

e-Stamp [Simple Receipt] Offline Payment Receipt

Branch Name : POWAI (870900) GRAS GRN : MH001361318202122R
Challan Number : MBST19052150003 Bank Txn ID : 200521M582654
PaymentDate : 20/05/2021 12:58:03 PM Office Name : IGR114-THN2_THANE 2 JOINT SUB REGISTRAR
District : 1201-THANE
Stamp Duty : 0030046401-75
Amount : 1565500.00
Registration Fees : 0030063301-70
Amount : 30000.00
Total Amount : **1595500.00**
Duty Payer Name : SHIKHA MEHTA Duty Payer ID : PAN-BDKPM1306D
Duty Payer Mob No : +91-9920900419
Article Code : B25-Agreement to sale/Transfer/Assignment
Consideration Amount : 26089000.00
Availability : Immovable
Prop Descr : FLAT NO 1103, GLENWOOD, , HIRANANDANI, , ESTATE, , GHODBUNDER, , ROAD, THANE (W) Maharashtra 400607
Property Area : 1195.00 sq.feet
Other Party Name : ROMA BUILDERS PVT LTD Other Party ID : PAN-AAACR7605K

Print Receipt



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Shikha Mehta
Roma



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AGREEMENT FOR SALE

Handwritten signature and initials

THIS ARTICLES OF AGREEMENT made at Mumbai/Thane this 20th day of MAY in the Christian Year Two Thousand TWENTY ONE. BY AND BETWEEN ROMA BUILDERS PVT. LTD., CIN: U70100MH1991PTC063439, a Company incorporated under the provisions of the Companies Act, 1956, and having its Registered office at - 514, Dalamal Towers, Nariman Point, Mumbai - 400 021, hereinafter referred to as the "PROMOTER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successor/s and permitted assigns) of the **ONE PART**;

AND

MR./MRS./MESSRS. SHIBHA MEHTA
AND NEELABH VERMA.

Handwritten signature and initials

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_____ x _____, having
PAN: _____

hereinafter referred to as the "ALLOTTEE/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs, executors and administrators and permitted assigns, in case of firm, its partners from time to time and his/her/their respective heirs executors and administrators of such survivor and in case of Company/LLP, its successors in interest and permitted assigns) of the **OTHER PART**;



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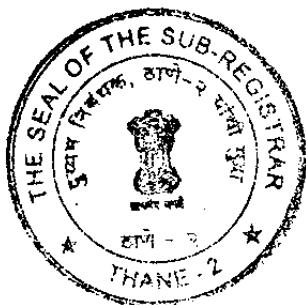
WHEREAS Smt. Manjula Krushnalal Thanawala and others (hereinafter referred to as the said **Thanawala**) at all material times were seized and possessed of or otherwise well and sufficiently entitled as owners to pieces and parcels of land or ground situate, lying and being at Mauje Kavesar, Taluka and District Thane and within the limit of Thane Municipal Corporation and more particularly described firstly in the **First Schedule** hereunder written (hereinafter referred to as the said **Larger Land 'A'**);

AND WHEREAS by and under the Regd. Agreement for Sale dated 18.08.2010 with the Promoter the said Manjula Krishnaial Thanawala and 14 others out of the said Thanawala have sold, transferred and assigned all their rights and interest in respect of their undivided share in respect of the said larger land 'A' for the consideration and on the terms and conditions as contained therein, in favor of the Promoters;

AND WHEREAS by and under the Regd. Agreement for Sale dated 29.10.2010 executed by Smt. Jayashri Manoharlal @ Manharlal Shroff and others i.e. the some of the Co-owner in the family of the said Thanawala have sold, transferred and assigned all their rights and interest in respect of their undivided share in respect of the said larger land 'A' for the consideration and on the terms and conditions as contained therein, in favor of the Promoters;

AND WHEREAS further, by and under Regd. Agreement for Sale dated 16.12.2010 executed by Shri. Mahendra Ratilal Thanawala i.e. some of the co-owners in the family of the said Thanawala, have sold and transferred their undivided shares, rights and interest in favor of the Promoter in respect of the said Larger Land 'A' for the consideration and on the terms and conditions as contained therein, in favor of the Promoters;

AND WHEREAS vide Regd. Deed of Conveyance dated 12.06.2012 the said Thanawala through their constituted attorney have sold, transferred and assigned all their right, title and interest in respect of the said larger land 'A' to and in favor of the



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Promoters as the Developers thereof and the Promoters have become the Owners of the said larger land 'A' and the name of the Promoters is recorded in the 7/12 extracts, kabjedar column as Owner thereof;

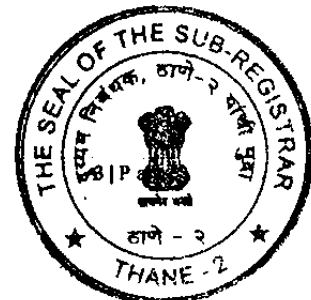
AND WHEREAS Shri. Kacher Jayram Patil and others (hereinafter referred to as the said **Owners**) at all material times were seized and possessed of or otherwise well and sufficiently entitled as owners to pieces and parcels of land or ground situate, lying and being at Mauje Kavesar, Taluka and District Thane and within the limit of Thane Municipal Corporation and more particularly described Secondly in the **First Schedule** hereunder written (hereinafter referred to as the said **Larger Land 'B'**);

AND WHEREAS by and under the Regd. Development Agreement dated 07.03.1998 with the Promoter the said Owners agreed to grant and assign development rights to the Promoters in respect of the said larger land 'B' for the consideration and on the terms and conditions as contained therein, in favor of the Promoters;

AND WHEREAS by and under Regd. Confirmation-cum-Supplementary Agreement dated 16.03.2001 with the Promoters one Smt. Dwarkabai Dadu Patil of the said Owners confirm the terms, conditions and execution of the Development Agreement dated 07.03.1998 and agreed to grant and assign development rights in respect of the said larger land 'B' in favor of the Promoters.

AND WHEREAS vide Regd. Agreement for Sale dated 30.05.2011 and Deed of Conveyance dated 30.05.2011 the said owners have sold, transferred and assigned all their right, title and interest in respect of land bearing Survey/Hissa No. 123/5D and 123/5C respectively out of the said larger land 'B' to and in favor of the Promoters as the Developers thereof.

AND WHEREAS by and under Regd. Confirmation-cum-Supplementary Agreements dated 12.07.2012 and 12.07.2012 Smt. Gaurubai Harischandra



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Choudhary and others i.e. Co-owners/family members of the said Owners have agreed and confirmed the execution, terms and conditions of the Agreement for Sale dated 30.05.2011 and Conveyance Deed dated 30.05.2011 by the said Owners in favor of the Promoters.

AND WHEREAS in pursuance of the aforesaid agreement the said **Thanawala** and the said **Owners** have handed over vacant possession of the **said Larger Land 'A' and 'B'** to the **Promoter** with right to deal with, to develop and to sell flats and other premises constructed thereon as the **Promoter** and/or their nominees/assignees may deem fit; and to enter into Agreement/s with the purchaser/s of the flat to receive the sale price in respect thereof;

AND WHEREAS the Collector Thane and Competent Authority appointed under the Maharashtra Land Revenue Code, 1966 vide it's Order bearing No. Sr. Revenue/K-1/T-1/NAP/SR-106/2010 dated 18.08.2010 granted permission for non-agricultural use to the residential purposes interalia, in respect of lands bearing Survey/Hissa Nos. 123/5C and 123/5D.

AND WHEREAS the Thane Municipal Corporation vide V. P. No.2004/27/TMC/TDD/14 dated 03.05.2017 and V. P. No. 2004/27/TMC/TDD/87 dated 23.01.2019 granted amended Development Permission/ Commencement Certificate to the **Promoter** for construction of residential buildings on the land more particularly described **Firstly in the Second Schedule** hereunder written and the copies of the Amended Development Permission and Commencement Certificates dated 03.05.2017 and 23.01.2019 are collectively annexed hereto marked with **ANNEXURE 'A'**;

AND WHEREAS Sharmistha Mukerjee - Shinde, the Architect of the Promoter has issued the Certificate dated 17.04.2018 stating that the Residential Building being **"GLENWOOD" (Building No. 12)** in the Project known as **"LAKE ENCLAVE"**, situated at **'HIRANANDANI ESTATE'** behind Municipal Commissioner Bungalow, Patlipada,

Sharmistha Mukerjee - Shinde



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Ghodbunder Road, Thane, (hereinafter referred to as the said building) and being referred in the above mentioned amended Commencement Certificate dated 03.05.2017 is being constructed on the portion of area admeasuring **680.092 sq. mtrs.** (hereinafter referred to as the Project Land) more particularly described Thirdly of the **Second Schedule** hereunder written out of the land more particularly described Secondly in the Second Schedule hereunder written (hereinafter referred to as the said property). The authenticated copy of the Architect's Certificate is annexed hereto marked with **ANNEXURE 'B'**;

AND WHEREAS the Promoter is/are entitled to allot and sell Apartments and covered parking spaces in the Building 'GLENWOOD' (Building No.12), having Lower Basement (pt) + Upper Basement (pt) + Stilt/Gr. + 29 Floors, being constructed on the Project Land, as per the amended Permission/Commencement Certificates dated 03.05.2017 and 23.01.2019, issued by the Town Development & Planning Officer, Town Development Department, Municipal Corporation of the City of Thane. The authenticated copies of the plans and Commencement Certificates as aforesaid are being uploaded on the website of the Authority;

AND WHEREAS the revenue record i.e. 7/12 Extract in respect of the said property stand in the names of the Promoter and the Owners and the authenticated copies of the said 7/12 Extracts are annexed hereto and marked as **Annexure 'C'**;

AND WHEREAS the title of the Promoter and the said Owners to the said property has been certified by S. M. Karnik and Ajay S. Yadav Advocates, and the copy of the same is annexed hereto and marked as **Annexure 'D'**;

AND WHEREAS the Promoter has/have agreed to sell and the Allottee/s has/have agreed to purchase an Apartment No. 1103 on 11th floor of the said Building, admeasuring 101.37 sq. mtrs. which is equivalent to 1091 sq. ft. (carpet area), as per the definition under the Real Estate

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(Regulation and Development) Act, 2016 (hereinafter referred to as the 'said Act') along with deck and enclosed balcony (if any) admeasuring 9.748 sq. mtrs. which is equivalent to 104 sq. ft. carpet area totaling to 111.118 sq. mtrs. which is equivalent to 1195 sq.ft. carpet area hereinafter referred to as "the said Apartment", along with the benefit to use TWO Covered/Mechanized Car Parking/s (if applicable), for the consideration and on the terms and conditions hereinafter appearing;

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AND WHEREAS the Promoter has/have registered the Project under the provisions of the said Act and the Rules framed thereunder with the MahaRERA Authority no. **PS1700019547** authenticated copy is attached in **Annexure 'E'**;

AND WHEREAS the Promoter has/have appointed a Structural Engineer for the preparation of the structural design and drawings of the said building and the Promoter accept the professional supervision of the Architect and the Structural Engineer till the completion of the said building;

AND WHEREAS by virtue of the Agreement for Sale/Deed of Conveyance/Power of Attorneys and aforesaid documents, the Promoter alone has/have sole and exclusive right to sell the Apartment and other Apartments in the said Building and to enter into agreement/s with the Allottee/s and to receive the sale consideration in respect thereof;

AND WHEREAS on demand from the Allottee/s, and the Promoter have given inspection to the Allottee/s of all the documents of title relating to the Project Land and the plans, designs and specifications provided by the Promoter's Architect Ms. Sharmistha Mukerjee - Shinde and of such other documents as are specified under the Said Act and the Rules and Regulations made thereunder;



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AND WHEREAS the authenticated copy of Certificate of Title issued by the attorney at law or Advocates of the Promoter, authenticated copy of 7/12 extract showing the nature of the title of the Promoter being the owner thereof to the Project Land on which the Apartments are constructed or are to be constructed have been annexed hereto and marked as **Annexure 'D'** and **'C'** respectively;

AND WHEREAS the authenticated copies of the plan of the Apartment agreed to be purchased by the Allottee/s, annexed as **Annexure 'F'**;

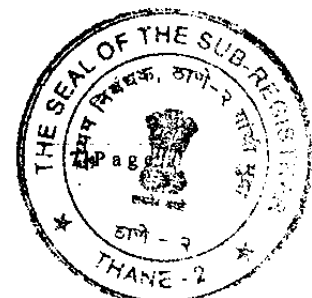
AND WHEREAS the Promoter has got necessary approvals from the concerned planning authority of Thane Municipal Corporation to the plans, the specifications, elevations, sections and of the said Building and shall obtain the balance approvals from various authorities from time to time, so as to obtain Occupation Certificate of the said Building;

AND WHEREAS while sanctioning the said plans, 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 occupation certificate in respect of the said Building shall be granted by the concerned planning authority of Thane Municipal Corporation;

AND WHEREAS the Promoter has/have accordingly commenced the construction work of the said building in accordance with the said sanctioned / proposed plans;

AND WHEREAS 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 condition appearing hereinafter;

*Shri
Thane*



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AND WHEREAS prior to the execution of these presents the Allottee/s has paid to the Promoter a sum of Rs. 25,80,930/- (Rupees TWENTY FIVE LAKHS EIGHTY THOUSAND NINE HUNDRED AND THIRTY X only/-), being part payment of the sale consideration of the Apartment agreed to be sold by the Promoter to the Allottee/s as advance payment or Application Fee (the payment and receipt whereof the Promoter does hereby admit and acknowledge) and the Allottee/s has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing;

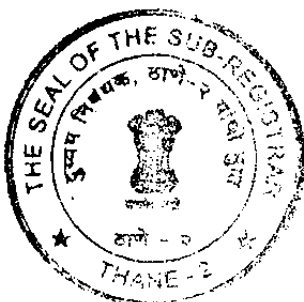
AND WHEREAS under Section 13 of the said Act the Promoter is required to execute a written Agreement for Sale of said Apartment to the Allottee/s, being in fact these presents and also to register said Agreement under the Registration Act, 1908;

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

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

For all practical purposes, the project '**LAKE ENCLAVE**' is considered to be part and parcel of 'Hiranandani Estate'.

1. The Promoter shall construct the said building consisting of **Lower Basement (pt) + Upper Basement (pt) + Stilt/Gr. + 29 Floors**, on the portion (project land) out of the said property in accordance with the plans, designs and specifications as



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approved by the concerned local planning authority of the Thane Municipal Corporation १००
from time to time.

1(a) The Allottee/s hereby agrees to purchase from the Promoter and the Promoter hereby agree to sell to the Allottee/s Apartment No. 1103 on 11th floor, of carpet area admeasuring 101.32 sq. mtrs. which is equivalent to 1091 sq. ft. (carpet area), as per the definition under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as the 'said Act') along with deck and enclosed balcony (if any) admeasuring 9.748 sq. mtrs. which is equivalent to 104 sq. ft. carpet area totaling to 111.118 sq. mtrs. which is equivalent to 1195 sq.ft. carpet area (hereinafter referred to as "the said Apartment") in the building being known as "GLENWOOD" as shown in the Floor plan thereof hereto annexed and marked Annexure 'F' along with the benefits to use TWO Covered/Mechanized Car Parking/s (if applicable), for the consideration of Rs. 2,60,89,000. (Rupees TWO CRORE SIXTY LAKHS EIGHTY NINE THOUSAND * Only/-)

including the proportionate price of the common areas and facilities appurtenant to the Apartment, the nature, extent and description of the common areas and facilities which are more particularly described in the **Third Schedule** hereunder written.

1(b) The Allottee/s has paid on or before execution of this agreement a sum of Rs. 25,80,930/- (Rupees TWENTY FIVE LAKHS EIGHTY THOUSAND NINE HUNDRED AND THIRTY Only/-)

as advance payment or application fee and hereby agrees to pay to the Promoter the balance amount of purchase consideration of Rs. 2,35,08,070/- (Rupees TWO CRORE THIRTY FIVE LAKHS EIGHT THOUSAND AND SEVENTY * Only) in the following manner:-



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As per allotment letter dated. 19/05/2021

Sr. No.	DETAILS	AMOUNT (Rs.)
a)	On or before (Including advance payment or application fee) _____	25,80,930/-
b)	On or before 20/05/2021	26,070/-
c)	On or before 30/07/2021	26,59,500/-
d)	On completion of the Plinth	_____
e)	Rs. _____/- equal installments payable on completion of slabs from _____ to _____ slab	/
f)	On Completion of Walls, Internal Plaster, Floorings, Doors and Windows of the said Apartment	
g)	On Completion of Sanitary Fittings, Staircases, Lift Wells, Lobbies of the said Apartment	
h)	On Completion of External Plumbing, External Plaster, Elevation, Terraces with Waterproofing of the Building or Wing in which the said Apartment is located.	
i)	On Completion of the lifts, Water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, pavings of the areas appertain and all other requirements as may be prescribed in the Agreement of Sale of the building or wing in which the said Apartment is located.	
j)	On receipt of Occupation Certificate	2,08,22,500/-
	TOTAL	2,60,89,000/-

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The aforesaid consideration amounts shall be subject to deduction of 1% TDS.

1(c) The Total Prices above excludes taxes payable by the Allottee/s consisting of tax by way of GST, Value Added Tax, Service Tax, and Cessor any other similar taxes which may be levied, in connection with the construction of and carrying out the Project upto the date of handing over the possession of the said Apartment.



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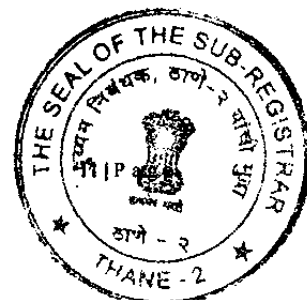
1(d) The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority, Local Bodies/Government from time to time.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

1(e) At the time of handing over the possession of the said Apartment, the Promoter may allow, in its sole discretion, a rebate for early payments of equal installments payable by the Allottee/s by discounting such early payments @ 12% per annum for the period by which the respective installment has been preponed.

1(f) The Allottee/s shall pay all other amounts and moneys becoming due and payable as per the terms and conditions of this Agreement on their respective due dates without fail and without any delay or default as time in respect of the said payments is of the essence of the contract. The Promoter will forward to the Allottee/s intimation of the Promoter having carried out the aforesaid work to the E-mail ID and at the address given by the Allottee/s under this Agreement and the Allottee/s will be bound to pay the amount of installments as per such intimation by e-mail or by courier at the address of the Allottee/s as given in these presents. The Allottee/s, in case of delay or default, shall be liable to pay to the Promoter monthly compounded interest on amount due at 12% p.a. till the amount is paid to the Promoter.

1(g) The Allottee/s doth hereby confirm that, from the date of entering into this Agreement, it shall be the obligation of the Allottee/s to bear and pay any additional development charges for layout conditions and fulfillment thereof and the same shall be

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borne and paid by the Allottee/s along with the other Allottee/s in the said Building and Promoter shall not be responsible or liable to pay the same.

1(h) The Promoter confirms that it is developing the Project Land with the use of Balance Floor Space Index ("FSI"), Additional FSI, Fungible FSI and Transferable Development Rights ("TDR") in accordance with the plans proposed/sanctioned by the concerned planning authority of Thane Municipal Corporation.

1(i) The Allottee/s shall be liable to pay to the Promoter, Service Tax, VAT and GST and/or any other taxes, charges etc. applicable to the allotment / sale of the Said Apartment payable to the Government / Semi Government Authorities and all authorities, including Central Government, State Government, Thane Municipal Corporation, etc. The Allottee/s shall also be liable to pay along with the consideration value, additional charges as contained in Clause 1(c) hereinabove. In case the Allottee/s have defaulted to make the aforesaid payment towards taxes to the concerned authorities, and the Promoter has paid on behalf of the Allottee/s, then Promoter is entitled to recover the same with interest and have the right to debit towards the Apartment consideration received/receivable.

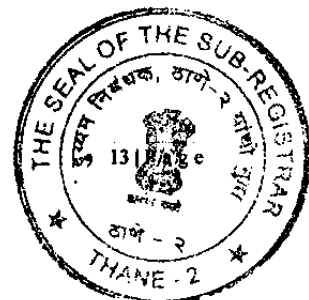
1(j) The amount/s paid by the Allottee/s to the Promoter shall be appropriated firstly towards taxes payable by him/her, then towards interest payable for all outstanding installments towards consideration in respect of the Said Apartment, cheque bounce charges, if any, then any administrative expenses and lastly towards consideration/outstanding dues in respect of the Said Apartment.

1(k) The Allottee/s 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/s undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.



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- 2.1 The Promoter hereby agree/s to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Apartment to the Allottee/s, obtain from the concerned local authority occupation certificate in respect of the Apartment.
- 2.2 Time is of essence for the Promoter as well as the Allottee/s. The Promoter shall abide by the time schedule for completing the project and handing over the Apartment to the Allottee/s and the common areas to the association of the Allottee/s after receiving the occupancy certificate. Similarly, the Allottee/s shall make timely payments of the installment 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 1(b) hereinabove. ("Payment Plan").
3. The Promoter hereby declare/s that the F.S.I./Built up area admeasuring **12618.10 sq.mtrs.** is being developed on the Project as per the Architect Certificate dated 17.04.2018. The Promoter has planned to utilize Floor Space Index by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various schemes 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/have disclosed their intention to use any proposed F.S.I. in form of T.D.R and/or balance plot potential becoming available on the project land shall be utilized by the Promoter in the said Project and Allottee/s has agreed to purchase the said Apartment based on the proposed construction to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the entire FSI shall belong to Promoter only.
4. If the Promoter fail to abide by the time schedule for completing the project and handing over the Apartment to the Allottee/s, the Promoter agree, subject to what has



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been stated in clause (7) hereunder, to pay to the Allottee/s, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Allottee/s, for every month of delay, till the handing over of the possession. The Allottee/s agrees to pay to the Promoter, interest as specified in the Rule, on all the amounts delayed payment which become due and payable by the Allottee/s to the Promoter under the terms of this Agreement from the date the said amount is payable by the Allottee/s to the Promoter.

5. Without prejudice to rights of Promoter to charge the interest in terms of sub clause 1(f) hereinabove on the Allottee/s committing default in payment on due date of any amount due and payable by the Allottee/s 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/s committing three defaults of payment of installments, the Promoter shall at its own option, may terminate this Agreement.

Provided that, Promoter shall give notice of fifteen days in writing to the Allottee/s, by Registered Post AD at the address provided by the Allottee/s and/or mail at the email address provided by the Allottee/s, of its 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/s 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 and in such event the Allottee/s shall be liable to pay 25% of the total consideration for purchase of the Apartment to the Promoter as liquidated damages.

Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Allottee/s (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Promoter) within a period of thirty days of the termination, the installments of sale consideration of the Apartment which may till then have been paid by the Allottee/s to the Promoter.



