behalf of Local Authority
 Municipal Corporation of Greater Mumbai
 Assistant Engineer, Building Proposal
 Western Suburb I K/E Ward

- Copy
 1. Applicant
 2. COMMA, Mumbai Suburban, Mumbai District

CHE:WS/0610K/337/NEW,

बदर - १५		
१८२२	८१	१०५
२०२१		

घोषणापत्र

मी मंजिष्ठा महेली याद्वारे घोषित करतो की, दुय्यम निबंधक अधीन - १
 यांचे कार्यालयात करालीमा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात
 आला आहे. ती निबर १० व ड. खणी दि. ०६/१२/२०१३ रोजी मला
 दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे. मंजिष्ठा महेली
 कन्व्हेन्शन दिना आहे. सदर कुलमुखत्यारपत्र तिहून देणार याची कुलमुखत्यारपत्र
 रद्द केलेले नाही किंवा कुलमुखत्यारपत्र तिहून देणार व्यवस्थेची कोणीही मर्यादा घालते
 नाही किंवा अन्य कोणत्याही करणांमुळे कुलमुखत्यारपत्र रद्दबातम करलेले नाही. सदरचे
 कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः संतुष्ट आहे.
 सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम, १९०८ चे कलम ८२ अन्वये
 शिर्षक मी पात्र राहिलेन याची मला जाणीव आहे.



दिनांक १५ | १२ | २०२१

Sanjay
 कुलमुखत्यारपत्रधारकाचे नाव
 व सही



दस्ता गोपबारा भाग - 2 वदर 2638/2004

वदर नं. 2647 दिनांक 26/03/2004
प्रमाणित काल
काय निहाय द्या असे.

100 रुंदणी को.
80 रुंदणी 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50
100 रुंदणी
B.B.N.

बदर-४/२६३८/२००४
२६३८ २० १०५

आतां, माहिती देणं आहे किंवात वदर नं. ६ वदर नं. ३ वदर नं. ४ वदर नं. ५ वदर नं. ६ वदर नं. ७ वदर नं. ८ वदर नं. ९ वदर नं. १० वदर नं. ११ वदर नं. १२ वदर नं. १३ वदर नं. १४ वदर नं. १५ वदर नं. १६ वदर नं. १७ वदर नं. १८ वदर नं. १९ वदर नं. २० वदर नं. २१ वदर नं. २२ वदर नं. २३ वदर नं. २४ वदर नं. २५ वदर नं. २६ वदर नं. २७ वदर नं. २८ वदर नं. २९ वदर नं. ३० वदर नं. ३१ वदर नं. ३२ वदर नं. ३३ वदर नं. ३४ वदर नं. ३५ वदर नं. ३६ वदर नं. ३७ वदर नं. ३८ वदर नं. ३९ वदर नं. ४० वदर नं. ४१ वदर नं. ४२ वदर नं. ४३ वदर नं. ४४ वदर नं. ४५ वदर नं. ४६ वदर नं. ४७ वदर नं. ४८ वदर नं. ४९ वदर नं. ५० वदर नं. ५१ वदर नं. ५२ वदर नं. ५३ वदर नं. ५४ वदर नं. ५५ वदर नं. ५६ वदर नं. ५७ वदर नं. ५८ वदर नं. ५९ वदर नं. ६० वदर नं. ६१ वदर नं. ६२ वदर नं. ६३ वदर नं. ६४ वदर नं. ६५ वदर नं. ६६ वदर नं. ६७ वदर नं. ६८ वदर नं. ६९ वदर नं. ७० वदर नं. ७१ वदर नं. ७२ वदर नं. ७३ वदर नं. ७४ वदर नं. ७५ वदर नं. ७६ वदर नं. ७७ वदर नं. ७८ वदर नं. ७९ वदर नं. ८० वदर नं. ८१ वदर नं. ८२ वदर नं. ८३ वदर नं. ८४ वदर नं. ८५ वदर नं. ८६ वदर नं. ८७ वदर नं. ८८ वदर नं. ८९ वदर नं. ९० वदर नं. ९१ वदर नं. ९२ वदर नं. ९३ वदर नं. ९४ वदर नं. ९५ वदर नं. ९६ वदर नं. ९७ वदर नं. ९८ वदर नं. ९९ वदर नं. १००