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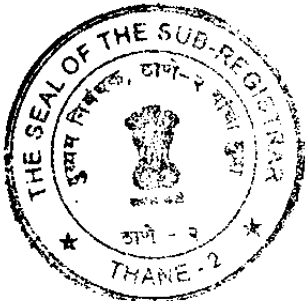
6. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities to be provided by the Promoter in the said Building and the Apartment are set out in **Annexure 'G'** annexed hereto.
7. The Promoter shall give possession of the Apartment to the Allottee/s on or before 31st day of December, 2024, provided the Promoter has received the full purchase price of the Said Apartment and other amounts payable by the Allottee/s to the Promoter under these presents and provided the construction of the said Building is not delayed on account of non-availability of steel, cement or other building material, water or electric supply and, no act of God, Civil Commotion, Riot, War or any notice, Order, Rule, Notification of the Government and/or any other Public Body and/or Competent Authority and/or any order of Court / Tribunal / Forum and/or any reasons and/or circumstances beyond control of the Promoter, has/have disturbed the construction schedule of the Said Building and there is no delay in issue of Occupation Certificate by the Thane Municipal Corporation and/or Planning Authority and circumstances beyond the control of the Promoter. If the Promoter for any of the aforesaid reasons beyond the control of the Promoter is/are unable to give possession of the Said Apartment by the date stipulated hereinabove, the Promoter shall be entitled to proportionate extension of time for handing over possession of the said Apartment. It is specifically agreed by the Allottee/s that, during such proportionate extension period, Allottee/s shall not be entitled to and shall not be allowed to cancel this Agreement and/or claim any interest. If the Promoter fails or neglects to give possession of the Apartment to the Allottee/s even after the period so extended because of any of the aforesaid reasons, then the Promoter shall be liable on demand to refund to the Allottee/s the amounts already received by it in respect of the Apartment along with interest at the rate of 12% per annum. It is agreed that upon refund of the said amount with interest as aforesaid, the Allottee/s shall have no right, title, interest, claim, demand or dispute of any nature whatsoever either against the Promoter or in respect of the Said Apartment and/or Said Building or Project Land in any manner whatsoever and the Promoter shall be entitled to



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deal with and dispose of the Said Apartment to any person or party as the Promoter may desire.

8. The Allottee/s hereby agrees that in the event of any amount being levied by way of premium and other charges, betterment charges and/or development tax, security deposit, charges for the purpose of giving water connection, drainage connection and electricity connection / payable to the Thane Municipal Corporation and/or to State Government, M.S.E.D.C.L or any private electricity provider, other taxes and/or payments of a similar nature becoming payable by the Promoter, the same shall be paid by the Allottee/s to the Promoter in proportion to the area of the Said Apartment. It is agreed that the betterment charges referred to hereinabove shall mean and include pro-rata charges which the Allottee/s may be called upon to pay by the Promoter in respect of installation of water line, water mains, sewerage line, sewerage mains, electric cable, electric substation (if any) making and maintaining of Internal Roads and access to the Project Land, drainage layout and all other facilities till the charge of the Project Land is handed over to the Society / Organization of the Allottee/s of the Apartment in the Project Land.
9. In the Interest of the Allottee/s as per statutory requirement Centralized/Individual Sewage Treatment Plant (STP) shall be operated and managed by the Promoter and/or an agency appointed by the Promoter /Proposed Society of the Allottee/s /Federation/Apex body of the Societies. The said STP will supply treated water to the building/s, on the Scheduled times, depending upon the availability of the said water. The usage of such treated water will be measured by water meter and the said agency/Promoter shall charge and claim the cost from individual Allottee/s, the organization of the Allottee/s per month as per the consumption and accordingly the Allottee/s / Organisation / Society of Allottee/s will mandatorily abide to pay those charges when claimed, also that Allottee/s and as and when co-operative housing Society shall be formed for a building or the Apex Body / Federation of all the Societies of the buildings to be constructed on the said property, the Allottee/s / Society /



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Organisation of Allottee/s / Apex Body needs to share proportionate operation and maintenance cost of the said STP irrespective of the case whether the treated water is used or not by the Allottee/s and/or the Society / Organisation of the Allottee/s and the Allottee/s and/or the Society / Organisation of the Allottee/s shall abide by the same and pay the said charges as and when demanded by the Promoter / Agency.

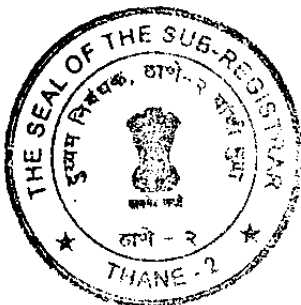
10. Notwithstanding what is contained herein to the contrary, it is expressly agreed between the Promoter and the Allottee/s, that the Promoter shall be entitled to utilize and enjoy either personally or through any nominee/s all area or areas/lands forming part of the Hiranandani Estate as may be available from time to time including areas reserved for public utility including recreation etc. by utilizing the same as the Promoter may deem fit and the Promoter will be entitled *inter alia* to construct Recreation Centre, Health Club, Club House, Hotel and carry on such other activity or activities as the Promoter may desire on professional and/or commercial basis and the ownership of such construction and structures including right to own, manage, run and conduct such area or areas or structure or structures with right to transfer or assign benefit thereof and to recover and appropriate consideration received there from including from the day to day business thereof shall be that of the Promoter alone exclusively and the Allottee/s shall have no right thereto either in his individual capacity or through the Organisation of the Apartment of Allottee/s. The Allottee/s doth hereby declare and confirm for the sake of clarity that the ownership of all such area or areas and construction by way of Recreation Centre, Health Club, Library or Club House or Hotel etc., shall belong to the Promoter alone exclusively and the Allottee/s shall have no right to the same in any manner whatsoever.
11. The Promoter reserve to itself the rights to the full, free and complete right of way and means of access over, along and under all the internal access roads in the Larger Land/ Layout and the common right of ways at all times, by day and night, for all purposes and also to lay and connect drains, pipes, cables and other amenities necessary for the full and proper use and development of the said property and the Layout and if



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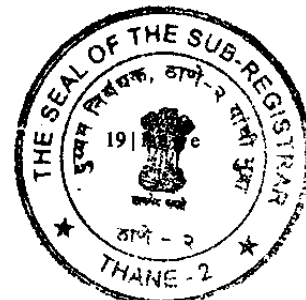
necessary to connect the drains, pipes, cables etc. under, over or along the land appurtenant to each and every building in the, provided that the Promoter shall use their reasonable efforts to ensure that the Allottee/s's enjoyment of the Said Apartment is not adversely affected.

12. So long as each of the Apartment / Covered Parking Spaces in the Said Building is/are not separately assessed for municipal taxes and water taxes etc., the Allottee/s shall pay to the Promoter or to the Society on demand, a proportionate share of the municipal taxes and water taxes etc. assessed on the whole Building, such proportion to be determined by the Promoter on the basis of the area of each Apartment/covered parking (if applicable) in the Said Building. The Allottee/s along with the other Apartment holders will not require the Promoter to contribute a proportionate share of the water charges, tanker water charges, electricity used for water, lifts and any other similar charges relating to occupation in respect of the Apartment which are not sold and disposed off by the Promoter. The Promoter will also be entitled to the refund of the Municipal Taxes on account of the vacancy of such Apartment.
13. The Allottee/s confirm/s that he/she/they/it has/have agreed that –
- (a) All internal dimensions for carpet area are from unfinished wall surfaces. Minor variations (+/-) upto 3% in actual carpet areas may occur on account of site conditions/ RCC/ Finish line/ Pali/ Dado tiles etc. In the event variation is more than 3%, the consideration will stand decreased or increased as the case may be, in proportion to such variation.
- (b) In toilets the carpet areas will be inclusive of pali walls.
- (c) That if any natural marble is used by the Promoter, there are going to be inherent imperfections which someone may view as ' defect'. These imperfections are inherent in natural marble.



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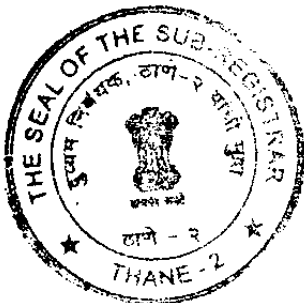
14. At the time of registration of the conveyance of the structure of the Said Building, the Allottee/s shall pay to the Promoter the Allottee/s's share of stamp duty and registration charges payable, if any, by such Organisation on the conveyance or any document or Instrument of transfer in respect of the Building, to be executed in favour of such Organisation.
15. Provided it does not in any way affect or prejudice the rights of the Allottee/s in respect of the Said Apartment, the Promoter shall be at liberty to sell, assign, transfer or otherwise deal with their right, title and interest in the Layout Plot of the said property more particularly described **Firstly in the Second Schedule** hereunder written.
16. The Allottee/s and the person/s to whom the Said Apartment is permitted to be transferred with the written consent of the Promoter, shall (i) observe and perform all the provisions of the Bye-laws and/or the rules and regulations of Organisation when formed and/or all the provision of the Memorandum and Articles of Association of such Organisation and the additions, alterations or amendments thereof for the observance and carrying out the building Rules and Regulations and the Bye-laws for the time being of the Thane Municipal Corporation and other local and/or Public Bodies. (ii) observe and perform all stipulations and conditions laid down by Organisation regarding the occupation and use of the Said Apartment and shall pay and contribute regularly and punctually towards rates, cesses, taxes, expenses and all other outgoings.
17. It is agreed between the Promoter and the Allottee/s that after the notice in writing is given by the Promoter to the Allottee/s that the Said Apartment is ready for use and occupation, the Allottee/s shall be liable to pay the proportionate share (i.e. in proportion to the area of the Said Apartment) as determined by the Promoter of all outgoings in respect of the Project Land and the Building, including local taxes, cesses, rates and other charges, betterment charges and all other charges levied by the local authority, Government, Water Charges, Insurance Charges, common lights, repairs, salaries of clerks, Bill Collector's Charges, Chowkidar and Sweeper Charges, maintenance



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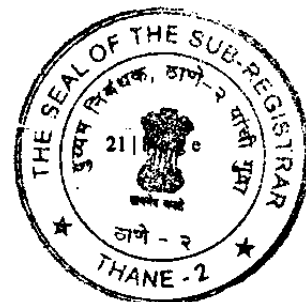
charges and all other expenses necessary and incidental to the administration, Management and maintenance of the Project Land and the Said Building including those mentioned in the **Fifth Schedule** hereunder written and until the management of said Building is transferred to the Organisation of the Allottee/s, the Allottee/s shall pay to the Promoter the proportionate share of outgoings as may be determined by the Promoter.

18. The stamp duty and registration charges incidental to this Agreement shall be borne and paid by the Allottee/s alone. The Allottee/s shall immediately after the execution of this Agreement not later than 7 days from the date of execution of these presents, lodge the same for registration with the Sub-Registrar of Assurances and inform the Promoter the number under which and the day on which the same is registered, sufficiently in advance to enable the Promoter within reasonable time thereafter to attend the office of the Sub-Registrar of Assurances and admit execution thereof at the costs and risk of the Allottee/s.
19. The Promoter shall always have a right to get the benefit of additional F.S.I., Fungible F.S.I., T.D.R and/or any additional development rights that they may be entitled to in future for construction on the Said property from Thane Municipal Corporation ("TMC"), amend Layout and also to put up additional structures / buildings as may be permitted by the Thane Municipal Corporation and other competent authorities; such structures / buildings will be the sole property of the Promoter alone and the Allottee/s shall not be entitled to raise any objection or claim any abatement in the price of the Said Apartment agreed to be acquired by him/her/them.
20. The Promoter shall in respect of any amount remaining unpaid by the Allottee/s under the terms and conditions of this agreement shall have a first lien and charge on the Said Apartment agreed to be purchased by the Allottee/s.



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21. The Allottee/s hereby covenant/s to keep the Said Apartment, walls and partition walls, sewers, drains, pipes and appurtenances thereto in good, tenantable and repairable condition and in particular so as to support, shelter and protect the parts of the building other than the Said Apartment. The Allottee/s further covenants not to chisel or in any other manner damage the columns, beams, slabs or R.C.C. partition or walls or other structural members without the prior written permission of the Promoter. In the event of a breach of any of these conditions, the Allottee/s, apart from being liable to make good at his/her/its own costs, the damage caused because of breach/s, shall also be responsible for the consequences thereof.
22. It is expressly agreed that the Promoter shall be at liberty to make such minor changes or alterations as may be necessary due to aesthetic, architectural and structural reasons duly recommended and verified by an authorized Architect or Engineer.
23. The Allottee/s shall not decorate the exterior of the Said Apartment otherwise than in a manner agreed to with the Promoter.
24. In the event of Organisation of all the Allottee/s being formed and registered before the sale and disposal by the Promoter of all the Apartment/covered parking spaces, the powers and the authorities of such Organisation shall be subject to the overall authority and control of the Promoter in respect of all the matters concerning the Said Building and in particular the Promoter shall have absolute authority and control as regards the unsold Apartment/covered parking spaces and disposal thereof; PROVIDED AND ALWAYS the Allottee/s hereby agree/s and confirm/s that in the event of such Organisation being formed earlier than the Promoter dealing with or disposing off all the Apartment in the Said Building then and in that event any Allottee/s of Apartment/covered parking spaces from the Promoter shall be admitted to such Organisation on being called upon by the Promoter without payment of any premium or any additional charges save and except Rs.500/- (for individual) and Rs. 1000/- (for non individual) for the share money and Rs.100/- as entrance fee and such Allottee/s,



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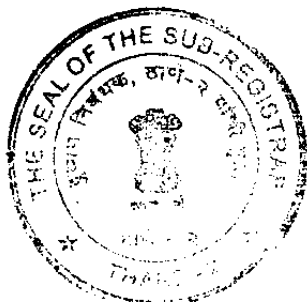
or transferee thereof shall not be discriminated or treated prejudicially by such Organisation.

25. Any delay or indulgence by the Promoter in enforcing the terms of this Agreement or any forbearance or giving of time to the Allottee/s shall not be construed as a waiver 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 nor shall the same in any manner prejudice the rights of Promoter.

26. The Allottee/s is fully aware of the provisions of the amended Bombay Stamp Act. If any stamp duty over and above the stamp duty already paid on this Agreement is required to be paid or is claimed by the Superintendent of Stamps or Joint District Registrar or Concerned Authority, the same shall be borne and paid by the Allottee/s alone including the penalty, if any. The Promoter shall not be liable to contribute anything towards the said stamp duty. The Allottee/s shall indemnify the Promoter against any claim from the Stamp Authorities or other Concerned Authority in respect of the said stamp duty to the extent of the loss or damage that may be suffered by the Promoter. The Allottee/s shall also fully reimburse the expenses that may be required to be incurred by the Promoter in consequence of any legal proceedings that may be instituted by the authorities concerned against the Promoter for non-payment and/or under payment of stamp duty by the Allottee/s.

27.1. Procedure for taking possession -

The Promoter, upon obtaining the occupation certificate from the competent authority and after the Allottee/s makes all payments to the Promoter as per this Agreement, shall offer in writing the possession of the Apartment, to the Allottee/s in terms of this Agreement to be taken within 1 (one) month from the date of issue of such notice and the Promoter shall give possession of the Apartment to the Allottee/s, provided the Allottee/s has not committed breach of any of the terms and conditions of this



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Agreement. The Allottee/s agree(s) to pay the maintenance charges as determined by the Promoter or association of Allottee/s, as the case may be.

27.2. The Allottee/s shall take possession of the Apartment within 15 days of the Promoter giving written notice to the Allottee/s intimating that the said Apartment is ready for use and occupation.

27.3. Failure of Allottee/s to take Possession of Apartment:

Upon receiving a written intimation from the Promoter, as per clause 27.1, the Allottee/s shall take possession of the Apartment from the Promoter by executing necessary indemnities, undertakings as prescribed in this Agreement and also uploaded on the website, and the Promoter shall give possession of the Apartment to the Allottee/s. In case the Allottee/s fails to take possession within the time provided in clause 27.1, the Allottee/s shall continue to be liable to pay maintenance charges, electricity charges, municipal taxes and any other taxes levied by any competent authorities, as applicable.

27.4. If within a period of five years from the date of handing over the Apartment to the Allottee/s, the Allottee/s brings to the notice of the Promoter any structural defect in the building in which the Apartment is/are situated then, subject to clause 36 hereunder and provided the Allottee/s is not guilty or responsible for such defect, wherever possible such defects shall be rectified by the Promoter. However, it is specifically agreed by and between the Promoter and the Allottee/s that, if the Allottee/s does any alterations and/or causes damage to the waterproofing in the Apartment, the Promoter shall not be liable for any defect liability.

27.5 In the circumstances if the Promoters decide to provide electronic appliances/fixtures such as Air conditioners, Modular kitchen, refrigerator, washing machine, chimney, Hob, water purifier, water heater or any other item/s in the Apartment at its sole discretion, the Allottee/s shall maintain the same at his own cost. The Promoters shall not be liable for any break downs or defects in such items in any manner. The

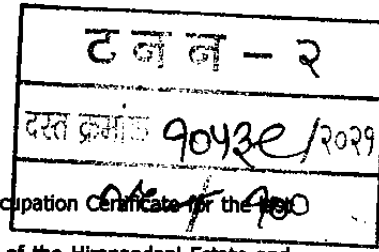


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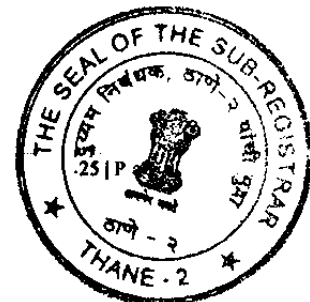
Promoters will handover the warranty cards (if any provided by the manufacturer for a period mentioned therein) for such items provided in the Apartment. In case of any problem, the Allottee/s shall directly pursue the concerned manufacturer/agency for getting the same repaired/replaced.

28. The Allottee/s shall use the Apartment or any part thereof or permit the same to be used for residential use only. He/she/they shall use the parking space (if applicable) only for purpose of keeping or parking his own vehicle.
29. The Allottee/s along with other Allottee/s of Apartment in the Building shall join in forming and registering the Society or Association or a Limited Company to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and the registration of the Society or Association or Limited Company and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and provide to the Promoter, so as to enable the Promoter to register the common Organisation of Allottee/s. No objection shall be taken by the Allottee/s if any changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.
- 30.1 The Promoter shall, within three months of issuance of Occupation Certificate of the said Building, and the Promoter receiving full and final payment from the Allottee/s due and pending of Fifty One percent of the total Apartment in the said Building to the Promoter, cause to be transferred to the Society all the right, title and the interest of the Promoter in the said structure of the Building or wing in which the said Apartment is situated (excluding basements and podiums), subject to the Promoter rights to dispose of the remaining Apartment, if any.





- 30.2 The Promoter shall, within three months of receiving Occupation Certificate for the building in the said Layout or last building forming part of the Hiranandan Estate and registration of the Federation/apex body of all the Societies, as aforesaid, and/or after the Land covered therein is fully developed, whichever is later, cause to be transferred to the Federation/Apex body all the right, title and the interest of the Original Owner / Promoter in the Layout Plot on the portion of which the said Building is constructed.
- 30.3 Within 15 days after notice in writing is given by the Promoter to the Allottee/s, the Allottee/s 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 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 necessary and incidental to the management and maintenance of the Project Land and Building. Until handing over of accounts/affairs to the Association / Society of Allottee/s, the Allottee/s shall pay to the Promoter such proportionate share of outgoings as may be determined. The Allottee/s further agrees that till the Allottee/s's share is so determined the Allottee/s shall pay to the Promoter provisional monthly contribution of **Rs. 9,900/- per month** towards the outgoings. The amounts so paid by the Allottee/s to the Promoter shall not carry any interest and remain with the Promoter till the handing over of accounts/affairs to the Association / Society of Allottee/s.
- 30.4 The management and maintenance of common amenities and facilities mentioned in **Third Schedule** herein will be handed over to the Apex Body or Federation of all societies or any other agency; upon completion or at any appropriate stage thereafter as per the discretion of the Promoter.
31. The Allottee/s agrees and undertakes to abide by his/her/their/its obligations as under:



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- (a) To make necessary payments in the manner and within the time as specified in this Agreement and shall pay at proper time and place, stamp duty, the share of the registration charges, municipal taxes, water and electricity charges, maintenance charges, ground rent, taxes and all other charges, payments.
- (b) To pay the ad-hoc pro-rata maintenance charges towards the out-goings of the Project Land and said Building.
- (c) To pay interest i.e. monthly compounded interest on amount due at 12% p.a., till the amount is paid to the Promoter for delay in payment of any of the installments and any other charges or deposits agreed to be paid under this Agreement, without prejudice to the rights of the Promoter of termination of the Agreement as per the terms of this Agreement.
- (d) To sign the requisite applications and other documents / information for registration of the Society.
- (e) To take possession of the said Apartment within a period of one month from the date of intimation by the Promoter.

32. The Allottee/s shall on or before delivery of possession of the said Apartment pay to the Promoter, the following amounts:-

- (i) **Rs. 500/-** (for Individual), **Rs. 1000/-** (for Non-Individual) towards share money, **Rs. 100/-** application entrance fee of the Society.
- (ii) **Rs. 25,000/-** for formation and registration of the Society and incidental charges.
- (iii) **Rs. _____/-** for proportionate share of taxes and other charges / levies in respect of the Federation / Apex body.
- (iv) **Rs. 2,37,600/-** towards adhoc / provisional contribution towards outgoings of Society and/or Property Taxes.

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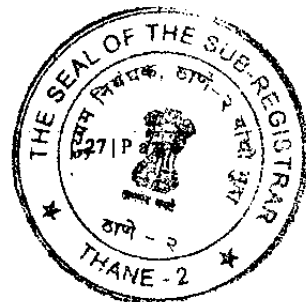
- (v) **Rs. _____/-** towards deposit and charges for electrical receiving and Sub Station provided in the Layout Plot.
- (vi) **Rs. 50,000/-** towards Legal Documentation charges.
- (vii) **Rs. 1,73,300/-** provisional amount towards the deposit/ premium/charges /expenses for procuring and using electric, water, drainage, sewerage connections etc., will be extra and payable at the time of possession.
- (viii) **Rs. 2,50,000/-** towards Non-refundable cost for Club.
- (ix) **Rs. _____/-** towards club maintenance deposit.
- (x) **Rs. 15,000/-** towards Mahanagar Gas connection and procurement charges.

The amount towards provisional outgoings, as contained in sub clause (iv) hereinabove will be transferred by the Promoter to the Society as and when accounts/affairs of the said Building is transferred to such Society, after deducting therefrom of arrears of taxes and expenses, as contained in **Fifth Schedule** hereunder. It is agreed that the Promoter is not liable to pay any interest on the aforesaid amounts towards provisional outgoings.

The aforesaid amounts mentioned in sub-clause (i), (ii), (iii), (v), (vi), (vii), (viii), (ix) and (x) shall be utilised by the Promoter to meet the expenses as mentioned therein and no interest will be payable on aforesaid amounts.

The non-refundable cost for club quoted as aforesaid are/shall be over and above the maintenance and usage charges for the club i.e. there will be separate charges for usage as well as maintenance and management of the club.

The Allottee/s confirm that he/she/they are made well aware that the construction of building/s within the 'Lake Enclave' may be done in a phase wise manner and an exclusive Club House is proposed to be provided by the Promoter with Gym and small Swimming Pool facilities for all the building/s within the 'Lake Enclave'. The construction



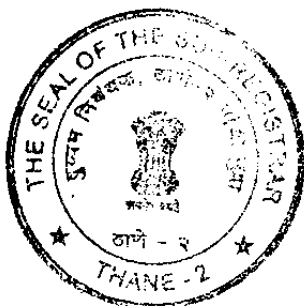
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of the said Club House to commence as per sanction plans, revised / amended plans if any, during the construction of the project 'Lake Enclave' and the said Club House may be ready for use only after completion of the last building in the 'Lake Enclave'.

Further, the Allottee/s shall, apart from the price consideration to be paid to the **Promoter** in respect of the said Apartment also be liable to pay for the usage, maintenance and operational charges regularly for maintaining the said Club House to the Promoter or to the Society of the Allottee/s, as the case may be. The said usage/number of members eligible to enjoy the benefits and facilities of the said Club House shall be as per the type of the apartment purchased by the respective Allottee/s in the 'Lake Enclave' and at the sole discretion of the Promoter and as per the rules and regulations laid down from time to time by the **Promoter** and/or their assignees to that effect.

Recreational facilities in case provided at the sole discretion of the Promoter in individual building/s with separate access for the common use of the residents of all the buildings or specific buildings within the 'Lake Enclave', the Allottee/s shall not take objection for the common usage of such facilities i.e. any premises purchasers can use any of such facilities provided in any such building/s of the 'Lake Enclave'. The Allottee/s and/or any other Allottee/s of the premises holder/s in the 'Lake Enclave' shall not raise objection for using such facilities provided in his/her building by the Allottee/s of other building/s and vice versa. Also the societies of said individual building/s shall be well informed in advance about the same and the residents and members of such societies also shall not raise objection thereto. The Allottee/s hereto confirm that the facilities as hereinabove mentioned in case provided at sole discretion of the Promoter, may be available for usage only after completing construction of all the buildings within the 'Lake Enclave'.