बदर-४/२६३८/२००४
२६३८ २० १०५

प्रमाणित करावेत वदर नं. ६ वदर नं. ७ वदर नं. ८ वदर नं. ९ वदर नं. १० वदर नं. ११ वदर नं. १२ वदर नं. १३ वदर नं. १४ वदर नं. १५ वदर नं. १६ वदर नं. १७ वदर नं. १८ वदर नं. १९ वदर नं. २० वदर नं. २१ वदर नं. २२ वदर नं. २३ वदर नं. २४ वदर नं. २५ वदर नं. २६ वदर नं. २७ वदर नं. २८ वदर नं. २९ वदर नं. ३० वदर नं. ३१ वदर नं. ३२ वदर नं. ३३ वदर नं. ३४ वदर नं. ३५ वदर नं. ३६ वदर नं. ३७ वदर नं. ३८ वदर नं. ३९ वदर नं. ४० वदर नं. ४१ वदर नं. ४२ वदर नं. ४३ वदर नं. ४४ वदर नं. ४५ वदर नं. ४६ वदर नं. ४७ वदर नं. ४८ वदर नं. ४९ वदर नं. ५० वदर नं. ५१ वदर नं. ५२ वदर नं. ५३ वदर नं. ५४ वदर नं. ५५ वदर नं. ५६ वदर नं. ५७ वदर नं. ५८ वदर नं. ५९ वदर नं. ६० वदर नं. ६१ वदर नं. ६२ वदर नं. ६३ वदर नं. ६४ वदर नं. ६५ वदर नं. ६६ वदर नं. ६७ वदर नं. ६८ वदर नं. ६९ वदर नं. ७० वदर नं. ७१ वदर नं. ७२ वदर नं. ७३ वदर नं. ७४ वदर नं. ७५ वदर नं. ७६ वदर नं. ७७ वदर नं. ७८ वदर नं. ७९ वदर नं. ८० वदर नं. ८१ वदर नं. ८२ वदर नं. ८३ वदर नं. ८४ वदर नं. ८५ वदर नं. ८६ वदर नं. ८७ वदर नं. ८८ वदर नं. ८९ वदर नं. ९० वदर नं. ९१ वदर नं. ९२ वदर नं. ९३ वदर नं. ९४ वदर नं. ९५ वदर नं. ९६ वदर नं. ९७ वदर नं. ९८ वदर नं. ९९ वदर नं. १००



बदर-४/२६३८/२००४
२६३८ २० १०५



दस्ता गोपबारा भाग-1 वदर 2638/2004

दस्ता क्रमांक 2638/2004
दस्ताचा प्रकार गुण्याचारनाम

क्र. नं.	घातकागो नव व पदा	घातकागो प्रकार	घातकागो	जाणकारी नव
1	1. घातकागो नव व पदा 2. घातकागो प्रकार 3. घातकागो	दिनांक ए २६ न २६३८		
2	1. घातकागो नव व पदा 2. घातकागो प्रकार 3. घातकागो	दिनांक ए २६ न २६३८		
3	1. घातकागो नव व पदा 2. घातकागो प्रकार 3. घातकागो	दिनांक ए २६ न २६३८		



बदर-४/२६३८/२००४
२६३८ २० १०५

बदर-४/२६३८/२००४
२६३८ २० १०५





SIDUS BUILDCON INDIA PRIVATE LIMITED

Shop No. 1, Guruvatika, Plot No. D-1, Sect. No. - 12, Kharghar, Navi Mumbai - 410210.
 Tel. : 022-2774 4243, Mob. : 9223331344, 9967775234 E-mail : sidusbuidcon@gmail.com

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE BOARD MEETING SIDUS BUILDCON INDIA PRIVATE LIMITED DULY HELD AND CONVENED AT ITS REGISTERED OFFICE AT SHOP-1, GURUVATIKA CHS, PLOT-D/1, SECTOR-12, KHARGHAR, Navi Mumbai - 410210 ON 29th December, 2020

AUTHORITY TO PURCHASE THE PROPERTY

The chairman informed to the board the company is required to purchase new property for Director residential requirement. He further informed that for which company identified the property situated at **DATTARAMANAND, H-504, 5TH FLOOR, H WING, HANUMAN CROSS ROAD NO 2, NEAR CHHATRPATI SHIVAJI SCHOOL, VILE PARLE EAST, MUMBAI - 400 057.**

बदर - २५
 १८८३ २२ २०२०
 HANUMAN CROSS ROAD NO 2

He further informed that company is required to execute sale deed to purchase the said property and also required to authorize director or any other officer for execution and completion of the said transaction.

The board discussed the matter and following resolutions were passed unanimously.

"RESOLVED THAT consent of the board of directors of the company be and is hereby accorded to acquire by purchase the property situated **DATTARAMANAND, H-504, 5TH FLOOR, H WING, HANUMAN CROSS ROAD NO 2, NEAR CHHATRPATI SHIVAJI SCHOOL, VILE PARLE EAST, MUMBAI - 400 057** for business purpose on such terms and conditions as may be consider appropriate and in the best interest of the Company.



RESOLVED FURTHER THAT Mr. Ajit Pawar, Director of the Company be and is hereby authorized to negotiate and finalize the terms of such acquisition and to sign and execute sale deed and all other documents and papers which deemed to be necessary related to purchase of the property and to give effect to the above resolution.

"RESOLVED FURTHER THAT Mr. Ajit Pawar, be and is hereby authorized to do all such acts, deeds and things as may be necessary for the purpose of execution and registration of the said Sale Deed and admitting execution of the Sale Deed before the Registrar on behalf of the company and registering the Power of Attorney, if required, before the appropriate notary/authority.

RESOLVED FURTHER THAT the common seal of the company, wherever required, be affixed herein for completion of aforesaid documentation.

FOR SIDUS BUILDCON INDIA PRIVATE LIMITED

AJT EKNATH PAWAR
 DIRECTOR
 DIN-01777329
 29th December, 2020

SARIKA AJIT PAWAR
 DIRECTOR
 DIN- 02697713





Without Prejudice HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED

www.hdfc.com

14th Jan 2021,

To,
Disha construction,
201, Square One,
Gulmohar Road No 1,
Juhu Vile Parle,
Mumbai 400049

बदर = १५		
९८८३	१००	१०५
२०२१		

Sub: Release of unit no 504 admeasuring 800 sq ft, on the 5th floor in wing H, the complex/project known as "Dattaramanand Co operative Housing Society Limited" constructed on land bearing CTS No 717,717/1-51, Hanuman Cross, Road No 2, Near Chhatrapati Shivaji School, vile Parle (E) Mumbai (unit no 504)

Dear sir,

We have disburse a loan of Rs. 68500000/- (Rupees Six Crores and eighty Five Lakhs only) vide loan account no 631311204 to M/S Disha construction and others (Loan). The security for this loan are unit nos 304,404,504 admeasuring 800 sq ft,800 sq ft,800 sq ft respectively, totally admeasuring 2400 sq ft on 4th and 5th floor respectively and appurtenances in wing H, the complex/project known as "Dattaramanand Co operative Housing Society Limited" constructed on land bearing CTS No 717,717/1-51, Hanuman Cross, Road No 2, Near Chhatrapati Shivaji School, vile Parle (E) Mumbai along with the charge on receivable from sale of above mention units.

We have received a request for release of our charge on unit no 504 admeasuring 800 sq ft, on the 5th floor in wing H, the complex/project known as "Dattaramanand Co operative Housing Society Limited" constructed on land bearing CTS No 717,717/1-51, Hanuman Cross, Road No 2, Near Chhatrapati Shivaji School, vile Parle (E) Mumbai.

We have no objection in releasing our charge over the said unit no 504 subject to following conditions:

- 1) A payment of Rs.1,500,000/- (Rupees One Crore Fifty lakhs only) towards consideration of the said unit no 504 shall be made to by demand draft/cheque, favouring HDFC Limited with HDFC Bank Ltd having account no 00070350000805, with the Bhandarkar Road Branch, Pune. (IFSC Code – HDFC0000007) The balance amount may be paid to Developer, as may be requested by them thereto.
- 2) We shall continue to hold charge over the said Unit no 504 till the above mentioned consideration is deposited in the above mentioned HDFC account.
- 3) Save & except the said unit no 504 all the other units along with a charge on its receivables remains mortgaged with HDFC Limited, till the said loan is fully repaid.