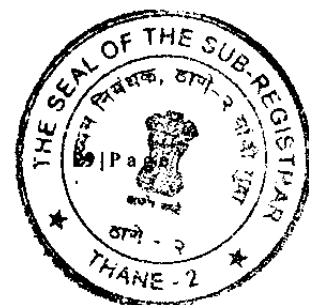
The **Promoter** shall have absolute authority and at their sole discretion upon completion of 'Lake Enclave' or at any stage thereof may handover the operation and



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management of the said club, recreational facilities (if any) in 'Lake Enclave' to an independent agency or the federation and the cost of operations and management of the said club, recreational facilities (if any) will be borne by all the Allottee/s / flat purchasers of 'Lake Enclave'.

- (xi) The Allottee/s shall, on or before taking possession of the said Apartment, pay **Rs. 1,73,300/-** to the Promoter to meet the future maintenance of Internal Layout Roads, Recreation Areas, Street Lighting etc. and for the purpose of maintenance and upkeep of recreation areas and other facilities, which the Promoter is providing specifically for the Allottee/s of Apartment in the Project Land and earmark the same for the purpose of use thereof by the Allottee/s of Apartment in the buildings in the said property. It is clarified that the said amount of **Rs. 1,73,300/-** is not by way of consideration for acquiring the Said Apartment by the Allottee/s of Apartment but for the purpose of lumpsum payment of future maintenance in respect of the aforesaid area. It is further agreed that the Promoter will have right, and good power to invest the said amount or amounts for the betterment of the common infrastructure by the Promoter and the Allottee/s shall have no right to the said amount and the Allottee/s shall not claim either refund thereof or hold the Promoter liable in that behalf in any manner whatsoever. It is agreed that the Promoter shall be entitled to utilize the said amount for the purpose of the aforesaid arrangement in respect of the maintenance of internal layout roads, recreation areas and repairs thereof, street lighting etc. It is also repeated and confirmed that the Promoter will make arrangement for the aforesaid maintenance work and make diligent efforts in that behalf. However, the Promoter shall not be liable for any act of commission or omission or failure in future maintenance or repairs of internal layout roads, street lighting and other areas by reason of the fact that the aforesaid amount is paid by the Allottee/s to the Promoter and the Promoter will endeavour in reasonable manner to provide for the same. It is agreed that the Promoter will be entitled to provide for a body or association as the Promoter may deem fit so as to maintain the said internal layout roads, street lighting etc. through the medium or instrument of such body or association as the case may be. The Promoter



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shall be entitled to transfer the said amount or balance thereof to such body or association as the case may be and whereupon the Promoter shall be absolved of all their liabilities in respect of the said amount and application and utilization thereof. The Allottee/s declare/s and confirm/s that the payment of the said sum as stated hereinabove is over and above the purchase price and also the various deposits and charges agreed to be paid by the Allottee/s and the same shall not be set off or adjusted against any other amount or amounts in any manner whatsoever.

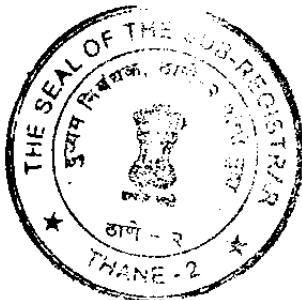
33. The Allottee/s shall pay to the Promoter a sum of Rs. /- for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Promoter in connection with formation of Apex Body or Federation of all the Societies and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.

34. Before registration of conveyance of the structure of the Building, the Allottee/s shall pay to the Promoter, the Allottee/s' share of stamp duty and registration charges payable, by the said Society on such conveyance or any document or instrument of transfer in respect of the structure of the said Building. Before registration of Lease/Conveyance of the Layout Plot in favour of the Apex Body or Federation of Societies, the Allottee/s shall pay to the Promoter, the Allottee/s' share of stamp duty and registration charges payable, by the said Apex Body or Federation on such lease/conveyance or any document or instrument of transfer in respect of the Layout Plot to be executed in favour of the Apex Body or Federation.

35. **REPRESENTATION AND WARRANTIES OF THE PROMOTER**

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

- (i) The Promoter have clear and marketable title with respect to the Project Land; as declared in the title report annexed to this agreement and have/has the requisite rights to carry out development upon the Project Land and also have/has actual, physical and legal possession of the Project Land for the implementation of the said Project;



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- (ii) The Promoter have/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) There are no encumbrances upon the Project Land or the Project except mortgage created as disclosed in the Title Report (if any) and in the Declaration in Form "B" uploaded and/or updated time to time on the website of RERA Authority. The Promoter confirms that such mortgage created by the Promoter in respect of the Project land or the Project will not affect the right of the Allottee/s in respect of the said Apartment under this Agreement;
- (iv) There are no known litigations pending before any Court of law with respect to the Project Land except those disclosed in the title report and/or updated time to time on the website of RERA Authority;
- (v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, Project Land and said Building are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, Project Land and said Building 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 and common areas;
- (vi) The Promoter have/has the right to enter into this Agreement and have/has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee/s created herein, may prejudicially be affected;
- (vii) The Promoter have/has not entered into any agreement for sale and/or development agreement or any other agreement/ arrangement with any person or party with respect

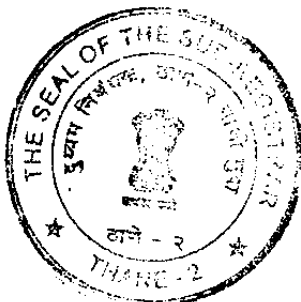
Handwritten signature
Alana



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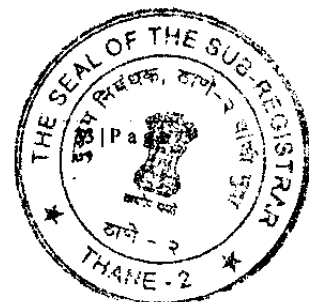
to the Project Land, including the Project and the said Apartment which will, in any manner, affect the rights of Allottee/s under this Agreement;

- (vii) The Promoter confirm that the Promoter are not restricted in any manner whatsoever from selling the said Apartment to the Allottee/s in the manner contemplated in this Agreement;
- (ix) The Promoter have/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 till the formation of the Society.
- (x) Within the knowledge of the Promoter, 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 said Project Land and/or the Project except those disclosed in the title certificate.
36. The Allottee/s or himself/themselves with intention to bring all persons into whose 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 tenantable 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, regulations or bye-laws or change/alter or make addition in or to the Building in which the Apartment is situated and the Apartment itself or any part thereof without the consent of the local authorities, if required.
- (ii) To ensure through himself/themselves and through the proposed Society of the Allottee/s that -



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- a) dry and wet garbage shall be segregated and given to the sweepers, since the TMC has made the said segregation mandatory, non-compliance of which shall result in TMC not picking up the garbage.
- b) the garbage shall be treated within the premises of the Society as per the directions of the TMC.
- (iii) Not to do or suffered to be done anything to the Building entrance canopy, which may be against the rules, regulations or bye-laws of concerned local or any other authority.
- (iv) Not to encroach upon external and/or internal ducts/void areas attached to the Apartment by constructing permanent and/or temporary work by closing and/or using it, the said duct area is strictly provided for maintenance of service utilities such as plumbing pipes, cables etc. (For breach of any of the terms mentioned hereinabove, the Allottee/s shall be solely responsible for all the consequences arising because of the same.)
- (v) Not to affix or put any dish antenna outside the Apartment or change the position of A.C. condenser units installed in the Apartment or any of their accessories, which has the possibility to spoil the exterior elevation of the Apartment and the Building. The Allottee/s can put additional A.C. condenser unit/s only in the location/space provided by the Promoter after taking written permission of the Promoter.
- (vi) Not to change the position of washing machine inlet/outlet, any other accessories, electronic equipment/s if any provided in the Apartment and the Allottee/s shall be liable to make good any damage caused as a result of the Allottee/s not complying with the said condition.
- (vii) Not to affix or put any grills outside the windows of the Said Apartment as well as not to change material, color, holes, windows, chajjas, railings, etc., which has the possibility of spoiling the exterior elevation of the Apartment and/or Building.



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(vii) Not to chisel or break or cause any damage to the columns, beams, walls, slabs or R.C.C. pardis or other structural members in the said Building or on the pardis/parapets/railing provided in the said Building. Further, the Allottee/s is not entitled to make any kind of holes/ core cuts etc. in R.C.C., in R.C.C. slabs or any structural members. The Promoter have informed the Allottee/s that all the R.C.C. members, flooring, walls etc. form the structural members of the entire Building and/or modification thereto and/or any changes therein either structural or elevational, require strict technical inputs, since any damage to them would result in damage to the entire structure of the Building, which may lead to serious implications not only to the Said Apartment but to the entire Building. The Promoter have also informed to the Allottee/s that any such act on the part of the Allottee/s, is also criminally liable/ punishable under the relevant provisions of law.

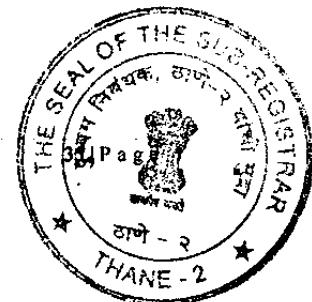
- (ix) Not to put or keep plant pots, signboards and / or any object outside the windows of the Said Apartment.
- (x) Not to store in the Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the Building in which the Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while 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/s in this behalf, the Allottee/s shall be liable for the consequences of the breach.
- (xi) To carry out at his/her/their own 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/s and shall not do or suffer to be done anything in or to the



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

- (xi) 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, Pardis or other structural members in the Apartment without the prior written permission of the Promoter and/or the Society, as the case maybe.
- (xii) 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.
- (xiv) 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 said land and the Building in which the Apartment is situated.
- (xv) Not to use any location of all designated refuge areas in the said building for storage of goods or placement of ODUs and/or any such personal usage at all.
- (xvi) To pay to the Promoter within thirty days of receipt of demand notice issued by the Promoter his/her/their share of additional security deposit/charges/premium, if any, that may be demanded by the concerned local authority or Government for giving water,



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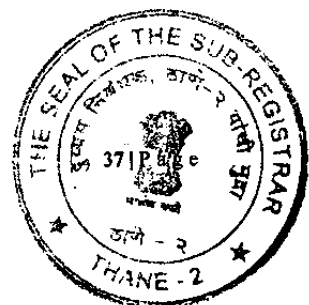
drainage, electricity or any other service connection to the Building in which the Said Apartment is situated.

- (xvii) 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 authority, on account of change of user of the Apartment by the Allottee/s to any purposes other than for purpose for which it is sold.
- (xviii) The Allottee/s 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/s to the Promoter under this Agreement are fully paid up and only if the Allottee/s had not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Allottee/s has intimated in writing to the Promoter.
- (xix) The Allottee/s shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation 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 Apartment 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/s 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.
- (xx) Even after the conveyance of the structure of the Building in which Apartment is situated is executed in favour of Society, the Allottee/s shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said Building or any part thereof to view and examine the state and condition thereof.



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- (xxi) Till conveyance/Assignment of Lease of the portion of the said property is executed in favour of the Apex Body/Federation in which the said Apartment is situated, the Promoter shall be entitled to and the Allottee/s shall not object to the Promoter and its surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the Layout Plot or any part thereof, including the Project Land, to view and examine the state and condition thereof.
- (xxii) Until the said property is fully developed not to obstruct or prevent the Promoter in any manner whatsoever from carrying out further construction of buildings or structures, in such manner as the Promoter may deem fit and proper, as per the sanctioned plans.
- (xxiii) The Allottee/s agree and undertake not raise any nature of objection and record his/her/their consent for giving access to the third party plot/s and building/s going through the plot/building compound, to such owners/ possession holders of the third party plots and building/s within the said property/layout.
- (xxiv) The Allottee/s shall not object to the plan and its implementation for the provision of Shopping Premises as building or part/adjacent to the said building and to the Purchase of the same by diverse Shop Purchasers. The Allottee/s shall not object for any authorize business in the Shop Premises by the Premises Purchasers/Owners/Licensees whatever the case may be and the clients, visitors and customers shall have free entry to ingress and egress thereto.
- (xxv) The Allottee/s have been informed by the Promoter that the Parking Space (Covered/Mechanized/Tandem) which may be allotted in the said Building and/or adjoining/separate structure, type and size of such parking area may vary as per layout and parking arrangement. The Allottee/s have also been informed that they shall use the parking space to park vehicles of standard/permitted size, and that some large vehicles like S.U.V./M.U.V. etc. may not fit into the parking space, the Allottee/s hereto confirm and undertake the same and shall not raise any dispute and/or claim in future. The Allottee/s / Society shall contribute / pay proportionately to the Promoter, any



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charges / cost related to the operation and maintenance of the Parking system, managed by the Promoter and/or any agency appointed by the Promoter, which shall be in addition to the maintenance cost of the apartment/building.

The Allottee/s agrees to sign on undertaking confirming interalia above along with other indemnities and letters before claiming/taking possession of the said Apartment being annexed hereto as "Annexure 'H'",

37. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee/s on account of the share capital for the promotion of the Co-operative Society or association or Company or towards the out goings, and shall utilize the same only for the purposes for which they have been received.
38. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartment or of the said Plot and said Building or any part thereof or the Project Land. The Allottee/s shall have no claim save and except in respect of the Apartment hereby agreed to be sold to him and all 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 said Layout Plot is transferred to the Apex Body / Federation as hereinbefore mentioned.
39. **PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE**
After the Promoter executes this Agreement it 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/s who has taken or agreed to take such Apartment.

40. **BINDING EFFECT**



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Forwarding this Agreement to the Allottee/s by the Promoter do not create a binding obligation on the part of the Promoter or the Allottee/s until, firstly, the Allottee/s signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 7 days of receipt by the Allottee/s 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 7 days from the receipt of intimation received by the Allottee/s and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee/s for rectifying the default, which if not rectified within 15(fifteen) days from the date of its receipt by the Allottee/s, application of the Allottee/s shall be treated as cancelled and all sums deposited by the Allottee/s in connection therewith including the booking amount shall be returned to the Allottee/s without any interest or compensation whatsoever after deducting therefrom 25% of the consideration amount as compensation/damages.

41. **ENTIRE AGREEMENT**

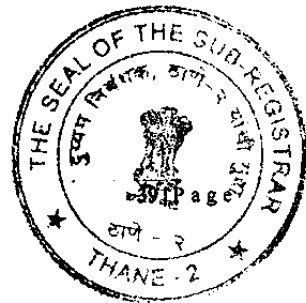
This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between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

42. **RIGHTS TO AMEND**

This Agreement may only be amended through written consent to the Parties.

43. **PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE/S / SUBSEQUENT ALLOTTEE/S**

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 Layout/Project Land / Building shall equally be applicable to and enforceable against any



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subsequent Allottee/s of the Apartment, in case of a transfer, as the said obligations go along with the Apartment for all intents and purposes.

44. SEVERABILITY

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.

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

Wherever in this Agreement it is stipulated that the Allottee/s 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 to the total carpet area of all the Apartments proposed/sanctioned in the Project/Building.

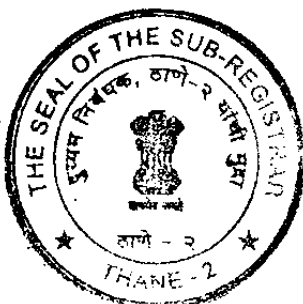
46. FURTHER ASSURANCES

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

47. 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

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place, which may be mutually agreed between the Promoter and the Allottee/s, in Thane, Maharashtra, after the Agreement is duly executed by the Allottee/s and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Thane, Maharashtra.

48. The Allottee/s and/or Promoter shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within 7 days from the date of execution and the Promoter or its authorised signatory will attend such office and admit execution thereof.
49. That all notices to be served on the Allottee/s and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee/s or the Promoter by Registered Post A.D. or notified Email ID/Under Certificate of Posting at their respective addresses specified below:

Allottee/s Address:

704/705, PANCH SMRUTI,
PANCH SHRISHTI COMPLEX,
CHANDIVALI FARM ROAD,
POWAI, MUMBAI - 400072

Notified Email ID:

shiks21@gmail.com
neelabh.verma@gmail.com

Promoter Regd. Address:

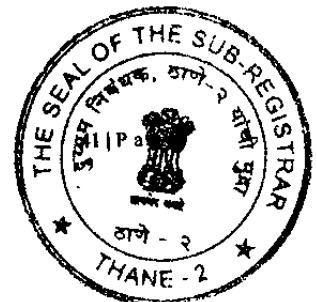
514, Dalamal Towers,
Nariman Point, Mumbai 400 021.

Promoter Corporate Office Address:

Olympia Building, Hiranandani Business Park,
Powai, Mumbai 400076.

Notified Email ID:

kundra.pooja@hiranandani.net,
chaudhary.anupama@hiranandani.net



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

50. JOINT ALLOTTEE/S

That in case there are Joint Allottee/s all communications shall be sent by the Promoter to the Allottee/s 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 Allottee/s.

51. STAMP DUTY AND REGISTRATION

The charges towards stamp duty and Registration of this Agreement shall be borne by the Allottee/s alone.

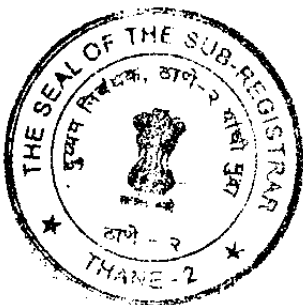
52. DISPUTE RESOLUTION

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

53. GOVERNING LAW

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the courts in Thane, Maharashtra will have the jurisdiction for this Agreement.

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



ठाने - २
दस्तावेज क्र. १०५३२/२०२१
४० / १००

FIRST SCHEDULE ABOVE REFERRED TO

Firstly: (the said Larger Land 'A')

All those pieces or parcels of land or ground situated, lying and being at Mouje Kavesar, Taluka and Registration District and Sub-District Thane, within the limit of Thane Municipal Corporation and bearing Survey/Hissa Nos. 54/8, 55/2, 56/9, 60/4, 78/6 123/1A, 123/1B and 124/4.

Secondly: (the said Larger Land 'B')

All those pieces or parcels of land or ground situated, lying and being at Mouje Kavesar, Taluka and Registration District and Sub-District Thane, within the limit of Thane Municipal Corporation and bearing Survey/Hissa Nos. 123/5C, 118/1Pt., 119/1, 65/1Pt., 123/5A, 123/5D and 65/3Pt.

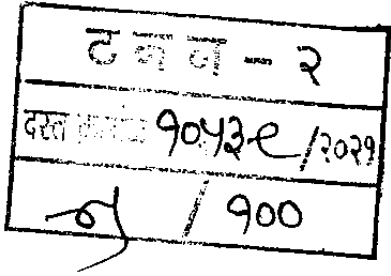
SECOND SCHEDULE ABOVE REFERRED TO

Firstly: All those pieces or parcels of land or ground situated, lying and being at Mouje Kolshet/Kavesar, Taluka and Registration District and Sub-District Thane, within the limit of Thane Municipal Corporation and bearing Survey/Hissa Nos. 155/1, 155/2Pt., 155/2Pt. and 155/2Pt. of Village - Kolshet and Survey/Hissa Nos. 123/4, 5A, 5B, 5C, 5D, 8, 10, 13, 14, 15, 16, 17A, 17B, 18, 19, 20, 21, 22, 124/7, 125/6, 126/1, 2, 3, 4, 5, 129/4, 123/1A, 1B, 2A, 2B, 2C, 2D, 124/4C, 5, 8 of Village - Kavesar.

Secondly :- (Description of the said Property)

That portion of the piece or parcel of land or ground bearing Survey/Hissa Nos. 123/1B, 123/5C and 123/5D situate, lying and being at Mouje Kavesar, Taluka and Registration District and Sub-District Thane, within the limit of Thane Municipal Corporation.



**Thirdly :- (Description of the Project Land)**

That the building being known as 'GLENWOOD' being constructed on an area admeasuring **680.092 sq. mtrs.** out of the said property.

THIRD SCHEDULE ABOVE REFERRED TO

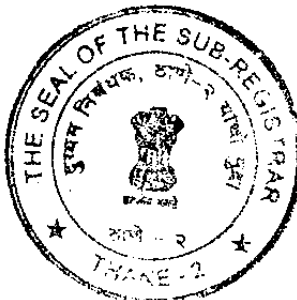
The nature, extent and description of common areas and facilities of immediate area abutting the main entrance door after the landing of the floor of the Said Apartment hereby agreed to be sold in proportion with other Apartment on the same floor.

Pro-rata right along with the Allottee/s of Apartment in the said property in limited common areas and facilities as follows (this does not apply in the case of premises other than Apartment): (i) Staircase (ii) Main Entrance Hall (iii) Lifts and Lifts Lobbies on each level (iv) Servants Toilets (wherever applicable).

FOURTH SCHEDULE ABOVE REFERRED TO
(Description of the said Apartment)

Apartment No. 1103 on 11th floor, admeasuring 101.37 sq. mtrs. carpet area equivalent to 1091 sq. ft. along with deck and enclosed balcony (if any) admeasuring 9748 sq. mtrs. which is equivalent to 104 sq. ft. carpet area totaling to 111.18 sq. mtrs. which is equivalent to 1195 sq.ft. carpet area as shown in typical floor plan annexed hereto and the proportionate common areas and facilities, along with TWO Covered/Mechanised car parking (if applicable) in the Residential Building being "GLENWOOD" (Building No. 12), in 'LAKE ENCLAVE', situated at 'HIRANANDANI ESTATE behind Municipal Commissioner Bungalow, Patlipada, Ghodbunder Road, Thane, being constructed on the portion of the said property.

Handwritten signature

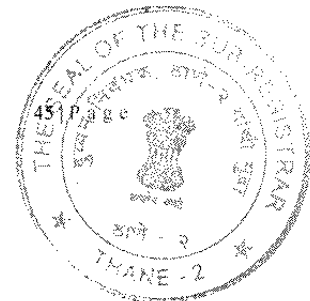


ठम व - २	
वर्षा क्रमांक	१०४३८ / २०१९
	८ / १००

FIFTH SCHEDULE ABOVE REFERRED TO -

- 1) The expenses of maintaining, repairing, redecorating, etc. of the main structure and in particular the terrace, garden and main water pipes, lift and electric wires in, under or upon the building and enjoyed or used by the Apartment holder/s in common with the other occupiers of Apartment and the main entrance passages, landings, lifts and staircases of the building or enjoyed by the Apartment holders used by him/her/them in common as aforesaid and the boundary walls of the building, compound, terraces etc.
- 2) The cost of cleaning and lighting the passages, water pump, landing, staircases, lift, common lights and other parts of the building used by the Apartment holder/s in common as aforesaid.
- 3) The cost of the salaries of clerks, bill collectors, liftmen, chowkidars, pump-man, sweepers etc.
- 4) The cost of working and maintenance of common light, water pump, lift and other service charges.
- 5) Municipal and other taxes such as water charges bills, electricity charges bills, cesses, levy and revenue, N.A. taxes etc.
- 6) Insurance of the Building.
- 7) All the expenses relating to Sewerage Treatment Plant (STP) including for maintenance, treating water, electricity etc.

Handwritten signature/initials



दस्तावेज - २
२०२१/१०५२९/२०२१
२० / १००

8) Such other expenses as are necessary or incidental for the maintenance and upkeep of the building and/or parking structure if any.

SIGNED AND DELIVERED BY THE WITHINNAMED

Promoter:

ROMA BUILDERS PVT. LTD.