Thanking You,

For Housing Development Finance Corporation Ltd

Authorised Signatory



HDFC House, 1500 Shivaji Nagar, University Road, Pune 411 005. Tel: 25505000. Fax: 020 - 25536213.

Regd. Office: Ramon House, H T Parekh Marg, 169, Backbay Reclamation, Churchgate, Mumbai 400 020. INDIA.

Corporate Identity Number: L70100MH1977PLC019916

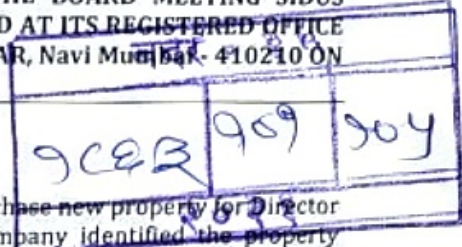


SIDUS BUILDCON INDIA PRIVATE LIMITED

Shop No. 1, Guruvatika, Plot No. D-1, Sect. No. - 12, Kharghar, Navi Mumbai - 410210.

Tel. : 022-2774 4243, Mob. : 9223331344, 9967775234 E-mail : sidusbuildcon@gmail.com

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE BOARD MEETING SIDUS BUILDCON INDIA PRIVATE LIMITED DULY HELD AND CONVENED AT ITS REGISTERED OFFICE AT SHOP-1, GURUVATIKA CHS, PLOT-D/1, SECTOR-12, KHARGHAR, Navi Mumbai - 410210 ON 29th December, 2020



AUTHORITY TO PURCHASE THE PROPERTY

The chairman informed to the board the company is required to purchase new property for Director residential requirement. He further informed that for which company identified the property situated at **DATTARAMANAND, H-504, 5TH FLOOR, H WING, HANUMAN CROSS ROAD NO 2, NEAR CHHATRPATI SHIVAJI SCHOOL, VILE PARLE EAST, MUMBAI - 400 057.**

He further informed that company is required to execute sale deed to purchase the said property and also required to authorize director or any other officer for execution and completion of the said transaction.

The board discussed the matter and following resolutions were passed unanimously.

***RESOLVED THAT** consent of the board of directors of the company be and is hereby accorded to acquire by purchase the property situated **DATTARAMANAND, H-504, 5TH FLOOR, H WING, HANUMAN CROSS ROAD NO 2, NEAR CHHATRPATI SHIVAJI SCHOOL, VILE PARLE EAST, MUMBAI - 400 057** for business purpose on such terms and conditions as may be consider appropriate and in the best interest of the Company.



RESOLVED FURTHER THAT Mr. Ajit Pawar, Director of the Company be and is hereby authorized to negotiate and finalize the terms of such acquisition and to sign and execute sale deed and all other documents and papers which deemed to be necessary related to purchase of the property and to give effect to the above resolution.

***RESOLVED FURTHER THAT** Mr. Ajit Pawar, be and is hereby authorized to do all such acts, deeds and things as may be necessary for the purpose of execution and registration of the said Sale Deed and admitting execution of the Sale Deed before the Registrar on behalf of the company and registering the Power of Attorney, if required, before the appropriate notary/authority.

RESOLVED FURTHER THAT the common seal of the company, wherever required, be affixed herein for completion of aforesaid documentation.

FOR SIDUS BUILDCON INDIA PRIVATE LIMITED

AJIT EKNATH PAWAR
DIRECTOR
DIN- 01777329
29th December, 2020

SARIKA AJIT PAWAR
DIRECTOR
DIN- 02697713





SIDUS BUILDCON INDIA PRIVATE LIMITED

Siddh Vts - Gurgaon Reg No. L- Sect. No. - 2 Marghar, New Mumbai - 402301

To 122-2774-4245, Mohi 9822335744, BHUT773254, E-mail sidusbuildcon@gmail.com

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE BOARD MEETING SIDUS BUILDCON INDIA PRIVATE LIMITED HOLD HELD AND CONVENED AT THE REGISTERED OFFICE AT SHOP-2, GURDWARA CHS, PLAT-1) 2, SECTION-22, ASHARGHAR, New Mumbai - 402301
29th December, 2020

Handwritten signature in a blue box: *Pratik Pawar*

AUTHORITY TO PURCHASE THE PROPERTY

The Chairman informed to be heard the company is required to purchase the property of Director residential requirement. He further informed that for which company identified the property situated at **DACTYLORAWANANI, E-204, 5TH FLOOR, H WING, HANUNGAN CROSS ROAD NO 1 NEAR CHEETUPATI SHUJI SCHOOL, VILE PARLE EAST, MUMBAI - 400057.**

He further informed that company is required to execute sale deed to purchase the said property and also required to authorize director or any other officer for execution and completion of the said transaction.

The board discussed the matter and following resolutions were passed unanimously.

RESOLVED THAT consent of the board of directors of the company is hereby accorded to acquire by purchase the property situated **DACTYLORAWANANI, E-204, 5TH FLOOR, H WING, HANUNGAN CROSS ROAD NO 1 NEAR CHEETUPATI SHUJI SCHOOL, VILE PARLE EAST, MUMBAI - 400057** for business purpose on such terms and conditions as may be consider appropriate and in the best interest of the Company.



RESOLVED FURTHER THAT **Mr. Ajit Pawar**, Director of the Company be and is hereby authorized to negotiate and finalize the terms of such acquisition and to sign and execute sale deed and all other documents and papers which deemed to be necessary related to purchase of the property and to give effect to the above resolution.

RESOLVED FURTHER THAT **Mr. Ajit Pawar**, be and is hereby authorized to do all such acts, deeds and things as may be necessary for the purpose of execution and registration of the said sale deed and admitting execution of the sale deed before the Registrar on behalf of the company and registering the Power of Attorney, if required, before the appropriate notary/authority.

RESOLVED FURTHER THAT the common seal of the company, wherever required, be affixed herein for completion of aforesaid documentation.

FOR SIDUS BUILDCON INDIA PRIVATE LIMITED

[Signature]
AJIT ERKATIK PAWAR
DIRECTOR
DIN- 01777329
29th December, 2020

[Signature]
SARIKA AJIT PAWAR
DIRECTOR
DIN- 02697713



वदर - १५
 ९८८३ १०२५०५



भारतीय विशिष्ट ओळख प्राधिकरण
 भारत सरकार
 Unique Identification Authority of India
 Government of India

जैदिल्लय इमर / Enrollment No 12672478300483

To
 श्री/श्रीमती/श्री
 Sri Laxmi Pawar
 SO, Dahanu Road
 A-102, Dahanu Road, Plot No-D-1
 Near Police Head Station-12, Near number
 Pimpri
 Kharajpur, Pimpri Chinchwad
 Maharashtra 411018
 602001344

Pin: 201/004 / 480110 / 40496 / P



89479991034F7



अपना आधार क्रमांक / Your Aadhaar No. :

7371 6101 5842

आधार - सामान्य भागसाधा अधिकार

भारत सरकार
 Unique Identification Authority of India

श्री/श्रीमती/श्री
 Sri Laxmi Pawar
 जन्म दिनांक / DOB / Birthdate
 १९९१ / Male



7371 6101 5842

आधार - सामान्य भागसाधा अधिकार

[Handwritten signature]



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वदर - १
 ९८८३ १०३ ५०५
 २०२१



[Handwritten mark]

1863

17 फेब्रुवारी 2021 6:13 म.नं.

दस्त गोपवारा भाग-1

बदर 15

दस्त क्रमांक: 1863/2021

क्रमांक: बदर 15 / 1863/2021

मूल्य: रु. 1,86,45,842/-

मोबदला: रु. 3,60,00,000/-

मुद्रांक शुल्क: रु. 7,20,000/-

सह. दु. नि. बदर 15 यांचे कार्यालयात

पावती: 2023

पावती दिनांक: 17/02/2021

1863 वर दि. 17-02-2021

सादरकरणाराचे नाव: मेसर्स सायड्स बिल्डकॉन इंडिया प्रा ली चे
डायरेक्टर अजित पवार - -

6:09 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2100.00

पृष्ठांची संख्या: 105

हजर करणाऱ्याची सही:

एकूण: 32100.00

नि.अधरी-4

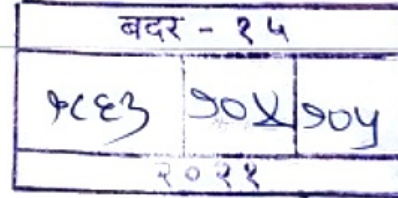
सह.दु.नि.अधरी-4

या प्रकार: करारनामा

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

क्र. 1 17 / 02 / 2021 06 : 09 : 37 PM ची वेळ: (सादरीकरण)

क्र. 2 17 / 02 / 2021 06 : 12 : 25 PM ची वेळ: (फी)



प्रतिज्ञापत्र

* सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. * दस्तावेज संपूर्ण पाहिल्या निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. * दस्ताची सत्यता, वैधता कायदेशीर बांधीसाठी दस्त निष्पादक व प्राधुनिकीकरण संस्थांवर जबाबदार राहतील.