(Authorized Signatory)

in the presence of WITNESSES:

1. Name Anupama Chaudhary
Signature _____



For ROMA BUILDERS PVT. LTD.

Authorized Signatory

2. Name Amil Borade
Signature _____



SIGNED AND DELIVERED BY THE WITHINNAMED

Allottee/s: (including joint buyers)

(1) SHIKHA MEHTA *Ankita*
(2) NEELABH VERMA *Devi*

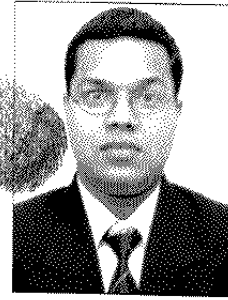
(3) _____

(4) _____

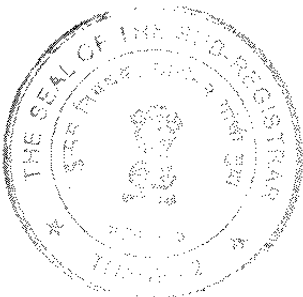
At _____ on _____

in the presence of WITNESSES:

1. Name AJIT KUMAR MEHTA
Signature _____



2. Name Amil Borade
Signature _____



Received of and from the Allottee/s above named the sum of Rs. 25,80,930/-
(Rupees TWENTY FIVE LAKHS EIGHTY
THOUSAND NINE HUNDRED AND
THIRTY Only/-) on execution of this Agreement towards
Earnest Money Deposit or application fee.

I say received.



The Promoter.

ठके - २
दस्तावेज १०४३८/२०२१
२ / १००



ट न न - २
दस्तावेज क्र. १०५३८/२०२१
२/१००

ANNEXURE -A

(Authenticated Copies of the amended Development Permission and Commencement Certificates dated 03.05.2017 and 23.01.2019 issued by the Thane Municipal Corporation)

ANNEXURE -B

(Authenticated Copy of the Architect Certificate dated 17.04.2018)

ANNEXURE-C

(Authenticated Copy of the 7/12 Extract showing nature of the title of the Owner to the Project Land)

ANNEXURE-D

(Authenticated Copy of the Title Certificate dated 28.04.2018)

ANNEXURE-E

(Authenticated copy of the Registration Certificate of the Project granted by the Real Estate Regulatory Authority)

ANNEXURE-F

(Authenticated Copy of the Plan of the Apartment agreed to be purchased by the Allottee/s)

ANNEXURE-G

(General Specification and amenities for the Apartment and the Building Other than servant rooms/servant toilets, if any)

ANNEXURE-H

(Copies of the undertaking/indemnities/letters to be signed by the Allottee/s.)



ANNEXURE 'A'

Certificate No.

002150



THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)
SANCTION OF DEVELOPMENT

AMENDED PERMISSION / COMMENCEMENT CERTIFICATE

टनन - २
१०४३२ / २०२१
५० / १००

Building No.11 - L.B.(Pt) + U.B.(Pt) + Still / Gr. + 28 flrs.
Building No.12 - L.B.(Pt) + U.B.(Pt) + Still/Gr. + 29 flrs.
Building No.13 - L.B.(Pt) + U.B.(Pt) + Still/Gr. + 28 flrs.

Building No.14 - Gr. + 10 flrs. (Commercial)
Building No.15 - Gr. floor Only (Commercial)
Building No.16 - Gr. + 1st floor Only (Club House)

V. P. No. 2004/27

TMC / TDD / 14

Date : 03/05/2017

To, Shri / Smt. Shashikant V. Deshmukh (Architect)Shri Madan P. Bhour & Other (Owners)
M/s. Roma Builders Pvt. Ltd. (Power of Attorney)

With reference to your application No. 12531 dated 17/01/2017 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out developement work and or to erect building No. As Above in village Kolshet-Kavesar Sector No. 6 Situated at Road / Street Existing Road S. No. / C.S.T. No. / F. P. No. Kolshet S.No.155/1, 2(pt), 2(pt), 2(pt), Kavesar -S.No. 123/4,5A,5B,5C,5D,8,10,13,14,15,16,17A,17B,18,19,20,21,22. As Behind
The development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
 - 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
 - 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
 - 4) This permission does not entitle you to develop the land which does not vest in you.
५. स.नं. १२३/१अ वरील ७/१२ उतान्यावर नि.स.प्र.कु.का. कलम ४३ पात्र पध्दतीमध्ये भोगवटादार वर्ग २ असलेली नोंद कमी करून जोत्यापूर्वी नोंद विरहीत सुधारीत ७/१२ उतारा सादर करणे आवश्यक.
६. स.नं. १२३/२अ, स.नं. १२४/५ व स.नं. १२४/८ वरील ७/१२ वर इतर अधिकारात मे. रोमा विल्डर्स यांनी विशेष नगर वसाहत विकास करणेकामी मंजूर व यु.एल.सी. कलम २०/२१ योजना खालील क्षेत्र ६००.०० चौ. मी., १३०.०० चौ. मी. व २५०.०० चौ.मी. अशी नोंद जोत्या पूर्वी कमी करून नोंद विरहीत सुधारीत ७/१२ उतारा सादर करणे आवश्यक.
७. सी.एन.पूर्वी भुखंडाच्या भोवती संरक्षण कवच उभारणे आवश्यक.

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

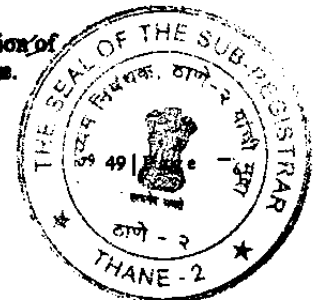
Yours faithfully,

Office No. _____

Office Stamp _____

Date _____

Issued _____

Municipal Corporation of
the city of, Thane.

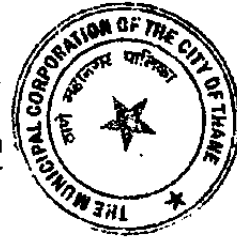
ट न न - २	
दस्तावेज क्र. 9042e/2029	
५५	१००
S.No. 124/7, 124/7, 125/7, 126/7, 1, 2, 3, 4, 5	S.No. 129/4, S.No. 123/1A, 1B, 2A, 2B, 2C, 2D, S.No. 124/4C, 5, 8

८. पुढील तीन महिन्यांत अथवा इमारतीच्या जोत्यापूर्वी जे प्रथम येईल त्यापूर्वी नव्याने समावेश केलेल्या भूखंडांकरिता विनिश्चितीचे आदेश सादर करणे आवश्यक.
९. स.नं. १२३/४ व १४ वर असलेल्या सव्याची नोंद कमी करून सुभारीत ७/१२ उतारे पुढील कोणत्याही परवानगी पूर्वी दाखल करणे आवश्यक.
१०. जोत्यापूर्वी यु.एल.सी. कडील स.नं. १२३/४, ५अ, ५ड मधील बरीचा आरक्षणखालील ४१९०.०० चौ. मी. क्षेत्र वापरण्याबाबत नाहरकत दाखला दाखल करणे आवश्यक.
११. जोत्यापूर्वी प्रस्तावाअंतर्गत नव्याने समावेश केलेल्या भूखंड विचारात घेऊन सुभारित स्टॉम वॉटर बाबतची N.O.C दाखल करणे आवश्यक.
१२. सी.एन.पूर्वी जागेवर विहीत नमुन्यातील माहिती फलक दर्शनी बाजूस लवणे आवश्यक व तो अंतिम वापरपरवान्या पर्यंत कायम ठेवणे आवश्यक.
१३. सी.एन.पूर्वी T.I.L.R कडील मोजणी नक्कलानुसार भूखंडाच्या हद्दीवर कुंपण भिंत घालणे आवश्यक.
१४. जोत्या पूर्वी बांधकामाने बाधित झाडे तोडण्यासाठी वृक्ष विभागाची परवानगी दाखल करणे आवश्यक.
१५. सी.एन.पूर्वी मोकळ्या जागेचा कर भरणे आवश्यक.
१६. सी.एन. पूर्वी विकास प्रस्तावातील भूखंडाचे क्षेत्राबाबत मालकाचे व वास्तुविशारद यांचे प्रतिज्ञापत्र सादर करणे आवश्यक.
१७. सी. एन. पूर्वी कामगार कल्याणकारी उपकर भरणे आवश्यक.
१८. जोत्यापूर्वी व वापर परवान्यापूर्वी आर.सी.सी. तज्ञांचे स्टॅटिलीटी प्रमाणपत्र सादर करणे आवश्यक.
१९. वापर परवान्यापूर्वी वृक्ष, पाणी व ड्रेनेज विभागाचे नाहरकत दाखल सादर करणे आवश्यक.
२०. वापर परवान्यापूर्वी अग्निशमन विभागाकडील अंतिम नाहरकत दाखल सादर करणे आवश्यक.
२१. वापर परवान्यापूर्वी LBT विभागाकडील नाहरकत दाखल सादर करणे आवश्यक.
२२. वापर परवान्यापूर्वी रेन वॉटर हव्हेस्टिंग व सोलर सिस्टीम कंत्राळित करणे आवश्यक.
२३. भूखंडाचे मालकी हक्कबाबत/हद्दीबाबत कन्नडी वाद निर्माण झाल्यास त्यास विकासकर्ते पुर्णपणे जबाबदार राहतील. ठामपा त्यास जबाबदार राहणार नाही.
२४. बांधकामास ठामपा पाणी पुरवठा करणार नाही. फक्त पिण्याचे पाणी उपलब्धते नुसार पुरविण्यात येईल.
२५. आर.जी. क्र. ७ मध्ये केलेल्या बदलाबाबत कोणतीही तक्रार आल्यास त्याची जबाबदारी विकासक यांची राहिल, ठाणे महानगरपालिकेस तोफिस लागू देणार नाही अशा आशयाचे दि. १३/४/२०१७ रोजीचे हमीपत्र विकासकांवर बंधनकारक राहिल.
२६. वि.प्र.क्र. एस०६/००६३/१० व वि.प्र.क्र. २००४/२७ या भूखंडाबाबत शासनाकडील सुभारीत लोकेशनल विल्डरन्स प्राप्त करून घेणे विकासकांवर बंधनकारक राहिल.
२७. वापरपरवान्यापूर्वी यु.एल.सी. विभागाकडे कलम २० खालील योजनेकरीता मुदतवाढीचे आदेशा दाखल करणे आवश्यक.
२८. प्रस्तावा अंतर्गत भूखंड व विकासक यांच्या लगतच्या अन्य विकास प्रस्तावा अंतर्गत प्रस्तावित इमारतीकरीता पर्यावरण विभागाचा सुभारीत नाहरकत दाखला वापरपरवान्यापूर्वी प्राप्त करून घेणे आवश्यक.
२९. विकासक यांनी वेळोवेळी दाखल केलेली हमीपत्रे त्यांचेवर बंधनकारक राहतील.
३०. फिटनेस सेंटर बाबत दिलेले विकासक यांचे दि. १३/४/२०१७ रोजीचे हमीपत्र त्यांचेवर बंधनकारक राहिल.
३१. वापरपरवान्यापूर्वी म्हाडाकरीत ह्यावयाच्या सुविनिर्माण प्रथम वापरपरवाना घेणे आवश्यक राहिल. व त्याबाबत दि. १३/४/२०१७ रोजीचे हमीपत्र विकासकांवर बंधनकारक राहिल.
३२. वापरपरवान्यापूर्वी वेसमेटमध्ये मेकॅनिकल व्हेंटिलेशन प्रणाली लवणे आवश्यक.

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

सावधान

ऑफिस नंबर अन्वयाने न करणे तसेच
Office No.
Office Stamp
Date
Issued



Yours faithfully,

[Handwritten Signature]

Town Development & Planning Officer,
Town Development Department,
Municipal Corporation of
the City of Thane



Certificate No. 4187

THANE MUNICIPAL CORPORATION, THANE

Regulation
(Registration No. 3 & 24)

SANCTION OF DEVELOPMENT

Amended COMMENCEMENT CERTIFICATE

BLDG. NO. 11 - L.B.(Pl.)+U.B.(Pt)+Stil/Gr + 28th Floor
BLDG. NO. 12 - L.B.(Pl.)+U.B.(Pt)+Stil/Gr + 29th Floor
BLDG. NO. 13 - L.B.(Pl.)+U.B.(Pt)+Stil/Gr + 28th Floor

एन ज - २
दस्ता क्रमांक 90432/2029
५२५/१००

V. P. No. 2004/27 TMC / TDD 66 Date: 23/9/9e
To, Shri / Smt. Shashikant V. Deshmukh (Architect)
Shri. Madan P. Bhoir & Others
Shri M/s. Roma Builders Pvt. Ltd. (POA) (Owners)

With reference to your application No. 9914 dated 30/11/2018 for development permission / grant of Commencement certificate under section 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. 25mt. Road. in village Kolshet & Kavesar Sector No. VI Situated at Road / Street S. No. / C.S.T. No. / F.P. No. As mentioned on back side

The development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
५. पुढील इमारतीच्या जोत्याकरिता अर्ज करण्यापूर्वी स. नं. १२३/१अ चे ७/१२ उता-यावरील नि.स.प्र.कु.का.क्र.४३ ची नोंद कमी करून अद्ययावत ७/१२ उतायु सादर करणे आवश्यक.
६. पुढील इमारतीच्या जोत्यापूर्वी स.नं. १२३/२अ, १२४/५ व १२४/८ चे ७/१२ उता-यावरील यु.एल.सी. कलम २०/२१ योजनेखालील क्षेत्र ६००.०० चौ.मी., १३०.०० चौ.मी. व २५०.०० चौ.मी. अशी नोंद कमी करून नोंद विरहीत ७/१२ उतारे सादर करणे आवश्यक.
७. प्रस्तावांतर्गत नव्याने समाविष्ट केलेल्या भूखंडाकरिता मा. जिल्हाधिकारी कार्यालय यांचेकडील सनद वापर परवान्यापूर्वी सादर करणे आवश्यक.

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

Yours faithfully,

Office No. _____
Office Stamp _____
Date _____
Issued _____

Municipal Corporation of
the city of, Thane.

GW2

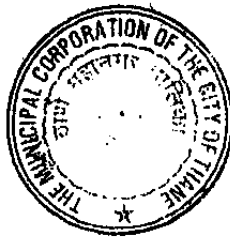


ठाने - २
दस्तावेज १०५३२/२०२१
५३ / १००

१४१४

मौजे कावेसर येथील स.नं. १२३/१अ, १ब, २अ, २ब, २क, २ड, ४, ५अ, ५ब, ५क, ५ड, ८, १०, १३, १४, १५, १६, १७अ, १७ब, १८, १९, २०, २१, २२ व स.नं. १२४/४क, ५, ७, ८ स.नं. १२५/६, स.नं. १२६/१, २, ३, ४, ५, स.नं. १२९/४
मौजे कोलशेत येथील स.नं. १५५/१, २(पै), २(पै), २(पै)

८. स. नं. १२३/४ व १४ वर असलेल्या दाय्याची नोंद कमी करून सुधारित ७/१२ उतारे पुढील इमारतीच्या जोत्यापूर्वी दाखल करणे आवश्यक.
९. पुढील इमारतीच्या जोत्याकरिता अर्ज करणेपूर्वी विकास प्रस्ताव क्र. एस०६/००६३/१० व सदर विकास प्रस्तावातर्पित भूखंडाकरिता शासनाकडील सुधारित लोकेशन क्लिअरन्स सादर करणे आवश्यक.
१०. फिटनेस सेंटरबाबत विकासकांनी दिलेले हमीपत्र विकासकावर बंधनकारक राहिल.
११. यु.एल.सी. बाबत विकासकांनी दिलेले हमीपत्र विकासकावर बंधनकारक राहिल.

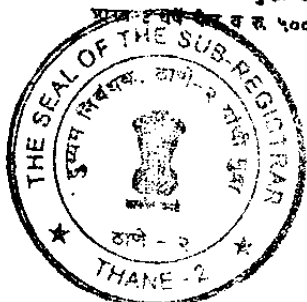


Yours faithfully,

Executive Engineer
Town Development Department
Municipal Corporation
Of the City of Thane.

सावधान

"संजुत नयनशानुसार बांधकाम न करणे तसेच
विकासा नियंत्रण नियमावलीनुसार आवश्यक त्या
परवानग्या न घेता बांधकाम थापणे करणे, महाराष्ट्र
प्रादेशिक व नगर रचना अधिनियमाचे कलम ५३
अनुसार दखलपत्र गुन्हा आहे. त्यासाठी जास्तीत
प्रारंभिक वेळी व र. ५०००/- दंड होऊ शकतो"



Gh 3



Gw/1704/18

ANNEXURE 'B'

टन न - २
दस्ता क्रमांक १०४३२/२०२१
शर्मिष्ठा मुकरजी शिंदे ७ / १००

Sharmistha Mukerjee Shinde

17th April, 2018

TO WHOMSOEVER IT MAY CONCERN

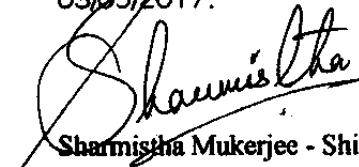
This is to certify that, Glenwood (Building No. 12) is proposed on plot bearing Survey/Hissa no's. 123/5C, 123/5D, 123/1B at Vil. Kavesar Tal. and Dist. Thane owned by

1. Kachar Jayram patil & others.
2. Kachar Jayram patil & others.
3. M/s Roma Builders Pvt. Ltd.

The piece of land as mentioned above is forming the part of the total Development alongwith the Survey/Hissa No's. 123/1A, 1B, 2A, 2B, 2C, 2D, 123/4, 5A, 5B, 5C, 5D, 8, 10, 13, 14, 15, 16, 17A, 17B, 18, 19, 20, 21, 22, 124/4C, 5, 8, 124/7, 125/6, 126/1, 2, 3, 4 & 5, 129/4 at Vil. Kavesar & Survey/Hissa No's. 155/1, 155/2(P), 155/2(P), 155/2(P) at Vil. Kolshet, Tal. and Dist. Thane.

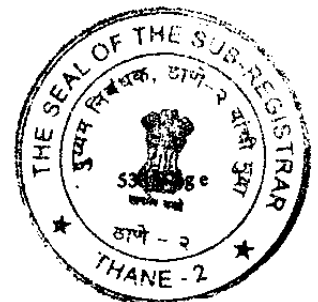
The land area under building is 680.092 sq.mtrs. and the total F.S.I of the building is 12618.10 sq.mtrs.

The Amended Permission / Commencement Certificate is issued by Thane Municipal Corporation under Certificate No. 2004/27/TMC/TDD/14 dated 03/05/2017.


Sharmistha Mukerjee - Shinde
ARCHITECT
REG.NO.CA/95/18614

4th Floor, Basilian Building, Radar Enclave, Chhat Bunder Road, Paltipada, Thane (W) 400 607

GW 4



टब नं - २
दस्त क्रमांक 9043E/2029
५६/१००

अहवाल दिनांक : 24/04/2018

गाव नमुना बास
अधिकार अभिलेख पत्रक
(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुविधतीत ठेवणे) नियम, १९८१ बातील नियम ३, ५, ६ आणि ७)

लॉकेट फेरफार क्र. : 3371
तः कावेसर
द क्रमांक व उपविभाग : 123/5/8
सालुका :- ठाणे
जिल्हा :- ठाणे
क्षेत्राचा फेरफार क्रमांक : 3307 व दिनांक : 06/08/2017

गट क्रमांक व उपविभाग 123/5/8	भुधारणा पत्रकी श्रीगणेशदास वर्मा - I	श्रीगणेशदास वर्मा	क्षेत्र	आकार	जमीन	पो. नं.	श. नं.	कारत क्रमांक
क्षेत्र एकक	अर. चौ. मी	रुधिर जयराम पाटील जनादीन जयराम पाटील दुसरकाबाई दामू पाटील नासा जयराम पाटील आनिरुधी गोवर्धन मणरा भासबाई जयराम पाटील -सामाईक क्षेत्र-	72.00	00	3.37			(2062) 109 (2062) ककाचे गाव (2062) इतर अधिकार (2062) इतर (2062) यू.एस.सी.कलम 20/21 योजने खालील क्षेत्र (2062) 4899-00 चौ.मी. (2540)
विन शेती	72.00							
विन शेती	3.37							
आकारणी								
जिरामत								
शा. नं.								
तः								
वरकाः								
इतर								
एकूण क्षेत्र								
पोस्टकाराव (सागवडीस भवोग्य)								
वर्ग (अ)								
वर्ग (ब)								
एकूण चौ. मी	0.00							
जडी किंवा विशेष आकारणी								
(148),(250),(389),(399),(458),(562),(799),(1314),(1315),(1400),(1401),(1405),(1409),(2049),2738),(2757),(3222),(3307)								सीमा आणि भुमापन चिन्हे

गाव नमुना बास
अधिकार अभिलेख पत्रक
(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुविधतीत ठेवणे) नियम, १९८१ बातील नियम २९)

गाव :- कावेसर
गट क्रमांक व उपविभाग : 123/5/8
सालुका :- ठाणे
जिल्हा :- ठाणे
क्षेत्राचा फेरफार क्रमांक : 3307 व दिनांक : 06/08/2017

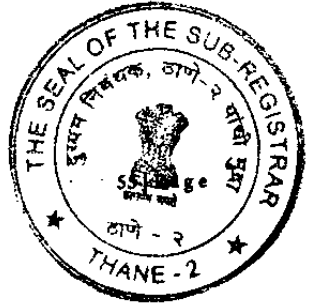
वर्ष	हंगाम	पिकाबाबीत क्षेत्राचा तपशील						निर्मळ पिकाबाबीत क्षेत्र			सागवडीसाठी उपलब्ध नसलेली जमीन		जम तिच्याचे साधन	वेरा
		मिश्रणाचा संकेत क्रमांक	जम सिंचित	अजम सिंचित	पिकाचे नाव	जम सिंचित	अजम सिंचित	पिकाचे नाव	जम सिंचित	अजम सिंचित	स्वरूप	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
		अर. चौ. मी	अर. चौ. मी	अर. चौ. मी	अर. चौ. मी	अर. चौ. मी	अर. चौ. मी	अर. चौ. मी	अर. चौ. मी	अर. चौ. मी	अर. चौ. मी	अर. चौ. मी	अर. चौ. मी	अर. चौ. मी
2014-15	संपूर्ण वर्षे										अकृषिक क्षेत्र	72.0000		
2015-16	संपूर्ण वर्षे										अकृषिक क्षेत्र	72.0000		
2016-17	संपूर्ण वर्षे										अकृषिक क्षेत्र	72.0000		

24 APR 2018

M. J. J. J.
तलाय सजा कोलशेत
ता. जि. ठाणे 24-Apr-18

३१२

Grw 6



ANNEXURE 'C'

डन न - २
संख्या १०५३२/२०२१
५० / १००

गाव नमुना सात

अहवाल दिनांक : 24/04/2018

अधिकार अभिलेख पत्रक
अधिकार अभिलेख आणि नोंदवहया (सवाार करणे व सुस्थितीत ठेवणे) नियम, १९७१ बातील
नियम ३, ५, ६ आणि ७)

३ - कार्येसर
क्रमांक व उपविभाग : 123/1/ब तालुका :- ठाणे जिल्हा :- ठाणे शेवटचा फेरफार क्रमांक : 3307 व दिनांक : 06/08/2017

गट क्रमांक व उपविभाग 123/1/ब	मुधारणा पद्धती शेजवळदार वर्ग :-	शेजवटदाराचे नांव	क्षेत्र	आकार	अपणे प	पो.ख.	फ.जा	जमीन क्रमांक
जरायत 0.42.00		श्री रमेश विठ्ठल व. शि. व. सहायक निरंजन राम शिरमोडानी	0.42.00	1.70		0.14.10	(2974)	787
गागायत -								
दी -								
रकस -								
कु 0.42.00								
शेखराब (सांगवडीस योग्य)								
रंग (अ) 0.14.10								
रंग (ब) -								
कुण पो 0.14.10								
आन्ववणी 1.70								
शुद्ध किता -								
सिध								
कसणी								
								सीमा आणि भुमापन दिन्ने

गाव नमुना बारा
अधिकार अभिलेख पत्रक
(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (सवाार करणे व सुस्थितीत ठेवणे) नियम, १९७१ बातील नियम २९)

३ - कार्येसर
क्रमांक व उपविभाग : 123/1/ब तालुका :- ठाणे जिल्हा :- ठाणे शेवटचा फेरफार क्रमांक : 3307 व दिनांक : 06/08/2017

वर्ष	हंगाम	पिकाबाबीत क्षेत्राचा अपभ्रंश									सामवडीसाठी उपभोग्य नसलेली जमीन		जम सिधनाचे साधन	शेरा				
		निशेक पिकाबाबीत क्षेत्र			पट्टक पिके व पट्टेक्यासाठी क्षेत्र			निशेक पिकाबाबीत क्षेत्र			स्वरूप	क्षेत्र						
		पिकाबाबीत क्षेत्र	अजस सिधित	अजस सिधित	पिकाबाबीत क्षेत्र	अजस सिधित	अजस सिधित	पिकाबाबीत क्षेत्र	अजस सिधित	अजस सिधित								
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)				
2014-15	खरीप																	
2015-16	खरीप																	
2016-17	खरीप																	

24 APR 2018

प्रमाणित
तलाठी सजा कोलशेत
ता. जि. ठाणे 24-Apr-18



GW 7

Office :
3rd Floor, Basilius,
Rodas Enclave, Hiranandani Estate,
Near Commissioner Bungalow,
Ghod Bunder Road, Patlipada,
Thane (W) - 400 607.