लिहून घेणारे :

लिहून घेणारे :



2021 6 15:30 PM

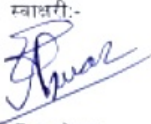

दस्त गोपबारा भाग-2

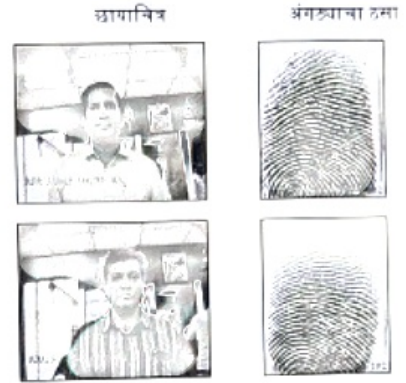
बदर15
दस्त क्रमांक:1863/2021

क्र. बदर15/1863/2021
प्रकार - करारनामा

पक्षकाराचे नाव व पत्ता
 नाव:मंसर्म सायदस बिल्डकॉन इंडिया प्रा ली चे डायरेक्टर अजित पवार - -
 पत्ता:शोप नं.1, , गुरुवाटीका , प्लॉट नं. डी 1, मेक्टर नं.12, वारघर नवी मुंबई , वारघर, MAHARASHTRA, RAIGARH(MH), Non-Government.
 फोन नंबर:AAOCS7146N

नाव:मंसर्म दिशा कन्स्ट्रक्शन चे भागीदार विरग एम शाह तर्फे मुखत्यार योगेश एम मेहता - -
 पत्ता:प्लॉट नं. 201, माळा नं: 2 रा मजला , इमारतीचे नाव: म्हेअर वन , प्लॉक नं: गुलमोहर रोड , रोड नं: जे न्ही पी डी स्कीम. लुह मुंबई , महाराष्ट्र, मुंबई.
 फोन नंबर:AADFD9171G

पक्षकाराचा प्रकार
 लिहून घेणार
 वय :-42
 स्वाक्षरी:-

 लिहून देणार
 वय :-48
 स्वाक्षरी:-




दस्तोबज करून देणार तथाकथीत करारनामा चा दस्त ऐबज करून दिव्याचे कबुल करतात.
3 ची वेळ:17 / 02 / 2021 06 : 13 : 42 PM

बदर - १५
 SCER १०५ १०५
 २०२१

दस्त असे निवेदीत करतात की ते दस्तोबज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटविताना

पक्षकाराचे नाव व पत्ता
 नाव:सुरेंद्र - बिचारे
 वय:52
 पत्ता:६ जयराम निवास विलेपार्ले पूर्व मुंबई
 पिन कोड:400057

नाव:नारायण - पयरे
 वय:38
 पत्ता:६ जयराम निवास विलेपार्ले पूर्व मुंबई
 पिन कोड:400057


 स्वाक्षरी


 स्वाक्षरी



गाणत करणेत येते की, या दस्तामध्ये एकूण...SCER...पाने आहेत.
 बदर-१५/ SCER SCER २०२१
 पुस्तक क्र. १, क्रमांक...SCER...वर नोंदला :
 दिनांक: १७/२/२०२१

क्र.4 ची वेळ:17 / 02 / 2021 06 : 14 : 55 PM

क्र.5 ची वेळ:17 / 02 / 2021 06 : 15 : 24 PM नोंदणी पुस्तक 1 मध्ये

Document Details.

Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used	Deface Number	Deface Date
SIDUS BUILDCON INDIA PRIVATE LIMITED	eChallan	02300042020123050858	MH0992202103202021E	720000.00	SD	0005539604202021	17/02/2021
SIDUS BUILDCON INDIA PRIVATE LIMITED	eChallan		MH099420683202021E	30000	RF	0005539604202021	17/02/2021
	DHC		1702202112307D	100	RF	1702202112307D	17/02/2021
	DHC		1702202112188D	2000	RF	1702202112188D	17/02/2021



[RF:Registration Fee] [DHC: Document Handling Charges]

1863 /2021



1863/2021

सूची क्र.2

दुय्यम निबंधक : मह द. नि. अंधेरी 4
दस्त क्रमांक : 1863/2021
नोंदणी
Regn 63m

गावाचे नाव : वितेपार्ले

(1) वितेपार्ले पंचायत	करारनामा
(2) मीटरदस्ता	36000000
(3) बाजारभावा/भाडेगटदस्ताच्या बाबतितपट्टाकार अकाउंटी देतो की पट्टेदार ने तपट्ट करायचे।	18645842
(4) मू-मापन, प्लॉटदियमा व घरक्रमांक (अमान्यास)	1) पाकिसेचे नाव: मुंबई मनया इतर बर्णत : सवतिका नं: 504, माळा नं: 5 वा मजला, एच विंग, इमारतीचे नाव: दत्तरामानंद को ओप डी सो ली, ब्लॉक नं: वितेपार्ले पूर्व मुंबई 400057, रोड : हनुमान कॉम रोड नं.2, इतर माहिती: व मोबत 2 मेकेनिकल कार पार्किंग, सवतिकेचे एकूण क्षेत्रफळ 800 चौ फूट रेरा कार्ट. ((C.T.S. Number : 717, 717/1 TO 51 ;))
(5) क्षेत्रफळ	1) 81.78 चौ.मीटर
(6) आकाशगणी किंवा दरी देण्यात असेल तेव्हा.	
(7) दस्तऐवज बळग देणा-या वा/किंवा डेव्हलप-या पत्रकाराचे नाव किंवा रिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमान्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मेहरम दिशा कन्स्ट्रक्शन चे प्राचीदार चिराम एम शाह तर्फे मुखत्यार योगेश एम मेहता -- बव:-48; पत्ता:-प्लॉट नं: 201, माळा नं: 2 रा मजला , इमारतीचे नाव: इन्डियन बन् , ब्लॉक नं: तुलसोहर रोड , रोड नं: जे व्ही पी डी स्कीम, जुहू मुंबई , महाराष्ट्र, मुंबई. पिन कोड:-400049 पॅन नं:-AADFD9171G
(8) दस्तऐवज बळग देणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमान्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मेहरम मावहूम बिल्डरॉन इंडिया प्रा ली चे डायरेक्टर अजित पवार -- बव:-42; पत्ता:-गोप नं 1, गुरुवाटीका , प्लॉट नं. डी 1, सेक्टर नं.12, धारपर नवी मुंबई , धारपर, MAHARASHTRA, RAIGARH (MH), Non-Government. पिन कोड:-410210 पॅन नं:-AAOCS7146N
(9) दस्तऐवज करण दिनाचा दिनांक	31/12/2020
(10) दस्त नोंदणी केल्याचा दिनांक	17/02/2021
(11) वक्रक्रमांक, बव व पत्र	1863/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	720000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) गेरा	



मुन्याकलासाठी किंवाचन घेतलेला तपशील :-

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

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

Integrated Governance enabling You to Do Business Easily
It is necessary to update Relevant records of Property/ Property tax after registration of document.
Details of this transaction have been forwarded by Email (dated 17/02/2021) toMunicipal Corporation of Greater Mumbai.
No need to spend your valuable time and energy to submit this documents in person.

खरी प्रत
मह दुय्यम निबंधक, अंधेरी क भ,
मुंबई उपनगर जिल्हा

43
2.6.21

Index-II

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MS SIDUS BUILDCON INDIA PRIVATE LIMITED	eChallan	02300042020123050858	MH009426683202021E	720000.00	SD	0005539604202021	17/02/2021
2	MS SIDUS BUILDCON INDIA PRIVATE LIMITED	eChallan		MH009426683202021E	30000	RF	0005539604202021	17/02/2021
3		DHC		1702202112307	100	RF	1702202112307D	17/02/2021
4		DHC		1702202112188	2000	RF	1702202112188D	17/02/2021

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