☎ 2530 8032

ANNEXURE 'D'
त न न - २
S.M. KARNIK 9043E/2029
B.A. LL.B.
ADVOCATE / 900
(Enrollment No. MAH/1369/1985)
AJAY YADAV
B.Com. LL.B.
ADVOCATE
(Enrollment No. MAH/4008/2011)

TO WHOMSOEVER IT MAY CONCERN

Property/Land Ref.: That piece and parcel of agricultural land bearing Survey/Hissa No. 123/1B and non-agricultural land or ground bearing Survey/Hissa Nos. 123/5C and 123/5D situate, lying and being at Revenue Village - Kavesar, Taluka and District Thane, within the limits of Thane Municipal Corporation, and in the Registration District and Sub-District Thane.

- 1) The search of the Index II of the above referred land has been taken by us with help of Search Clerk Mrs. Sharda P. Kadam in the office of Sub-Registrar of Assurances at Thane for 31 years i.e. from 1988 upto 26.04.2018. It is found in the said search that the transactions have taken place in respect of above mentioned lands together with the other lands, observed no adverse entry recorded therein.
- 2) That the piece and parcel of the land bearing Survey/Hissa No. 123/1B owned by Roma Builders Pvt. Ltd. a Company incorporated under the provisions of Companies Act, 1956, having its office at: 514, Dalamal Towers, Nariman Point, Mumbai - 400 021 (hereinafter referred to as the Developers) and the land bearing Survey/Hissa Nos.

(Handwritten signature)

GW 8



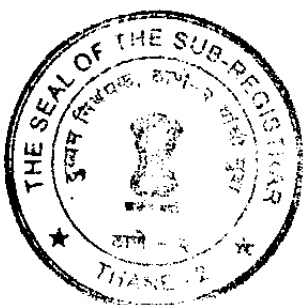
ट न न - २
सूचक क्रमांक १०४३०/२०२१
५०/१००

2

123/5C and 123/5D owned by Shri. Kacher Jayram Patil and others (hereinafter referred to as the said Owners).

- 3) a) That One Shri. Kilabhai Gangadas Thanawala was the original Owner and otherwise well and sufficiently entitled inter alia the land bearing Survey/Hissa No.123/1B out of the land referred above.
- b) The said Kilabhai Gangadas Thanawala died long back living behind two sons namely 1) Shri. Tulidas Kilabhai and 2) Shri. Purshottam Kilabhai as his only heirs and legal representatives.
- c) The said Tulidas Kilabhai died intestate on 23.02.1967 leaving behind sons and daughters 1) Shri. Krishnalal Tulsidas, 2) Shri. Hariyantlal Tulsidas, 3) Shri. Laxmikant Tulsidas, 4) Shri. Anandilal Tulsidas, 5) Shri. Rajanikant Tulsidas, 6) Shri. Jayantilal Tulsidas, 7) Smt. Aruna Tulsidas (M.E.No.1269).
- d) Shri. Krishnalal Tulsidas died on 08.05.1981 leaving behind him Wife Smt. Manjula Krishnalal Thanawala, sons 1) Shri. Upendra Krishnalal Thanawala, 2) Shri. Umesh Krishnalal Thanawala and daughters 1) Smt. Neeta Mahesh Bangali, 2) Smt. Usha Nayan Shah, and 3) Smt. Jyoti Dipak Kapadiya as his only heirs and legal representatives (M.E.No.2527), the said Hariyantlal Tulsidas died on 21.02.2008 leaving behind him Wife Smt. Urmila Hariyantlal Thanawala, son Shri. Sharad Hariyantlal Thanawala and daughter Smt. Resham Vipul Shah. The said Laxmikant Tulsidas died on 03.09.2008 was unmarried, the said Jayantilal Tulsidas died on 29.08.2006 was unmarried, the said Rajanikant Tulsidas died on 11.05.2004 leaving behind him Wife Smt. Niranjana alias

→ (9)



GW 9

ठ न न - २
१०४३२/२०२१
६२/१००

3

Niranjan Rajanikant, son Shri. Vipul Rajanikant Thanawala and daughter
Bharat Parikh (As per M.E.No. 2527).

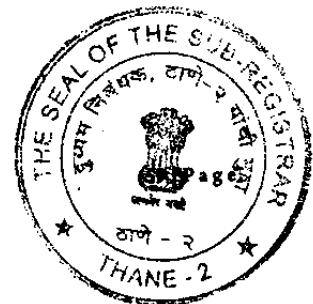
c) The said Purushottam Kilabhai died long back leaving behind him the only son Shri. Ratilal Purushottam Thanawala as his heir and legal representative (M.E.No. 1268). The said Ratilal Purushottam Thanawala died on 01.09.1965 leaving behind him son Shri. Mahendra Ratilal Thanawala, daughters 1) Smt. Virmati Ramanlal Shet (since deceased), 2) Smt. Jayashree Manoharlal alias Manharlal Shroff and 3) Smt. Rajani Ratilal Thanawala and wife Kalavati Ratilal Thanawala also died long back leaving behind a son Mahendra Ratilal Thanawala and daughters 1) Smt. Virmati, 2) Jayashree and 3) Rajani. The said Smt. Virmati Ramanlal Shet died on 21.09.2007 leaving behind to her sons 1) Shri. Anil Ramanlal Shet, 2) Shri. Yatin Ramanlal Sheth. (As per M.E.No. 1268, 3075 and 3076).

f) In the circumstances as recited hereinabove, the Co-owners/heirs as above are jointly having undivided ownership right, title, interest, claim and share interalia in respect of the land bearing Survey/Hissa No. 123/1B out of the land referred above to.

g) By and under Agreement for Sale dated 18.08.2010, duly registered with the Sub-Registrar of Assurances, Thane - 5 under document No. TNN-5/8989/2010, Smt. Manjula Krushnalal Thanawalla and 14 others have agreed to sell, convey, assign and transfer and otherwise granted the development rights for and in respect of their 1/2 undivided rights, title and interest interalia for land bearing Survey/Hissa No. 123/1B out of the land referred above to, to the Developers as the Purchaser thereon and in pursuance of the said Agreement dated 18.08.2010 the said Smt. Manjula Krushnalal

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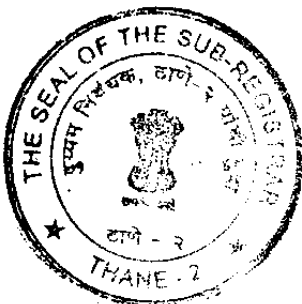
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Thanawalla and 14 others have executed registered Power of Attorney dated 18.08.2010. in favor the Developers together with its nominees and assignees interalia allowing to carry out all acts, deeds, matters and things authorizing the Attorneys privileges, rights and authorities which are in details contained therein.

h) Further, by and under Agreement for Sale dated 29.10.2010, which has been duly registered with the Sub-Registrar of Assurances, Thane - 5 under document No. TNN-5/11272/2010, Smt. Jayashri Manoharlal alias Manharlal Shroff and 3 others have agreed to sell, convey, assign and transfer and otherwise agreed, to grant development rights for and in respect of their undivided share rights, title and interest interalia in respect of the land bearing Survey/Hissa No. 123/1B out of the lands referred above to, to and in favour of the Developers, and in pursuance to the said Agreement dated 29.10.2010 the said Smt. Jayshri Manoharlal alias Manharlal Shroff and 3 others have executed registered Power of Attorney dated 29.10.2010 in favor of the Developers and its nominees and assignees to carry out all acts, deeds, matters and things, privileges, rights and authorities which are in details contained therein.

i) By and under Agreement for Sale dated 16.12.2010, duly registered with the Sub-Registrar of Assurances, Thane - 5 under document No. TNN-5/12877/2010, Shri.Mahendra Ratilal Thanawalla has agreed to sell, convey, assign and transfer and otherwise agreed to grant development rights for and in respect of his undivided share, rights, title and interest interalia in respect of the land bearing Survey/Hissa No. 123/1B out of the lands referred above to, and in pursuance to the said Agreement dated 16.12.2010 Shri.Mahendra Ratilal Thanawalla have executed registered Power of

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Attorney dated 16.12.2010 in favor of the Developers and its nominees and assignees to carry out all acts, deeds, matters and things, privileges, rights and authorities which are in details contained therein.

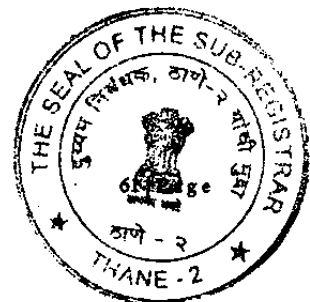
j) The said Thanawala as aforesaid through their duly appointed constituted attorney have entered into Deed of Conveyance dated 12.06.2012, which is duly registered with the Sub-Registrar of Assurances Thane -2 under Document No. TNN-2/5501/2012 in favor of the Developers, interalia in respect of the land bearing Survey/Hissa No. 123/1B out of the land above referred to, thus the Developers being the Purchasers thereof have become the owners of interalia land bearing Survey/Hissa No. 123/1B, and the name of the Developers have recorded on the 7x12 extract and such other revenue records in the kabjeddar column as the owners thereof (M.E.No. 2974).

4) a) That vide Sale Deed dated 07.11.1948 one Jayram Bama Patil purchased the land bearing Survey/Hissa No.123/5 from Jayantilal Tribhuvandas and others. (M.E.No. 358).

b) That the said Jayram Bama Patil died around the year 2000 leaving behind his legal heirs 1) Shri. Kacher Jayram Patil, 2) Shri. Janardhan Jayram Patil, 3) Shri. Bhalchandra Jayram Patil, 4) Shri. Nana Jayram Patil, 5) Smt. Bhagirathi Govardhan Manera and 6) Smt. Dwarkabai Dadu Patil (M.E.No.2009).

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c) By and under the Development Agreement dated 07.03.1998 interalia in respect of Survey/Hissa Nos. 123/5C and 123/5D out of the lands referred above executed by Shri. Kacher Jayram Patil and others i.e. the said Owners in favor of the Developers registered with the Sub-Registrar of Assurances, Thane - 1 under Serial No. 2050/1998 on 16.04.1998 and the Confirmation-cum-Supplementary Agreement dated 16.03.2001 registered with the Sub-Registrar of Assurances Thane -1 under serial no. 1487/2001 on 16.03.2001, executed by Smt. Dwarkabai Dadu Patil i.e. the one of the Co-owner in the family of the said Owners by confirming the execution of the said Development Agreement executed by the said Owners, further in addition to the Development Agreement dated 07.03.1998 the said Owners have executed an Agreement for Sale dated 30.05.2011, same is confirmed by close relatives of the said Owners in favour of the Developers by agreeing to sell, convey and assign interalia Survey/Hissa Nos.123/5D out of the lands referred above, and same has been registered with the Sub-Registrar of Assurances, Thane - 2 under Serial No. 5985/2011 on 30.05.2011, further by and under the Conveyance Deed dated 30.05.2011 in respect of Survey/Hissa No. 123/5C out of the lands referred above to, executed by the said Owners and same has been registered with the Sub-Registrar of Assurances, Thane - 2 under Serial No. 5982/2011 on 30.05.2011 in favour of the Developers, the said Owners have sold, transferred and assigned sole and exclusive rights in respect of the land referred as aforesaid to the Developers. Further Smt. Gaurubai Harishchandra Patil and others, i.e. some of the co-owners in the family of the said Owners executed registered Confirmation-cum-Supplementary Agreements dated 12.07.2012 interalia in respect of the land bearing Survey/Hissa Nos. 123/5C and 123/5D out of the lands referred above properties confirming the execution, terms and conditions of the Agreement for Sale dated 30.05.2011 and Conveyance Deed dated 30.05.2011 executed by the said Owners in favor of the Developers. In pursuance of the

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above said Development Agreement/s dated 07.03.1998, the Confirmation cum Supplementary Agreements dated 16.03.2001, 12.07.2012, 12.07.2012, the Agreement for Sale 30.05.2011 and the Conveyance Deed dated 30.05.2011, the said Owners have granted to the nominees of the Developers irrevocable Power of Attorneys dated 16.03.2001, 30.01.2006, 30.05.2011, 30.05.2011, 12.07.2012 and 12.07.2012 to do perform and carry out various acts, deeds, matters, things, privileges, rights and authorities which are in details contained therein.

In view thereof, we record that the Developers as aforesaid are fully, freely authorized and entitled to deal with and dispose of the Development on the land referred above to (constructed and/or otherwise) in the manner and for the consideration and upon the terms and conditions as the Developers may think fit, proper and to receive, recover and appropriate the consideration and all other benefits thereto.

It is observed by us that, Thane Municipal Corporation, Thane vide it's Commencement Certificate bearing V. P. No. 2004/27 TMC/TDD 14 dated 03.05.2017 for the lay-out comprising of interalia building being No. 12 popularly known as "GLENWOOD" in the project known as 'LAKE ENCLAVE' and being constructed on the portion out of the lands referred above to. Ms. Sharmistha Mukerjee-Shinde, Architect of the Developers has issued a certificate to that effect on 17.04.2018.

Further, on investigating the documents made available to us for inspection from the Developers, including relevant orders wherever applicable under the provisions of Maharashtra Land Revenue Code, 1966, Urban Land (Ceiling and Regulation) Act, 1976

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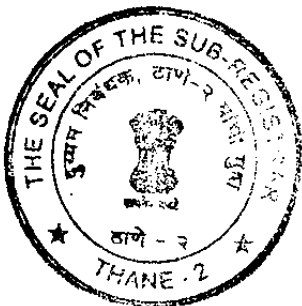


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दस्तावेज नं १०४३२/२०२१
६५/१००

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(since repealed), Non agricultural permission bearing No. Revenue/K-1/NAP/SR-106/2010 dated 18.08.2010 issued by the Collector, Thane in respect of interalia land bearing Survey/Hissa Nos. 123/5C and 123/5D out of lands above referred to and revenue records and search reports including Sale Permission for development interalia in respect of land bearing Survey/Hissa No. 123/5D out of the said property bearing no. Sr.TD/T-6/KV/VP/SR353/2008 dated 12.08.2008 granted by the SDO, Thane, further we have gone through non-agricultural permission bearing no. Sr.Revenue/K-1/T-1/NAP/SR 106/2010 dated 18.08.2010 interalia for Survey/Hissa No. 123/5C and 123/5D of the lands referred above, further we have gone through 'Public Notice' dated 29.05.2006 in the daily 'Thane Vaibhav' published by Sub-Divisional officer, Thane, Division-Thane, wherein given property description interalia in respect of villages Kolshet/Kavesar, wherein mentioned about acquisition of the land by the Govt. under Indian Forest Act, 1927, and Maharashtra Private Forest Act, 1975 for acquisition of lands and letter dated 11.12.2012 issued by Range Forest Officer, Thane Forest Division, Thane referred the land mentioned therein excluding the land above referred to, listed Survey nos. of Kolshet/Kavesar villages are deemed to be 'Reserved Forest' as per the provisions of Maharashtra Private Forest Act (Acq) 1975.

Further we have gone through a Special Civil Suit No. 693/2013 filed by one Bhagirathi Manera and another in the Civil Court (Senior Division) Thane against the Developers and others interalia in respect of Survey/Hissa No. 123/5C and 123/5D for declaration, cancellation of documents, injunction and such other reliefs and the Hon'ble Court was pleased to reject the Injunction Application preferred by the said Bhagirathi



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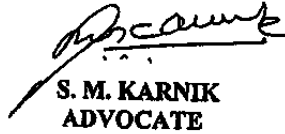
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दस्त क्रमांक १०४३२/२०२१
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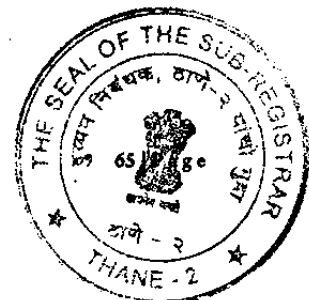
Manera and others, and the matter is pending for further hearing. The Developers have also filed Special Civil Suit No. 337/2016 in the Court of Civil Judge Senior Division against Bhagirathi Manera and others interalia in respect of Survey/Hissa No. 123/5C and 123/5D for Specific Performance of the Contract and Injunction and for such other reliefs. Till date no adverse order is passed against the Developers. Further, Mangilal Parmar (since deceased) through Hemant Parmar and others has/have filed Regular Civil Suit No. 715/2013 in respect of interalia Survey/Hissa Nos. 123/5D against the State of Maharashtra and the Developer for declaration. The Developer has filed its Written Statement in the said suit and the suit is pending for further hearing. No adverse order is passed against the Developers till today. In the above said facts and circumstances, we find that the title of the said Owners together with the Developers to the land referred above to is clear and marketable subject to final disposal of Special Civil Suit no. 696 of 2013 and Special Civil Suit no. 337 of 2016 and Regular Civil Suit No. 715 of 2013 and subject to provisions of Urban Land (Ceiling and Regulation) Act, 1976 (since repealed) and any notices sent or orders passed thereunder and subject to obtaining non-agricultural permission for land bearing Survey/Hissa No. 123/1B out of the lands referred above from the concerned authority.

Thane.
Date: 28.04.2018


S. M. KARNIK
ADVOCATE


S. YADAV
ADVOCATE

GW16



ANNEXURE 'E'

दस्तावेज - २
दस्तावेज नं. १०४३२/२०२१
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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P51700019547

Project: GLENWOOD, Plot Bearing / CTS / Survey / Final Plot No.:123/5C, 123/5D, 123/1B at Thane (M Corp.), Thane, Thane, 400607;

1. Roma Builders Private Limited having its registered office / principal place of business at Tehsil: Mumbai City, District: Mumbai City, Pin: 400021.

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

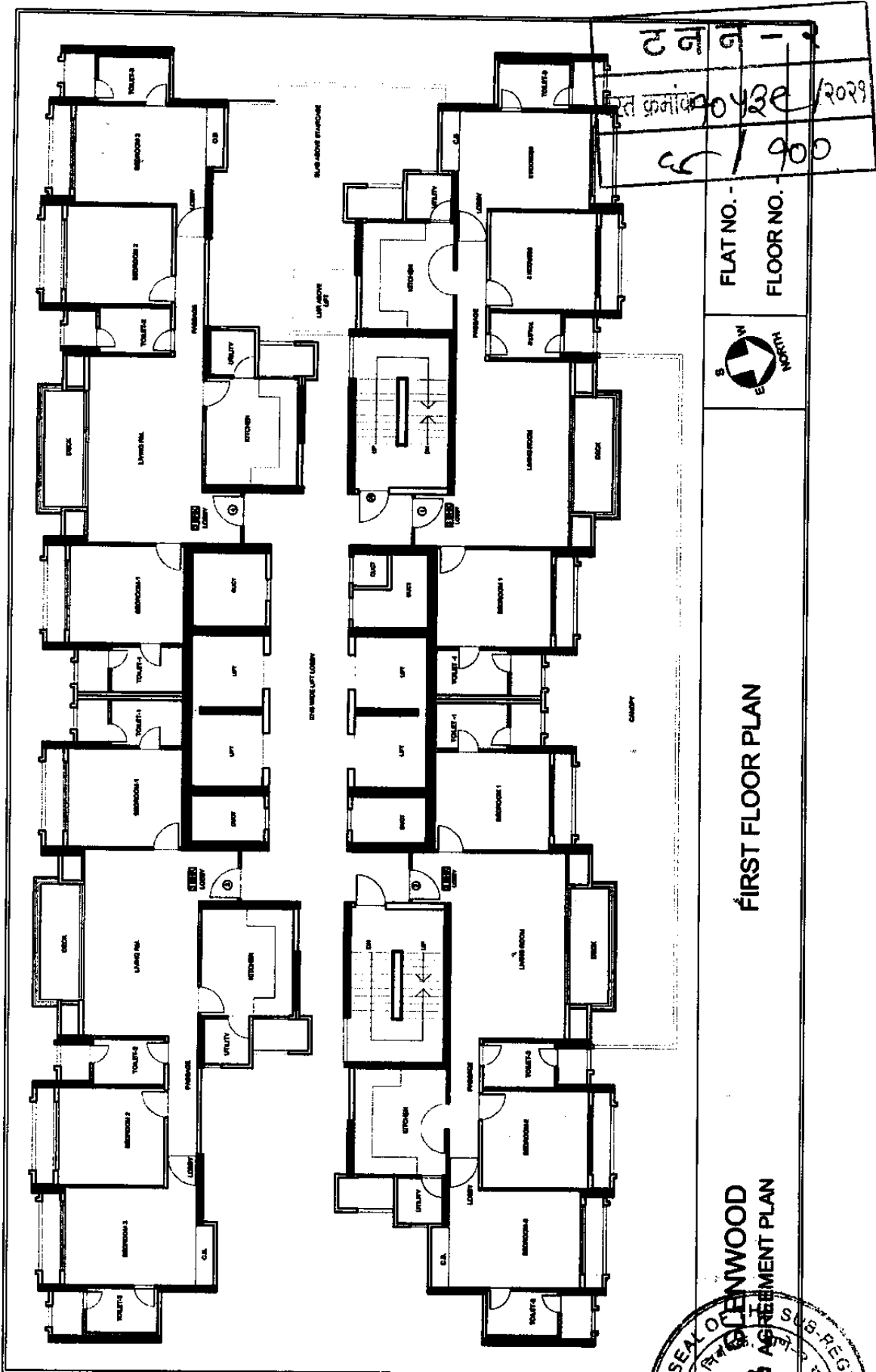
- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
- The Registration shall be valid for a period commencing from 08/02/2019 and ending with 31/12/2024 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

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


Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date:2/8/2019 11:56:21 AM

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

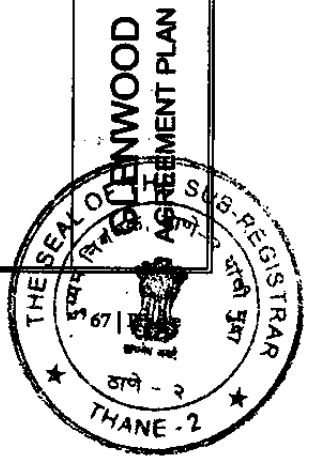




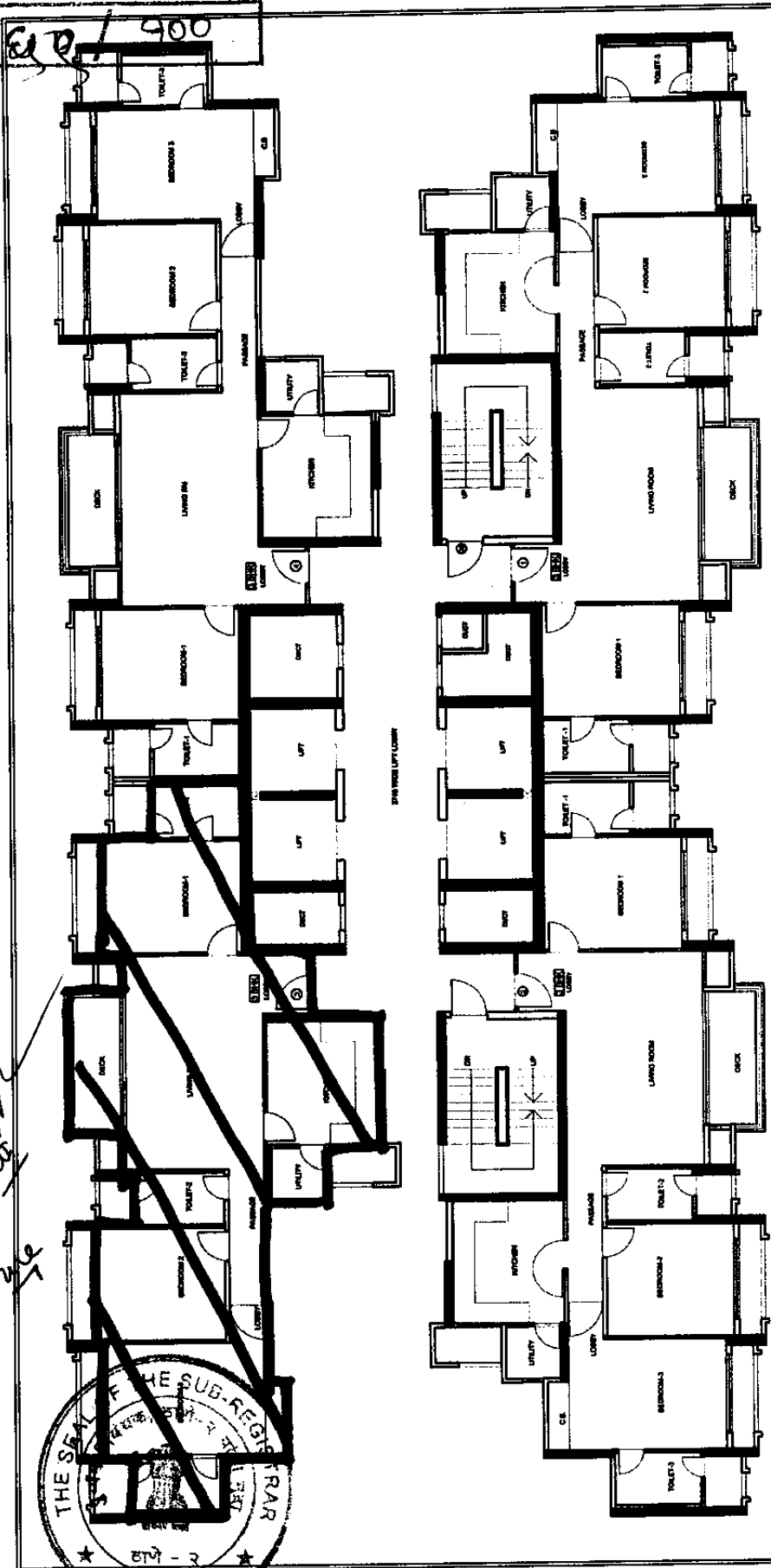
FLAT NO. -
FLOOR NO. -



FIRST FLOOR PLAN



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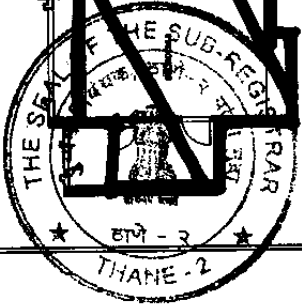
FLAT NO. - 1103
 FLOOR NO. - 11th

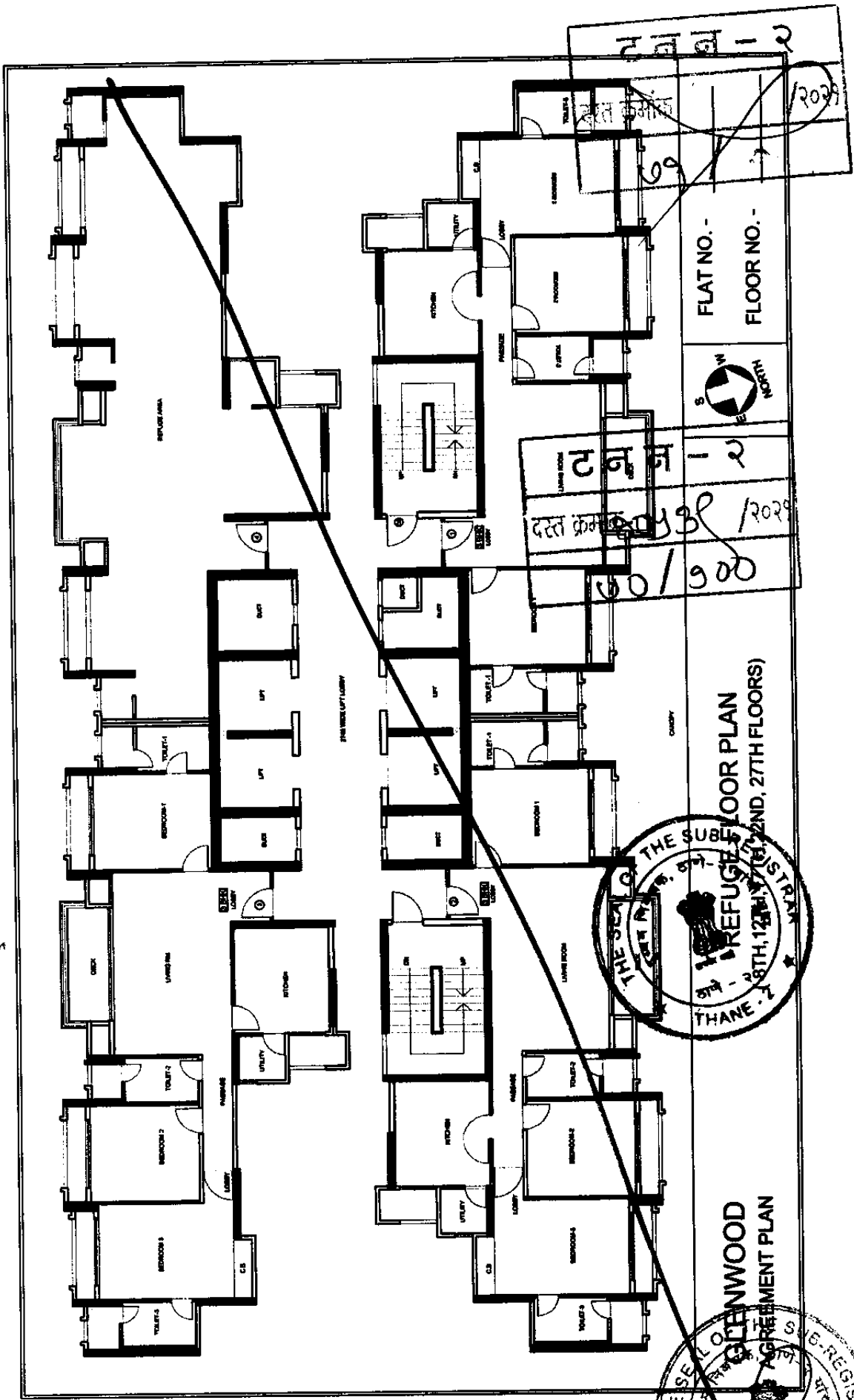


TYPICAL FLOOR PLAN
 (1ST. TO 7TH, 9TH. TO 11TH, 13TH. TO 16TH, 18TH.
 TO 21ST, 23RD. TO 26TH, 28TH. & 29TH. FLOORS)

GLENWOOD
 AGREEMENT PLAN

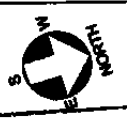
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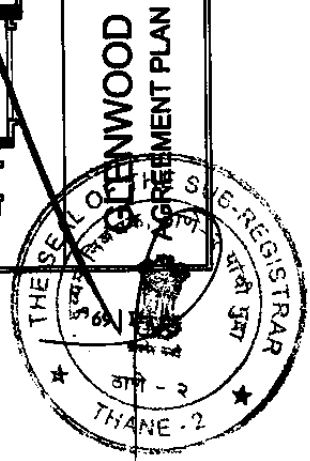
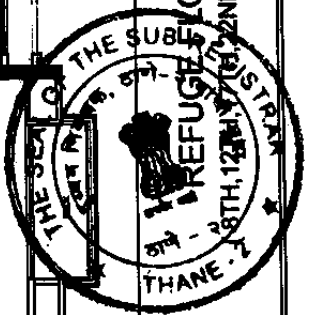
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 दस्त क्रम ६९ / २०२१

FLAT NO. -
 FLOOR NO. -

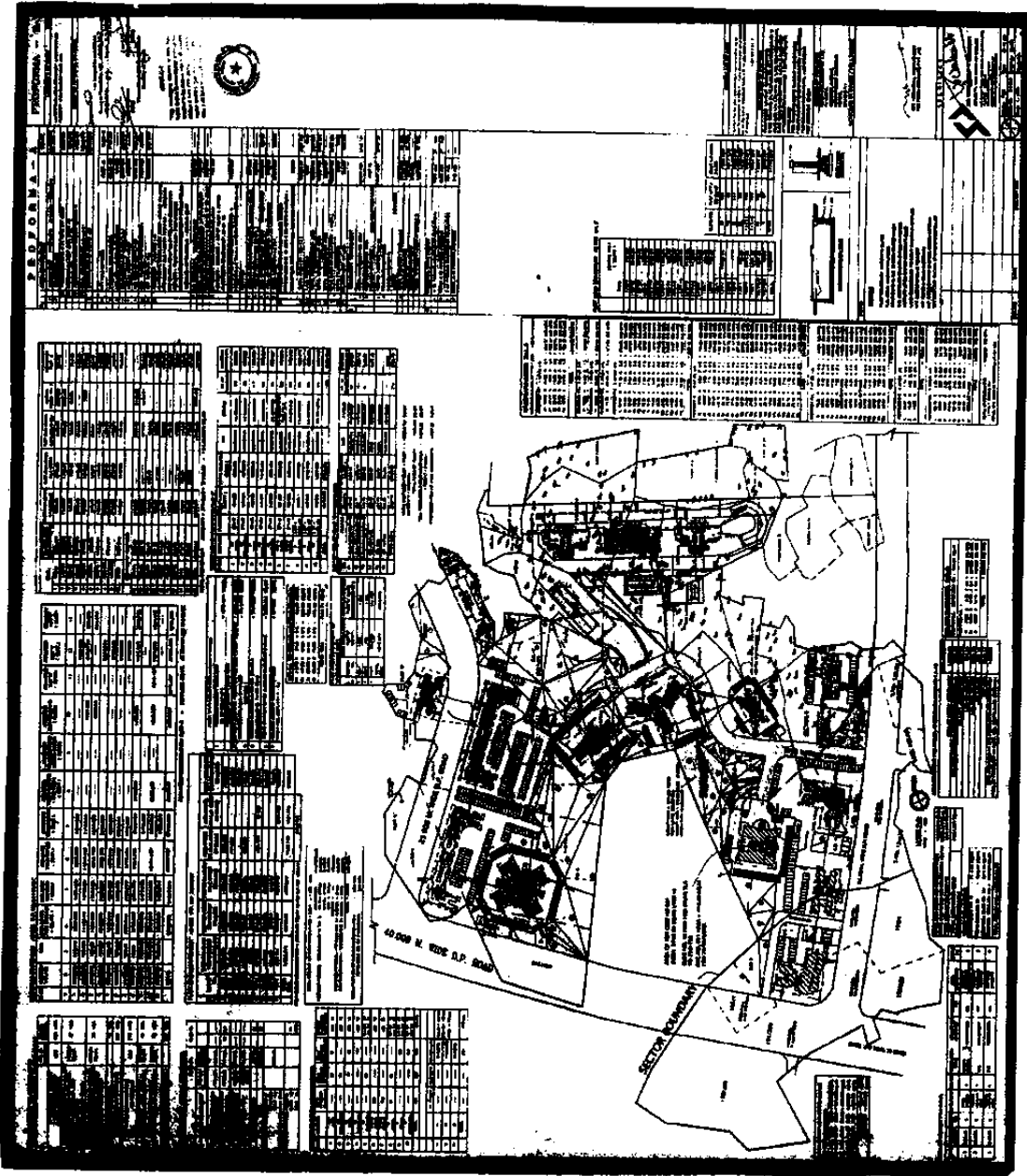


टन न - २
 दस्त क्रम ६९ / २०२१
 ६०/१००

GREENWOOD
 REFUGEE FLOOR PLAN
 (2ND, 27TH FLOORS)



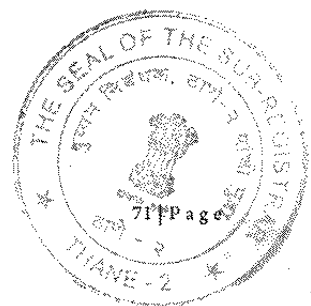
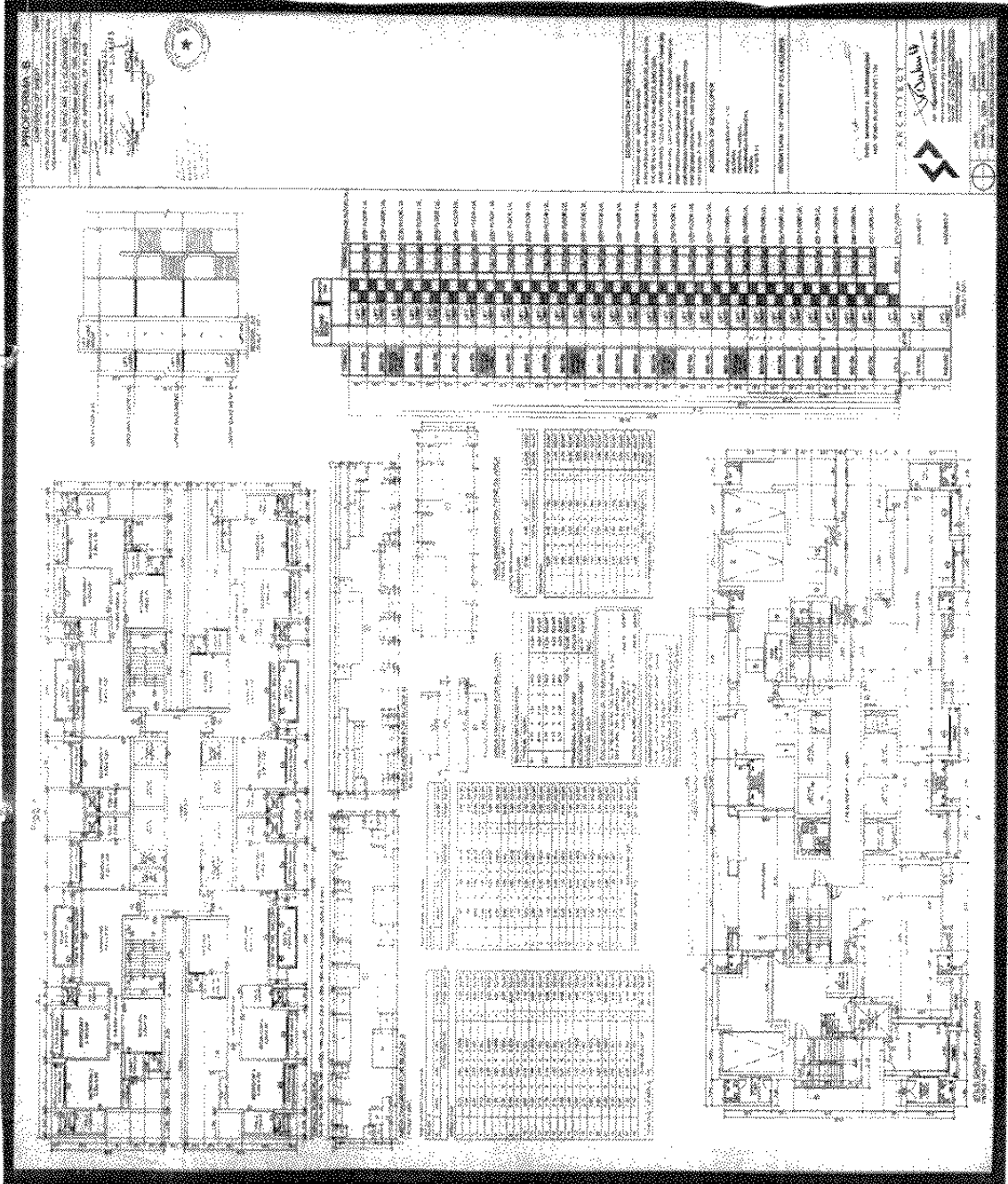
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दस्त क्रमांक १०५३९/२०२१
७९ / १००



टन न - २

दस्तावेज क्रमांक १०५२६/२०२१

०२/१००



ANNEXURE-G

(General Specification and amenities for the Apartment and the Building)
(Other than servant rooms/servant toilets)

7/3/2019 - 12	
दाता क्रमांक	90432/2019
वर्ग	900

1. R.C.C. Frame Structure.
2. Marble in Living room, bedroom and passage (Marble Rs.200/- per sq.ft.)
3. Tile Flooring and Dado in toilets (Tiles Rs.60/- per sq.ft.)
4. W.C. with flush tank & fittings (Rs. 10000/- per set) and Shower with fittings (Rs. 11000/- per set).
5. One door bell.
6. Lifts (Rs. 40 Lakhs per Lift)
7. Wash basin with basin mixer and fittings (Rs. 7000/- per set).
8. Kitchen platform with sink, tile dado and fittings.
9. Main door with mortise lock - polished / painted from inside & outside.
10. Building exterior and interior with quality paints.
11. Entrance hall suitably decorated.
12. Modular type electrical switches / sockets (Rs. 10,000/- per apartment)
13. Air Conditioner Split Units in Living and Bedrooms (Rs.15000/- per unit)
14. Modular Kitchen cabinets along with refrigerator, washing machine, chimney, Hob, water purifier and water heater.



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90430/2029
ANNEXURE 41
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UNDERTAKING

I/We/M/s. _____ of
 Mumbai Indian Inhabitant residing at _____

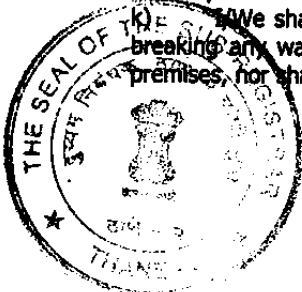
_____ do hereby affirm and state
 as under:-

1) I/We say that by an Agreement for Sale dated _____ and
 entered into _____ between _____ M/s.
 _____ of the ONE part
 (hereinafter referred to as "the said Builders") and myself/ourselves of the OTHER PART.
 I/We have agreed to purchase a flat/premises bearing No. _____ in
 the _____ Wing (hereinafter referred to as the said premises) of the building known as
 _____ (hereinafter referred to as the said building) situated at
 Hiranandani Estate, Ghodbunder Road, Thane (W) - 400 607.

2) I/We are giving this undertaking not only for myself but also for my family
 members, visitors etc. If any. It is understood that reference to myself shall whenever
 the context so admits include such other persons as stated hereinabove.

3) As agreed to in the aforesaid agreement, I do hereby covenant and undertake with
 the said Builders as follows:-

- a) I/We shall not make any addition or any alteration in the architectural elevation
 of the said building and shall not change the outside colour scheme or coating of the said
 building.
- b) I/We shall not make any change in any of the external windows or doors of the
 premises in the building by way of shifting, altering, changing the colour or any other
 way whatsoever.
- c) I/We am fully aware that I/we are not permitted to, to install any grills outside
 the windows and hence undertake not to install or affix any grills on the outside the
 windows / window sills. Any such grills affixed by me, shall be fitted on the internal
 marble sill only on the inside of the windows.
- d) I/We shall not keep shoe racks in the lift lobby, plants in pots or any other
 objects on the outside the windows or on the parapets or chajjas, lift lobby or any other
 common areas and shall not do anything which may cause discoloration or disfiguration
 or any damage to the said building.
- e) I/We shall not affix any collapsible shutters on the outside of 'French windows',
 in case of flat with canopy balcony. Any such collapsible shutter shall be fixed only on the
 inner side of 'French Windows'.
- f) I/We shall not cover any chajjas/terraces/balconies or construct any structure or
 poles or pergolas or trellies on the chajjas/terraces/balconies.
- g) I/We not chisel or break or cause any damage to the columns, beams, walls,
 slabs or R.C.C. Pards or other structural members in the said building or on the
 pards/parapets/railings provided in the said building.
- h) I/We shall not enclose any space adjoining to the Main door forming part of the
 lift lobby/common areas, garage or parking space in my/our possession in any manner
 whatsoever.
- i) I/We shall not affix the following as these alterations affect architectural
 elevation of the said building and cause discoloration on the external elevation.
 - Window in bedroom duct opening, kitchen balcony & kitchen duct.
 - Marble sills and jambs in kitchen balcony and kitchen duct opening.
- j) I/We am/are also aware that in the plumbing duct, the pipes are to be always
 kept exposed as these pipes may need periodical/future plumbing maintenance.
- k) I/We shall not carry out any external alteration in the said premises by way of
 breaking any walls or beams or chajjas so as to alter the external appearance of the
 premises, nor shall I/We affix or cause any slabs on voids provided in the said building.



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दस्ता क्रमांक 9042e/2029

elevation. Any such specifically provided 900

- l) I/We shall not fix external unit of split A.C. on the outside of external unit of split A.C. shall be located only inside the duct/space (by Bulder) for split A.C.
- m) I/we hereby undertake that I/we shall do any loft (for commercial bldg) only after getting prior permission from the bulder and the Signage of any/our unit will be placed within the provision and as per the drawing given by the site staff.
- n) I/We are aware that no individual DTH/dish antennae will be allowed on the terrace or on the exterior wall/window of the building. I/we are aware that the connection has to be taken from the Common DTH/dish antennae Only which is available in the building.
- o) I/We confirm of having agreed and undertaken to follow and abide by the rules and regulations that have been made as also those which may be made hereafter from time to time by the said builders and/or person/s body in charge of maintaining and/or providing common facilities in the complex. I shall maintain proper code of conduct and discipline in the complex and give every possible co-operation to the said builders and/or any other person or body that may have been appointed by the said Builders in that behalf, in maintaining cleanliness and good atmosphere in complex for the better enjoyment of the common facilities by all the persons concerned.
- p) I/We are aware that all electricity bills from date of furniture possession / OC whichever is earlier are payable by me and I will not hold you responsible for any consequences arising of non-payment thereof.
- 4) I/We do hereby confirm and covenant with the said builders that I/We shall always carry out the terms and conditions of this undertaking given by me/us and the same shall be binding upon me/us even after the registration of a Co-operative Society of a premises purchasers of the building when formed and this undertaking shall also be binding upon my/our heirs and successors-in-title and the same shall be agreement for sale dated _____. I/We agree and confirm that in the event of breach of any of the terms of these presents, the said builders shall also be entitled interalia to withdraw common facilities provided by them in the complex and I expressly authorise them to do so.
- 5) I/We hereby declare, confirm and covenant with the Builders that in the event of my transferring the said premises and/or my/our right, title and interest in respect thereof in favour of any outside person to the extent and as permitted in the said agreement for sale dated _____, I/We shall obtain an Undertaking to the similar effect from any such purchasers and in the event of my falling to do so, the said builders or the Co-operative Society shall be entitled to refuse to transfer the said premises in favour of such prospective purchaser.
- 6) I/We hereby further declare and confirm that in the event of me or my heirs and successors -in-title committing any breach or default in any of the provisions of these presents, I and/or my heirs and successors-in-title shall be liable for damages for the loss and damage which may be caused to the said building and/or to the said builders and further the builders and the Co-operative Housing Society as and when formed shall also be entitled to terminate the aforesaid agreement for sale and to recover all damages, costs, from me and / or my heirs and successors-in-title.
- 7) I/We hereby undertake that I/We shall bear the entire cost of repairs or rectifications required due to alterations / changes carried out by us in our premises incase of damages caused to RCC /STRUCTURE/WATERPROOFING/PLUMBING/CIVIL/ELECTRICAL / INSTALLATION or if the work is not done in a proper manner, even after taking possession. I/We shall bear the entire cost of repairs required incase of any damages to common premises and flats belonging to other members due to the alterations/changes or interior works carried out by us in our flat/premises.
- 8) I/We are aware that the building has received the Occupation Certificate and I/we undertake to pay the Maintenance from _____ onwards. I/We are aware



कॉन्ट्रैक्ट - २
वर्क नंबर १०५३२/२०१९
५५ / १००

that I/we am/are now liable to all future maintenance and/or property tax becoming payable by me/us in respect of the said Premises, and undertake to pay the same when called upon by the Roma Builders Pvt. Ltd.

9) I/We also undertake, that if I/We wish to give the flat on Lease/Rent, it is our responsibility to inform you and also to obtain the necessary POLICE VERIFICATION of the tenants and submit the copy of the same duly acknowledged and confirmed by the concerned Police Station bearing the necessary stamp to the Maintenance office/ Incharge of the building. We are also aware that this is a mandatory requirement from the Police department.

10) I/We are aware whenever natural Indian/Imported marble is used by Roma Builders Pvt. Ltd., there are going to be imperfections (cracked texture/ shade variations/ design variations) which someone may view as ' defect' but which are a natural occurrence in the type of the marble. These imperfections are inherent in natural marble and have to be viewed as their natural beauty, as perfect flooring of factory made products like ceramic tiles, mosaic tiles of agglomerated marble etc. does not give the same warmth of feeling. Italian Marble when sourced at the mines occurs in a cracked texture, which is sliced mechanically. The cracks are filled with resin fillers at the sources itself. These marble slabs are then backed with PVC mesh to avoid further development of cracks during long distance travel and handing. Though utmost care is taken, sometimes, these cracks open during cutting and fixing. Such cracks are filled again with the best imported resins as used internationally. The difference in shade/design depends on the natural occurrence in different types of marble. Even though, we have very huge requirements, we try to accommodate one lot in one confined area/room yet, the same may not match with other area/room.

11) I/We are aware that as per instructions from TMC kitchen/household garbage has to be segregated in dry and wet and should be given to the sweepers. I/We are aware that TMC will not pick the garbage, if it is not segregated.

12) I/We hereby confirm that the representatives of the Hiranandani Group of Companies are allowed to access the said Premises without our prior consent, to view and examine the state and conditions in the flat and to check if any unauthorised changes have been done thereof when the flat is unoccupied by us and when the interior works are in progress by our persons. Once occupied by ourselves/our tenants/ or any other persons, we will allow access as per our mutually decided time.

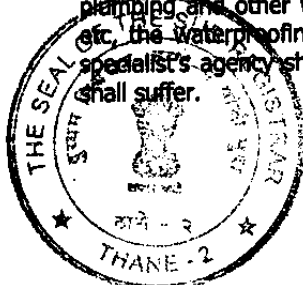
Solemnly declared at Mumbai/Thane

on this _____ day of _____ of the year _____

Date:
To,
Purchaser of Premises / Allottee/s

We have observed that after taking possession of the flats, owners are getting a lot of civil and other works done in their flats to suit their personal needs.

While this need of the flat owners is appreciated, all must realize that due to such civil, plumbing and other works done, especially in area like bathrooms, toilets and kitchens etc. the waterproofing originally done, will be disturbed. The guarantee given by the specialist's agency shall naturally become null and void, with the result the flats below shall suffer.



Flat Owners are therefore, requested to utilize the services of a Specialist Agency for waterproofing who will stand guarantee for any leakages. The flat owner would be responsible to bear the entire cost of any rectification in case of leakage.

Kindly acknowledge.

Thanking You,
Yours Faithfully,
For Roma Builders Pvt. Ltd.

Authorised Signatory

टन न - २	
I/We Confirm	9043E/2029
Allottee/s	५६ / 900

To,
Purchaser of Premises / Allottee/s
Sub: Quality of Natural Marbles provided in our Projects.

Dear Sir, Madam,

This is to draw attention of our flat purchasers, to the quality of marble used in our projects.

Whenever natural Indian/ Imported Marble is used by us, there are going to be imperfections which someone may view as 'defects'. These imperfections are inherent in natural marble and have to be viewed as their natural beauty, as perfect flooring does not give the same warmth of feeling.

The difference in shade/ design depends on the natural occurrence in different type of marbles and even though we have very huge requirements, we try to accommodate one lot in one confined area / room, which may not match with other area/ room.

Italian Marble when sourced at the mines occurs in a cracked texture, which is sliced mechanically. The cracks are filled with resin fillers at the source itself. These marble slabs are then backed with PVC mesh to avoid further development of cracks open during cutting and fixing. Such cracks are filled again with the best imported resins as used internationally.

It is therefore, requested that if the purchasers wish to have a perfect floor finish, they shall go for factory made products like ceramic tiles, mosaic tiles or agglomerated marble, as per their choice.

Thanking you,
Yours faithfully,
For Roma Builders Pvt. Ltd.

Authorised Signatory

I/We Confirm

Allottee/s

Date :

Dear Premises Owner / Occupant,

For your safety and good performance of your building, we wish you to read and confirm that you have accepted the following before taking possession of the premises.

1] Plumbing Ducts:

Please note that we do not give any permission for closure of ducts. There is no objection from us for use of the ducts for e.g. for drying clothes, locating condenser units of split AC's, storing household items like mops, buckets etc. However we are categorical



टनल - २
वसूली नं. १०५३२/२०२१
१६/१००

on the point that no one can make changes which cause disruption of the rain water flow or closure of the building pipes preventing maintenance.

The whole purpose of the service slab is to ensure ease of maintenance of the plumbing pipes particularly in high rise buildings. Doing some painting work or tiling work within can be accepted subject to the following of guidelines and without disturbing the external elevation.

However if someone is going to close the outlet for the rain water which comes through the external grill or is going to block the building plumbing pipes to make the pipes inaccessible and maintenance impossible, the question of such approvals does not arise and the flat owner must be directed forthwith to remove any such works carried out by him / herself.

2] Internal changes in Toilet Plumbing:

To conserve water as per the directions of the Municipal Corporation, we have made arrangements to provide treated recycled water or borewell water as and when available for the plumbing lines which provide flushing water to the building. These lines are connected to the WC Tanks and Urinals.

Premises owners are hereby cautioned that when their plumbers make changes in the toilets of their premises, they should not connect the flushing line to any other outlet except the WC Tank or Urinal. The other outlets where the flushing water line should not be connected include the complete kitchen, wash basin, shower, washing machine and WC health faucet or jet spray.

The Developers and the Co-operative Housing Society will not be responsible for any health hazard if such changes are made.

3] IMPORTANT NOTE :

All clients are hereby informed that whenever the washing machine is being installed, flexible outlet of same shall be connected to the outlet provided in wall through an elbow & pipe-piece only. **(Pl refer attached sketch behind)**. This is a time-tested solution/method and will avoid all possible leakages if connected properly. **Enclosed sketch is indicative and outlet can be concealed or exposed depending on site condition.**

Installation must be done as per manufacturers' instructions and through professional / qualified plumbers only, to avoid any further maintenance problems in future.

You are requested to confirm that you have noted the above contents with your signature on the copy of this letter.

For **ROMA BUILDERS PVT.LTD.**

I confirm,

AUTHORISED SIGNATORY
owner / Occupant

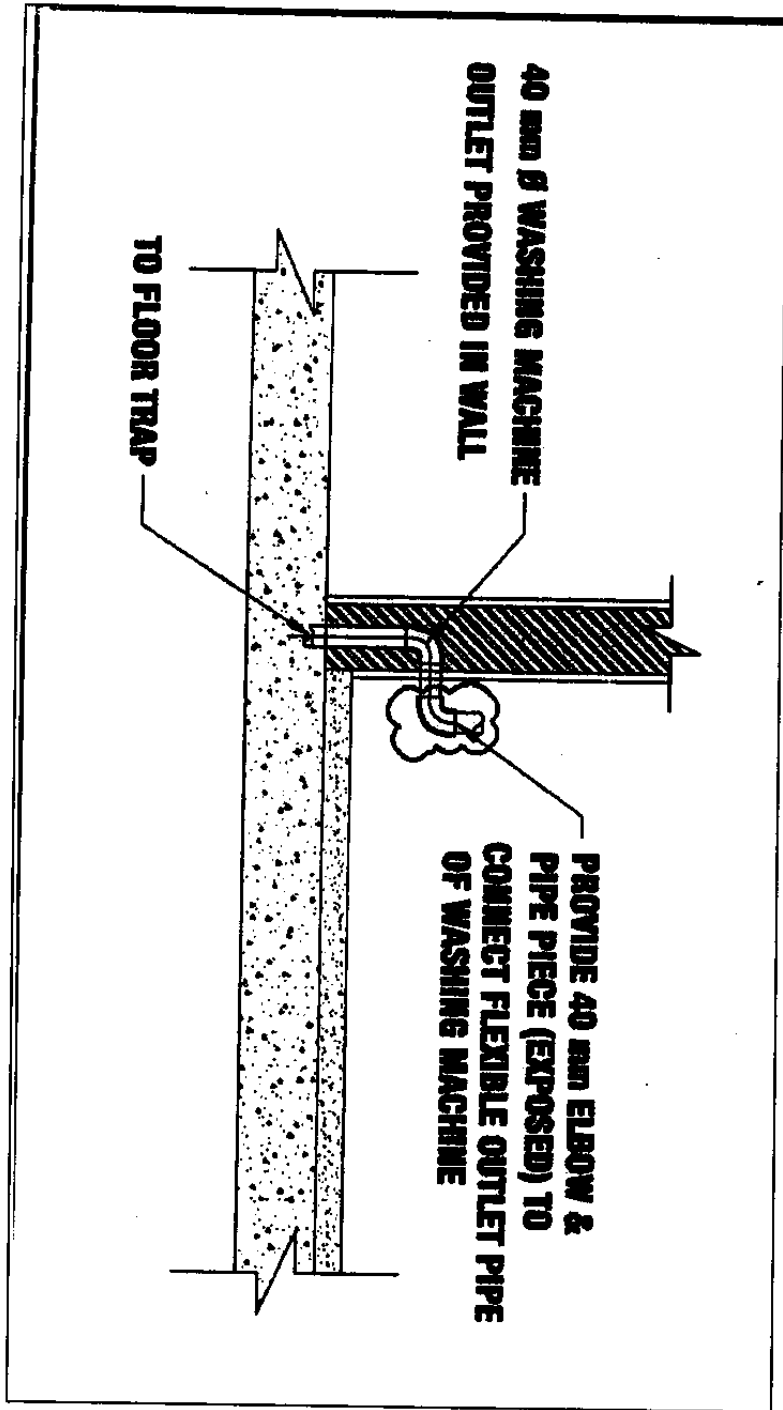
Signature of Flat



ढलल - २

१०५३९/२०२१

० / १००



ठ न न - २
 क्रमांक १०५३९/२०२१
 ८१/१००

१) वाचन परिपत्रक क्रमांक.२०००/१४/प्र.क्र.२५/म-१, दि. २४/३/२०००.
 २) नो.प्र.नि.व मु.नि., पुणे वॉचे पत्र क्र.का-३/ संलग्नक/ मुद्रक पावती दुसरी /०६/३१९, दि. ४/१०/२००६.

Head Office : GENERAL STAMP OFFICE, TOWN HALL, FORT MUMBAI - 400 001.
 Office.: COLLECTOR OF STAMP (KURLA), NEW ADMINISTRATIVE BUILDING, GROUND FLOOR, RAMKRISHNA CHEMBURKAR MARG, MUMBAI - 400 071. B 050091

CNT-1 SD - 128
 RECEIPT FOR PAYMENT TO GOVERNMENT NOT TRANSFERABLE
 NARENDRA SHRIPAT SAWANT 16/May/2012


Receipt No.: STAMP DUTY Receipt Date : Article-48 F(ii)(a)

Received From :
 On Account of :

Mode of Payment	DD/PO/CHQ/ RBI-Challan No.	Date	Bank Name & Branch	Area Code	Amount (In Rs)
P.O	605808	16/5/12	ORIENTAL BANK OF COMMERCIAL POWAI		Rs.500

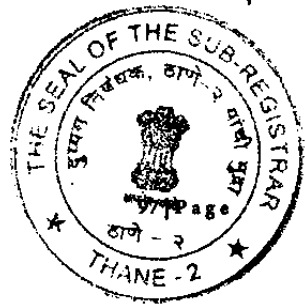
ADJ/269/12/K

Case No.:
 Lot No.: Lot Date :

Sr. No.	Description of Stamp	Quantity	Denomination	Amount
				Rs. 500.00

At the time of Registration, please affix the stamp and receipt before the Sub- Registrar.

Rs. Rupees : FOR COLLECTOR OF STAMP, KURLA, NEW ADM. BLDG. R.C.MARG, CHEMBUR, MUMBAI - 71
 Cashier / Accountant Signature / Designation



टन न - २
 १०५३९/२०२१
 ९ / १००

certificates of the (2) of the Bombay Stamp Act, 1958.

Office of the
 Collector of Stamps
 Case No. Ad/269/12/K/301/12
 Date

Received from Shri. Naxindra Shripat Sawant & 13 others
 residing at
 Stamp duty of Rs. 500/- Rs. Five Hundred Only

vide challan No. 128, Dated 16/5/12
 Certified under Section 32(1) (b) of the
 Bombay Stamp Act, 1958 that the full duty
 of Rs. 500/- Rs. Five Hundred Only $\frac{2}{17.5.12}$
 with which this instrument is chargeable has
 been paid vide article No. 4 B.F.(1)(a)
 of schedule.

This certificate is subject to the provisions
 of section 33-A of Bombay Stamp Act, 1958
 Place Pune.....
 Date 16/5/12.....

(Signature)
 Collector of Stamps
 Pune

बदर - ३
२०१२
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E-mail
 मजिनि कावेकून मय मकोर मकोर. व. १२/०५/१२. मजिनि
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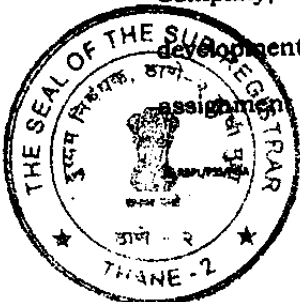
POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS **ROMA BUILDERS PVT LTD**, a company
 incorporated in India under the companies Act, 1956 and having
 Registered office of our firms/companies at 514, Dalamal towers,
 Nariman Point, Mumbai 400 021, and office at "Olympia", Central
 Avenue, Hiranandani Business Park, Hiranandani Gardens, Powai,
 Mumbai 400076, (hereinafter called the 'Company')



And represented by its authorized by signatory **Mr. Prakash S
 Shah**, 1st Floor Olympia, Hiranandani Business Park Powai,
 Mumbai. has been authorized to sign and execute on behalf of the
 Company, various agreement / deeds and documents including



development agreement, agreement for sale, sale deeds,
 assignments, deeds, cancellation deeds, release deeds,

तलक - २
१०५३२/२०२१
२/१००

relinquishment deeds, confirmation deeds, transfer deeds, mortgage deeds, Lease deeds, Leave and License Agreements, declarations, affidavits, attestations, no objection certificates, consents, writings, application, representations, clarifications, verifications and such other incidental deeds and documents etc. (here in after referred to as said "deeds and documents") in respect of its :-

- 1 Land situated at Village Kolshet and Kavesar, Taluka, District Thane more particularly described in the Schedule herewith.
- 2 Buildings being constructed on some portion of this land.
- 3 Apartment being constructed in these buildings.

अनुसूची	१
३०९२	

And also has been authorized to appoint a person or persons as the Authorized Signatory may think fit as his attorney to do and perform all or any of the acts, deeds or things mentioned herein under:

AND WHEREAS THE SAID Authorized Signatory of the company is resident of and located at Mumbai and it is not possible for him to travel to the Sub- Registrar's Office at Thane and personally appear at said office for registration of the said deeds and documents.

AND WHEREAS THE SAID Authorized Signatory is the person desirous of appointing Mr Narendra Shripat Sawant and / or Krishna and / or Dhawal S. Kothari and / or Jayesh D Sawant and / or Badrinath N. Hegde and / or Jayanto N. Deb and / or J. B. Mendon and / or Sanjay M. Mohanraj and / or Sanjay H. Bhatt and / or Sameer A. Pradhan and/or Vikram Kuchroo and /or Nityanand Krishnan Indian Inhabitant, as the true and lawful ATTORNEY for and on behalf of the company and to do the following acts, deeds and things in the name and on behalf of the company.

2. 10/10/2021

(Handwritten signature)

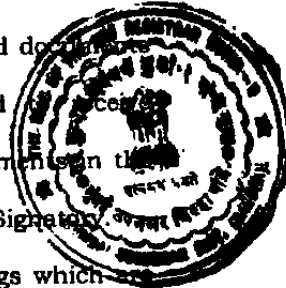


ट न ज - २
दस्ता क्रमांक १०४३२ / २०१९
९ / १०

To appear before the Sub-Registrar of assurance at or any Government Authority prescribed for the registration of the said Deed and document and to present and lodge, any of the said deeds and documents for registration and to admit the execution thereof and also to make application and to submit any such other forms and statements necessary for registration of such documents and to do all that is necessary and incidental for the purpose of registration of such deeds and documents as the case may be.

दस्ता क्रमांक - ३	१५
२०१२	

- To pay applicable stamp duty and registration charges either on behalf of customer or otherwise, in respect of the said deeds and documents to the appropriate authorities and for that purpose, to have the said deeds and documents adjudicated if necessary and to sign and file any applications as may be applicable for the said purpose as the said attorney may think appropriate.
- To receive back the original of the said deeds and documents from the Sub-Registrar's office; apply for and receive certified copies of the registered deeds and documents in the name and on behalf of the company / Authorized Signatory.
- AND GENERALLY to do all acts, deeds and things which are incidental to the necessary, to exercise or give effect to the above.
- The attorney (as agent) is accountable to the Company (Principal) and shall maintain proper accounts. No consideration has been received for executing this power.
- I hereby ratify and agree to ratify all acts, deeds, this and whatever the said attorney shall do, execute and perform in the premises stated above as if done and acted by me and I shall be bound by the same.



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 दस्त क्रमांक १०४३८/२०११
 २/१००

बदर - ३
 २०१२

Village Kavesar and Kolshet, off Ghodbunder Road, Hiranandan Estate, Thane (West).

IN WITNESS WHEREOF I **Mr. Prakash S Shah**, have hereby set my hands to this Power of Attorney on this 18th day of May 2012.

SIGNED AND DELIVERED BY THE)
 WITHIN NAMED)
 FOR ROMA BUILDERS PVT LTD)

Mr. Prakash S Shah (Authorized Signatory)

IN THE PRESENCE OF Santosh Rana (Signature)



1 Mr. Narendra Shripat Sawant

2 Mr. Kinjal M. Desai

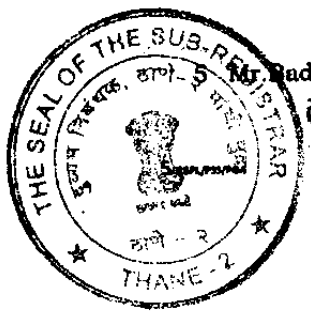
K Desai

3 Mr. Dhawal S. Kothari

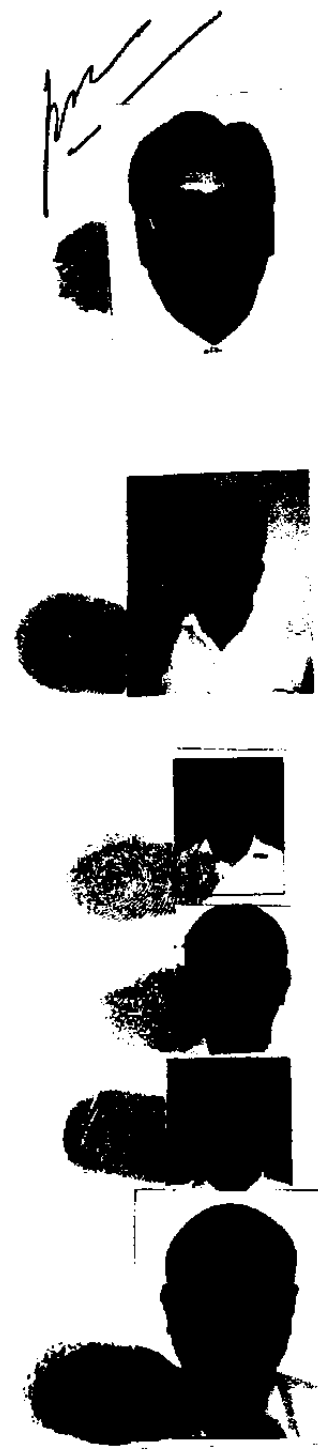
D S Kothari

4 Mr. Jayesh D Sawant

J D Sawant



Mr. Madrinath N. Hegde
M.N. Hegde



टनन - २
 १०५३८/२०२१
 १००

6 Mr. Jayanto N. Deb

Jayanto N. Deb



7 Mr. J. B. Mendon

J. B. Mendon



8 Mr. Sanjay M. Mohanraj

Sanjay M. Mohanraj

बदर - ३
 २०१२



9 Mr. Sanjay H. Bhatt

Sanjay H. Bhatt



10 Mr. Sameer A. Pradhan

Sameer A. Pradhan



11 Mr Vikram Kuchroo

Vikram Kuchroo

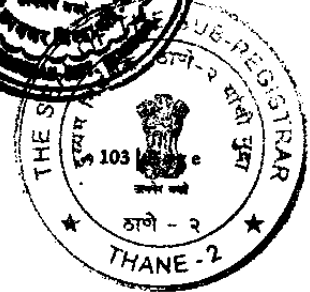


12 Mr Nityanand Krishnan

Nityanand Krishnan



CONSTITUTED ATTORNEY



ढव न - २
दरत कुनंक १०५३२/२०२१
Roma Builders Private Limited



Hiranandani

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF ROMA BUILDERS PRIVATE LIMITED AT THE BOARD MEETING HELD ON 31-03-2012 AT ITS CORPORATE OFFICE.

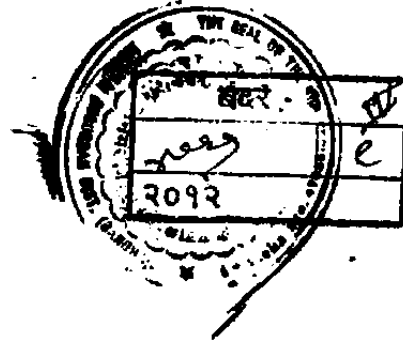
"RESOLVED THAT Mr. Prakash Shah and / or Mr. Manish Gupta and / or Mrs. Meera Bharti and / or Mr. Milind Joshi and / or Mr. Sanjeev Pillai be and are hereby authorised jointly and severally, to sign and execute on behalf of the Company, agreements, declarations, affidavits, attestations, no objection certificates, consents, writings, applications, representations, clarifications, verifications and such other incidental deeds and documents etc. in respect of Apartments/ Flats/ Shops /offices and to register or cause to be registered with the authorities and/or to represent or issue Power of Attorney for the said purpose, on behalf of the Company, before government authorities for the same."

Certified true copy
For Roma Builders Private Limited

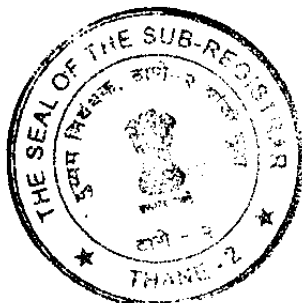


Director

[Handwritten Signature]



Corporate Address: Olympia, Central Avenue Hiranandani, Parnassus Park Tower, Mumbai 400 076 India
E-Mail: info@hiranandani.net website: www.hiranandani.com Tel: 2217176411 / 6466 Fax: 22125705455
Registered Office: 514 Dalalaj Towers, Nariman Point, Mumbai - 400 021 Tel: 22876060 / 22876061 Fax: 22332010



MAHARASHTRA STATE MOTOR VEHICLE DEPARTMENT
 V. No. 14 17-08-2018 (177)
 AUTHORIZATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA
 GOV DO
 LBY 26-10-2018
 DOR 23-10-1988 BC
 Name: NITYANAND SODH of BIRBHAR
 ADD: PLAT NO. 58, SHYAM PODDAR, SHASTRI ROAD, OFF. SARDAR HOTEL, 20, MAHARAJA PETROL PUMP, MAHARASHTRA ROAD, BHANDUP (W), MUMBAI 400 075
 Signature/Thumb Impression of Holder

PERMANENT ACCOUNT NUMBER
AADPS6732L
 SOMALAL P. SHOTIA
 04.06.1960
ठाने - २
दस्ता क्रमांक १०५२२/२०१९
२० / १००

भारत सरकार
GOVT. OF INDIA
 RARENDRAJI SHAWANT
 BHIRPAT BARKHAN SAWANT
 28/09/1975
 Permanent Account Number
AYTP82776C

भारत सरकार
GOVT. OF INDIA
 RARENDRAJI SHAWANT
 BHIRPAT BARKHAN SAWANT
 28/09/1975
बदर - ३
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HIRANANDANI GROUP



SANJAY MOHANRAJ
 LY00105

4000 0000 0000 0418

18-10-2018
THE SEAL OF THE SUB-REGISTRAR
THANE - 2

भारत सरकार
GOVT. OF INDIA
 SATEER & PRADHAN
 SATEER & PRADHAN
 23-09-1981

PERMANENT ACCOUNT NUMBER
AFNPB3563M
 SANJAY HARKOM BHATT
 HARKOM BALLEHAI BHATT
 23-09-1981
THE SEAL OF THE SUB-REGISTRAR
THANE - 2

दस्तावेज - २
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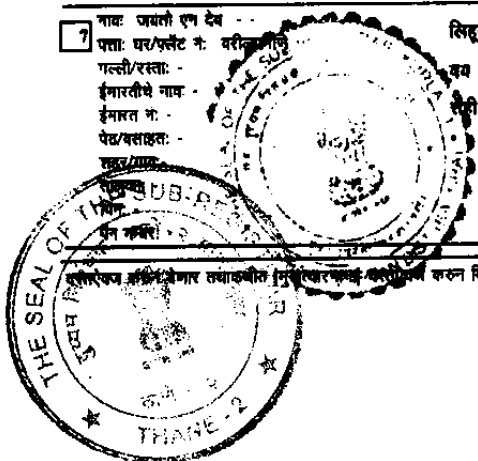
दस्त गोषवारा भाग-१

पदवृ३
 दस्त क्र ४७६१/२०१२
 ११

१८/०५/२०१२ दुय्यम निबंधक
 ४:१३:१२ pm कुर्ती १ (कुर्ती)

दस्त क्रमांक : ४७६१/२०१२
 दस्ताचा प्रकार : मुक्यापरनामा

अनु क्र.	पक्षाकाराचे नाव व पत्ता	पक्षाकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	<p>नाव: मेस्त रोना विठ्ठल प्रा लि तर्फे सहायक प्रकार पत्ता: घर/फ्लॅट नं: ओलीम्पिक सेंट्रल ऑफिस हिरानंदानी बिजनेस पार्क पवई मुं ७६ गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: -</p>	<p>सिंहन घेणार वय ५२ सही</p>		
2	<p>नाव: नरेंद्र श्रीराम सावंत पत्ता: घर/फ्लॅट नं: ओलीम्पिक सेंट्रल ऑफिस हिरानंदानी बिजनेस पार्क पवई मुं ७६ गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/बसाहत: - शहर/गाव: - तालुका: -</p>	<p>सिंहन घेणार वय ३४ सही</p>		
3	<p>नाव: किशोर एम देसाई पत्ता: घर/फ्लॅट नं: वरीलप्रमाणे गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/बसाहत: - शहर/गाव: - तालुका: - पिन: - पॅन नम्बर: -</p>	<p>सिंहन घेणार वय ३३ सही</p>		
4	<p>नाव: धवल एस कोठारी पत्ता: घर/फ्लॅट नं: वरीलप्रमाणे गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/बसाहत: - शहर/गाव: - तालुका: - पिन: - पॅन नम्बर: -</p>	<p>सिंहन घेणार वय २८ सही</p>		
5	<p>नाव: जयेश जी सावंत पत्ता: घर/फ्लॅट नं: वरीलप्रमाणे गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/बसाहत: - शहर/गाव: - तालुका: - पिन: - पॅन नम्बर: -</p>	<p>सिंहन घेणार वय ३३ सही</p>		
7	<p>नाव: जयलक्ष्मी एम देव पत्ता: घर/फ्लॅट नं: वरीलप्रमाणे गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/बसाहत: - शहर/गाव: - तालुका: - पिन: - पॅन नम्बर: -</p>	<p>सिंहन घेणार वय ३३ सही</p>		



दस्तावेज अंती घेणार तयारकीत मुक्यापरनामा करून दिल्याचे कथित करतात.

ट न न - २

दस्त क्रमांक 9043e/2029

900

वधर3

दस्त क्र 4761/2012

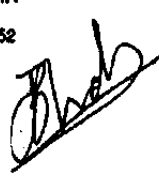








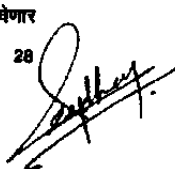


१२

18/05/2012 मुख्य निबंधक
4:13:13 pm कुर्ता 1 (कुर्ती)

दस्त गोषवारा भाग-1

दस्त क्रमांक : 4761/2012

दस्तावा प्रकार : मुख्यापारनामा

अनु क्र.	पक्षाकाराचे नाव व पत्ता	पक्षाकाराचा प्रकार	छायाचित्र	अंगठ्याचा उलटा
8	नाव: जे वी वेंकट पत्ता: घर/फ्लॉट नं.: वरीलप्रमाणे गल्ली/रस्ता: ईमारतीचे नाव: ईमारत नं.: पेट/वसाहत: शहर/गाव: तालुका: पिन: पॅन नम्बर: -	लिहून घेणार वय 52 सही	  	
9	नाव: संजय एम मोहनराज पत्ता: घर/फ्लॉट नं.: वरीलप्रमाणे गल्ली/रस्ता: ईमारतीचे नाव: ईमारत नं.: पेट/वसाहत: शहर/गाव: तालुका: पिन: पॅन नम्बर: -	लिहून घेणार वय 38 सही	  	
10	नाव: संजय एच भट्ट पत्ता: घर/फ्लॉट नं.: वरीलप्रमाणे गल्ली/रस्ता: ईमारतीचे नाव: ईमारत नं.: पेट/वसाहत: शहर/गाव: तालुका: पिन: पॅन नम्बर: -	लिहून घेणार वय 50 सही	  	
11	नाव: समीर ए प्रधान पत्ता: घर/फ्लॉट नं.: वरीलप्रमाणे गल्ली/रस्ता: ईमारतीचे नाव: ईमारत नं.: पेट/वसाहत: शहर/गाव: तालुका: पिन: पॅन नम्बर: -	लिहून घेणार वय 28 सही	  	

खालील 3 पक्षाकारांची कबुली उपलब्ध नाही.

अनु क्र.	पक्षाकाराचे नाव
6	बदीनाथ एन हेगडे
12	विक्रम कुमर
13	नित्यानंद कुमान



दस्तऐवज करण देणार तसाकधीत [मुख्यापारनामा] दस्तऐवज करण दिल्याचे कबूल करतात.



टंक व - २
क्रमांक १०५३२/२०२१
२५/१००

दस्त गोपवारा भाग - 2

बदरउ

दस्त क्रमांक (4761/2012)

दस्त क्र. [बदरउ-4761-2012] चा गोपवारा
बाजार मुल्य : 0 गोपवारा 0 भरलेले मुद्रांक शुल्क : 500

दस्त हजर केव्हाचा दिनांक : 18/05/2012 04:06 PM
निष्पादनाचा दिनांक : 18/05/2012
दस्ता हजर करण-याची सही :

दस्ताचा प्रकार : (8) मुखत्यारनामा
शिकका क्र. 1 ची वेळ : (सादरीकरण) 18/05/2012 04:05 PM
शिकका क्र. 2 ची वेळ : (फ्री) 18/05/2012 04:10 PM

ओळख :
खालील इनाम असे निवेदीत करतात की, ते दस्तऐवज कडम देण-यांना-यांना ओळखतात,
व त्यांची ओळख पटवितात.

1) ए राधाकृष्णन - घर/प्लॉट नं: 11 आर सी गार्डन बँकुर मुं

गल्ली/रस्ता : -
ईमारतीचे नाव : -
ईमारत नं: -
पेठ/बसाहत : -
शहर/गाव : -
तालुका : -
पिन : -

2) सुनिल श्रीरामळगीकर - घर/प्लॉट नं: 11 आर सी गार्डन बँकुर मुं

गल्ली/रस्ता : -
ईमारतीचे नाव : -
ईमारत नं: -
पेठ/बसाहत : -
शहर/गाव : -
तालुका : -
पिन : -

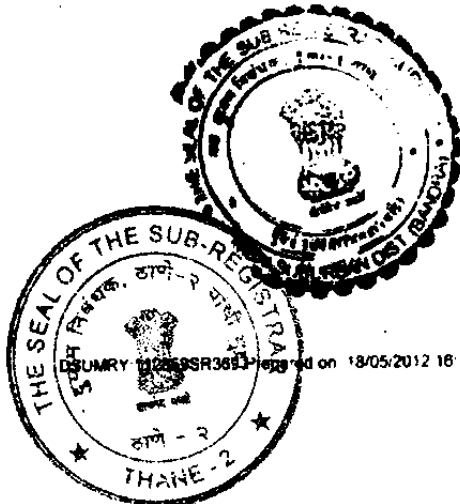
पावती क्र.: 4796 दिनांक: 18/05/2012
पावतीचे वर्णन
नाव: मेसर्स रोमा बिल्डर्स प्रा लि तर्फे संचालक
प्रकाश एस साह - -

100 : नोंदणी फी
540 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल
(अ. 11(2)),
उजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

640: एकूण

दु. निर्बंधकर्ता सही, कुला 1 (कुला)

दु. निर्बंधकर्ता सही
कुला 1 (कुला)



Registered on 18/05/2012 16:13:14

ट न न - २

दस्ता क्रमांक १०५३२/२०११

२५/१००

दस्त गोशवारा भाग - २

बदर३

दस्त क्रमांक (4761/2012)

दस्त क्र. (बदर३-4761-2012) चा गोशवारा
बाजार मुख्य : 0 गोशवारा 0 भरलेले मुद्रांक शुल्क : 500

दस्त हजर करण्याचा दिनांक : 18/05/2012 04:05 PM
निष्पादनाचा दिनांक : 18/05/2012
दस्त हजर करणा-याची सही :

दस्ताचा प्रकार : 48) मुखत्यारनामा
शिकका क्र. 1 ची वेळ : (कादरीकरण) 18/05/2012 04:05 PM
शिकका क्र. 2 ची वेळ : (पुणे) 18/05/2012 04:10 PM/कार्यवाही पुणे
शिकका क्र. 3 ची वेळ : (पुणे) 25/05/2012 12:51 PM
शिकका क्र. 4 ची वेळ : (जोळख) 25/05/2012 12:51 PM

दस्त नोंद केल्याचा दिनांक : 25/05/2012 12:51 PM

आंकडे :
कालील इमम असे निदेशित करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तींशी ओळखतात,
व त्यांची ओळख पटवतात.

1) ए शाखाकृष्णन - घर फ्लॅट नं: 11 आर सी मार्ग धेवुर मु

गल्ली/रस्ता :

इमारतीचे नाव :

इमारत नं. :

पेट/वसाहत :

शहर/गाव :

तालुका :

पिन :

2) सुधीर श्रीरामहोगकर - घर/फ्लॅट नं: वरीलप्रमाण

गल्ली/रस्ता :

इमारतीचे नाव :

इमारत नं. :

पेट/वसाहत :

शहर/गाव :

तालुका :

पिन :

पावती क्र.: 4795 दिनांक: 18/05/2012

पावतीचे वर्णन

नांव: मेसर्स रोमा बिल्डर्स प्रा लि तर्फे संचालक
प्रकाश एस साह

100 नोंदणी फी

540 नक्कल (अ. 11(1)), पुष्पाकनाची नक्कल
(अ. 11(2)),

रजबात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

640 एकूण

डु. निबंधकाची सही. कुर्ली 1 (कुर्ली)

डु. निबंधकाची सही
कुर्ली 1 (कुर्ली)

प्रमाणित करण्यात येते कि या दस्तामध्ने

एकूण ... २५३४ ... पाने आहेत.

बदर-३/ २५ २५ / २०१२

पुस्तक क्रमांक १ क्रमांकावर

नोंदला २५१५/१२

दिनांक


सह. डु. निबंधक कुर्ली-१
मुंबई उपनगर जिल्हा.



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card
BDKPM1386D


SIBKHA MEHTA
 पति/पतिवती / Partner's Name
AJIT KUMAR MEHTA
 जारी तिथि / Issue Date
21/10/1985


Handwritten signature

लेखा संख्या - २
 90y2e/8089
 ee / 900

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NEELABH VERMA
SHANKER PRASAD VERMA
12/07/1982
 Permanent Account Number
AFOPV2072C

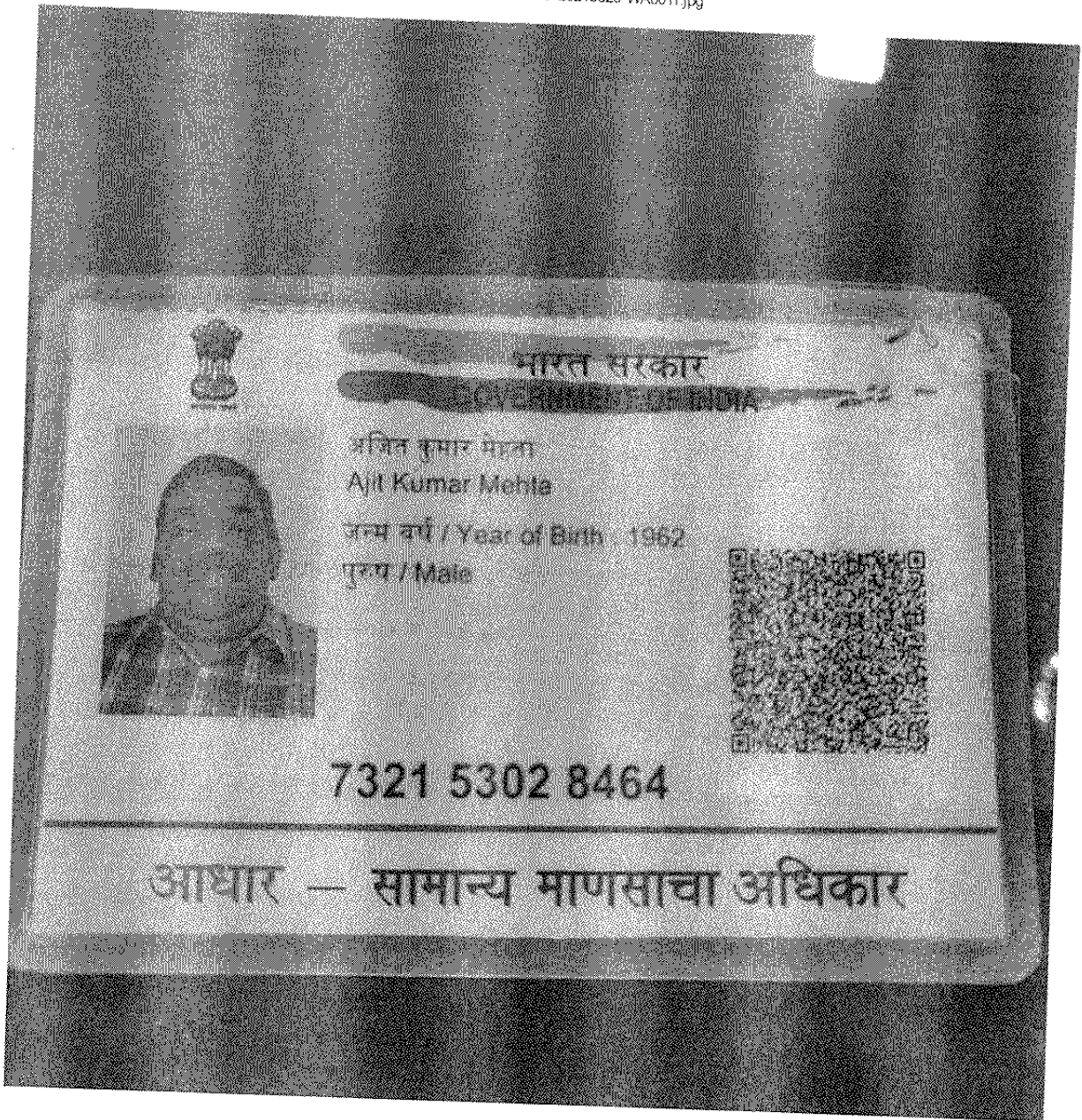

Handwritten signature



भारत सरकार
GOVERNMENT OF INDIA

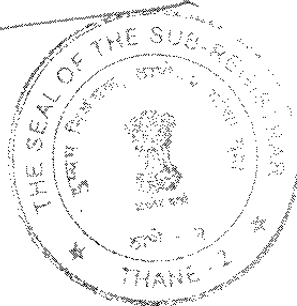

अमित बबन बोराडे
Armit Baban Borade
जन्म तारीख / DOB: 18/01/1983
पुरुष / MALE
Mobile No.: 9833007203
7287 6438 4621
माझे आधार. माझी ओळख

Handwritten signature



आधार — सामान्य माणसाचा अधिकार

A. Mehta



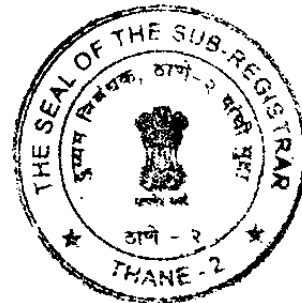
वक्र - 2
59042E/2021
20/900

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)						
Valuation ID	20210524507	24 May 2021,11:14:12 AM				
टनन2						
मूल्यांकनाचे वर्ष	2021					
जिल्हा	ठाणे					
मूल्य विभाग	तालुका : ठाणे					
उप मूल्य विभाग	11/43 अ - हिरानंदानी इस्टेट विकसित संव्दे नंबर /सिटीएस					
क्षेत्राचे नांव	Thane Municipal Corporation	सर्व्हे नंबर /न. भू. क्रमांक :				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.						
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक	
47700	127800	139300	218900	139300	चौ. मीटर	
बांधीव क्षेत्राची माहिती						
बांधकाम क्षेत्र(Built Up)-	122.232चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव	
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.127800/-	
उद्ववाहन सुविधा -	आहे	मजला -	11th to 20th Floor	कार्पेट क्षेत्र-	111.12चौ. मीटर	
Sale Type - First Sale						
Sale/Resale of built up Property constructed after circular dt.02/01/2018						
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी) * मजला निहाय घट/वाढ					
	=(127800 * (100 / 100)) * 110 / 100					
	= Rs.140580/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र					
	= 140580 * 122.232					
	= Rs.17183374.56/-					
E) बंदिस्त वाहन तळाचे क्षेत्र	27.52चौ. मीटर					
बंदिस्त वाहन तळाचे मूल्य	= 27.52 * (127800 * 25/100)					
	= Rs.879264/-					
Applicable Rules	= 3, 18, 19, 15					
रकमित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य +तळाघराचे मूल्य + मेर्वेताईन मजला क्षेत्र मूल्य + सगतच्या गच्छीचे मूल्य(खुली बाल्कनी) + वरील गच्छीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी					
	= A + B + C + D + E + F + G + H + I					
	= 17183374.56 + 0 + 0 + 0 + 879264 + 0 + 0 + 0 + 0					
	=Rs.18062638.56/-					

Home

Print

टनन - २
दस्त क्रमांक १०५२९/२०२१
९६ / १००



74/10539

सोमवार, 24 मे 2021 12:35 म.नं.

दस्त गोधवारा भाग-1

टनन2

२२/१००

दस्त क्रमांक: 10539/2021

दस्त क्रमांक: टनन2 /10539/2021

बाजार मुल्य: रु. 1,80,62,639/-

मोबदला: रु. 2,60,89,000/-

भरलेले मुद्रांक शुल्क: रु.15,65,500/-

डु. नि. सह. डु. नि. टनन2 यांचे कार्यालयात

अ. क्रं. 10539 वर दि.24-05-2021

रोजी 12:33 म.नं. वा. हजर केला.

पावती:11669

पावती दिनांक: 24/05/2021

सादरकरणाराचे नाव: शिखा - मेहता

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2000.00

पृष्ठांची संख्या: 100

दस्त हजर करणाऱ्याची सही:

एकुण: 32000.00

Joint Sub Registrar Thane 2

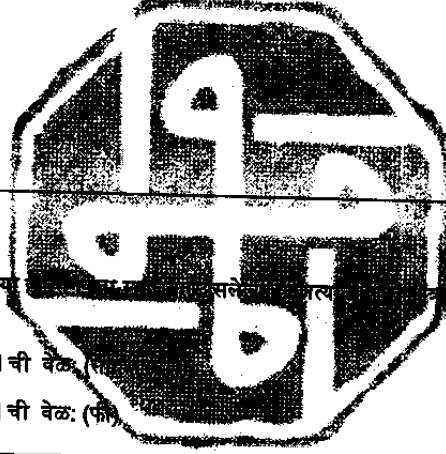
Joint Sub Registrar Thane 2

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या क्षेत्रात केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्रं. 1 24 / 05 / 2021 12 : 33 : 44 PM ची वेळ

शिक्का क्रं. 2 24 / 05 / 2021 12 : 34 : 36 PM ची वेळ: (फ)



- प्रतिज्ञा पत्र -

सदर दस्तऐवज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत वारसुदीनुसार नोंदणीत दाखल केला आहे. दस्तामधील संपुर्ण मजकूर निष्पक्ष व्यक्ती,साक्षीदार व सोबत जोडलेले कागदपत्रे दस्ताची सत्यता कायदेशीर बाबी साठी खालील निष्पक्ष व्यक्ती संपुर्णपणे जबाबदार आहेत. तसेच सदर हस्तांतरण दस्तामुळे राज्यसासन/बँकसासन यांच्या कोणत्याही कायदा/नियम/परिपत्रक यांचे उल्लंघन होत नाही.

शिखा मेहता
दस्त हजर करणारी सही

विठ्ठल देवकार सही



